

**A RESOLUTION APPROVING CERTAIN  
PROPERTY TO PARTICIPATE IN THE COOK COUNTY  
CLASS 7c COMMERCIAL URBAN RELIEF ELIGIBILITY INCENTIVE**

WHEREAS, The Village of Arlington Heights, Cook County, Illinois (“Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government affairs (“Home Rule Powers”); and

WHEREAS, the President and Board of Commissioners of County of Cook enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (“Classification Ordinance”), which provides for a tax assessment incentive classification designed to encourage commercial development throughout Cook County by offering a real estate incentive for the development of new commercial facilities, the rehabilitation of existing commercial structures, and the utilization of abandoned commercial buildings in order to create employment opportunities and expand the tax base; and

WHEREAS, the owner of a property may request that the President and Village Board of Trustees of the Village of Arlington Heights (“Corporate Authorities”) approve a Cook County Class 7c Real estate Tax Assessment Classification (“Class 7c Tax Assessment Classification”) for a property; and

WHEREAS, the adoption of a resolution by the Corporate Authorities is required and must be filed by the requestor along with an application for said incentive with the County of Cook in order for the property to be eligible for a Class 7c Tax Assessment Classification; and

WHEREAS, Wilke Road 3850, LLC, an Illinois Limited Liability Company (“Applicant”) has caused to be filed with the Corporate Authorities an application for a Class 7c Tax Assessment Classification for the property located at 3850 N Wilke Rd, Arlington Heights, Illinois (PIN: 02-01-401-014-0000)(“Subject Property”) based on occupation of abandoned property for more than twelve (12) continuous months; and

WHEREAS, the Corporate Authorities have reviewed the Applicant’s Cook County Commercial Urban Relief Eligibility - Incentive Classification Initial Questionnaire (IC-IQ) for Class 7c property tax status; and

WHEREAS, the applicant has proven that the four eligibility factors of the Cook County Real Property Assessment Classification Ordinance for a Class 7c Incentive are present and has satisfactorily demonstrated that the Class 7c property tax abatement is necessary for occupation to occur on the Subject Property; and

WHEREAS, the Village of Arlington Heights consents to and supports the application of Wilke Road 3850, LLC for a Class 7c property tax abatement for the Subject Property; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the applicant, Wilke Road 3850, LLC, located at 3850 N Wilke Rd, Arlington Heights, Illinois, and legally described as Exhibit A, attached hereto and made a part hereof, is approved for participation in the Cook County Class 7c Commercial Urban Relief Eligibility Incentive based on occupation of abandoned property for more than twelve (12) continuous months and the Village of Arlington Heights hereby supports and consents to said property receiving Class 7c status from the Cook County Assessor and finds that a Class 7c is necessary for occupation to occur on the Subject Property.

SECTION TWO: The Corporate Authorities find that the four eligibility factors, as set forth in Section 74-63(11), Subsections (a)(1) – (a)(4) of the Classification Ordinance are present at the Subject Property.

SECTION THREE: The Economic Disclosure Statement, as defined in the County Ordinance, has been received and filed by the Village.

SECTION FOUR: The Village Clerk is hereby authorized and directed to file a certified copy of this Resolution with the Cook County Assessor.

SECTION FIVE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 16th day of November, 2020.

ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

**EXHIBIT A**  
**Legal Description**

PARCEL 1:

LOT 28 IN 53 PARK OF COMMERCE, BEING A SUBDIVISION OF PART OF GOVERNMENT LOTS 1 AND 2 IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1985 AS DOCUMENT NUMBER 85097888, AS RECORDED BY SURVEYOR'S CERTIFICATES OF CORRECTION RECORDED SEPTEMBER 4, 1985 AS DOCUMENT NUMBER 85173204 AND NOVEMBER 25, 1985 AS DOCUMENT NUMBER 85296795, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF LOT 28 CONVEYED TO THE STATE OF ILLINOIS FOR ROAD PURPOSES BY TRUSTEE'S DEED RECORDED AS DOCUMENT NUMBER 89106918, IN COOK COUNTY ILLINOIS.

PARCEL 2:

ESAEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED AS FOLLOWS:

DECLARATION AND GRANT OF RECIPROCAL RIGHTS MADE BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 63918, 63919, AND 63920 RELATING TO PARKING, INGRESS AND EGRESS, MANAGEMENT OF COMMON AREAS, PROPORTIONATE SHARE AND GENERAL PROVISIONS AND THE TERMS AND CONDITIONS THEREIN CONTAINED RECORDED JULY 11, 1985 AS DOCUMENT NO. 58097889. FIRST AMENDMENT TO DECLARATION AND GRANT OF RECIPROCAL RIGHTS RECORDED JANUARY 12, 1987 AS DOCUMENT NUMBER 87020645.

AND

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED JULY 10, 1986 AS DOCUMENT NUMBER 86287842 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST 63918, 63919, 63920, 63921, 63922, AND 6466 REGARDING DEVELOPMENT STANDARDS ARCHITECTURAL CONTROL, OWNER'S ASSOCIATION, MAINTENANCE ASSESSMENTS, AND OTHER PROVISIONS. FIRST AMENDMENT TO DECLARATION RECORDED OCTOBER 29, 1987 AS DOCUMENT NUMBER 87584696.

PIN 02-01-401-014-0000  
3850 N Wilke Rd  
Arlington Heights IL 60004