

RESOLUTION NO. 25-R-60

**A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 6B STATUS
PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION
ORDINANCE AS AMENDED JULY 27, 2018 FOR CERTAIN REAL ESTATE LOCATED
AT 5110 TOLLVIEW DRIVE, ROLLING MEADOWS, ILLINOIS
(J2M-TOLLVIEW, LLC)**

WHEREAS, the City of Rolling Meadows desires to promote the development of industry in the City of Rolling Meadows; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, and amended from time to time, the most recent amendment becoming effective as of July 27, 2018, which has instituted a program to encourage industrial and commercial development in Cook County known as the Cook County Real Property Classification Ordinance; and

WHEREAS, J2M-Tollview, LLC (the "Petitioner"), proposes to purchase a vacant and abandoned industrial property located at 5110 Tollview Drive, Rolling Meadows, Illinois, with Property Index Number(s) 08-07-405-002-0000 ("Subject Property"), legally described in Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, the Petitioner has applied for or is applying for Class 6b property tax incentive under the Cook County Real Property Classification Ordinance and has indicated that a Class 6b real estate tax incentive is necessary to facilitate the purchase and rehabilitation of the Subject Property and subsequently identify and secure one or more appropriate industrial tenant(s); and

WHEREAS, the Petitioner has proven to the City Council of the City of Rolling Meadows that a Class 6b property tax incentive provided for in the Cook County Real Property Classification Ordinance is appropriate and necessary for development to occur on the Subject Property; and

WHEREAS, the City Council of the City of Rolling Meadows believes the proposed rehabilitation of the Subject Property will increase economic activity in the area of the facility, help to relieve conditions of unemployment by creating new employment opportunities, and stabilize or increase the tax base in the City of Rolling Meadows.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rolling Meadows, Cook County, Illinois:

Section 1: The facts and statements contained in the preambles to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: The City Council of the City of Rolling Meadows finds that a Class 6b property tax incentive is necessary for the development of the Subject Property and supports and consents to the Petitioner's filing of a Class 6b Application pursuant to the Cook County Real Property Classification Ordinance.

Section 3: The City Council of the City of Rolling Meadows finds that the Subject Property has been abandoned for more than 12 months and that special circumstances justify that the Subject

Property is “abandoned” for purposes of a Class 6b property tax incentive given the noted need for substantial rehabilitation of the Subject Property that will facilitate the finding of an industrial tenant to occupy the vacant Subject Property.

Section 4: An Economic Disclosure Statement was received and filed by the City of Rolling Meadows.

Section 5: The *City of Rolling Meadows Class 6b Property Tax Incentive Terms and Agreement* (“Class 6b Agreement”), attached hereto as Exhibit “B” and made a part hereof, is hereby approved in substantially the form as attached hereto, and the City Manager is authorized to execute said Class 6b Agreement, with any changes to be approved by the City Manager and City Attorney.

Section 6: The Mayor is authorized to approve and execute this Resolution, with the Deputy City Clerk to attest, and any necessary documents to implement this Resolution, subject to the Petitioner completing certain improvements to the Subject Property within 365 days following the Petitioner taking ownership of the Subject Property, which improvements are set forth in Petitioner’s Class 6b Application and referenced in the Class 6b Agreement, and include the following:

- a. Convert 28,000 square feet to industrial use;
- b. Repair the parking lot;
- c. Update the landscaping;
- d. Install new efficient HVAC;
- e. Install new efficient lighting;
- f. Update the fire/life safety and add a new sprinkler system; and
- g. Complete other general maintenance.

Section 7: That this Resolution shall be in full force and effect from and after its passage, approval and execution in accordance with law.

ADOPTED this 24th day of June, 2025, by the City Council of the City of Rolling Meadows on a roll call vote as follows:

AYES: Reyez, Koehler, Budmats, O'Brien, Vinezeano, Boucher

NAYS: 0

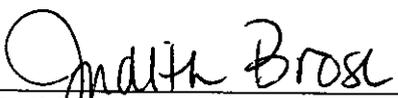
ABSENT: McHale

APPROVED this 24th day of June, 2025.



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Exhibit A

Legal Description

PARCEL 1: THE WESTERLY 216.50 FEET AS MEASURED ALONG THE NORTHERLY LINE THEREOF, OF LOT 9 IN ROLLING MEADOWS INDUSTRIAL CENTER, UNIT 1, A SUBDIVISION OF PART OF SECTIONS 7 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1965 AS DOCUMENT 19592045 IN COOK COUNTY, ILLINOIS;

PARCEL 2: LOT 9 (EXCEPT THE WESTERLY 216.50 FEET AND EXCEPT THE EASTERLY 248.50 FEET, BOTH AS MEASURED ALONG THE NORTHERLY LINE THEREOF) IN ROLLING MEADOWS INDUSTRIAL CENTER UNIT 1, A SUBDIVISION OF PART OF SECTIONS 7 AND 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1965 AS DOCUMENT 19502045 IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 08-07-405-002-0000

Address of Real Estate: 5110 Tollview Drive, Rolling Meadows, IL 60008

Exhibit "B"

City of Rolling Meadows Class 6b Property Tax Incentive Terms and Agreement

The Applicant shall perform the improvements stated in their submitted application and materials for a Class 6b property tax incentive under the Cook County Real Property Classification Ordinance (the "Work") upon the property located at 5110 Tollview Drive, Rolling Meadows, IL 60008 (the "Subject Property") in accordance with the submitted plans and in full compliance with all applicable codes, ordinances, rules, regulations, permits and plans imposed by the City, and shall completed the Work in a good and workmanlike manner. Notwithstanding the foregoing, the Applicant shall not be responsible to delays in the performance of its obligations hereunder caused by acts of God, inability to obtain labor materials, and other causes beyond the reasonable control of the Applicant, as the case may be, and any timing requirements shall be extended by mutual agreement of the Applicant and City. The Work shall include all building, site and landscaping alterations as proposed by the Applicant and stated on their corresponding Application Packet, in exchange for the City's support and consent of a Cook County Class 6b property tax incentive under the Cook County Real Property Classification Ordinance.

The Resolution approving the incentive request will not be executed until such time all work proposed on the Class 6b Application is complete. The Applicant has 365 days from taking ownership of the Subject Property to complete all proposed alterations and submit a full accounting of costs. If costs are not approximately consistent with representations made in the original application, taking into account potential fluctuations in the cost of building materials and labor, or cost saving available with the planned improvements, then the Applicant may not be granted a final resolution of 6b approval and the City has the right not to approve and sign the Resolution.

This Agreement sets forth all the promises, inducements, agreements, conditions and undertaking between the Applicant and the City relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, expressed or implied, between them, other than as set forth herein. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the Parties hereto unless authorized in accordance with the law and reduced in writing and signed by them.

In WITNESS WHEREOF, the parties hereto have executed this Agreement as set forth below:

City of Rolling Meadows
3600 Kirchoff Road
Rolling Meadows, IL 60008

J2M-Tollview, LLC
5110 Tollview Drive
Rolling Meadows, IL 60008

Signed: _____

Signed: _____

Name: _____

Name: _____

Date: _____

Date: _____

Attest: _____