



Cook County's 6b real estate incentives help promote redevelopment of existing industrial facilities.

City Supports Local Businesses Seeking Cook County 6b Classification

City Council in July voted unanimously in support of efforts by two local businesses to gain Class 6b incentives from Cook County that, if approved, would help company owners take advantage of savings from property tax reductions to reinvest in their properties.

- **Hyper Microsystems**, a Wood Dale-based electronics and computer components company preparing to relocate to Rolling Meadows, is seeking 6b reclassification for two property parcels located at 900 and 980 Carnegie Street. The company plans to invest nearly \$2 million to renovate the adjacent sites to meet its future operational needs.
- **DiCarlo Construction** recently purchased the property at 4000 Industrial Avenue for additional warehouse space. It is planning to spend over \$50,000 to complete interior and exterior improvements, install new landscaping features, and upgrade the site's parking facilities.

"Property owners can save considerable sums of money with a 6b classification."

The 6b classification is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, the redevelopment of existing industrial structures, and the re-utilization of

abandoned properties. These efforts help attract new industry, stimulate

expansion and retention of existing industry, and increase employment opportunities.

Property owners can save considerable sums of money with a 6b classification. Industrial properties are normally assessed at 25% of their market value. Those classified as 6b are assessed at 10% of market value for the first 10 years, 15% in the 11th year, and 20% in the 12th year.

"Rolling Meadows has long been a supporter of local businesses that

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City Cancels Sept. 24th Business Showcase

City officials have canceled this year's Business & Community Showcase, which had been scheduled to take place Thursday, September 24th, at Meridian Banquets, for COVID-19-related public health reasons.

"The health and well-being of participating business owners, guests, and staff members remain our top priority," City Manager Barry Krumstok explained. "Once it became apparent that we could not fully implement recommended social distancing guidelines with our expected number of Showcase attendees, the only course of action was to cancel the event."

Local businesses who had registered to exhibit at the 2020 Showcase will receive a full refund.



Min Bowler
Founder & CEO

Lakeshore Title Leverages 'Top Agency' Credentials to Ensure Successful Real Estate Transactions

Lakeshore Title Agency's (LST) reputation for professionalism and unmatched client service is evidenced by its multiple "Top Agency" awards, decades-long relationships with leading lenders, and its role in facilitating over \$800 million-worth of commercial and residential transactions.

It's an impressive resume, especially when considering the fact that its founder and CEO, Min Bowler, had not planned on this becoming her career.

Ms. Bowler, who immigrated from South Korea in 1973 and grew up in Rockford, began her career in banking. She then worked at a Rockford-based law firm, where she helped establish a title insurance company to assist with the U.S. Department of Housing and Urban Development's liquidation of real estate owned (REO) properties she was managing on the firm's behalf.

Just one month after the title company's founding, its manager gave notice.

"I had to take her place and it was trial by fire," Ms. Bowler recalls with a laugh. "I spent my nights reading up on real estate law so I could understand what I was supposed to be doing."

Ms. Bowler later moved to Chicago to work for a title company that served many of the law firm's east coast clients. It was also where she met her future business partners. They launched Lakeshore Title Agency in 1997 with the goal of providing client service that goes "above and beyond the call."

Editor's note: LST became a 100% minority woman-owned business in 2015, after Ms. Bowler's partners sold their shares to her.

"Many of our clients have been with us for over 20 years," Ms. Bowler said. "We have a very loyal following because they know they can count on us to handle all the behind-the-scenes details that, if not addressed, can create problems or derail a closing."

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City Delivers Essential Services, Maintains Full Staffing Levels Amid Pandemic

Rolling Meadows has been "open" for business ever since Governor JB Pritzker first announced state-wide guidelines last spring intended to slow the spread of the novel coronavirus (COVID-19). Keys to success have been a combination of effective social distancing strategies that protect customers and employees at City buildings, and expanded remote technology services.

"Rolling Meadows employees have demonstrated outstanding professionalism and commitment to high-level service during a difficult, uneasy time," City Manager Barry Krumstok recalled. "Staff greatly appreciates the support we've received throughout the community," he added.

Website Resources

The City website gives business owners access to information on City services, as well as resources designed to help those impacted by the pandemic. Visit www.cityrm.org/800/Business-Information for information on (and links to) grants and other assistance programs available.

Harness Technology

The City's IT Division also stepped up to expand access for local businesses needing to connect with City departments:

- The Finance Department offers new web-based capabilities that allow business customers to make online payments (visit www.cityrm.org/146/Online-Payments). The City has also extended certain payment deadlines and waived late fees.
- The Community Development Department has adopted new ways to process permits submitted by developers and businesses (available at www.cityrm.org/796/COVID-19-Coronavirus-Information).

Advocate for Business

Business owners interested in exploring additional resources for business growth in the age of COVID-19 are welcome to contact Rolling Meadows Business Advocate Martha Corner (cornerm@cityrm.org or 847-870-9004).

Lakeshore Title Agency

W. Algonquin Road,
Suite 120
Rolling Meadows, IL 60008
847-758-0300
www.lstitle.com

Ensure Clean Title

Practically anyone who has purchased or sold property has done so with the help of a title company. As the settlement agent for countless successful real estate transactions, Lakeshore Title Agency provides a full range of services, including:

- Conducting investigative research to confirm there are no third-party claims against a property.
- Identifying utility easements and setbacks.
- Issuing insurance for lenders, which ensures they have first claim to any property liens in cases of bankruptcy.
- Handling all financial transactions and making sure all fees are paid.

"We work with the buyer, seller, lender, and attorneys to make sure complex sales transactions proceed smoothly. We offer peace-of-mind. When we issue a title policy, the buyer knows it's clean," Ms. Bowler added.

Proximity to Major Highways

Although the agency's name was inspired by Chicago's picturesque lakefront, LST spent only its first year in the Windy City. The company operated in Des Plaines (two years) and Elk Grove Village (17 years) before relocating to 3501 Algonquin Road in Rolling Meadows in 2015.

"With a team of traveling closers, we needed an office with convenient

access to the area's highway systems," Ms. Bowler explained of her decision to come to Rolling Meadows. "We also wanted to make it simple for our team members to get to and from work each day."

Navigating a Pandemic

In response to the new realities faced by all businesses in the wake of the COVID-19 pandemic, Ms. Bowler and her team have been conducting remote e-closings and "curbside" closings, when possible. She says that, while closings tend to take longer these days, technology has empowered LST to operate at full capacity while protecting the health and well-being of its employees.

Taking LST to the 'Next Level'

LST was the first Rolling Meadows-based business to complete a three-month business development program through Next Level Northwest, a nonprofit business accelerator established in 2018 by Rolling Meadows and four other northwest suburban communities. Ms. Bowler's goal was to leverage NLNW's business coaching services to improve LST's marketing program and online presence.

The results were beyond anything she could have expected: LST has experienced revenue growth of 120% and expanded its staffing by 50%.

"I've always been receptive to new ideas for improving business," she explained. "Next Level Northwest offered an outstanding opportunity to develop a program that helps us reach customers - and potential employees - more effectively. We were grateful to be a part of it," she added.

2020 New Businesses

New businesses have continued to open in Rolling Meadows throughout the COVID-19 pandemic, and City officials are preparing to welcome additional companies and restaurants in the future. Below are just a few who have joined our community and those that will in the near future.

RECENT OPENINGS

Busse's Flowers & Gifts - flower shop
3445 Kirchoff Rd.

Los 2 Amigos* - Mexican restaurant
2216 Algonquin Rd.

Martinizing Dry Cleaning*
2201 Plum Grove Rd.

PHP Construction LLC - general contractor
2507 Campbell St.

Pizza Ready* - pizza parlor (carryout)
2222 Algonquin Rd.

Safeway Tuckpointing - masonry
2211 Willow Ln.

SEA Ltd. - engineering legal services
5600 Apollo Dr. #1000

Tropical Smoothie Café - smoothies, sandwiches, salads, wraps
1456 Golf Rd.

Touching Hearts at Home - at-home senior companionship/care
5508 Old Mill Ln.

Vensar Technology, Inc. - software development/staffing
1807 Hicks Rd. #C

WCEDI - mailroom service outsourcing
2100 Golf Rd. #350

*Under new ownership

COMING SOON

Burrito Parilla Mexicana
2101 Plum Grove Rd.

Kung Fu Tea
1643 Golf Rd.

Lulu's
2633-2635 Kirchoff Rd.

Rosati's
2631 Kirchoff Rd.

Tacos Jerez
1410 Golf Rd.

Teriyaki Madness
1319 Golf Rd.

Take Your Business to the 'Next Level'

Next Level Northwest is a regional nonprofit business accelerator that helps small companies solve challenging business issues, increase productivity, and grow the local economy.

Learn more about how your business can benefit by visiting www.nextlevelnorthwest.org.





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- Finance Department847-394-8500
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- Police Department (non-emergency).847-255-2416
- Public Works Department.847-963-0500
- Community Development Division847-506-6030

6b classification

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pursue Cook County 6b reclassification," Business Advocate Martha Corner explained. "Companies that use 6b effectively help bring new jobs to the City, as well as new employees and customers who shop at local stores and eat at local restaurants."

Both 6b requests were first reviewed by members of the City's Economic Development Committee, who voted in support of the initiatives.

The final decision on whether or not to grant the 6b classifications will be made by the Cook County Board of Commissioners.



Construction Begins at Meadow Square

Construction crews are making progress on the first phase of the long-awaited Meadow Square development at the corner of Kirchoff Road and Meadow Lane. When completed, the site will feature 106 two-and three-story townhomes.

Project builder M/I Homes reports that it has already sold nearly 15% of Meadow Square's residential units.

"We're pleased to see growing interest in these new homes," Business Advocate Martha Corner explained. "From a business development standpoint, these new residents represent potential new customers for area businesses."

