

RESOLUTION NO. 22-R-111

**A RESOLUTION DESIGNATING AN AREA AS BLIGHTED AND
IN NEED OF RENEWAL FOR THE REAL PROPERTY COMMONLY
KNOWN AS 1460-1470 W. GOLF ROAD, ROLLING MEADOWS, IL 60008
(Pacifica Rolling Meadows LLC – PINs: 08-08-403-036-0000 & 08-09-302-034-0000)**

WHEREAS, the City of Rolling Meadows, Cook County, Illinois (the “City”) 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 and affairs (“Home Rule Powers”); and

WHEREAS, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for industrial and/or commercial purposes; and

WHEREAS, the City, consistent with the Cook County Real Property Classification Ordinance, as amended, wishes to induce industrial and commercial enterprises to locate and expand in the City by offering financial incentives in the form of property tax relief; and

WHEREAS, Pacifica Rolling Meadows LLC (the “Applicant”) plans to purchase and redevelop for commercial, restaurant and entertainment purposes the property located at 1460-1470 W. Golf Road, Rolling Meadows, Illinois 60008, delineated by Property Index Numbers 08-08-403-036-0000 & 08-09-302-034-0000, and legally described on Exhibit “A” attached hereto and made a part hereof; (the “Redevelopment Project Area”); and

WHEREAS, the Applicant has submitted to the City a Cook County Class 7b Property Tax Incentive Eligibility Application concerning the Redevelopment Project Area (the “Application”); and

WHEREAS, the Redevelopment Project Area, and any improvements located thereon, are currently vacant and unused; and

WHEREAS, the City Council has evaluated the Redevelopment Project Area to determine if the area constitutes a “blighted area” under the laws of the State of Illinois; and

WHEREAS, both the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“TIF Act”), and the Commercial Renewal and Redevelopment Areas Act, 65 ILCS 5/11-74.2-2-1 *et seq.* (“Renewal Act”), provide guidance and criteria for determining whether an area is blighted; and

WHEREAS, pursuant to the TIF Act, a blighted area includes the presence of at least five of the following factors: (A) dilapidation; (B) obsolescence; (C) deterioration; (D) presence of structures below minimum code standards; (E) illegal use of minimum structures; (F) excessive vacancies; (G) lack of ventilation, light or sanitary facilities; (H) inadequate utilities; (I) excessive land coverage and overcrowding of structures and community facilities; (J) deleterious land use or layout; (K) Environmental clean-up; (L) lack of community planning and (M) declination of the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years (65 ILCS 5/11-74.4- 3(a)(1)); and

WHEREAS, the corporate authorities have reviewed the Blight Analysis prepared by Applicant, and attached hereto as Exhibit “B” (the “Blight Analysis”); and

WHEREAS, the City finds that at least nine of the of the TIF Act blight factors are present within the Redevelopment Project Area including: (1) dilapidation; (2) deterioration; (3) obsolescence; (4) depreciation or lack of physical maintenance; (5) excessive vacancies; (6) inadequate utilities; (7) excessive land coverage; (8) deleterious land-use or layout; and (9) the total equalized assessed value of the proposed redevelopment project area has declined three out

of the last five years, as specifically set forth in the Blight Analysis; and

WHEREAS, the City finds that because the Redevelopment Project Area contains at least five or more of the factors used to establish blight under the TIF Act, the Redevelopment Project Area is found to be a blighted area; and

WHEREAS, the City also finds that the Redevelopment Project Area also constitutes a commercial blight area or blight area under the Renewal Act; and

WHEREAS, the City finds that unless corrected, the blighted condition of the Redevelopment Project Area will persist and continue to delay any future economic development within the area; and

WHEREAS, the City finds that the Redevelopment Project Area is therefore in need of redevelopment and renewal to prevent the spread of blight.

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

Section 1: The recitals set forth above are incorporated herein and made a part hereof.

Section 2: That commercial buildings and improvements within the Redevelopment Project Area are detrimental to the public safety, health, or welfare because of a presence, as documented, of the following TIF Act and Renewal Act factors: (1) dilapidation; (2) deterioration; (3) obsolescence; (4) depreciation or lack of physical maintenance; (5) excessive vacancies; (6) inadequate utilities; (7) excessive land coverage; (8) deleterious land-use or layout; and (9) the total equalized assessed value of the proposed redevelopment project area has declined three out of the last five years.

Section 3: Based on the findings set forth in Section 2 of this Resolution, the City Council finds that:

- A. The Redevelopment Project Area is a blighted area;
- B. Unless corrected, the blighted condition of the Redevelopment Project Area will persist and continue to delay any future economic development within the area; and
- C. The Redevelopment Project Area is therefore in need of redevelopment and renewal to prevent the spread of blight.

Section 4: Upon approval and execution of this Resolution, the City Clerk shall prepare certified copies of this Resolution for purposes of filing with the Office of the Cook County Assessor & Cook County Board of Commissioners.

Section 5: If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

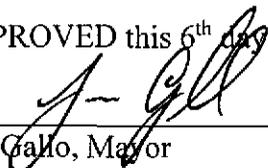
Section 6: All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 6th day of December, 2022, by the City Council of the City of Rolling Meadows on a roll call vote as follows:

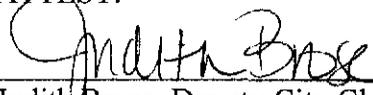
AYES: Reyez, Sanoica, McHale, Budmats, Vinezeano, Bisesi
NAYS: 0
ABSENT: O'Brien
ABSTAIN: 0

APPROVED this 6th day of December, 2022.



Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Exhibit "A"
Legal Description of the Redevelopment Project Area

PARCEL 1:

THAT PART OF LOT 1 IN THE RESUBDIVISION OF THE MARKETPLACE OF ROLLING MEADOWS, ACCORDING TO THAT PLAT THEREOF RECORDED SEPTEMBER 27, 1999 AS DOCUMENT 99910798, BEING A RESUBDIVISION OF LOTS 1, 2, 4 AND 5 IN JCP MEADOWS P.U.D., BEING A RESUBDIVISION OF LOT 1 IN JCP MEADOWS SUB-DIVISION, IN THE SOUTHWEST 1/4 OF SECTION 9 AND THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHEAST 1/4 OF SECTION 8, BOTH IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THAT PLAT THEREOF DATED DECEMBER 18, 1985, AS DOCUMENT 85329240, AND CORRECTED BY A CERTIFICATE OF CORRECTION RECORDED AUGUST 11, 1988 AS DOCUMENT 88364191, AND ALSO OF LOT 1 AND OUTLOT "A" IN MTM RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3 AND OUTLOT "A" IN JCP MEADOWS P.U.D., IN THE SOUTHWEST 1/4 OF SECTION 9, AND THE SOUTHEAST 1/4 OF SECTION 8, BOTH IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THAT PLAT THEREOF RECORDED SEPTEMBER 16, 1993, AS DOCUMENT 93742116, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, ON THE NORTHERLY RIGHT OF WAY OF GOLF ROAD, THENCE NORTH 01 DEGREE 27 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 544.26 FEET; THENCE NORTH 89 DEGREE 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 425.00 FEET; THENCE NORTH 70 DEGREES 05 MINUTES 30 SECONDS EAST, A DISTANCE OF 59.50 FEET, THENCE NORTH 89 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 08 DEGREES 51 MINUTES 37 SECONDS WEST, A DISTANCE OF 409.27 FEET; THENCE SOUTH 14 DEGREES 30 MINUTES 13 SECONDS WEST, A DISTANCE OF 154.94 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET; TO THE NORTHERLY RIGHT OF WAY LINE OF GOLF ROAD; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 61.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 46.50 FEET; THENCE NORTH 14 DEGREES 30 MINUTES 13 SECONDS EAST, A DISTANCE OF 84.04 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.14 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 558.97 FEET; THENCE SOUTH 64 DEGREES 29 MINUTES 39 SECONDS WEST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 92.01 FEET; TO THE NORTHERLY RIGHT OF WAY LINE OF GOLF ROAD; THENCE NORTH 88 DEGREES 04 MINUTES 15 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 1A AFORESAID AND OTHER PROPERTY AS CREATED BY EASEMENT AGREEMENT BETWEEN CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 2, 1970 AND KNOWN AS TRUST NUMBER 56088 AND J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, DATED DECEMBER 10, 1971 AND RECORDED JANUARY 10, 1972 AS DOCUMENT 21769213 FOR INGRESS AND EGRESS OVER, UPON, AND ACROSS THAT PART OF LOT 4 IN 58-62 VENTURE SUBDIVISION, A SUBDIVISION IN SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, SHOWN AS "HATCHED" ON EXHIBIT "B" TO THE AFORESAID EASEMENT AGREEMENT AND DESIGNATED AS "TRUST SITE EASEMENT AREA", ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 1A AND RIGHTS TO THE USE OF COMMON AREAS FOR THE PURPOSES FOR WHICH THEY ARE PROVIDED AND INTENDED, INCLUDING, BUT NOT LIMITED TO (A) INGRESS, EGRESS, ACCESS, LOADING AND UNLOADING, PARKING AND VEHICULAR AND PEDESTRIAN TRAFFIC, INCLUDING COMMERCIAL VEHICULAR TRAFFIC SUCH AS DELIVERY TRUCKS, UPON OR ACROSS, AS APPLICABLE, THE PARKING AREAS, ENTRANCES, EXITS, DRIVEWAYS, WALKS OR SERVICE DRIVES LOCATED WITHIN THE COMMON AREAS; (B) INSTALLATION, OPERATION, MAINTENANCE AND USE OF SANITARY SEWERS STORM DRAINS, DETENTION BASINS, WHETHER UNDERGROUND OR AT GRADE, WATER, ELECTRIC AND GAS LINES, TELEPHONE LINES, VAULTS, CONDUITS AND TRANSFORMERS AND OTHER UTILITY LINES AND RELATED FACILITIES (WHICH SHALL BE LOCATED UNDERGROUND WHENEVER FEASIBLE); AND (C) USE OF LANDSCAPING, DIRECTION SIGNS AND OTHER AREAS INTENDED FOR COMMON USE, OVER THE LAND AS DESCRIBED IN SAID INSTRUMENT, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED JUNE, 1999 AND RECORDED JUNE 23, 1999 AS DOCUMENT NO. 99606491 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 AND AS CREATED BY THE DEED FROM REPUBLIC BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 1391 TO FIRST AMERICAN BANK DATED JULY 10, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT 00568873.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 1A FOR INGRESS AND EGRESS FOR VEHICULAR TRAFFIC OVER AND ACROSS THE PORTION OF THE FRONTAGE ROAD RUNNING EAST AND WEST ON THE NORTHERLY PORTION OF THE OUTLOT AS DEPICTED BY CROSSHATCHING ON THE DRAWING ATTACHED HERETO TO EXHIBIT D, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED JULY 10, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568872 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 1A FOR INGRESS AND EGRESS FOR VEHICULAR TRAFFIC OVER AND ACROSS THE ACCESS AND DRIVEWAY PORTIONS OF THE COMMON AREA OF THE CENTER; THE PORTION OF THE FRONTAGE ROAD RUNNING EAST AND WEST ON THE NORTHERLY PORTION OF THE OUTLOT AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED JULY 21, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568875 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 AND SOUTHWIND FINANCIAL, LTD. AN ILLINOIS CORPORATION.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED JULY 7, 1976 AS DOCUMENT NUMBER 23549143 MADE BY J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION TO USE, MAINTAIN, REPAIR, REPLACE AND RELOCATE UTILITIES.

Commonly Known As: 1460-1470 E. Golf Road
PINs: 08-08-403-036-0000 & 08-09-302-034-0000

Exhibit "B"
Blight Analysis

Blight Analysis

1460-70 Golf Rd.

Rolling Meadows, IL 60008

PIN: 08-09-302-034-0000, 08-08-403-036-0000

(1) Dilapidation & (2) Deterioration (3) Depreciation or Lack of Physical Maintenance:

The Subject Property is over 20 years old, and as such had fixtures from the original construction that has begun to become dilapidated and could soon fall into disrepair. The exterior of the property has paint chipping in most areas of the façade, concrete car barriers, and doors. Furthermore, most of these areas have some sort of rust or damage due to weathering. Glazing and glass replacement will be necessary as well due to general weathering and cracking of the subject property's facilities. There is cracking and many potholes in the concrete parking lots that make the Subject Property unsightly while the potholes could cause damage to person's cars. **See Exhibit A.**

We plan to repave the parking lot in its entirety because of the degradation of the parking lots. This will be a large undertaking because of the severe damage of the parking lot and will cost approximately \$250,000.

The façade also plans to be completely remodeled and redone because of the outdated and unsuitable nature it currently is in. The new façade will feature individual spaces for the new tenants that plan on signing to hang their store sign. This will result in a completely new face for the lot which will be designed in a modern fashion that will bring life to the otherwise barren area.

The lot will also be transformed by adding a new loading dock to the area that will be behind the building. This will keep the aesthetically pleasing new façade while directing truck traffic to the back of the building.

(4) Obsolescence & (5) Inadequate Utilities:

The fire system and security system require regular maintenance; accordingly the Subject Property has been vacated and may not have been monitored during this extended vacancy. These systems may have fallen under code regulations and must be repaired.

The plumbing, HVAC, and water systems will need to be upgraded and/or replaced entirely because of the rusted and unusable state that the facility was left in. **See Exhibit B.**

(6) Deleterious Land Use or (7) Layout & Excessive Land Coverage

The total land area of the Subject Property is approximately 253,955 square feet, with approximately 150,000 + of said square footage attributable to the parking lot alone. The building located on the Subject Property is approximately 129,601 square feet. Since the PIN's contain a very large amount of improved land, the tax bill is disproportionately large for comparably sized properties. The land value alone is assessed at \$952,579 which correlates to a Market Value of \$3,810,316, or over \$1,500,000 for the parking lot alone. The building on the

property is assessed at \$3,168,581 which correlates to a Market Value of \$12,674,324. The parking has been severely underutilized for the past three (3) years due to Sam's club vacating the property. The new uses aren't likely to produce any additional traffic above and beyond what Sam's club generated, and there are still ample parking spaces in the connected Walmart parking lot. The cost of maintaining a parking lot of this size is incredibly costly. The property is currently sitting vacant and is a large enough space that leaving the Subject Property vacant will be of no great value to the City of Rolling Meadows.

(8) Excessive Vacancies

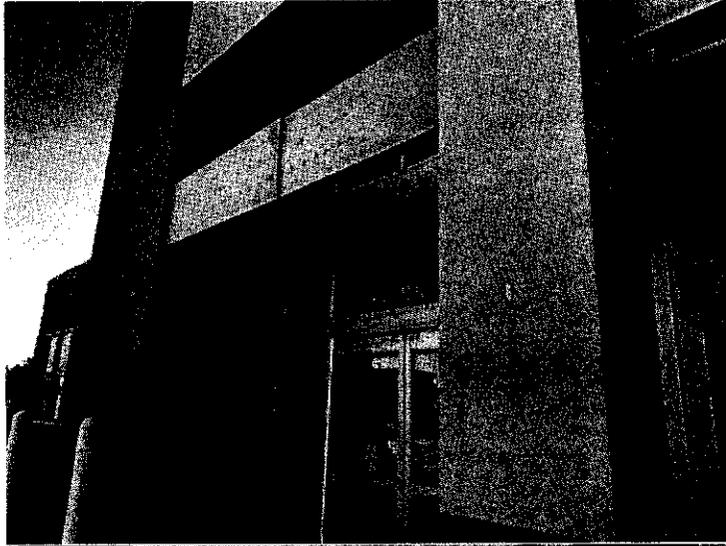
The Subject Property has been 100% vacant and unused for the past three (3) years since Sam's Club vacated the area, despite being marketed.

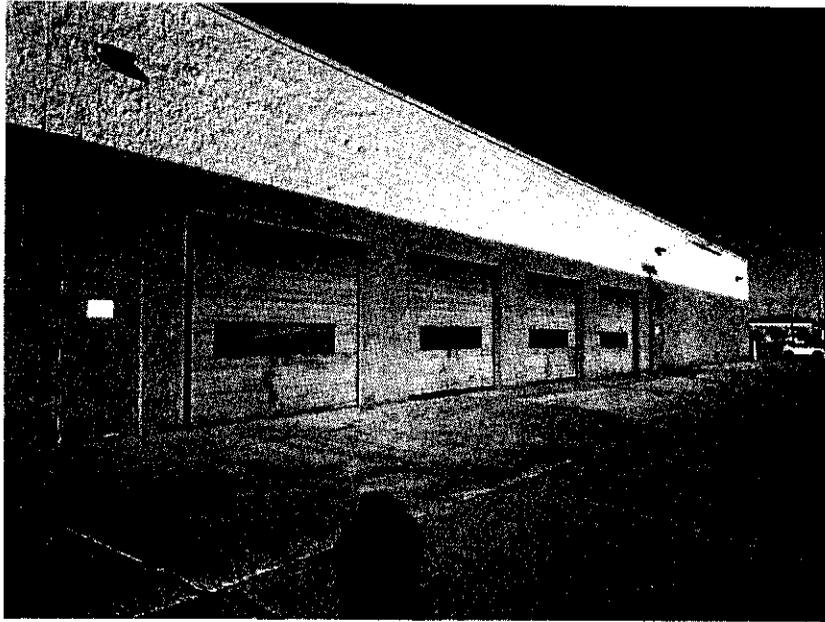
(9) The total equalized assessed value of the proposed redevelopment project area has declined or remained stagnant for 3 of the last 5 years.

See Exhibit C.

EXHIBIT A







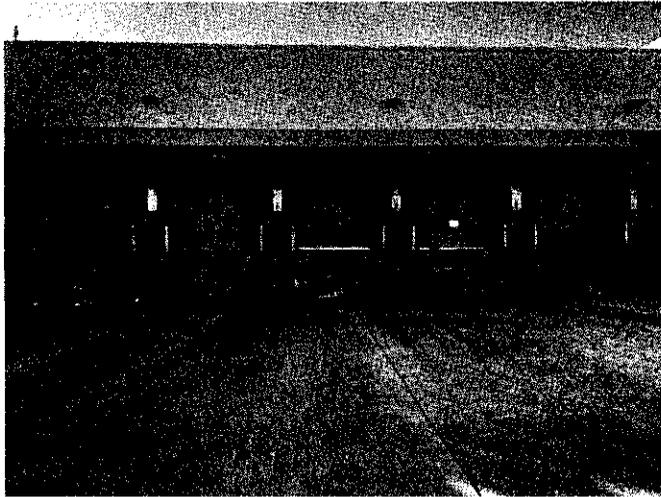
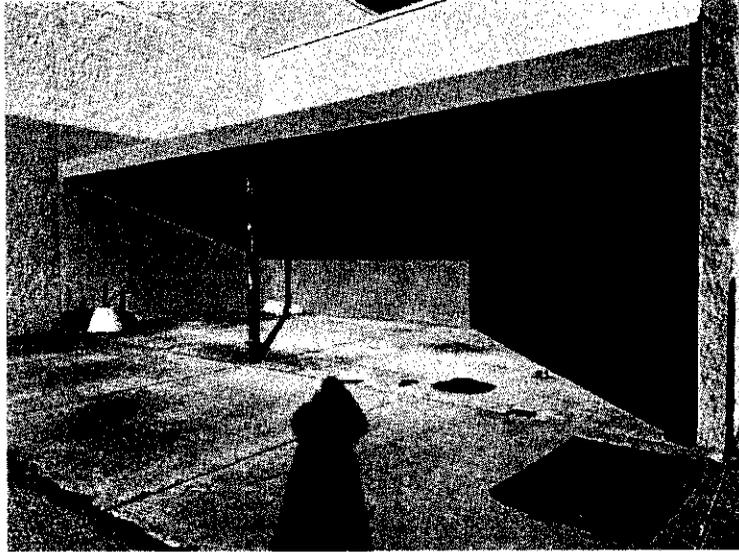
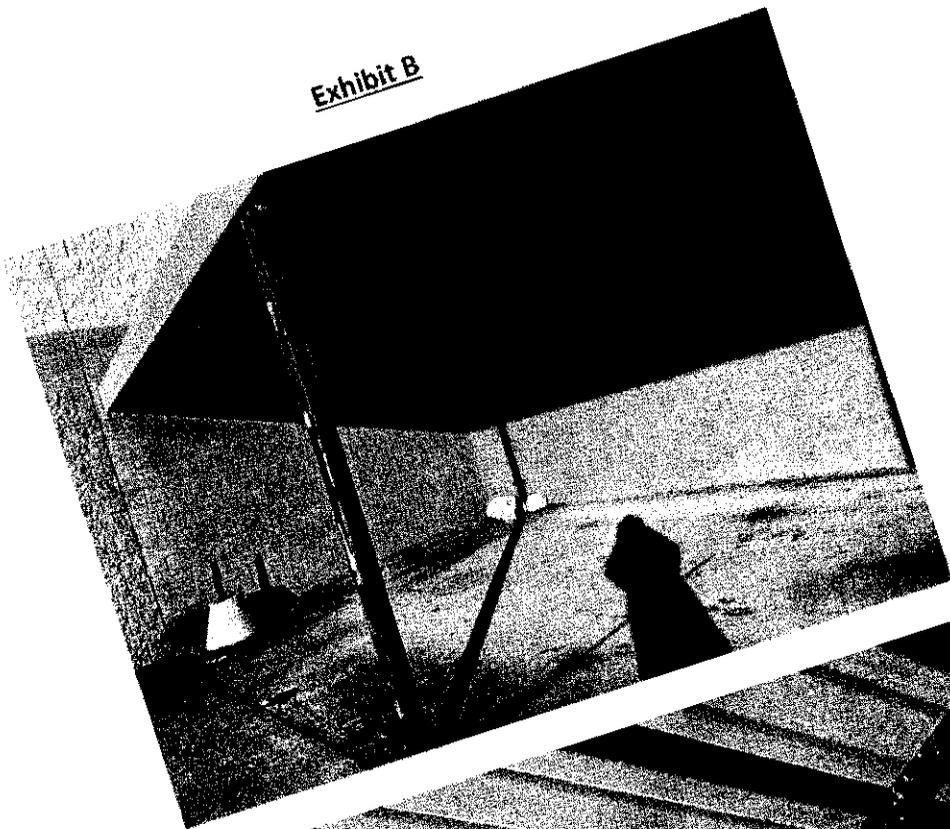




Exhibit B



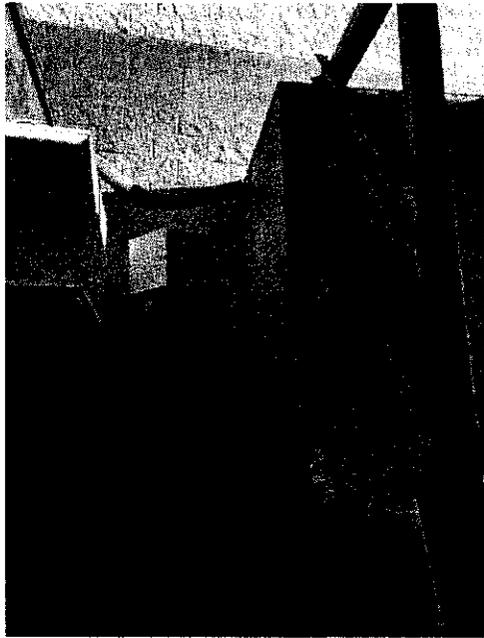
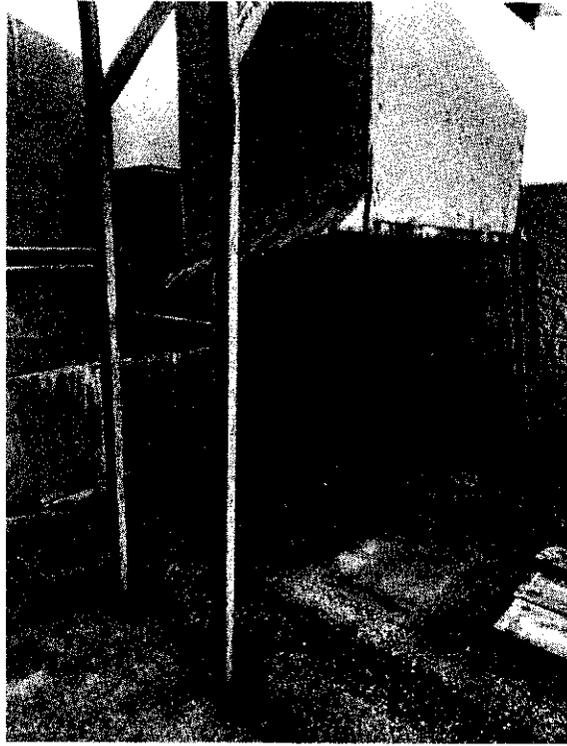


Exhibit C

Property Information

Address: 1460 W GOLF RD, ROLLING MEADOWS
PIN: 08 08 403 036 0000

Current Year

There is no complaint on file with our office for the current session for the PIN you specified.

Appeal History

2021 Decision Information

Complaint: 1614084.002
Appellant: WALMART STORES INC
Attorney: PIKARSKI, DANIEL G (GORDON & PIKARSKI)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2021	1614084	\$134,336	\$361,205	\$495,541	\$134,336	\$275,426	\$409,762
2020	1614559	\$134,336	\$361,205	\$495,541	\$134,336	\$361,205	\$495,541
2019	1614830	\$134,336	\$2,006,629	\$2,140,965	\$134,336	\$361,205	\$495,541
2018		\$114,185	\$471,695	\$585,880	\$114,185	\$471,695	\$585,880
2017		\$114,185	\$471,696	\$585,881	\$114,185	\$471,696	\$585,881

Property Information

Address: 1470 W GOLF RD, ROLLING MEADOWS
PIN: 08 09 302 034 0000

Current Year

There is no complaint on file with our office for the current session for the PIN you specified.

Appeal History

2021 Decision Information

Complaint: 1614094.001
Appellant: WALMART STORES INC
Attorney: PIKARSKI, DANIEL G (GORDON & PIKARSKI)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2021	1614084	\$818,242	\$133,642	\$951,884	\$818,242	\$101,904	\$920,146
2020	1614559	\$818,242	\$133,642	\$951,884	\$818,242	\$133,642	\$951,884
2019	1614830	\$818,242	\$742,433	\$1,560,675	\$818,242	\$133,642	\$951,884
2018		\$695,506	\$174,521	\$870,027	\$695,506	\$174,521	\$870,027
2017		\$695,506	\$174,522	\$870,028	\$695,506	\$174,522	\$870,028

Change Reason

The Decrease is the result of: Consideration given to cost, income, or market data, and/or your appraisal.

- Per the charts above, the property's value has essentially remained stagnant for the past 5 years (small decrease)
 - 2017 Total AV: \$1,455,908
 - 2018 Total AV: \$1,455,908
 - 2019 Total AV: \$1,447,425
 - 2020 Total AV: \$1,447,425
 - 2021 Total AV: \$1,329,908