

RESOLUTION NO. R-2016-17

**A RESOLUTION CONSENTING TO A
COOK COUNTY CLASS 6(B) (SUSTAINABLE EMERGENCY RELIEF / SER)
PROPERTY TAX RATE DESIGNATION
FOR THE PROPERTY COMMONLY KNOWN AS
1900 SOUTH MAYWOOD DRIVE, MAYWOOD, ILLINOIS**

WHEREAS, James L. Olde ("Olde") is the sole owner of the real property located at 1900 South Maywood Drive, Maywood, Illinois (the "Subject Property"); and

WHEREAS, the Subject Property consists of the real estate legally described on **Exhibit "A"** attached hereto and made a part hereof. The property index number ("PIN") for the Subject Property is: 15-15-102-014-0000; and

WHEREAS, Olde has submitted to the Village a Cook County Class 6(B) Sustainable Emergency Relief (SER) Eligibility Application concerning a request for a Cook County Class 6(B) Sustainable Emergency Relief (SER) Property Tax Rate Designation for the Subject Property ("Application") (See a copy of the Application attached hereto as **Group Exhibit "B"** and made a part hereof), as well as certain supplemental materials requested by the Village. If approved, the Application will be filed with the Cook County Assessor's Office; and

WHEREAS, if a Cook County Class 6(B) Sustainable Emergency Relief (SER) Property Tax Rate Designation is approved by the corporate authorities of the Village of Maywood and by Cook County, the Subject Property will be assessed at 10% of market value as opposed to 25% of market value for a five (5) year period, which is not renewable. Olde is requesting a Cook County Class 6(B) Sustainable Emergency Relief (SER) Property Tax Rate Designation for purposes of receiving the related real estate property tax reduction incentives; and

WHEREAS, based on the content of the Application, including the Letter dated January 14, 2016 from James L. Olde in support of the Cook County Class 6(B) Sustainable Emergency Relief (SER) Eligibility Application for the 1900 South Maywood Drive Property and the Incentives Class Living Wage Ordinance Affidavit of James L. Olde dated December 9, 2015, which are part of the Application and are attached to and made a part of this Resolution as **Group Exhibit "B"**, the President and Board of Trustees of the Village of Maywood ("Village Board") make the following findings and determinations:

- A. Mr. Olde owns and operates Supreme Catering Company ("Company") at the Subject Property, which is a food preparation and food delivery company that supplies and operates food trucks and employs over 20 full time employees, over 50 independent contractor truck drivers and 3 to 5 part-time seasonal employees.

- B. The recent economic downturn has hurt Olde's Company and has prevented him from being able to maintain the Subject Property in ways that allows his Company to grow and thrive.
- C. Large portions of the Subject Property are empty and vacant because critical and needed repairs and improvements that Olde desires to make to grow and expand the business activities of the Company and to comply with applicable Village Codes cannot be made due to the high real estate property taxes paid on the Subject Property.
- D. The Class 6(B) Sustainable Emergency Relief (SER) Property Tax Rate Designation will allow: (a) this industrial building and Olde's Company to continue to exist and operate at the Subject Property; and (b) Olde to maintain and possibly expand his staffing levels of current employees and independent contractors.
- E. Without the Class 6(B) Sustainable Emergency Relief (SER) Property Tax Rate Designation, the continuation of Olde's Company would not be economically viable causing the Subject Property to be subject to the imminent risk of becoming vacant and unused.
- F. The Subject Property meets the "special circumstances" as defined and required by the Cook County Class 6(B) Sustainable Emergency Relief (SER) Eligibility Application and its Eligibility Bulletin for purposes of the Subject Property being eligible for Cook County Class 6(B) Sustainable Emergency Relief (SER) Property Tax Rate Designation.

The Village Board supports and recommends that Cook County grant approval of the Cook County Class 6(B) Sustainable Emergency Relief (SER) Property Tax Rate Designation for the Subject Property.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Each of the Whereas paragraphs listed above are incorporated by reference and made a part of Section 1 of this Resolution.

SECTION 2: Based on the Application and the findings and determinations set forth above in this Resolution, the President and Board of Trustees of the Village of Maywood find and determine that the Subject Property meets the "special circumstances" as defined and required by the Cook County Class 6(B) Sustainable Emergency Relief (SER) Eligibility Application and its Eligibility Bulletin for purposes of the Subject Property being eligible for Cook County Class 6(B) Sustainable Emergency Relief (SER) Property Tax Rate Designation.

SECTION 3: The President and Board of Trustees of the Village of Maywood support and consent to the granting by Cook County of a Cook County 6(B) Sustainable Emergency Relief (SER) Property Tax Rate Designation for the Subject Property only for the continuation of any allowable uses of the industrial building by the Applicant

(James L. Olde of Supreme Catering Company) at the Subject Property, which has a common address of 1900 South Maywood Drive, Maywood, Illinois, and is further identified as PIN: 15-15-102-014-0000, and legally described in **Exhibit "A"** attached hereto and made a part hereof.

SECTION 4: The President and Board of Trustees of the Village of Maywood find the continued use and any rehabilitation of the industrial building located on the Subject Property to be consistent with the overall plan for rehabilitation of the area surrounding the Subject Property.

ADOPTED this 26th day of July, 2016, pursuant to a roll call vote as follows:

AYES: Mayor Edwenna Perkins, Trustee(s) I. Brandon, A. Dorris, M. Rogers, M. Lightford and R. Rivers

NAYS: None

ABSENT: Trustee H. Yarbrough, Sr.

APPROVED by me as Village President, and attested by the Village Clerk, on this 28th day of July, 2016.

ATTEST:


VILLAGE CLERK




VILLAGE PRESIDENT

Exhibit "A"

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

**PROPERTY COMMONLY KNOWN AS
1900 SOUTH MAYWOOD DRIVE, MAYWOOD, ILLINOIS**

PIN: 15-15-102-014-0000

(attached)

Group Exhibit "B"

**COOK COUNTY
CLASS 6(B) (SUSTAINABLE EMERGENCY RELIEF / SER) ELIGIBILITY
APPLICATION**

Including

**Incentives Class Living Wage Ordinance Affidavit of James L. Olde dated
December 9, 2015**

And

**Letter dated January 14, 2016 from James L. Olde in Support of the Cook County
Class 6(B) Sustainable Emergency Relief (SER) Eligibility Application for the 1900
South Maywood Drive Property**

(attached)

Supreme Catering Company

1900 S Maywood Drive
Maywood, IL, 60153
(708) 344-1900

January 14, 2016

Village of Maywood
Angela D. Smith
Coordinator of Business Development
Enterprise Zone Administrator
40 Madison Street
Maywood, IL, 60153

Dear Mrs. Smith

Supreme Catering Company has been in business since 1961, serving all communities in the Chicagoland area, enjoying great acceptance from the public. Our company has served all kinds of businesses from manufacturing, construction, schools, etc. The company was also present during the construction of the Sears Tower (currently Willis Tower), everyday feeding the hard working crews building this great Skycraper. We are proud to have been present in so many phases of the growth of the Chicagoland area.

Today is a challenging time, globalization and automation have changed the economy, taking away some factories and jobs from the map, construction has slowed down drastically, but our people and customers remain reinventing themselves in numerous different ways and services, and the demand for our services continues. The only difference is that today, our daily stops are more frequent with less customers, since the places are smaller and more diverse.

Also our product and process brings a tight profit margin since we sell to independent contractors and independent owners leasing our trucks, driving their own routes, and they need to resell our product at a reasonable price in order to make it affordable to their client, the factory worker the mechanic, the office employee, etc.

Our company has reduced to less than half of the routes we used to have, and our headquarters in Maywood, IL, and existing fleet of trucks are in great need of repair and renewal. The need of repairs in our building are substantial, and the need to remain complaint with building codes and regulations make it expensive to run and maintain. Property taxes in our building at 1900 S Maywood Drive, have been increasing and lately skyrocketed to almost \$200,000 thousand dollars per year. As a result, meeting our goal of repair and equipment renewal it's a little harder to reach.

Supreme Catering Company has a legacy and tradition of good service, consistency and punctuality, our intentions are to meet the challenges of today's economy and market conditions, and I respectfully request your assistance and support throughout this process.

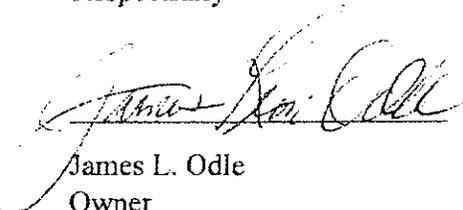
I kindly request and submit our application for eligibility to the Sustainable Emergency Relief Program for your review. And I also present to your consideration the inclusion of 1900 S Maywood Drive, Maywood, IL, in the TIF belonging to this area.

Please take into consideration that we employ over 20 full time employees, over 50 drivers independent contractors and 3 to 5 part-time depending on the season. To renew our fleet and make the necessary improvements to our building are key factors to maintain our capacity and avoid potentially laying off some of our employees.

I strongly believe that with the adequate assistance Supreme Catering Company can secure a promising future and continue bringing the service that many companies have enjoyed for more than fifty years.

I thank you in advance for your consideration.

Respectfully



James L. Odle

Owner

Supreme Catering Company

1900 S Maywood Dr, Maywood, IL 60153

Date 02 22 2016

Mobile Catering And Vending For All Industry

Established 1960



**CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)
ELIGIBILITY APPLICATION**
(This form will ONLY be utilized for applicants who specifically elect for SER)

This Incentive is Not Renewable and applications will not be taken after November 30, 2018.

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department, (312) 603-7529. This application, a filing fee of \$500.00, and supporting documentation (except drawings and surveys) must be filed as follows:

APPLICANT INFORMATION

Name: James L O'NE Telephone: (708) 344 1900
Address: 1900 Maywood Dr.
City: MAYWOOD State: IL Zip Code: 60153

Contact Person (if different than the Applicant)

Name: CONTACT EDUARDO HARA
Company: Supreme Catering Co Telephone: (708) 344 1900 / 773 367921
Address: 1900 Maywood Dr.
City: MAYWOOD State: IL Zip Code: 60153
Email Address: hara-ed@yahoo.com

PROPERTY DESCRIPTION (PER PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 1900 S Maywood Drive
Permanent Real Estate Index Number: 15-15-102-014-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____

City: Maywood State: IL Zip Code: 60172
Township: _____ Existing Class: _____

Copy

PROPERTY INFORMATION

Attach legal description, site dimensions and square footage, and building dimensions and square footage.

IDENTIFICATION OF PERSONS HAVING AN INTEREST IN THE PROPERTY

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

INDUSTRIAL USE

Attach a detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use. Include copies of materials, which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

OCCUPANCY REQUIREMENTS

Industrial enterprise must have occupied the premises at the same location for a minimum of ten (10) consecutive years prior to the date of application.

- How many years has industrial enterprise occupied the premises? _____

ECONOMIC HARDSHIP VERIFICATION

Applicant must attach financial analysis (including tax returns for Federal/State/Local) and letter demonstrating economic hardship.

NO CURRENT COOK COUNTY PROPERTY INCENTIVE

Applicant verifies that they are not receiving another Cook County property tax incentive for the same property.

- Is Applicant receiving another Cook County property tax incentive for this property?
YES [] NO [✓]

SUBSTANTIAL OCCUPANCY VERIFICATION

Industrial enterprise must occupy a minimum 51% of premises.

- What percentage of industrial enterprise is occupied? 570%

EMPLOYMENT INFORMATION

How many permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 70 Part-time: 3

How many permanent full-time and part-time employees do you now employ at this site?

Full-time: 70 Part-time: 3

LOCAL AND COOK COUNTY BOARD APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (*or the County Board, if the real estate is located in an unincorporated area*) should accompany this Application.

The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B SER Application and that it finds that Special Circumstances makes the Incentive necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the enterprise would not be economically viable causing the property to be imminent risk of becoming vacant and unused. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead.

A certified copy of a resolution or ordinance from the County Board validating the municipal finding of special circumstances must be obtained by the Applicant. A letter from the County Board confirming that this resolution has been requested needs to be submitted to the Assessor's Office.

If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B SER incentive. In all circumstances, both resolutions must be submitted by the time the applicant files an "Incentive Appeal".

TERMINATION OF CLASS 6B SER

If the business ceases operation a Cease Operation Form must be submitted within 30 days of the end of operations. In addition, the Class 6B designation under SER may be terminated by the Assessor immediately under any of the following circumstances:

- Failure to file the required annual affidavit prior to the filing deadline;
- Failure to maintain the property in substantial compliance with all applicable local building, safety, and health codes and requirements;
- Failure to comply with the Class 6B requirements of substantial occupancy

If terminated early the Class 6B classification shall be deemed null and void from its inception as to the subject property. In such an instance, the owner shall be liable for and shall reimburse to the County Collector an amount equal to the difference in the amount of taxes that would have been collected had the subject property been assessed as a Class 5 property and the amount of taxes collected under the Class 6B classification.

If necessary, a Repayment Plan agreement could be established. Failure of the Applicant to make proper reimbursement shall not constitute a lien upon the subject property but shall constitute an in personam liability which may be enforced against the owner and/or subsequent owner(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

James L. Adle
Signature

12-9-15
Date

JAMES L. ADLE
Print Name

Title

Subscribed and sworn before me this 9th day of December, 20 15

Charles Bessiehill
Signature of Notary Public

My Commission Expires
March 24, 2019



10/4/13

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

_____ as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec. 74-60 et seq., as amended:

___ Class 6B ___ Class 8 (*Industrial property*) ___ Class 9

3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

___ Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

___ Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

James R. Owen
Agent's Signature

Agent's Name & Title

2526 Chesapeake Pl.
Agent's Mailing Address

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this 9th day of December, 20 15

Charley Berryhill
Signature of Notary Public

My Commission Expires
March 24, 2019

APG



1900 E Maywood Dr Maywood IL 60153

Roof
Asphalt Front Parking
Asphalt Rear Parking
Fence Front Parking Area
Repair Dock Area
Outside Lighting
Parking Exterior Lighting
Sewer System
Alley Area Complete Repair
Inside Parking Area Concrete all three Warehouses
Inside Parking lighting Fixtures
Warehouse Bathrooms
Kitchen Floors
Kitchen Ceiling Floors
Kitchen USDA Compliant Upgrades
HVAC Updates
Solar Panels
LED Lighting
Commissary Upgrades
Mechanic Shop Upgrades
Lunch Boxes and Metal Shop Upgrades
GreenHouse Hydroponic System along with Gift og Light Foundation joint Venture
New Packaging line for Food Products
Kitchen and Commissary Upgrades to be Compliant with State of Illinois and Federal Guidelines for Street Food Vendors
Computerized Tracking Systems for Mobil Units (Trucks and Street Vendors) Location and Temperature readings
Central Control Room for Real Time Assistance to Customers and Units for Optimal Customer Service
Digital Media

Cook County CookViewer Output



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