



# City of Chicago



R2018-682

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/27/2018
<b>Sponsor(s):</b>	Burnett (27)
<b>Type:</b>	Resolution
<b>Title:</b>	Support of Class 6(b) tax incentive for property at 217 N Western Ave
<b>Committee(s) Assignment:</b>	Committee on Economic, Capital and Technology Development

**RESOLUTION FOR RENEWAL OF  
CLASS 6(B) REAL ESTATE TAX INCENTIVE  
FOR THE BENEFIT OF  
VAN METER INC., AN IOWA CORPORATION, AND  
REAL ESTATE LOCATED GENERALLY AT  
217 N. WESTERN AVENUE IN CHICAGO, ILLINOIS  
PURSUANT TO COOK COUNTY, ILLINOIS  
TAX INCENTIVE ORDINANCE, CLASSIFICATION SYSTEM FOR ASSESSMENT**

**WHEREAS**, the Cook County Board of Commissioners has enacted the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "County Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for industrial purposes; and

**WHEREAS**, the City of Chicago (the "City"), consistent with the County Ordinance, wishes to induce industry to locate, expand and remain in the City by supporting financial incentives in the form of property tax relief; and

**WHEREAS**, Van Meter Inc., an Iowa corporation (the "Applicant"), is the owner of certain real estate located generally at 217 N. Western Avenue, Chicago, Illinois 60612 as further described on Exhibit A hereto (the "Subject Property") and intends to substantially rehabilitate an approximately 27,880 square foot industrial facility thereon; and

**WHEREAS**, on November 3, 1999 the City Council of the City enacted a resolution (the "Original 6(b) Classification Resolution") supporting and consenting to the Class 6(b) classification of certain property (the "Original 6(b) Classified Property") which also included the Subject Property by the Office of the Assessor of Cook County (the "Assessor"); and

**WHEREAS**, the Assessor classified the Original 6(b) Classified Property, including the Subject Property as a Class 6(b) classification in 2007; and

**WHEREAS**, the Original 6(b) Classified Property was sub-divided by the Assessor through a Division for tax year 2006 thereby creating the Subject Property parcel with the Property Tax Identification Number 17-07-312-040-0000; and

**WHEREAS**, the Applicant purchased the Subject Property in 2015 and is currently the owner of the Subject Property; and

**WHEREAS**, the Subject Property maintains its qualification as Class 6(b) real estate as defined in the Ordinance in that it continues to be used primarily for industrial purposes; and

**WHEREAS**, the redevelopment objective of the City in connection with the Subject Property is to make further capital investment to an industrial facility, retain existing jobs and create new jobs; and

**WHEREAS**, it is intended that the Applicant will use the Subject Property for production, warehousing and/or distribution of electrical and mechanical supplies; and

**WHEREAS**, the Applicant has filed an eligibility application for renewal of the Class 6(b) classification with the Assessor pursuant to the County Ordinance; and

**WHEREAS**, it is the responsibility of the Assessor to determine that an application for a Class 6(b) classification or renewal of a Class 6(b) classification is eligible pursuant to the County Ordinance; and

**WHEREAS**, the County Ordinance requires that, in connection with the filing of a Class 6(b) renewal application with the Assessor, an applicant must obtain from the municipality in which such real estate is located a resolution expressly stating, among other things, that the municipality has determined that the industrial use of the property is necessary and beneficial to the local economy and that the municipality supports and consents to the renewal of the Class 6(b) classification; now therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

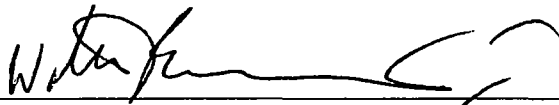
**SECTION 1:** That the City determines that the continued industrial use of the Subject Property is necessary and beneficial to the local economy in which the Subject Property is located.

**SECTION 2:** That the City supports and consents to the renewal of the Class 6(b) classification with respect to the Subject Property.

**SECTION 3:** That the Economic Disclosure Statement, as defined in the County Ordinance, has been received and filed by the City.

**SECTION 4:** That the Clerk of the City of Chicago is authorized to and shall send a certified copy of this resolution to the Assessor, and a certified copy of this resolution may be included with the Class 6(b) renewal application filed with the Assessor by the Applicant, as applicant, in accordance with the County Ordinance.

**SECTION 5:** That this resolution shall be effective immediately upon its passage and approval.



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Honorable Walter Burnett, Jr.  
Alderman, 27th Ward

**EXHIBIT A**

**Legal Description of Subject Property:**

LOT 1 IN CLEARWATER FISHERIES PLAT OF SUBDIVISION, BEING A PART OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2005 AS DOCUMENT NO. 0536403035 IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Tax Index Numbers (PINS) for the Subject Property:**

17-07-312-040-0000

**CITY OF CHICAGO  
AFFIDAVIT FOR COOK COUNTY CLASS 6b TAX INCENTIVE**

On behalf of Van Meter Inc. (the "Applicant"), I hereby certify, represent and warrant the following to the City of Chicago:

1. Attached as Exhibit 1 hereto and hereby incorporated herein is a true and correct Disclosure of the Ownership Interests of the Applicant as set forth in Cook County's Code of Ethical Conduct (Cook County, Ill., Code, Ch. 2, Art. VII, Div. 2, Subdiv. VI, Section 2-610), including but not limited to a true and correct list of all real estate owned in Cook County, Illinois by the Applicant, including all permanent index numbers associated with such real estate.
2. Attached as Exhibit 2 hereto and hereby incorporated herein is a true and correct Cook County Incentives Class Living Wage Ordinance Affidavit ("Living Wage Affidavit") for the Applicant. The Applicant hereby represents and warrants that it shall provide a Living Wage Affidavit to the City for any lessees of the Subject Property (as hereinafter defined) who enter into a lease for the Subject Property on or after July 1, 2020.
3. The Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.
4. The Applicant is in compliance with all applicable laws, as required by the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Classification Ordinance").

Under penalty of perjury, I hereby certify, represent and warrant that I have the knowledge and the authority to provide this Affidavit to the City of Chicago on behalf of the Applicant. This Affidavit shall be deemed to be the Applicant's Economic Disclosure Statement, as defined in the Classification Ordinance. The Applicant hereby submits this Affidavit to the City of Chicago for purposes of complying with the provisions of the Classification Ordinance.

I hereby acknowledge that the City of Chicago has not, and will not independently verify the certifications, representations and warranties contained herein. I further acknowledge that the City of Chicago is entitled to and is in fact relying upon the certifications, representations and warranties contained herein in connection with its support and consent for the Class 6b application of the Applicant to the Office of the Assessor of Cook County, Illinois pursuant to the Classification Ordinance in connection with property located at 217 N. Western Avenue, in Chicago, Illinois (the "Subject Property").

I understand and acknowledge that if the certifications, representations or warranties contained herein are untrue in any respect, the support and consent of the City of Chicago for the Class 6b classification of the Subject Property may be revoked, and other penalties at law or in equity may apply.

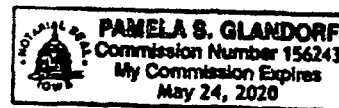
**APPLICANT:**

Name of Company: Van Meter Inc.

By: Nathan A. Jensema

Print Name of Signatory: Nathan A. Jensema

Print Title of Signatory: VP of Finance



Signed and sworn before me on June 14, 2018 (Date) at  
Lin (County) Illia (State)  
Pamela S. Glandorf (Notary Public)

My Commission expires on 5-24-2020

**EXHIBIT 1**

See attached Cook County Disclosure of Ownership Interests of the Applicant.

**COOK COUNTY DISCLOSURE OF OWNERSHIP INTEREST STATEMENT**

The Cook County Code of Ordinances (§2-610 et seq.) requires that any Applicant for any County Action must disclose information concerning ownership interests in the Applicant. This Disclosure of Ownership Interest Statement must be completed with all information current as of the date this Statement is signed. Furthermore, this Statement must be kept current, by filing an amended Statement, until such time as the County Board or County Agency shall take action on the application. The information contained in this Statement will be maintained in a database and made available for public viewing. County reserves the right to request additional information to verify veracity of information contained in this statement.

If you are asked to list names, but there are no applicable names to list, you must state NONE. An incomplete Statement will be returned and any action regarding this contract will be delayed. A failure to fully comply with the ordinance may result in the action taken by the County Board or County Agency being voided.

"Applicant" means any Entity or person making an application to the County for any County Action.

"County Action" means any action by a County Agency, a County Department, or the County Board regarding an ordinance or ordinance amendment, a County Board approval, or other County agency approval, with respect to contracts, leases, or sale or purchase of real estate.

"Person" "Entity" or "Legal Entity" means a sole proprietorship, corporation, partnership, association, business trust, estate, two or more persons having a joint or common interest, trustee of a land trust, other commercial or legal entity or any beneficiary or beneficiaries thereof.

This Disclosure of Ownership Interest Statement must be submitted by :

1. An Applicant for County Action and
2. A Person that holds stock or a beneficial interest in the Applicant and is listed on the Applicant's Statement (a "Holder") must file a Statement and complete #1 only under **Ownership Interest Declaration**.

Please print or type responses clearly and legibly. Add additional pages if needed, being careful to identify each portion of the form to which each additional page refers.

This Statement is being made by the  Applicant or  Stock/Beneficial Interest Holder

This Statement is an:  Original Statement or  Amended Statement

Identifying information:

Name VAN METER INC.

D/B/A: \_\_\_\_\_

FEIN # Only:

Street Address: 217 NORTH WESTERN AVENUE

City: CHICAGO

State: IL

Zip Code: 60612

Phone No.: 319-399-0734

Fax Number: \_\_\_\_\_

Email: njensema@vanmeterinc.com

Cook County Business Registration Number: \_\_\_\_\_  
(Sole Proprietor, Joint Venture Partnership)

Corporate File Number (if applicable): \_\_\_\_\_

Form of Legal Entity:

Sole Proprietor  Partnership  Corporation  Trustee of Land Trust

Business Trust  Estate  Association  Joint Venture

Other (describe) PRIVATELY HELD BUSINESS CORPORATION

**Ownership Interest Declaration:**

1. List the name(s), address, and percent ownership of each Person having a legal or beneficial interest (including ownership) of more than five percent (5%) in the Applicant/Holder.

Name	Address	Percentage Interest in Applicant/Holder
Van Meter Industrial, Inc. Employee Stock Option Plan (100% employee owned)	850 32nd Avenue SW Cedar Rapids, IA 52404	100%

2. If the interest of any Person listed in (1) above is held as an agent or agents, or a nominee or nominees, list the name and address of the principal on whose behalf the interest is held.

Name of Agent/Nominee	Name of Principal	Principal's Address

3. Is the Applicant constructively controlled by another person or Legal Entity?  Yes  No  
 If yes, state the name, address and percentage of beneficial interest of such person, and the relationship under which such control is being or may be exercised.

Name	Address	Percentage of Beneficial Interest	Relationship

**Corporate Officers, Members and Partners Information:**

For all corporations, list the names, addresses, and terms for all corporate officers. For all limited liability companies, list the names, addresses for all members. For all partnerships and joint ventures, list the names, addresses, for each partner or joint venture.

Name	Address	Title (specify title of Office, or whether manager or partner/joint venture)	Term of Office
Lara McBride	850 32nd Avenue SW	President & CEO	
Melanie Fisher Doyle	Cedar Rapids, IA 52404	CFO	
Mike Grossman		Chief Growth Officer	
Jeffrey Miller		Operations & IT Officer	
Brian Bytner		Chief Business Development Officer	

Declaration (check the applicable box):

- I state under oath that the Applicant has withheld no disclosure as to ownership interest in the Applicant nor reserved any information, data or plan as to the intended use or purpose for which the Applicant seeks County Board or other County Agency action.
- I state under oath that the Holder has withheld no disclosure as to ownership interest nor reserved any information required to be disclosed.



4. REAL ESTATE OWNERSHIP DISCLOSURES.

The Applicant must indicate by checking the appropriate provision below and providing all required information that either:

- a)  The following is a complete list of all real estate owned by the Applicant in Cook County:

PERMANENT INDEX NUMBER(S): 17-07-312-040-0000

\_\_\_\_\_  
\_\_\_\_\_  
(ATTACH SHEET IF NECESSARY TO LIST ADDITIONAL INDEX NUMBERS)

OR:

- b)  The Applicant owns no real estate in Cook County.

5. EXCEPTIONS TO CERTIFICATIONS OR DISCLOSURES.

If the Applicant is unable to certify to any of the Certifications or any other statements contained in this EDS and not explained elsewhere in this EDS, the Applicant must explain below:

If the letters, "NA", the word "None" or "No Response" appears above, or if the space is left blank, it will be conclusively presumed that the Applicant certified to all Certifications and other statements contained in this EDS.

COOK COUNTY DISCLOSURE OF OWNERSHIP INTEREST STATEMENT SIGNATURE PAGE

Nathan A. Jensema

VP of Finance, Van Meter Inc.

Name of Authorized Applicant/Holder Representative (please print or type)

Title

Nathan A. Jensema  
Signature

May 11, 2018  
Date

njensema@vanmeterinc  
E-mail address

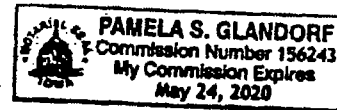
319-399-0734  
Phone Number

Subscribed to and sworn before me  
this 11th day of May, 2018.

My commission expires:

x Pamela S. Glandorf  
Notary Public Signature

5-24-2020  
Notary Seal



**EXHIBIT 2**

See attached Living Wage Affidavit for the Applicant.



# COOK COUNTY ASSESSOR'S OFFICE

118 NORTH CLARK STREET, CHICAGO, IL 60602  
PHONE: 312.443.7550 WEBSITE: WWW.COOKCOUNTYASSESSOR.COM

## INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Nathan A. Jensema 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. The Cook County Assessor's Office has issued the following control number regarding this application/renewal (circle as appropriate), 61880.
4. 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.

Nathan A. Jensema

Agent's Signature  
850 32nd Ave., SW  
Cedar Rapids, IA 52404

Agent's Mailing Address

Van Meter Inc.

Applicant's Name

n.jensema@vanmeterinc.com

Applicant's e-mail address

Nathan A. Jensema, Controller

Agent's Name & Title

319-399-0734

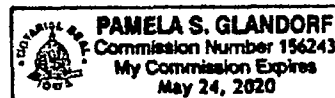
Agent's Telephone Number

Same

Applicant's Mailing Address

Subscribed and sworn before me this 14th day of June, 2018.

Pamela S. Glandorf  
Signature of Notary Public





APPROVED

  
\_\_\_\_\_  
CORPORATION COUNSEL

DATED: 8/1/18

APPROVED

  
\_\_\_\_\_  
MAYOR

DATED: 8/1/18