



City of Des Plaines
Community & Economic Development Department
1420 Miner Street
Des Plaines, IL 60016
Tel: 847-391-5306 - Fax: 847-827-2196

MEMORANDUM

Date: July 2, 2015
To: Michael G. Bartholomew, MCP, LEED AP, City Manager
George Sakas, AICP, Director *GS*
From: Lauren Pruss, AICP, Economic Development Coordinator *LP*
Subj: Class 6B Resolution Request – 350 Howard Street – Cozzini Brothers, Inc.

Issue: OOC Properties, LLC, the owner of the industrial building located at 350 Howard Street has filed an application requesting two City resolutions in support of its Class 6B Tax Incentive application. The applicant requests a renewal of the existing 6B, and approval of a new 6b for a 2,370 square foot addition (Attachment 1).

Analysis: The subject property is an approximately 94,785 square foot site that is developed with a 30,625 square foot industrial building. The applicant has leased the subject property to Cozzini Brothers since 2005. An initial 6B was approved for the property in 2006, and as such, 2015 is the last year in which the property will receive the 10% assessment.

Cozzini Brothers is the largest commercial knife rental and sharpening service in the United States. They are a full service provider of sharpening and other blade exchange programs for restaurants, grocery stores, commercial kitchens, cafeterias, hospitals and schools. Since the City's approval of the initial 6b in 2006, Cozzini Brothers has spent approximately \$1,400,000 to improve the property's safety, value and aesthetics (Attachment 4). At the time of the approval, Cozzini Brothers employed 50 people and promised 12 more jobs with the help of the incentive. Cozzini has also quadrupled the number of promised jobs, and presently employs 109 people full time.

As a result of Cozzini Brothers' growth, the business is now in need of additional space. In December, 2014, The Journal & Topics reported that Cozzini Brothers was planning to move its Des Plaines headquarters to Elk Grove Village (Attachment 3). Later that month, City staff conducted a business retention visit to advise the business of the City's available incentive programs. As a result, the applicant is now requesting City approval of a resolution supporting renewal of the existing 6B and approval of a new 6B for a 2,370 square foot addition. If the request is approved, the applicant will stay in Des Plaines and construct an addition with an estimated value of approximately \$501,349. It is estimated that the addition will support an additional 20-30 jobs at this location. A tentative lease agreement is included as Exhibit H within Attachment 1.

Cook County's Class 6b economic development tool encourages industrial investment by offering a real estate tax incentive. 6b's require a resolution of consent from municipalities. Qualified industrial properties are assessed at 10% of market value for the first 10 years, 15% in the 11th year

and 20% in the 12th year. Normally such properties are assessed at 25% of market value (Attachment 2).

Assessment of Tax Impact Scenarios:

1. Estimated Property Taxes in 2016 as-is with vacancy relief: \$41,179
2. Estimated Property Taxes in 2016 with a 6B renewal and no addition: \$34,672
3. Estimated Property Taxes in 2016 including addition without renewal or new 6b: \$123,699
4. Estimated Property Taxes in 2016 for proposed addition with a 6b: \$49,509

The applicant contends that they will not move forward with the lease and improvement of this property without the renewal of the existing 6B and approval of a new 6B for the addition. Therefore, scenarios two and three are not valid options, leaving scenario four generating both the highest property tax revenue, employment, and other economic benefits.

Recommendation: I recommend that the City Council adopt Resolutions R-130-15 and R-131-15 to support and consent to the filing of OOC Properties, LLCs Class 6b applications to the Cook County Assessor's Office.

Attachments:

- Attachment 1: Resolution Request/Application submitted by Thompson Coburn, LLC
- Attachment 2: Cook County Class 6B Eligibility Bulletin
- Attachment 3: December 3, 2014 Journal & Topics Article "Cutlery Moving Headquarters From DP to Elk Grove"
- Attachment 4: Supplementary Memo from Shannon R. Sheehan regarding building improvements
- Attachment 5: Resolution R-130-15 (renewal)
- Attachment 6: Resolution R-131-15 (building addition)

June 29, 2015

VIA FEDEX OVERNIGHT and ELECTRONIC MAIL

City of Des Plaines
Community & Economic Development
Attn: Ms. Lauren Pruss
1420 Miner Street
Des Plaines, Illinois 60016

Re: Request for Resolution in Support of Class 6(b) Property Tax Incentive for Addition onto Existing Building at 350 Howard Street and Request for Resolution in Support of Renewal of Existing Class 6(b) - (PIN 09-30-101-029-0000)

Dear Mayor Bogusz and Des Plaines City Council:

OOC Properties, LLC, the owner of the industrial building located at 350 Howard Street in Des Plaines requests two resolutions from the City of Des Plaines. The first resolution requested is to renew the existing Class 6(b) Property Tax Incentive currently applied to the subject property under Cook County Control # 61934. The second resolution will be to create a new Class 6(b) for a proposed addition to the subject building.

The City of Des Plaines Application is attached with all requested documents. The owner does not have a plat of survey immediately available, but has contracted to have one completed and will have it available shortly.

The subject property is leased to Cozzini Bros., Inc. and has been occupied by Cozzini Bros. since the building was purchased by OOC Properties, LLC in 2005. Over the past 10 years, Cozzini Bros. has grown its business and currently has 190 full-time employees at the subject site. With this growth has come the need for additional space, and therefore a proposed addition to the subject building. At this time, the tentative lease agreement provides for the tenant to build a 2,370 square foot addition onto the building to add additional office space needed to support the industrial use of the building. This addition will create an additional 20-30 full-time jobs. While space may also be added to the workshop in the future, that is not proposed to happen in the immediate future.

If the City of Des Plaines is not willing to grant a resolution in support of the Class 6(b) renewal and initial incentive for the addition the tenant has informed the property owner they will vacate the building and move to a building they have visited and viewed on the DuPage County side of Elk Grove Village. The reason for the tenant having the desire to make this move is two-fold. First, the tenant would like to eliminate the risk of the Class 6(b) incentive not being renewed and keep real estate tax costs down. Second, the business has outgrown the current building.

June 29, 2015

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In order to keep the tenant in the space, the property owner has reached an agreement with Cozzini Bros. regarding the addition to the existing building and is requesting the resolutions in support of the Class 6(b) Renewal as well as the initial Class 6(b) for the addition.

The attached tax calculations show that the City of Des Plaines would earn slightly more real estate tax revenue by allowing the existing building to go vacant as opposed to granting the Class 6(b) on the existing property. However, there is much more potential for tax revenue when the proposed addition is added on, even when the existing and new improvements are both granted the Incentive. Additionally, if Cozzini Bros. is granted the incentive and stays in Des Plaines there will be the possibility of an addition to the workshop in the future creating additional tax revenue from the site.

Notwithstanding the Real Estate Tax Revenue alone, the City of Des Plaines would lose 190 current full-time jobs in addition to 20-30 new full-time jobs created by the addition without the incentive.

Thank you in advance for your consideration in this matter. Do not hesitate to contact me with any questions.

Very truly yours,

Thompson Coburn LLP



By

Shannon R. Sheehan

Enclosures

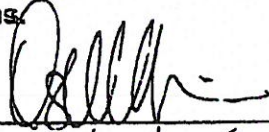
ESTIMATED AMOUNT OF NEW EQUALIZED ASSESSED VALUATION (EAV)
GENERATED BY THE NEW DEVELOPMENT: *see attached page

ESTIMATED NUMBER OF FULL-TIME AND PART-TIME JOBS ON PREMISES AS
RESULT OF THE NEW DEVELOPMENT:

FULL-TIME: 20-30*PART-TIME

*There are currently 109 full-time employees on site. The addition will create
another 20-30 full-time positions.

SIGNATURE:



DATE:

6/24/2015

Description of Subject Property

The subject property consists of a one-story 33,475 square foot industrial building situated on a 94,785 square foot site. The building is a 49 year old brick building with 2,850 square feet office and 30,625 square feet of industrial area. The site includes a parking lot with approximately 40,000 square feet of asphalt paving.

As indicated by the tentative agreement between the property owner and tenant, if the Class 6(b) renewal on the existing building is granted the new lease agreement will include an addition of approximately 2,370 square feet of office area needed to provide space for office employees to support the industrial portion of the building. A sketch of the proposed addition is attached.

STREET ADDRESS: 350 Howard Street
Des Plaines, Illinois 60018

PERMANENT REAL ESTATE INDEX NUMBER(S):

ATTACH THE FOLLOWING:

- u **EXHIBIT A- LEGAL DESCRIPTION**
- u **EXHIBIT B- SITE DIMENSION & SQUARE FOOTAGE/PLAT OF SURVEY**
- u **EXHIBIT C- BUILDING DIMENSIONS/SITE PLAN**
- u **EXHIBIT D- CITY OF DES PLAINES ECONOMIC DISCLOSURE FORM** u
- u **EXHIBIT E- COMPLETE LIST OF ALL OWNERS, DEVELOPERS, OCCUPANTS, AND OTHER INTERESTED PARTIES (INCLUDING ALL BENEFICIAL OWNER OF A CORPORATION AND/OR LAND TRUST) IDENTIFIED BY NAMES AND ADDRESSES HAVING AN INTEREST IN THE SUBJECT PROPERTY AND THE PROPOSED USER AND THE NATURE AND EXTENT OF THIS INTEREST**
- u **EXHIBIT F- DESCRIPTION OF PRECISE NATURE AND EXTENT OF THE INDUSTRIAL USE OF THE SUBJECT PROPERTY. SPECIFY, WHERE APPLICABLE, THE AMOUNT/PERCENTAGE OF FLOOR AREA DEVOTED TO MANUFACTURING, WAREHOUSE/DISTRIBUTION, OTHER INDUSTRIAL, AND NON-INDUSTRIAL USES**
- u **EXHIBIT G- ANALYSIS OF TAXES GENERATED BY THE NEW DEVELOPMENT WITH AND WITHOUT THE ABATEMENT INCENTIVE (12 year projection)**

CURRENT ZONING OF PROPERTY: M-2

IF ZONING AMENDMENTS, VARIATIONS, OR OTHER ZONING RELIEF WILL BE REQUIRED, SPECIFY PROPOSED CHANGES:

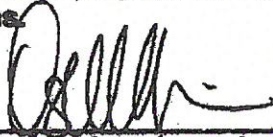
**ESTIMATED AMOUNT OF NEW EQUALIZED ASSESSED VALUATION (EAV)
GENERATED BY THE NEW DEVELOPMENT:** *see attached page

**ESTIMATED NUMBER OF FULL-TIME AND PART-TIME JOBS ON PREMISES AS
RESULT OF THE NEW DEVELOPMENT:**

FULL-TIME: 20-30 PART-TIME _____

*There are currently 190 full-time employees on site. The addition will create another 20-30 full-time positions.

SIGNATURE:



DATE:

6/24/2015

Initial Class 6(b) Application for Addition at 350 Howard

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Exhibit B: Site Dimensions and Plat of Survey

Exhibit C: Building Dimensions / Site Plan

Exhibit D: Economic Disclosure Statements

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Exhibit F: Property/Industrial Use

Exhibit G: Tax Calculations

Exhibit H: Tentative Lease Agreement

Exhibit I: Expected Construction Costs of Addition

New EAV OF DEVELOPMENT	
Current Building AV	76,877
Estimated Addition AV*	40,283
Current Land AV	50,135
TOTAL AV OF NEW DEVELOPMENT:	167,295
2014 Equalizer	2.7253
TOTAL ESTIMATED EQUALIZED AV OF NEW DEVELOPMENT:	455,929

*Based on 10% of estimated construction costs of \$501,349. Estimate from Contractor is included in Exhibit I. This is an estimate and we do not know how the County will assess the property.

Initial Class 6(b) Application for Addition at 350 Howard

Exhibit A: Legal Description

(see attached)

EXHIBIT A

Legal Description

PARCEL 1:

LOT 1 IN AGSCO CORPORATION SUBDIVISION, A RESUBDIVISION OF PART OF LOT 6 IN GEORGE H. GEILS' SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND OF THE SOUTH 14.70 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DES PLAINES, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 1 AS GRANTED AND CREATED BY AGREEMENT BY AND BETWEEN BOYCE PRODUCTS INC., AND AMERICAN GRADED SAND COMPANY, A CORPORATION OF ILLINOIS DATED AUGUST 15, 1979 AND RECORDED AUGUST 29, 1979 AS DOCUMENT 25122568 FOR RAIL OPERATION AND MAINTENANCE OVER THAT PORTION OF LOT 3 OF AGSCO CORPORATION SUBDIVISION WHICH LIES EASTERLY OF A CURVED LINE 9.5 FEET WEST OF AND CONCENTRIC WITH THE CENTER LINE OF THE RAILROAD TRACK LOCATED ON LOT 3.

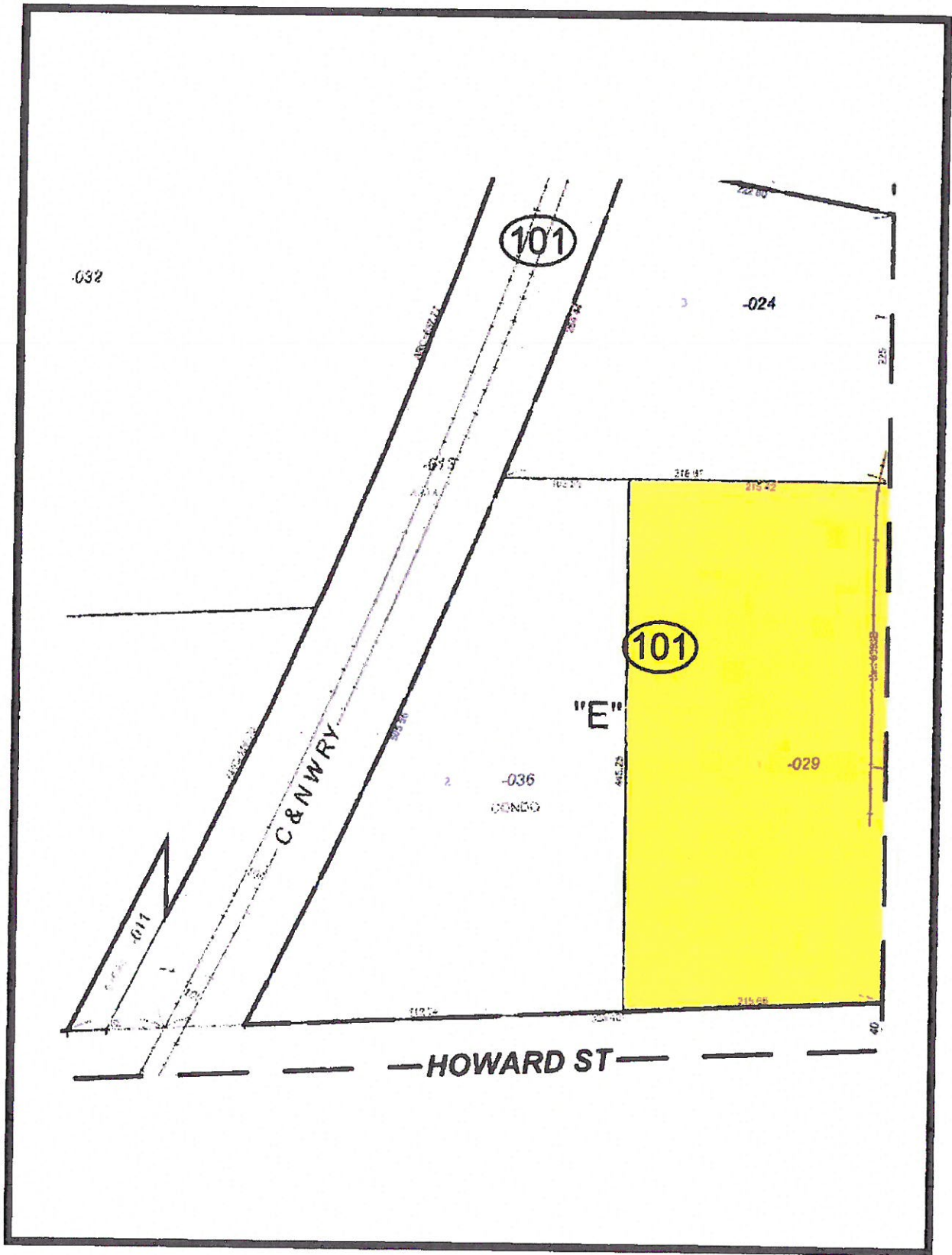
Initial Class 6(b) Application for Addition at 350 Howard

Exhibit B: Site Dimensions and Plat of Survey

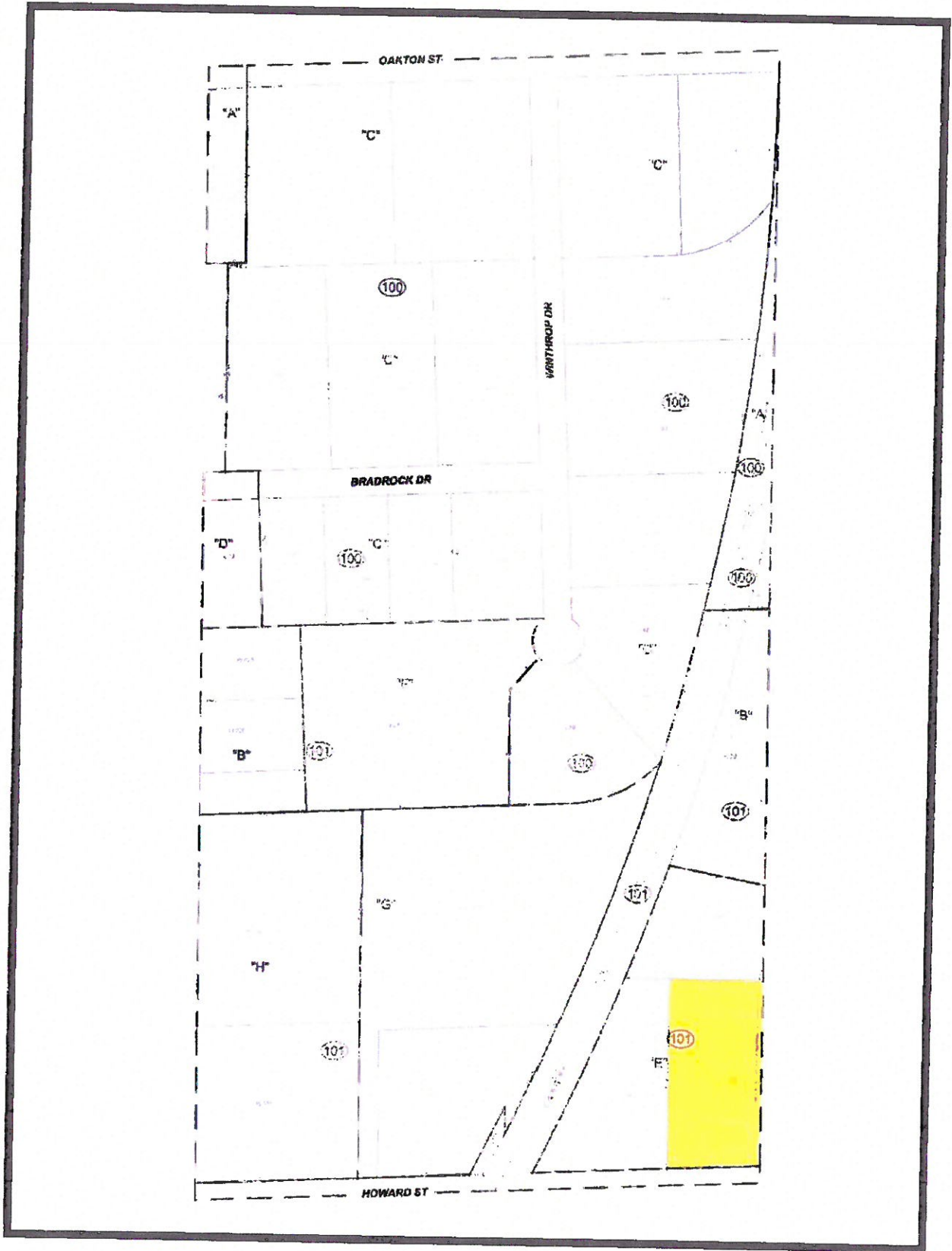
Site Dimensions: Regularly Shaped Rectangular Lot - 445.25 ft x 215.66ft

Site Square Footage: 94,785

The property owner does not have a survey available, but has contracted to have one completed. The new survey will be provided as soon as it is available. As a placeholder, we have provided Sidwell maps showing the subject site.



Real Estate Analysis Corporation



Real Estate Analysis Corporation

Initial Class 6(b) Application for Addition at 350 Howard

Exhibit C:

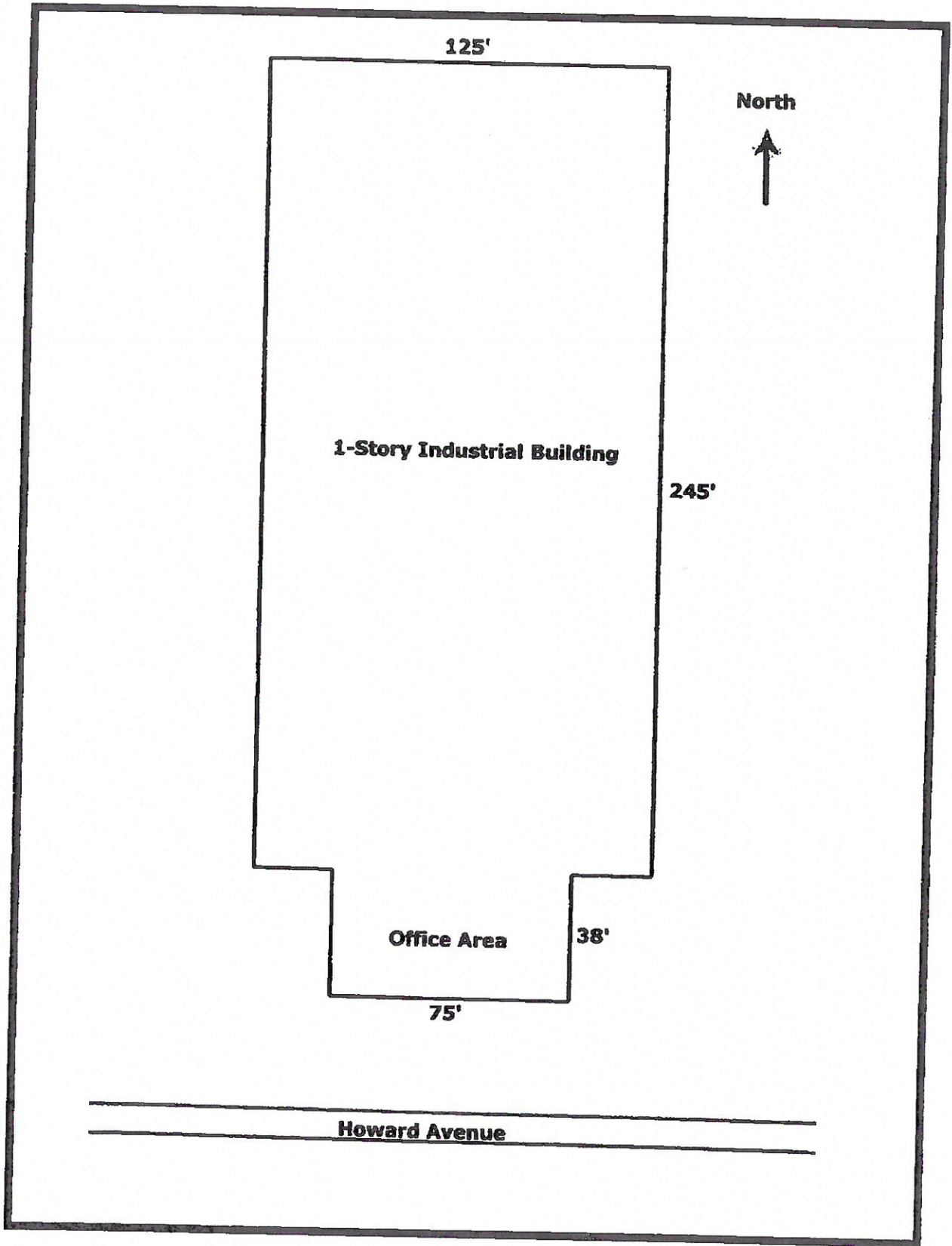
Existing Building Dimensions: Work shop is 125 ft x 245 feet and existing office is 38ft x 75 ft

Existing Building Square Footage: 31,920

Addition Dimensions: The subject of this application is an addition with dimensions of approximately 44 feet 10 inches by 55 feet 6 inches. A proposed sketch of the addition is attached.

Addition Square Footage: 2,370 sf addition

Attached is a building sketch of the current building as well as a first floor drawing of the proposed addition

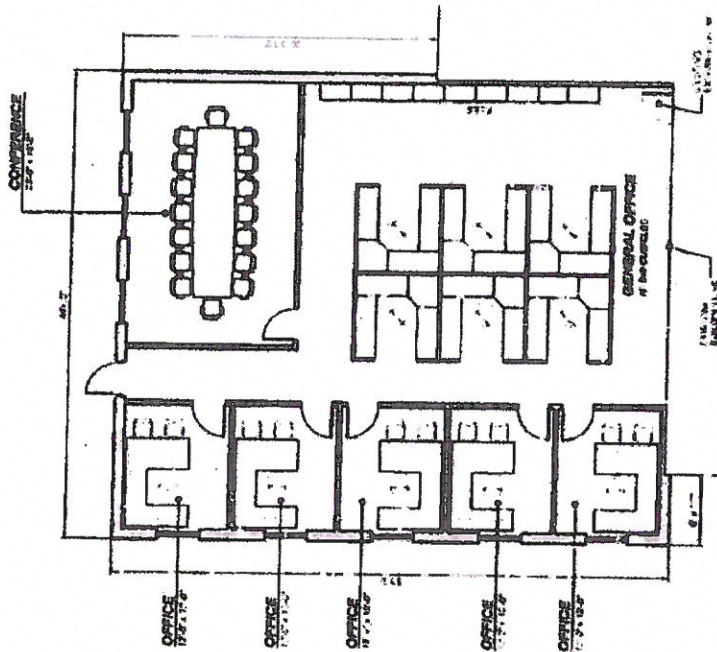


Real Estate Analysis Corporation

Proposed Building Addition
 350 Howard Avenue
 Des Plaines, IL 60018



Design - Build
 245 Sidney Court
 Villa Park, IL 60181
 PH 708.933.8800 F 708.433.9995
 WWW.KELLYCON.COM



Scale: 1" = 10'-0"
 Proposed Building Addition
 2,370 SF

Legend
 ——— existing walls
 ——— new walls



PREPARED BY
designhaus
 architects
 1100 N. Dearborn Street
 Chicago, IL 60610
 PHONE 312.763.1100
 WWW.DESIGNHAUS.COM
DD1.0

Initial Class 6(b) Application for Addition at 350 Howard

Exhibit D:

Attached are City of Des Plaines Economic Disclosure Statements for OOC Properties, LLC and Cozzini Bros., Inc.

**CITY OF DES PLAINES
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT**

Company Name OOC Properties, LLC
Project Name 1. Resolution in support of Class 6(b) Renewal for existing incentive
2. Resolution in Support of new Class 6(b) Incentive for proposed addition
Project Address 350 Howard Street, Des Plaines

The City of Des Plaines (the "City") requires disclosure of the information requested in this Economic Disclosure Statement and Affidavit ("EDS") before any City agency, department or City Council action regarding the matter that is the subject of this EDS. Please fully complete each statement, with all information current as of the date this EDS is signed. If a question is not applicable, answer with "NA" **An incomplete EDS will be returned and any City action will stop pending receipt of a completed EDS.**

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

WHO MUST SUBMIT AN EDS:

- 1. **Applicants:** Any individual or entity (the "Applicant") making an application to the City for action on economic entitlements requiring City Council approval must file this EDS.
- 2. **Entities holding an interest in the Applicant:** Generally, whenever an ownership interest in the Applicant (for example, shares of stock of the Applicant or a limited partnership interest in the Applicant) is held or owned by another legal entity (for example, a corporation or partnership, rather than an individual) each such legal entity must also file an EDS on its own behalf, and any parent of that legal entity **must do so until individual owners are disclosed.**

However, if an entity filing an EDS is a corporation whose shares are registered on a national securities exchange pursuant to the Securities Exchange Act of 1934, only those shareholders that own 10% or more of that filing entity's stock must file an EDS on their own behalf.

ACKNOWLEDGMENT OF POSSIBLE CREDIT AND OTHER CHECKS: By completing and filing this EDS, the Undersigned acknowledges and agrees, on behalf of itself and the entities or individuals named in this EDS, that the City may investigate the criminal background and creditworthiness of some or all of the entities or individuals named in this EDS.

CERTIFYING THIS EDS: Execute the certification on the date of the initial submission of this EDS. You may be asked to re-certify this EDS on the last page as of the date of submission of any subsequent documentation, or as of the date of the closing of your transaction.

GENERAL INFORMATION

Date this EDS is completed: 6/24/15

A. Who is submitting this EDS? The individual will be the "Undersigned" throughout this EDS. Oswald Cozzini

NOTE: The Undersigned is the individual or entity submitting this EDS, whether the Undersigned is an Applicant or is an individual on behalf of an entity holding an interest in the Applicant. This EDS requires certain disclosures and certifications from Applicants that are not required from entities holding an interest in the Applicant.

NOTE: When completing this EDS, please observe whether the section you are completing applies only to Applicants.

Check here if the Undersigned is filing this EDS as the Applicant.
 Check here if the Undersigned is filing on behalf of an entity holding an interest in an Applicant.

Also, please identify the legal name of the Entity holding an interest in the Applicant:

OOC Properties, LLC

B. Business address of the Undersigned: 2023 Burr Oak Drive West
Glenside, Illinois 60025

C. Telephone: 224-217-6100 Fax: 224-217-6090 Email: oswald@cozzinibros.com

D. Name of contact person: Oswald Cozzini

E. Tax identification number: 20-1231860

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location if applicable):

Request for Resolution in Support of a Class 6(b) renewal for 350 Howard and Request for resolution in support of a new Class 6(b) incentive for a proposed addition to 350 Howard.

G. City action requested (specify; professional services, purchase of supplies, project bid, contract for services, other):

Request for Resolution

H. Describe contract:

SECTION ONE: DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF ENTITY

1. Indicate whether the Undersigned is an individual or legal entity:

- Individual
- Business corporation
- Sole proprietorship
- Trust
- General partnership
- Limited partnership
- Limited Liability Company
- Joint venture
- Not-for-profit corporation
- Yes No (Is the not-for-profit corporation also a 501(c)(3))?
- Other entity (please specify)

2. State of incorporation and date of incorporation of organization, if applicable:

Illinois 06/09/2004

3. For legal entities not organized in the State of Illinois: Is the organization authorized to do business in the State of Illinois as a foreign entity?

Yes No N/A **Submit Proof by attachment.**

B. ORGANIZATION INFORMATION – attach additional pages, if necessary.

1. IF THE UNDERSIGNED IS A CORPORATION:

a. List below the names and titles of all executive officers and all directors of the corporation. For not-for-profit corporations, also list below any executive director of the corporation, and indicate all members, if any, who are legal entities. If there are no such members, write "no members."

Name	Title
N/A - LLC	

b. If the Undersigned is a corporation whose shares are registered on a national securities exchange pursuant to the Securities Exchange Act of 1934, please provide the following information concerning shareholders who own shares equal to or in excess of 10% of the corporation's outstanding shares.

Name	Business	Address	Percentage Interest
N/A - LLC			

c. For corporations that are not registered on a national securities exchange pursuant to the Securities Exchange Act of 1934, list below the name, business address and percentage of ownership interest of each shareholder.

Name	Business	Address	Percentage Interest
N/A - LLC			

2. IF THE UNDERSIGNED IS A PARTNERSHIP OR JOINT VENTURE:

For general or limited partnerships or joint ventures: list below the name, business address and percentage of ownership interest of each partner. For limited partnerships, indicate whether each partner is a general partner or a limited partner.

Name	Business	Address	Percentage Interest
N/A - LLC			

3. IF THE UNDERSIGNED IS A LIMITED LIABILITY COMPANY:

a. List below the name, business address and percentage of ownership interest of each (i) member and (ii) manager. If there are no managers, write "no managers," and indicate how the company is managed.

Name	Business	Address	Percentage Interest
Oswald Cozzini	2023 Burr Oak Drive West,	Glenview, Illinois 60025	50%
Madeline Cozzini	2023 Burr Oak Drive West,	Glenview, Illinois 60025	50%

b. List below the names and titles of all officers, if any. If there are no officers, write "no officers."

Name	Title
No Officers	

4. IF THE UNDERSIGNED IS A LAND TRUST, BUSINESS TRUST, TRUST, ESTATE OR OTHER SIMILAR ENTITY:

a. List below the name and business address of each individual or legal entity holding legal title to the property that is the subject of the trust.

Name	Business	Address
N/A - LLC		

Trustee Name and Address	Trust Number
N/A - LLC	

b. List below the name, business address and percentage of beneficial interest of each beneficiary of the Trust.

Name	Business	Address	Percentage Interest
N/A - LLC			

5. IF THE UNDERSIGNED IS ANY OTHER LEGAL ENTITY, first describe the entity, then provide the name, business address, and the percentage of interest of all individuals or legal entities having an ownership or other beneficial interest in the entity.

Describe the entity:

N/A - LLC

Name	Business	Address	Percentage Interest
N/A - LLC			

SECTION TWO: BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

A. DEFINITIONS AND DISCLOSURE REQUIREMENT

1. The Undersigned must indicate whether it had a "doing business" relationship or had a "financial interest" with a City elected official in the 12 months before the date this EDS is signed.
2. Pursuant to the City Code of Ethics, Section 1-9-1 et seq. and specifically Section 1-9-3 and Section 1-9-5 of the Municipal Code of Des Plaines (the "Municipal Code"), "doing business" and "financial interest" are defined as follows:

DOING BUSINESS:

Any combination of sales, contracts, or purchases, with the City or any City Agency in an amount in excess of ten thousand dollars (\$10,000.00) in any twelve (12) consecutive months.

FINANCIAL INTEREST:

- A. Any interest as a result of which the owner currently receives or is entitled to receive in the future more than two thousand five hundred dollars (\$2,500.00) per year; or
- B. Any interest with a cost or present value of five thousand dollars (\$5,000.00) or more; or
- C. Any interest representing more than ten percent (10%) of a corporation, partnership, sole proprietorship, firm, enterprise, franchise, organization, holding company, joint stock company, receivership, trust or any legal entity organized for profit; provided, however, financial interest shall not include:
 1. Any publicly held stock traded on a recognized exchange;
 2. The authorized compensation paid to an official or employee for his office or employment;
 3. Any economic benefit provided equally to all residents of the city;
 4. A time or demand deposit in a financial institution;

5. An endowment or insurance policy or annuity contract purchased from an insurance company.

B. CERTIFICATION

1. Has the Undersigned had a "doing business" relationship or "financial interest" with any City elected official in the 12 months before the date this EDS is signed?

Yes No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s). Attach additional sheet if necessary:

N/A

SECTION THREE: DISCLOSURE OF RETAINED PARTIES

A. DEFINITIONS AND DISCLOSURE REQUIREMENTS

1. The Undersigned, must disclose certain information about attorneys, lobbyists, accountants, consultants, subcontractors, and any other person whom the Undersigned has retained or expects to retain in connection with the Matter. In particular, the Undersigned must disclose the name of each such person, his/her business address, the nature of the relationship, and the total amount of the fees paid or estimated to be paid. For this section 3, the Undersigned is not required to disclose employees who are paid solely through the Applicant's regular payroll.

"Lobbyist" means any person (i) who undertakes to influence any legislative or administrative action, or (ii) any part of whose duty as an employee of another includes undertaking to influence any legislative or administrative action. **For the purposes of this section only, a person may be a Lobbyist, within the meaning of the above definition, even if he or she is not registered with the State of Illinois as a Lobbyist.**

2. If the Undersigned is uncertain whether a disclosure is required under this Section 3, the Undersigned must attach to this EDS a letter specifying the question on disclosure or make the disclosure.

B. DISCLOSURE – attach additional pages, if necessary.

1. Each and every attorney, lobbyist, accountant, consultant, subcontractor, or other person retained or anticipated to be retained directly by the Undersigned with respect to or in connection with the Matter is listed below [begin list here, add sheets as necessary]:

Name	Business Address	Relationship to Undersigned (attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated)
	Thompson Coburn LLP (Shannon Sheehan)	55 E. Monroe, 37th Floor, Chicago, IL 60603	Attorney \$4,500 (\$2,000 of \$4,500 paid)

2. Indicate for each whether retained or anticipated to be retained.

Name	Status
Thompson Coburn LLP	Retained

CHECK HERE IF NO SUCH INDIVIDUALS HAVE BEEN RETAINED BY THE UNDERSIGNED OR ARE ANTICIPATED TO BE RETAINED BY THE UNDERSIGNED.

3. Has any owner, officer, manager, or employee of Applicant ever plead guilty, been found guilty, received supervision, plead nolo contendere (no contest) to any felony within the last five (5) years? Check one: No . Yes _____. If yes, complete section below or attach additional sheet(s) identifying person, charge, date of finding, Court name and branch and case docket number.

Name	Relationship with company	Date of plea or court action

Court in which plea made	County, and State or District

Nature of offense:

4. State whether any person or company identified in response to section 3 B. 1 above has ever plead guilty, been found guilty, received supervision, plead nolo contendere (no contest) to any felony within the last five (5) years. Check one: No . Yes _____. If yes complete section below or attach additional sheet(s) identifying person, charge, dated of finding, Court name and branch and case docket number.

Name	Relationship with company	Date of plea or court action

Court in which plea made

County, State, or District

Nature of offense:

SECTION FOUR: CERTIFICATIONS

A. CERTIFICATION OF COMPLIANCE

For purposes of the certifications in 1, 2, and 3 below, the term "affiliate" means any individual or entity that, directly or indirectly: controls the Undersigned, is controlled by the Undersigned, or is, with the Undersigned, under common control of another individual or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members; shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with the federal government or a state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity.

1. The Undersigned is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, *or the Internal Revenue Service* nor is the Undersigned or its affiliates delinquent in paying any fine, fee, tax or other charge owed to the City. This includes all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes. If there are any such delinquencies, note them below:

None

If the letters "NA," meaning "not applicable" or the word "None," or no response appears on the lines above, it will be conclusively presumed that the Undersigned is not delinquent and has certified to the above statements.

2. The Undersigned and its affiliates have not, in the past five years, been found in violation of any City, state or federal environmental law or regulation. If there have been any such violations, note them below:

None

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Undersigned had no violations and certified to the above statements.

3. If the Undersigned is the Applicant, the Undersigned and its affiliates will not use, nor permit their subcontractors to use, any facility on the U.S. EPA's List of Violating Facilities in connection with the Matter for the duration of time that such facility remains on the list.

4. The Undersigned will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Section Four, 1, (1-3) above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Undersigned has reason to believe has not provided or cannot provide truthful certifications.

If the Undersigned is unable to make the certifications required in Section Four, paragraph A (3) and (4) above, provide an explanation:

None

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

B. FURTHER CERTIFICATIONS

1. The Undersigned and, if the Undersigned is a legal entity, its principals (officers, directors, partners, members, managers, executive director):

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. Have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in clause (1)(b) of this section;
- d. Have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. Have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, in any

criminal or civil action instituted by the City or by the federal government, any state, or any other unit of local government.

- f. Have not, within a five-year period preceding the date of this EDS, filed for, or acquiesced in the filing of, (i) any bankruptcy, reorganization, debt arrangement or other case or proceeding under any bankruptcy or insolvency law, or (ii) any dissolution, liquidation or foreclosure.

2. The certifications concern:

- the Undersigned;
- any party participating in the performance of the Matter ("an **Applicable Party**");
- any "**Affiliated Entity**" (meaning an individual or entity that, directly or indirectly: controls the Undersigned, is controlled by the Undersigned, or is, with the Undersigned, under common control of another individual or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity); with respect to Applicable Parties, the term **Affiliated Entity** means an individual or entity that directly or indirectly controls the Applicable Party, is controlled by it, or, with the Applicable Party, is under common control of another individual or entity;
- any responsible official of the Undersigned, any Applicable Party or any **Affiliated Entity** or any other official, agent or employee of the Undersigned, any Applicable Party or any **Affiliated Entity**, acting pursuant to the direction or authorization of a responsible official of the Undersigned, any Applicable Party or any **Affiliated Entity** (collectively "**Agents**").

Neither the Undersigned, nor any Applicable Party, nor any **Affiliated Entity** of either the Undersigned or any Applicable Party nor any **Agents** have, during the five years before the date this EDS is signed, or, with respect to an Applicable Party, an **Affiliated Entity**, or an **Affiliated Entity** of an Applicable Party during the five years before the date of such Applicable Party's or **Affiliated Entity**'s contract or engagement in connection with the Matter:

- A. Bribe or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- B. Agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint

of freedom of competition by agreement to bid a fixed price or otherwise;
or

- C. Made an admission of such conduct described in (1) or (2) above that is a matter of record, but have not been prosecuted for such conduct; or

3. The Undersigned understands and shall comply with State Statutes and the City Code of Ethics, Section 1-9-1 et seq. of the Des Plaines Municipal Code.

4. Neither the Undersigned, Affiliated Entity or Applicable Party, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. If the Undersigned is unable to certify to any of the above statements in this Part III, the Undersigned must explain below:

None

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

C. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Section 1-9-1 et seq. of the Municipal Code have the same meanings when used in this Part III.

- 1. In accordance with Section 1-9-3 of the Municipal Code:
Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person in the Matter?

Yes No

NOTE: If you answered "No" to Item C(1), you are not required to answer Items C(2) or (3) below. Instead, review the certification in Item C(4) and then proceed to Section Five. If you answered "Yes" to Item C(1), you must first respond to Item C(2) and provide the information requested in Item C(3). After responding to those items, review the certification in Item C(4) and proceed to Section Five.

- 2. Unless sold pursuant to a process of competitive bidding, no City elected official or employee shall have a financial interest in his or her own name or in the name

of any other person in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part V.

Does the Matter involve a City Property Sale?

Yes No

3. If you answered "yes" to Item C(1), provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

4. The Undersigned further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

SECTION FIVE: DISCLOSURE OF A FAMILIAL RELATIONSHIP

A. The Undersigned must disclose whether such Applicant or any Applicable Party (as defined below) or any spouse or domestic partner thereof currently has a "familial relationship" with any elected City official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Undersigned or any Applicable Party or any spouse or domestic partner thereof is related to the mayor, any councilman, or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means any (1) officer, member, manager, partner or executive director, of a legal entity or any person exercising similar authority, or (2) any person having more than a 7.5 percent ownership interest in the Applicant as listed in Section I.B,

B. Does the Undersigned or any "Applicable Party" or any spouse or domestic partner thereof currently have a "familial relationship" with an elected City official or department head?

Yes

No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

SECTION SIX: CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

The Undersigned understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Undersigned understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based including, but not limited to, compliance with the City Code of Ethics.

B. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded, void or voidable), at law, or in equity, including terminating the Undersigned's participation in the Matter and/or declining to allow the Undersigned to participate in other transactions with the City.

C. Some or all of the information provided on this EDS and any attachments to this EDS may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. **By completing and signing this EDS, the Undersigned waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS, and conduct any background investigation which may be necessary as a result of this EDS.**

D. The Undersigned has not withheld or reserved any disclosures as to economic interests in the Undersigned, or as to the Matter, or any information, data or plan as to the intended use or purpose for which the Applicant seeks economic entitlements requiring City Council approval.

E. The information provided in this EDS must be kept current. In the event of changes, the Undersigned must supplement this EDS up to the time the City takes action on the Matter and recertify the supplemental matters.

CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS on behalf of the Applicant, and (2) warrants that all certifications and statements contained in this EDS are true, accurate and complete as of the date furnished to the City.

OOC Properties, LLC

(Print name of individual or legal entity submitting this EDS)

Date: 6/24/2015

By:

(Sign here)

Oswald Cozzini

Print name of signer

LLC Manager

Title of signer

SUBSCRIBED and SWORN to before me this 24th day of June, 2015.

Heather Lindgren
NOTARY PUBLIC



(SEAL)

**CITY OF DES PLAINES
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT**

Company Name Cozzini Bros., Inc.

Project Name 1. Resolution in support of Class 6(b) Renewal for existing incentive
2. Resolution in Support of new Class 6(b) Incentive for proposed addition

Project Address 350 Howard Street, Des Plaines

The City of Des Plaines (the "City") requires disclosure of the information requested in this Economic Disclosure Statement and Affidavit ("EDS") before any City agency, department or City Council action regarding the matter that is the subject of this EDS. Please fully complete each statement, with all information current as of the date this EDS is signed. If a question is not applicable, answer with "NA" **An incomplete EDS will be returned and any City action will stop pending receipt of a completed EDS.**

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

WHO MUST SUBMIT AN EDS:

1. **Applicants:** Any individual or entity (the "Applicant") making an application to the City for action on economic entitlements requiring City Council approval must file this EDS.

2. **Entities holding an Interest in the Applicant:** Generally, whenever an ownership interest in the Applicant (for example, shares of stock of the Applicant or a limited partnership interest in the Applicant) is held or owned by another legal entity (for example, a corporation or partnership, rather than an individual) each such legal entity must also file an EDS on its own behalf, and any parent of that legal entity **must do so until individual owners are disclosed.**

However, if an entity filing an EDS is a corporation whose shares are registered on a national securities exchange pursuant to the Securities Exchange Act of 1934, only those shareholders that own 10% or more of that filing entity's stock must file an EDS on their own behalf.

ACKNOWLEDGMENT OF POSSIBLE CREDIT AND OTHER CHECKS: By completing and filing this EDS, the Undersigned acknowledges and agrees, on behalf of itself and the entities or individuals named in this EDS, that the City may investigate the criminal background and creditworthiness of some or all of the entities or individuals named in this EDS.

CERTIFYING THIS EDS: Execute the certification on the date of the initial submission of this EDS. You may be asked to re-certify this EDS on the last page as of the date of submission of any subsequent documentation, or as of the date of the closing of your transaction.

GENERAL INFORMATION

Date this EDS is completed: 6/24/15

A. Who is submitting this EDS? The individual will be the "Undersigned" throughout this EDS. Edward Finnegan

NOTE: The Undersigned is the individual or entity submitting this EDS, whether the Undersigned is an Applicant or is an individual on behalf of an entity holding an interest in the Applicant. This EDS requires certain disclosures and certifications from Applicants that are not required from entities holding an interest in the Applicant.

NOTE: When completing this EDS, please observe whether the section you are completing applies only to Applicants.

Check here if the Undersigned is filing this EDS as the Applicant.

Check here if the Undersigned is filing on behalf of an entity holding an interest in an Applicant.

Also, please identify the legal name of the Entity holding an interest in the Applicant:

Cozzini Bros., Inc.

B. Business address of the Undersigned:

350 Howard Street

Des Plaines, Illinois 60018

C. Telephone: 224-217-6100

Fax: 224-217-6090

Email: efinnegan@cozzinibros.com

D. Name of contact person: Edward Finnegan

E: Tax identification number: 73-16878979

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location if applicable):

Request for Resolution in Support of a Class 6(b) renewal for 350 Howard and Request for resolution in support of a new Class 6(b) incentive for a proposed addition to 350 Howard.

G. City action requested (specify; professional services, purchase of supplies, project bid, contract for services, other):

Request for Resolution

H. Describe contract:

SECTION ONE: DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF ENTITY

1. Indicate whether the Undersigned is an individual or legal entity:

- Individual
- Business corporation
- Sole proprietorship
- Trust
- General partnership
- Limited partnership
- Limited Liability Company
- Joint venture
- Not-for-profit corporation
(Is the not-for-profit corporation also a 501(c)(3))?
 Yes No
- Other entity (please specify)

2. State of incorporation and date of incorporation of organization, if applicable:
Illinois 02/21/1975

3. For legal entities not organized in the State of Illinois: Is the organization authorized to do business in the State of Illinois as a foreign entity?
 Yes No N/A **Submit Proof by attachment.**

B. ORGANIZATION INFORMATION – attach additional pages, if necessary.

1. IF THE UNDERSIGNED IS A CORPORATION:

a. List below the names and titles of all executive officers and all directors of the corporation. For not-for-profit corporations, also list below any executive director of the corporation, and indicate all members, if any, who are legal entities. If there are no such members, write "no members."

Name	Title
Edward Finnegan	CEO, President, Assistant Treasurer, Assistant Secretary
Joe Buvel	CFO, Treasurer and Secretary
Oscar Cozzini	Chairman of the Board

b. If the Undersigned is a corporation whose shares are registered on a national securities exchange pursuant to the Securities Exchange Act of 1934, please provide the following information concerning shareholders who own shares equal to or in excess of 10% of the corporation's outstanding shares.

Name	Business	Address	Percentage Interest
N/A			

c. For corporations that are not registered on a national securities exchange pursuant to the Securities Exchange Act of 1934, list below the name, business address and percentage of ownership interest of each shareholder.

Name	Business	Address	Percentage Interest
Cozzini Holding Corp.		350 Howard Street, Des Plaines	100%

2. IF THE UNDERSIGNED IS A PARTNERSHIP OR JOINT VENTURE:

For general or limited partnerships or joint ventures: list below the name, business address and percentage of ownership interest of each partner. For limited partnerships, indicate whether each partner is a general partner or a limited partner.

Name	Business	Address	Percentage Interest
N/A - Corporation			

3. IF THE UNDERSIGNED IS A LIMITED LIABILITY COMPANY:

a. List below the name, business address and percentage of ownership interest of each (i) member and (ii) manager. If there are no managers, write "no managers," and indicate how the company is managed.

Name	Business	Address	Percentage Interest
N/A - Corporation			

b. List below the names and titles of all officers, if any. If there are no officers, write "no officers."

Name	Title
N/A - corporation	

4. IF THE UNDERSIGNED IS A LAND TRUST, BUSINESS TRUST, TRUST, ESTATE OR OTHER SIMILAR ENTITY:

a. List below the name and business address of each individual or legal entity holding legal title to the property that is the subject of the trust.

Name	Business	Address
N/A - Corporation		

Trustee Name and Address	Trust Number
N/A - Corporation	

b. List below the name, business address and percentage of beneficial interest of each beneficiary of the Trust.

Name	Business	Address	Percentage Interest
N/A - Corporation			

5. IF THE UNDERSIGNED IS ANY OTHER LEGAL ENTITY, first describe the entity, then provide the name, business address, and the percentage of interest of all individuals or legal entities having an ownership or other beneficial interest in the entity. Describe the entity:

N/A - Corporation

Name	Business	Address	Percentage Interest
N/A - Corporation			

SECTION TWO: BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS

A. DEFINITIONS AND DISCLOSURE REQUIREMENT

1. The Undersigned must indicate whether it had a "doing business" relationship or had a "financial interest" with a City elected official in the 12 months before the date this EDS is signed.
2. Pursuant to the City Code of Ethics, Section 1-9-1 et seq. and specifically Section 1-9-3 and Section 1-9-5 of the Municipal Code of Des Plaines (the "Municipal Code"), "doing business" and "financial interest" are defined as follows:

DOING BUSINESS:

Any combination of sales, contracts, or purchases, with the City or any City Agency in an amount in excess of ten thousand dollars (\$10,000.00) in any twelve (12) consecutive months.

FINANCIAL INTEREST:

A. Any interest as a result of which the owner currently receives or is entitled to receive in the future more than two thousand five hundred dollars (\$2,500.00) per year; or

B. Any interest with a cost or present value of five thousand dollars (\$5,000.00) or more; or

C. Any interest representing more than ten percent (10%) of a corporation, partnership, sole proprietorship, firm, enterprise, franchise, organization, holding company, joint stock company, receivership, trust or any legal entity organized for profit; provided, however, financial interest shall not include:

1. Any publicly held stock traded on a recognized exchange;
2. The authorized compensation paid to an official or employee for his office or employment;
3. Any economic benefit provided equally to all residents of the city;
4. A time or demand deposit in a financial institution;

5. An endowment or insurance policy or annuity contract purchased from an insurance company.

B. CERTIFICATION

1. Has the Undersigned had a "doing business" relationship or "financial interest" with any City elected official in the 12 months before the date this EDS is signed?

Yes No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s). Attach additional sheet if necessary:

N/A

SECTION THREE: DISCLOSURE OF RETAINED PARTIES

A. DEFINITIONS AND DISCLOSURE REQUIREMENTS

1. The Undersigned, must disclose certain information about attorneys, lobbyists, accountants, consultants, subcontractors, and any other person whom the Undersigned has retained or expects to retain in connection with the Matter. In particular, the Undersigned must disclose the name of each such person, his/her business address, the nature of the relationship, and the total amount of the fees paid or estimated to be paid. For this section 3, the Undersigned is not required to disclose employees who are paid solely through the Applicant's regular payroll.

"Lobbyist" means any person (i) who undertakes to influence any legislative or administrative action, or (ii) any part of whose duty as an employee of another includes undertaking to influence any legislative or administrative action. **For the purposes of this section only, a person may be a Lobbyist, within the meaning of the above definition, even if he or she is not registered with the State of Illinois as a Lobbyist.**

2. If the Undersigned is uncertain whether a disclosure is required under this Section 3, the Undersigned must attach to this EDS a letter specifying the question on disclosure or make the disclosure.

B. DISCLOSURE – attach additional pages, if necessary.

1. Each and every attorney, lobbyist, accountant, consultant, subcontractor, or other person retained or anticipated to be retained directly by the Undersigned with respect to or in connection with the Matter is listed below [begin list here, add sheets as necessary]:

Name	Business Address	Relationship to Undersigned (attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated)
	Thompson Coburn LLP (Shannon Sheehan)	55 E. Monroe, 37th Floor, Chicago, IL 60603	Attorney \$4,500 (\$2,000 of \$4,500 paid)

2. Indicate for each whether retained or anticipated to be retained.

Name	Status
Thompson Coburn LLP	Retained

CHECK HERE IF NO SUCH INDIVIDUALS HAVE BEEN RETAINED BY THE UNDERSIGNED OR ARE ANTICIPATED TO BE RETAINED BY THE UNDERSIGNED.

3. Has any owner, officer, manager, or employee of Applicant ever plead guilty, been found guilty, received supervision, plead nolo contendere (no contest) to any felony within the last five (5) years? Check one: No . Yes _____. If yes, complete section below or attach additional sheet(s) identifying person, charge, date of finding, Court name and branch and case docket number.

Name	Relationship with company	Date of plea or court action

Court in which plea made	County, and State or District

Nature of offense:

4. State whether any person or company identified in response to section 3 B. 1 above has ever plead guilty, been found guilty, received supervision, plead nolo contendere (no contest) to any felony within the last five (5) years. Check one: No . Yes _____. If yes complete section below or attach additional sheet(s) identifying person, charge, dated of finding, Court name and branch and case docket number.

Name	Relationship with company	Date of plea or court action

Court in which plea made

County, State, or District

Nature of offense:

SECTION FOUR: CERTIFICATIONS

A. CERTIFICATION OF COMPLIANCE

For purposes of the certifications in 1, 2, and 3 below, the term "affiliate" means any individual or entity that, directly or indirectly: controls the Undersigned, is controlled by the Undersigned, or is, with the Undersigned, under common control of another individual or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members; shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with the federal government or a state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity.

1. The Undersigned is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, *or the Internal Revenue Service* nor is the Undersigned or its affiliates delinquent in paying any fine, fee, tax or other charge owed to the City. This includes all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes. If there are any such delinquencies, note them below:

None

If the letters "NA," meaning "not applicable" or the word "None," or no response appears on the lines above, it will be conclusively presumed that the Undersigned is not delinquent and has certified to the above statements.

2. The Undersigned and its affiliates have not, in the past five years, been found in violation of any City, state or federal environmental law or regulation. If there have been any such violations, note them below:

None

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Undersigned had no violations and certified to the above statements.

3. If the Undersigned is the Applicant, the Undersigned and its affiliates will not use, nor permit their subcontractors to use, any facility on the U.S. EPA's List of Violating Facilities in connection with the Matter for the duration of time that such facility remains on the list.

4. The Undersigned will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Section Four, 1, (1-3) above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Undersigned has reason to believe has not provided or cannot provide truthful certifications.

If the Undersigned is unable to make the certifications required in Section Four, paragraph A (3) and (4) above, provide an explanation:

None

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

B. FURTHER CERTIFICATIONS

1. The Undersigned and, if the Undersigned is a legal entity, its principals (officers, directors, partners, members, managers, executive director):

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. Have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in clause (1)(b) of this section;
- d. Have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. Have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, in any

criminal or civil action instituted by the City or by the federal government, any state, or any other unit of local government.

- f. Have not, within a five-year period preceding the date of this EDS, filed for, or acquiesced in the filing of, (i) any bankruptcy, reorganization, debt arrangement or other case or proceeding under any bankruptcy or insolvency law, or (ii) any dissolution, liquidation or foreclosure.

2. The certifications concern:

- the Undersigned;
- any party participating in the performance of the Matter ("an **Applicable Party**");
- any "**Affiliated Entity**" (meaning an individual or entity that, directly or indirectly: controls the Undersigned, is controlled by the Undersigned, or is, with the Undersigned, under common control of another individual or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity); with respect to Applicable Parties, the term Affiliated Entity means an individual or entity that directly or indirectly controls the Applicable Party, is controlled by it, or, with the Applicable Party, is under common control of another individual or entity;
- any responsible official of the Undersigned, any Applicable Party or any Affiliated Entity or any other official, agent or employee of the Undersigned, any Applicable Party or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Undersigned, any Applicable Party or any Affiliated Entity (collectively "Agents").

Neither the Undersigned, nor any Applicable Party, nor any Affiliated Entity of either the Undersigned or any Applicable Party nor any Agents have, during the five years before the date this EDS is signed, or, with respect to an Applicable Party, an Affiliated Entity, or an Affiliated Entity of an Applicable Party during the five years before the date of such Applicable Party's or Affiliated Entity's contract or engagement in connection with the Matter:

- A. Bribe or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- B. Agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint

of freedom of competition by agreement to bid a fixed price or otherwise;
or

- C. Made an admission of such conduct described in (1) or (2) above that is a matter of record, but have not been prosecuted for such conduct; or

3. The Undersigned understands and shall comply with State Statutes and the City Code of Ethics, Section 1-9-1 et seq. of the Des Plaines Municipal Code.

4. Neither the Undersigned, Affiliated Entity or Applicable Party, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. If the Undersigned is unable to certify to any of the above statements in this Part III, the Undersigned must explain below:

None

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

C. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Section 1-9-1 et seq. of the Municipal Code have the same meanings when used in this Part III.

1. In accordance with Section 1-9-3 of the Municipal Code:
Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person in the Matter?

Yes No

NOTE: If you answered "No" to Item C(1), you are not required to answer Items C(2) or (3) below. Instead, review the certification in Item C(4) and then proceed to Section Five. If you answered "Yes" to Item C(1), you must first respond to Item C(2) and provide the information requested in Item C(3). After responding to those items, review the certification in Item C(4) and proceed to Section Five.

2. Unless sold pursuant to a process of competitive bidding, no City elected official or employee shall have a financial interest in his or her own name or in the name

of any other person in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part V.

Does the Matter involve a City Property Sale?
 Yes No

3. If you answered "yes" to Item C(1), provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest
_____	_____	_____
_____	_____	_____
_____	_____	_____

4. The Undersigned further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

SECTION FIVE: DISCLOSURE OF A FAMILIAL RELATIONSHIP

A. The Undersigned must disclose whether such Applicant or any Applicable Party (as defined below) or any spouse or domestic partner thereof currently has a "familial relationship" with any elected City official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Undersigned or any Applicable Party or any spouse or domestic partner thereof is related to the mayor, any councilman, or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means any (1) officer, member, manager, partner or executive director, of a legal entity or any person exercising similar authority, or (2) any person having more than a 7.5 percent ownership interest in the Applicant as listed in Section I.B,

B. Does the Undersigned or any "Applicable Party" or any spouse or domestic partner thereof currently have a "familial relationship" with an elected City official or department head?

Yes No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

SECTION SIX: CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

The Undersigned understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Undersigned understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based including, but not limited to, compliance with the City Code of Ethics.

B. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded, void or voidable), at law, or in equity, including terminating the Undersigned's participation in the Matter and/or declining to allow the Undersigned to participate in other transactions with the City.

C. Some or all of the information provided on this EDS and any attachments to this EDS may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. **By completing and signing this EDS, the Undersigned waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS, and conduct any background investigation which may be necessary as a result of this EDS.**

D. The Undersigned has not withheld or reserved any disclosures as to economic interests in the Undersigned, or as to the Matter, or any information, data or plan as to the intended use or purpose for which the Applicant seeks economic entitlements requiring City Council approval.

E. The information provided in this EDS must be kept current. In the event of changes, the Undersigned must supplement this EDS up to the time the City takes action on the Matter and recertify the supplemental matters.

CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS on behalf of the Applicant, and (2) warrants that all certifications and statements contained in this EDS are true, accurate and complete as of the date furnished to the City.

Cozzini Bros., Inc.

(Print name of individual or legal entity submitting this EDS)

Date: _____

By:

(Sign here)

Print name of signer

Title of signer

SUBSCRIBED and SWORN to before
me this _____, day of _____, 201__.

NOTARY PUBLIC

(SEAL)

SUPPLEMENTARY RE-CERTIFICATION PAGE

DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council if supplementary information is filed by you. If unable to recertify truthfully, the Undersigned must complete a new EDS with correct or corrected information)

SUPPLEMENTARY RE-CERTIFICATION

This re-certification is being submitted in connection with _____ [identify the Project Name and Address]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Undersigned, (2) warrants that all certifications and statements contained in the Undersigned's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its foregoing acknowledgments after submission of supplementary materials.

Edward Finnegan _____ Date: _____
(Print or type name of individual or legal entity submitting this recertification)

By:

(Sign here)

Print or type name of signatory:

Title of signatory: .

Project name and address: 350 Howard - Class 6(b)
Cozzini Bros., Inc.
Entity this EDS is re-certified for:

SUBSCRIBED and SWORN to before
me this _____, day of _____, 201__.

NOTARY PUBLIC (SEAL)

E. The information provided in this EDS must be kept current. In the event of changes, the Undersigned must supplement this EDS up to the time the City takes action on the Matter and recertify the supplemental matters.

CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS on behalf of the Applicant, and (2) warrants that all certifications and statements contained in this EDS are true, accurate and complete as of the date furnished to the City.

Cozzini Bros., Inc.
(Print name of individual or legal entity submitting this EDS)

Date: 6/26/15

By: [Signature]
(Sign here)

Edward Finnegan
Print name of signer

CEO
Title of signer

SUBSCRIBED and SWORN to before
me this 26th day of June, 2015.
Heather Lindgren
NOTARY PUBLIC



(SEAL)

Initial Class 6(b) Application for Addition at 350 Howard

Exhibit E:

Identification of Persons or Entities Having An Interest in the Property

Property Owner

OOO Properties LLC
2023 Burr Oak Drive West
Glenview, Illinois 60025

Oswald Cozzini - 50% Manager OOO Properties LLC
2023 Burr Oak Drive West
Glenview, Illinois 60025

Madeline Cozzini – 50% Manager OOO Properties LLC
2023 Butt Oak Drive West
Glenview, Illinois 60025

Occupant

Cozzini Bros., Inc.
350 Howard Street
Des Plaines, Illinois 60018

Ed Finnegan – CEO, President, Assistant Treasurer, Assistant Secretary
350 Howard Street
Des Plaines, Illinois 60018

Joe Buvel – CFO, Treasurer, Secretary
350 Howard Street
Des Plaines, Illinois 60018

Oscar Cozzini – Chairman of the Board
350 Howard Street
Des Plaines, Illinois 60018

WARRANTY DEED

ILLINOIS STATUTORY
(Corporation to Limited Liability Company)



Doc#: 0500702544
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 01/07/2005 11:14 AM Pg: 1 of 5

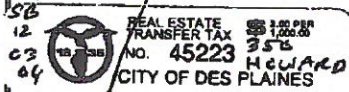
121 C71
NAF
McConk

MAIL TO:

John G. Wolf, Attorney at Law
3901 North Lincoln Avenue
Chicago, IL 60613

NAME & ADDRESS OF TAXPAYER:

OOC Properties, LLC
350 Howard St.
Des Plaines, IL 60010



RECORDER'S STAMP

8032178

THE GRANTOR The Chicago Faucet Company*
a corporation created and existing under and by virtue of the laws of the State of Delaware for and in
consideration of \$1,100,000.00 DOLLARS and other good and valuable considerations in hand
paid, and pursuant CONVEYS AND WARRANTS to OOC Properties, LLC, an Illinois limited liability company,
that the title is good, indefeasible in fee simple and free and clear of
encumbrances**

(Grantees' Address) 3901 North Lincoln Avenue, Chicago, IL 60613
of the City of Chicago County of Cook State of Illinois all interest in the following
described real estate situated in the County of Cook, in the State of Illinois, to wit:

*Formerly known as TRD Acquisition Corp., a Delaware corporation

**Except for those permitted exceptions set forth on Exhibit B attached hereto
and incorporated herein,

See legal description attached hereto as Exhibit A and incorporated herein.

NOTE: If complete legal cannot fit in this space, leave blank and attach a
separate 8-1/2" x 11" sheet, with minimum of 1/2" clear margin on all sides.

Permanent Index Number(s): 09-30-101-029-0000
Property Address: 350 North Howard Street, Des Plaines, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to these presents by _____
its member, this 17 day of December, 20 04.

THE CHICAGO FAUCET COMPANY, a Delaware corporation

BY: Robert Gilbert
Its: Vice President

BY:
Its:

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

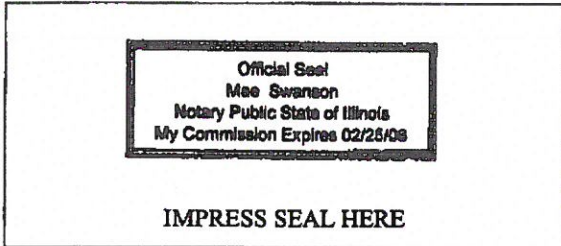
BOX 334 CTI

STATE OF Illinois } ss.
County of, Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert Gilbert personally known to me to be the Vice President of The Chicago Faucet Company, Inc., a corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such member, he signed, sealed and delivered the instrument, pursuant to authority of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17 day of December, 20 04.

My commission expires on 2/25, 20 06. Mae Swanson
Notary Public



_____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

David M. Sanders, Esq.
Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 2100
Milwaukee, WI 53202

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4,

REAL ESTATE TRANSFER ACT

DATE: _____

Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

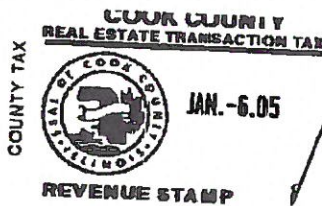
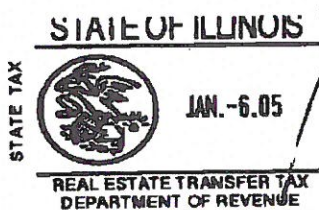


EXHIBIT A

Legal Description

PARCEL 1:

LOT 1 IN AGSCO CORPORATION SUBDIVISION, A RESUBDIVISION OF PART OF LOT 6 IN GEORGE H. GEILS' SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND OF THE SOUTH 14.70 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DES PLAINES, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 1 AS GRANTED AND CREATED BY AGREEMENT BY AND BETWEEN BOYCE PRODUCTS INC., AND AMERICAN GRADED SAND COMPANY, A CORPORATION OF ILLINOIS DATED AUGUST 15, 1979 AND RECORDED AUGUST 29, 1979 AS DOCUMENT 25122568 FOR RAIL OPERATION AND MAINTENANCE OVER THAT PORTION OF LOT 3 OF AGSCO CORPORATION SUBDIVISION WHICH LIES EASTERLY OF A CURVED LINE 9.5 FEET WEST OF AND CONCENTRIC WITH THE CENTER LINE OF THE RAILROAD TRACK LOCATED ON LOT 3.

EXHIBIT B

Permitted Encumbrances

1. COVENANTS AND RESTRICTIONS CONTAINED IN DEED RECORDED OCTOBER 29, 1965 AS DOCUMENT 19633622 MADE BY EVANSTON TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 4, 1964 AND KNOWN AS TRUST NUMBER 592, TO AMERICAN GRADED SAND COMPANY, A CORPORATION OF ILLINOIS RELATING TO THE CONSTRUCTION OF BUILDINGS, MATERIALS, PARKING AREAS; OUTSIDE STORAGE BE PROPERLY FENCED AND SCREENED FROM SIDE LOT LINES; SIGNS; ALL FRONT AREAS IN FRONT OF BUILDINGS OTHER THAN PARKING, DRIVEWAYS, AND WALKS MUST BE LANDSCAPED AND MAINTAINED; FRONT YARD AND SIDE YARD SET BACK REQUIREMENTS OF DES PLAINES CODES AND ORDINANCES

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

2. DECLARATION OF EASEMENT CONTAINED IN DEED RECORDED OCTOBER 29, 1965 AS DOCUMENT 19633622 MADE BY EVANSTON TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 592, ITS SUCCESSORS AND ASSIGNS, TO USE, INSTALL, REPAIR, REPLACE AND MAINTAIN UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, GAS, ELECTRICITY, TELEPHONE AND WATER FACILITIES, AND FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE EAST 20 FEET OF THE LAND.

3. EASEMENT FOR UTILITIES OVER THE EAST 20 FEET OF THE LAND AS SHOWN ON THE PLAT OF AGSCO CORPORATION SUBDIVISION, AFORESAID, RECORDED AUGUST 26, 1969 AS DOCUMENT 20941047.

4. EASEMENT OVER THE WEST 24 FEET OF LOT 1 IN AGSCO CORPORATION SUBDIVISION AFORESAID, FOR INGRESS AND EGRESS, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 26, 1969 AS DOCUMENT 20941047.

5. EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE WEST 24 FEET OF PARCEL 1 AS CREATED AND GRANTED BY AGREEMENT BY AND BETWEEN AMERICAN GRADED SAND COMPANY, BOYCE PRODUCTS, INC., AN ILLINOIS CORPORATION AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1979 AND KNOWN AS TRUST NUMBER 101427 DATED AUGUST 15, 1979 AND RECORDED AUGUST 29, 1979 AS DOCUMENT 25122569.

MW\1152876KCR:TAS 12/16/04

If Current Improvements are Vacant And No Class 6(b) Renewal is Granted

Year	Land Market Value	Building Market Value	Land Assessed Value at 25%	Building Assessed Value at 25%	Occupancy Factor	Improvement Assessment if Vacant	Total Assessment if Vacant	2014 Equalizer	2014 Tax Rate	Estimates Annual Taxes
2016	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2017	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2018	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2019	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2020	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2021	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2022	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2023	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2024	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2025	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2026	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
2027	\$402,830	\$768,770	100,708	192,193	20%	38,439	139,146	2.7253	10.8590%	\$41,179
TOTAL TAXES OVER 12 YEARS										\$494,147

Existing Building with Class 6(b) Renewal with NO ADDITION

	Current Land Market Value	Current Building Market Value	Current Total Market Value	Assessment Ratio	Total Assessment		2014 Equalizer	2014 Tax Rate	Estimates Annual Taxes
					With Class 6	2014 Equalizer			
2016	\$402,830	\$768,770	\$1,171,600	10%	117,160	2.7253	10.8590%	\$34,672	
2017	\$402,830	\$768,770	\$1,171,600	10%	117,160	2.7253	10.8590%	\$34,672	
2018	\$402,830	\$768,770	\$1,171,600	10%	117,160	2.7253	10.8590%	\$34,672	
2019	\$402,830	\$768,770	\$1,171,600	10%	117,160	2.7253	10.8590%	\$34,672	
2020	\$402,830	\$768,770	\$1,171,600	10%	117,160	2.7253	10.8590%	\$34,672	
2021	\$402,830	\$768,770	\$1,171,600	10%	117,160	2.7253	10.8590%	\$34,672	
2022	\$402,830	\$768,770	\$1,171,600	10%	117,160	2.7253	10.8590%	\$34,672	
2023	\$402,830	\$768,770	\$1,171,600	10%	117,160	2.7253	10.8590%	\$34,672	
2024	\$402,830	\$768,770	\$1,171,600	10%	117,160	2.7253	10.8590%	\$34,672	
2025	\$402,830	\$768,770	\$1,171,600	10%	117,160	2.7253	10.8590%	\$34,672	
2026	\$402,830	\$768,770	\$1,171,600	15%	175,740	2.7253	10.8590%	\$52,009	
2027	\$402,830	\$768,770	\$1,171,600	20%	234,320	2.7253	10.8590%	\$69,345	

TOTAL TAXES OVER 12 YEARS

\$468,077

Existing Building with Class 6(b) Renewal INCLUDING ADDITION also with Class 6(b)

Year	Current Land Market Value	Current Existing		Estimated Market Value of Addition*	Total Market Value with Addition	Assessment Ratio	Total Assessment With Class 6	2014 Equalizer	2014 Tax Rate	Estimates Annual Taxes
		Improvement Market Value	Market Value							
2016	\$402,830	\$768,770	\$500,348	\$1,671,948	10%	167,195	2.7253	10.8590%	\$49,480	
2017	\$402,830	\$768,770	\$500,348	\$1,671,948	10%	167,195	2.7253	10.8590%	\$49,480	
2018	\$402,830	\$768,770	\$500,348	\$1,671,948	10%	167,195	2.7253	10.8590%	\$49,480	
2019	\$402,830	\$768,770	\$500,348	\$1,671,948	10%	167,195	2.7253	10.8590%	\$49,480	
2020	\$402,830	\$768,770	\$500,348	\$1,671,948	10%	167,195	2.7253	10.8590%	\$49,480	
2021	\$402,830	\$768,770	\$500,348	\$1,671,948	10%	167,195	2.7253	10.8590%	\$49,480	
2022	\$402,830	\$768,770	\$500,348	\$1,671,948	10%	167,195	2.7253	10.8590%	\$49,480	
2023	\$402,830	\$768,770	\$500,348	\$1,671,948	10%	167,195	2.7253	10.8590%	\$49,480	
2024	\$402,830	\$768,770	\$500,348	\$1,671,948	10%	167,195	2.7253	10.8590%	\$49,480	
2025	\$402,830	\$768,770	\$500,348	\$1,671,948	10%	167,195	2.7253	10.8590%	\$49,480	
2026	\$402,830	\$768,770	\$500,348	\$1,671,948	15%	250,792	2.7253	10.8590%	\$74,220	
2027	\$402,830	\$768,770	\$500,348	\$1,671,948	20%	334,390	2.7253	10.8590%	\$98,959	
TOTAL TAXES OVER 12 YEARS										\$667,976

* The taxpayer is unsure of the final market value the Assessor will give to the proposed addition. The estimate above is based on reconstructed proposed construction costs, but is in no way certain. Construction estimate from Keely Construction is attached along with reconstructed construction estimate.

Existing Building without Class 6(b) Renewal INCLUDING ADDITION also without Class 6(b)

Year	Current Land		Current Existing		Estimated Market Value of Addition*	Total Market Value with Addition	Assessment Ratio	Total Assessment With Class 6	2014 Equalizer	2014 Tax Rate	Estimates Annual Taxes
	Market Value	Improvement Market Value	Market Value	Market Value							
2016	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2017	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2018	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2019	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2020	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2021	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2022	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2023	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2024	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2025	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2026	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
2027	\$402,830	\$768,770	\$500,348	\$1,671,948	25%	417,987	2.7253	10.8590%	\$123,699		
TOTAL TAXES OVER 12 YEARS											\$1,484,391

* The taxpayer is unsure of the final market value the Assessor will give to the proposed addition. The estimate above is based on reconstructed proposed construction costs, but is in no way certain. Construction estimate from Keely Construction is attached along with reconstructed construction estimate.

New EAV OF DEVELOPMENT	
Current Building AV	76,877
Estimated Addition AV*	40,283
Current Land AV	50,135
TOTAL AV OF NEW DEVELOPMENT:	167,295
2014 Equalizer	2.7253
TOTAL ESTIMATED EQUALIZED AV OF NEW DEVELOPMENT:	455,929

*Based on 10% of estimated construction costs of \$501,349. Estimate from Contractor is included in Exhibit I. This is an estimate and we do not know how the County will assess the property.

<u>Number</u>	<u>Trade</u>	<u>Cost</u>
1	Utility Make-Safe/Demolition/Temp Protection	\$18,463.00
2	Site Grading/Excavation & Site Utilities	\$28,011.13
3	Landscape Restoration Allowance	\$6,500.00
4	Building & Site Concrete	\$40,193.00
5	Masonry	\$36,335.00
6	Metals (Structural & Misc. Steel)	\$42,425.00
7	Carpentry	\$8,542.00
8	Roofing & Insulation	\$23,588.00
9	Doors/Frames/Hardware/Windows	\$25,520.00
10	Finishes (Walls & Ceilings)	\$30,957.00
11	Flooring Allowances	\$14,564.00
12	Painting	\$4,866.20
13	Plumbing	\$25,300.00
14	Fire Protection	\$6,650.00
15	HVAC (Heating & Cooling)	\$26,480.00
16	Electrical	\$34,250.00
17	Fire Alarm Allowance	\$2,750.00
18	General Conditions	\$31,908.65
19	Building Permit Allowance	\$16,000.00
20	Architectural & Structural Design	\$30,000.00
21	Civil Engineering Design	\$5,000.00
22	Insurance	\$4,233.04
23	Fee	\$27,812.25
24	Testing-Inspection & Surveying	\$10,000.00
		\$500,348.27

6. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.

7. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 20941047, AFFECTING THE EAST 20 FEET OF THE LAND.

8. TERMS AND PROVISIONS OF THE ENVIRONMENTAL NO FURTHER REMEDIATION LETTER RECORDED ON JUNE 2, 2004 AS DOCUMENT NUMBER 0415435038.

Initial Class 6(b) Application for Addition at 350 Howard

Exhibit F:

Property/Industrial Use

There have been no changes in the use of the property since the initial application.

Cozzini Bros., Inc. is the tenant in the subject property. This is the same tenant who occupied the building when the initial incentive was granted. Cozzini Bros. has been in operation for over 100 years after being founded in Italy, then expanding to an international operation. The subject property is the company's headquarters including a large workshop and an office area used to support the industrial use in the workshop.

The property is used to warehouse knife blades as part of its rental program. The blades are taken in, sharpened and repaired if necessary, then held and warehoused until there is an order requesting that type of knife blade. This aspect of the operation is part of the "rental" program operated by the company where restaurants and other businesses can rent knife blades on an as-needed basis without worrying about sharpening and upkeep.

The workshop is also used to manufacture the knives used in the rental program by putting together the blade and handles once an order is received from a customer. These knives are put together, then shipped out to the client. The pieces used to put the knives together are also warehoused at the site,

The proposed new construction at the subject site is an addition to the existing building consisting of approximately 2,370 sf of office area to support the existing approximately 30,625 sf of workshop/warehouse area. The business, Cozzini Bros., Inc., that is currently a tenant in the existing building has included as part of the lease renewal their ability to build a 2,370 sf office addition. The business has grown and added so many jobs since it began operating at the subject site that the additional office space is needed to support the industrial use of the property. The addition will include five private offices, six cubicles, and a conference room. This addition will be built directly on to the existing building.

The existing workshop is approximately 30,625 square feet and the existing office is approximately 2,850 square feet of the total existing building square footage. The proposed office addition will be approximately 2,370 square feet.

Initial Class 6(b) Application for Addition at 350 Howard

Exhibit G:

See attached Calculations for existing building as vacant without Class 6, As occupied with Class 6, and as occupied without Class 6. Additionally, see calculation of existing building plus proposed addition both occupied with Class 6(b).

Initial Class 6(b) Application for Addition at 350 Howard

Exhibit H:

Tentative Lease Agreement

Cozzini Bros., Inc.

Cozzini Bros., Inc.
350 Howard Avenue
Des Plaines, Illinois 60018
Telephone: 224-217-6100
Toll Free: 888-846-7785
Fax: 224-217-6090

Cutlery Sharpening and
Cutting Edge Services
For The Foodservice and
Supermarket Industries

Via E-Mail

Revised: April 17, 2015

Mr. Oswald Cozzini
OOC Properties, LLC

RE: 350 Howard Avenue, Des Plaines, IL

Dear Oz,

Please confirm that the following reflects our agreement with respect to a 10-year extension of Cozzini's lease at the Howard Avenue location. Once you confirm by signing below that this correctly summarizes your proposal, I will present it to the Board of Cozzini and hopefully come back to you with a decision in short order on whether we wish to stay or will be moving. Assuming we decide to accept your proposal, I would work with you to prepare a lease on an expedited basis.

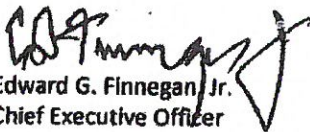
Landlord	OOC Properties, LLC ("Landlord")
Tenant	Cozzini Bros., Inc. ("Tenant")
Property Address	350 Howard Avenue Des Plaines, IL 60018
Size	34,650 SF (including a 2,370 SF office addition to be constructed once a lease is signed)
Commencement Date	September 1, 2015
Initial Term	10 years
Options	Any time following the expiration of the first 5 years of the lease term, Tenant shall have the right to terminate the lease by providing Landlord with 90 days prior written notice. Tenant shall have the right to extend the term of the lease for five years at a then fair market rent to be negotiated provided Tenant delivers written notice exercising such right no later than 150 days prior to the expiration of the Initial Term.
Gross Rent	\$18,412 per month fixed for the Initial Term. This is a gross amount which includes real estate taxes, building insurance and common area maintenance charges (as defined below).

Maintenance and Repairs	<p>Tenant shall, at its own cost and expense except as provided below, keep the leased premises in good order and condition. Landlord shall, at its own cost and expense, be responsible for the following: any required inspection, repair or replacement of the roof; any required inspection, repair or replacement of any HVAC equipment; quarterly maintenance inspections under service contract, including any necessary repairs, of all HVAC equipment; any required inspection, repairs, sealing, striping or replacement of the parking area; all exterior maintenance costs, including, but not limited to, tuck pointing, window seals and window replacement. The lease agreement will provide a reasonable process for Landlord notification of necessary repairs and a means for Tenant to make such repairs in the event Landlord fails to respond on a timely basis.</p> <p>Landlord and Tenant acknowledge that many of the Landlord responsibilities enumerated above are currently the responsibility of the Tenant. Landlord and Tenant agree that upon the signing of the lease, Tenant shall provide Landlord with a one-time payment of \$32,214.00 which Landlord shall use in good faith to make repairs to the building and grounds. Landlord further acknowledges that following said payment it shall have no further claim against Tenant under the current lease agreement for any other maintenance, replacement or repair expenses.</p>
Expenses/CAM	<p>Landlord is responsible for all landscaping and snow removal expenses (including expenses for the common driveway shared with the building to the west). Tenant is responsible for fire alarm, sprinkler inspections, and utilities, including electric, gas, water and sewage.</p>
Improvements	<p>Landlord and Tenant have been working together on plans for a 2,370 SF addition to the premise offices. These plans, which generally provide for finishes to match the current offices, are currently memorialized in the attached architectural drawing and construction cost estimate provided by Keeley Construction, Inc. (see attached) and dated February 18, 2015. Upon the signing of the lease, Landlord shall commence construction activities and work toward projection completion (as determined by a certificate of occupancy) as soon as possible. Landlord will assume all responsibilities for permitting and construction, including negotiations with local municipalities and day-to-day oversight of the contractor. Landlord will consult with Tenant on initial negotiations with the contractor. Landlord shall charge no fee for such services. Tenant shall pay up to \$500,000 in project costs upon the receipt of contractor invoices. Landlord shall bear any construction and other associated costs in excess of \$500,000, except in the event Tenant requests changes to the attached plans that result in a formal change order. The lease will outline a mutually acceptable change order process. Landlord will deliver premises in compliance with all governmental codes. Tenant will bear the cost of all furniture and low voltage lines for data and telephone.</p>
Tenant's Use	<p>Premises can be used for all legal activities, including but not limited to, office functions, cutlery sharpening and cleaning services, warehousing and vehicle storage.</p>
Parking	<p>Notwithstanding the building addition to the west of the current property, there will be no reduction in the number of parking spaces currently provided to Tenant. In addition, as part of a parking lot renovation to be completed in 2015, Landlord will provide 6-10 additional parking spaces in the area abutting the North wall of the building assuming that it is legally permissible.</p>

Landlord and Tenant agree that the terms set forth herein are intended merely as an outline for negotiation of a lease and only reflect a present understanding of the discussions that have taken place to date. Landlord and Tenant agree that in no event does this proposal constitute a formal or binding agreement and that the provisions hereof are not binding on either party.

Sincerely,

COZZINI BROS., INC.


Edward G. Finnegan, Jr.
Chief Executive Officer

AGREED AND ACCEPTED:

OOC PROPERTIES, LLC

Oswald Cozzini
Member

Date: _____

Parking	Notwithstanding the building addition to the west of the current property, there will be no reduction in the number of parking spaces currently provided to Tenant. In addition, as part of a parking lot renovation to be completed in 2015, Landlord will provide 6-10 additional parking spaces in the area abutting the North wall of the building. <small>PERMIT REQUIRED FOR THIS PROJECT. THE PERMIT IS CURRENTLY UNDER REVIEW.</small>
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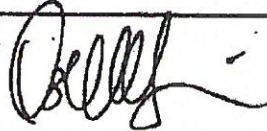
Landlord and Tenant agree that the terms set forth herein are intended merely as an outline for negotiation of a lease and only reflect a present understanding of the discussions that have taken place to date. Landlord and Tenant agree that in no event does this proposal constitute a formal or binding agreement and that the provisions hereof are not binding on either party.

Sincerely,

COZZINI BROS., INC.

Edward G. Finnegan, Jr.
Chief Executive Officer

AGREED AND ACCEPTED:
OCC PROPERTIES, LLC



Oswald Cozzini
Member

Date: 4/17/15

Initial Class 6(b) Application for Addition at 350 Howard

Exhibit I:

Expected Construction Costs of Addition



245 Sidney Court P. 800.833.8000 www.koraley.com
 Villa Park IL 60111 P. 408.433.7288

Cozzini Cutlery Office Addition Preliminary Budget Scheme 2

Project Name	Cozzini Cutlery Imports
Client	Cozzini Cutlery Imports
Project Manager	[Name]
Architect	[Name]
Interior Designer	[Name]
Contractor	[Name]

Summary of Costs

Item #	Description	Quantity	Unit	Cost	Notes
1	CEILING	1	Sq. Ft.	10,000.00	...
2	Floor	1	Sq. Ft.	10,000.00	...
3
4
5
6
7
8
9
10
11
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Notes: ...

Alternates

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CLASS 6B ELIGIBILITY BULLETIN

Cook County Living Wage Ordinance

Please be advised that every applicant for this incentive will be required to provide an affidavit to the Assessor's Office to confirm compliance with the Cook County Living Wage Ordinance. The Cook County Assessor will not grant any request for incentive classification until it receives the required affidavit.

Incentive Benefits

The Class 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 rehabilitation of existing industrial structures, and the industrial reutilization of abandoned buildings. The goal of Class 6b is to attract new industry, stimulate expansion and retention of existing industry and increase employment opportunities.

Under the incentive provided by Class 6b, qualifying industrial real estate would be eligible for the Class 6b level of assessment from the date that new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value.

Where buildings or other structures qualify for the incentive as new construction or as abandoned property as defined below, the reduced level of assessment under Class 6b will apply to those structures in their entirety as well as to the land upon which they are situated. Where there is substantial rehabilitation of an existing structure which has not been abandoned, the reduced incentive level of assessment is applicable to the additional market value attributable to the rehabilitation, including qualified land related to the rehabilitation. ***(Please note that the additional value attributable to the rehabilitation for assessment purposes is likely to be lower than the actual amount spent on the rehabilitation.)*** Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel.

Eligibility Requirements

Real estate is eligible for Class 6b status under the following conditions:

1. The real estate is used primarily for "industrial purposes".
2. There is either (a) new construction, (b) substantial rehabilitation, or (c) substantial re-occupancy of "abandoned" property.
3. An Eligibility Application and supporting documents have been timely filed with the Office of the Assessor according to deadlines as set forth in the "What Must Be Filed" and "Time for Filing" sections of this Bulletin.
4. The municipality in which such real estate is located (or the County Board, if the real estate is located in an unincorporated area) must, by lawful resolution or ordinance, expressly state that it supports and consents to the filing of a Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property.

The following definitions, as set forth in the Cook County Real Property Assessment Classification Ordinance, pertain to the Class 6b incentive provision:

Industrial purposes: "Any real estate used primarily in manufacturing ... or in the extraction or processing of raw materials unserviceable in their natural state to create new physical products or materials, or in the processing of materials for recycling, or in the transportation or storage of raw materials or finished or partially finished physical goods in the wholesale distribution of such materials or goods for sale or leasing."

Manufacturing: "The material staging and production of goods used in procedures commonly regarded as manufacturing, processing, fabrication, or assembling which changes existing material into new shapes, new qualities, or new combinations and including research and development associated with the production of goods."

Abandoned property: "Buildings and other structures that, after having been vacant and unused for at least 24 continuous months, are purchased for value by a purchaser in whom the seller has no direct financial interest." An exception to this definition shall be, "if the municipality or the Board of Commissioners, as the case may be, finds that special circumstances justify finding that the property is 'abandoned' for the purpose of Class 6b."

The finding of abandonment, along with the specification of the special circumstances, shall be included in the resolution or ordinance supporting and consenting to the incentive application. Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed "abandoned" where:

- A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
- B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

If the ordinance or resolution containing a finding of "special circumstances" is that of a municipality, the approval of the County Board of Commissioners is required to validate such a finding that the property is deemed "abandoned" for purposes of the incentive, and a resolution to that effect shall be included with the eligibility application.

What Must Be Filed

An applicant seeking the reclassification of real estate to Class 6b is required to file a "Class 6b Eligibility Application" with the Office of the Assessor. At the time of filing the application, a filing fee of \$500.00 must be paid. In addition, an applicant may submit, at the same time, a certified copy of an ordinance or resolution adopted by the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) expressly stating that it supports and consents to the filing of a Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property. If the resolution is not filed at the time the Eligibility Application is submitted to the Assessor, the applicant must file, at that time, a letter from the municipality or the County Board confirming that a resolution or ordinance supporting the incentive has been requested. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must also file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested.

Should the municipality or the County Board, at a later date, deny the applicant's request for a resolution or ordinance, whether or not construction or re-occupancy has begun, the applicant will be deemed ineligible for reclassification to Class 6b. Any information that is not known or any supporting documents that are not available at the time of the initial filing must be submitted as a supplement to the Application.

After the construction or re-occupancy has taken place, an applicant must also file an "Incentives Appeal Form" requesting that the real estate be reclassified to Class 6b. At the time of filing the appeal, an appeal fee of \$100.00 must be paid. If a resolution from the municipality where the property is located, or the Cook County Board of Commissioners if located in an unincorporated area, was not filed with the Eligibility Application, the applicant must file a certified copy of the resolution or ordinance supporting the incentive at this time. No final action on a request for reclassification to Class 6b will be taken until an Appeal and an Eligibility Application, along with the required documentation as described therein, are completed and filed with the Office of the Assessor.

In addition, during the term of the incentive, the Class 6b recipient must file a triennial affidavit attesting to the use of the property and the number of workers employed at the Class 6b site. The Assessor will mail Class 6b recipients the affidavit forms at the time of their triennial reassessments. The affidavit must be signed, notarized and returned to the Assessor within three weeks. Failure to file the triennial affidavits within that time will result in the loss of the incentive.

Time for Filing

The Eligibility Application along with the appropriate resolution or letter confirming that a resolution has been requested *must be filed* with the Assessor *prior to*, but no earlier than one year before, *commencement of new construction* (excluding demolition, if any) *or substantial rehabilitation*. With respect to abandoned property, the eligibility application must be made to the Assessor ***prior to the commencement of the reoccupation of the vacant and unused property.***

Where reoccupation of "abandoned" property and subsequent substantial rehabilitation is planned, a single Eligibility Application and resolution, ordinance, or letter confirming that a resolution has been requested, may be filed for both situations, provided that the Application is filed prior to the commencement of reoccupation and such rehabilitation.

To finalize the classification change, a "Real Estate Assessed Valuation Appeal" must be filed after the construction or re-occupancy has taken place. In instances where a certified copy of an ordinance or resolution expressly stating that the municipality or County Board supports and consents to filing of a Class 6b Application has not yet been filed, it must be filed at this time. For the purpose of certifying final assessments on a timely basis to the Board of Appeals, deadlines for filing Appeals are established on a township basis. Check with the Office of the Assessor to determine when the deadline occurs for a particular township.

The 6b classification may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level, by filing a renewal application and a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located, or by the County Board, if located in an unincorporated area of Cook County, expressly stating that it supports and consents to the renewal of the Class 6b incentive and that it has determined that the industrial use of the property is necessary and beneficial to the local economy. The notice of intent to request renewal will be forwarded by the Assessor's Office to the Cook County Board. The owners must notify the Assessor's Office of their intent to request renewal at the time they request a resolution or ordinance agreeing to the renewal from the municipality or County Board. The number of renewal period requests is not limited.

Questions regarding Class 6b may be directed to the Development Incentives Department of the Office of the Cook County Assessor, Room 301, 118 North Clark Street, Chicago, Illinois 60602, (312) 603-7529.

Cutlery Moving Headquarters From DP To Elk Grove

Posted: Wednesday, December 3, 2014 10:00 am

A Des Plaines-based national cutlery company is expanding and moving its corporate headquarters from Des Plaines west to Elk Grove Village.

Elk Grove Village trustees approved a conditional Class 6B property tax incentive recommendation to Cook County for a 53,000 sq. ft. property at 751 Pratt Ave., which would be leased to Cozzini Brothers, a national company founded more than a century ago.

Cozzini headquarters are currently based in Des Plaines in a 32,000 sq. ft. building.

An Elk Grove Village report says Cozzini Brothers intends to move its entire workforce of 72 full time and two part time positions to the new Elk Grove Village facility and would hire an additional 10 to 20 full time employees once the facility opens.

A 6B property tax incentive lowers tax rates from 25% to 10% for 10 years, increases them to 15% in year 11, 20% in year 12 and returns them to 25% in year 13.

The Pratt property has been vacant since the summer. A vacant building would bring the village less property tax revenue than an occupied building at the lower 6B rate.

Elk Grove Village requires promised improvements by the applicant for the 6B, in this case a company called VK 751 Pratt LLC, before passing on the recommendation to Cook County.

Village records show Cozzini Brothers plans to spend about \$700,000 rehabilitating the Pratt location. Property improvements would include sealcoating and re-stripping the parking lot, bringing a loading dock up to code, replacing front walkways, installing a new front facade element and new signage, installing 320 linear feet of floor drains and triple catch basins, interior renovations including energy efficient warehouse light fixtures, fire safety upgrades and office renovations.

To: City of Des Plaines Mayor and City Council

From: Shannon R. Sheehan on behalf of OOC Properties LLC

Date: July 2, 2015

Re: Class 6(b) Renewal Request for 350 Howard Street

The property located at 350 Howard Street in Des Plaines is owned by OOC Properties LLC. The property was purchased in December 2004 and subsequently occupied by Cozzini Bros., Inc. in 2006. The City of Des Plaines granted a resolution in support of a Class 6(b) Property Tax Incentive for the property in 2004 prior to the purchase. The Cook County Board of Commissioners also granted a resolution in support of the incentive due to special circumstances of vacancy less than 24 months. The Cook County Assessor first applied the incentive to the property in 2006 when all work was completed and the building was reoccupied.

At the time the resolution was requested, the buyer agreed to make improvements to the building adding to the property's safety, value, and aesthetics. After the purchase, but prior to occupancy, the new owners spent approximately \$1,400,000 improving the property. The improvements to the interior of the property include adding floor drains and exhaust fans in addition to instillation of sprinklers in the half of the building that did not have sprinklers at the time of purchase. Additional interior improvements included complete remodel of all offices in the building. The exterior of the building was improved by adding windows to the building, which did not have windows when purchased and adding a back drive.

The property owners would not have had the ability to spend \$1.4 million dollars updating the property to make these improvements without the benefit of the Class 6(b) Incentive, as they will not be able to build the proposed addition and continue operations without the renewal of the incentive.

At the time of the initial Class 6(b) application, Cozzini Bros. employed 50 people in Cook County and promised 12 more jobs with the help of the incentive. At the present time, Cozzini Bros. has more than delivered on that promise as it employs approximately 109 people full-time and the addition promises an additional 20-30 full-time positions at the subject site.

CITY OF DES PLAINES

RESOLUTION R - 130 - 15

A RESOLUTION SUPPORTING AND CONSENTING TO RENEWAL OF CLASS 6b CLASSIFICATION FOR THE PROPERTY LOCATED AT 350 HOWARD AVENUE.

WHEREAS, OOC Properties, LLC ("*Applicant*"), is the owner of that certain property commonly known as 350 Howard Avenue in the City and legally described in **Exhibit A** attached to, and by this reference made a part of, this Resolution ("*Subject Property*"); and

WHEREAS, the Subject Property is an approximately 94,785 square-foot parcel improved with an approximately 33,475 square-foot building that is occupied and used for industrial purposes; and

WHEREAS, on September 20, 2004, the City Council adopted Resolution R-108-04, supporting and consenting to Class 6b classification of the Subject Property under the Cook County Real Property Assessment Classification Ordinance ("*Classification Ordinance*"), and the Subject Property is currently classified as Class 6b under Cook County Control Number 61934 ("*6b Classification*"); and

WHEREAS, on June 29, 2015, the Applicant filed a notice of intent to request a 10-year renewal of the 6b Classification of the Subject Property ("*6b Renewal*") with the Office of the Assessor of Cook County ("*Assessor*"); and

WHEREAS, pursuant to the Classification Ordinance, the Assessor will not grant the 6b Renewal unless the City Council adopts a resolution: (i) finding that industrial use of the Subject Property is necessary and beneficial to the local economy; and (ii) expressing the City Council's support for and consent to the 6b Renewal; and

WHEREAS, the Applicant has requested that the City Council adopt a such a resolution; and

WHEREAS, the City Council has determined that supporting and consenting to the 6b Renewal will: (i) reduce the likelihood that the Subject Property will become abandoned and unproductive; (ii) preserve and increase employment opportunities within the City; (iii) help to stabilize the property tax base and maintain the current level of real estate taxes generated by the Subject Property; and (iv) serve the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION 2: DETERMINATION OF ELIGIBILITY AND APPROPRIATENESS. The City Council hereby finds and determines that industrial use of the Subject Property is necessary and beneficial to the local economy.

SECTION 3: SUPPORT AND CONSENT TO 6B RENEWAL. Pursuant to the Classification Ordinance, the City Council hereby supports and consents to the 6b Renewal for the Subject Property; provided, however, that the City Council does not consent to renewal of the Class 6b Classification of the Subject Property for a period longer than 10 years after the effective date of the 6b Renewal.

SECTION 4: DELIVERY. The City Council hereby directs the City Clerk to transmit a certified copy of this Resolution to the Applicant. The Applicant is responsible for filing such certified copy with the Assessor.

SECTION 5: EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval according to law.

PASSED this ____ day of _____, 2015.

APPROVED this ____ day of _____, 2015.

VOTE: AYES ____ NAYS ____ ABSENT ____

MAYOR

ATTEST:

Approved as to form:

CITY CLERK

Peter M. Friedman, General Counsel

DP-Resolution Supporting Class 6b Classification Renewal 350 Howard Ave
#36136430_v2

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

LOT 1 IN AGSCO CORPORATION SUBDIVISION, A RESUBDIVISION OF PART OF LOT 6 IN GEORGE H. GEIL'S SUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTH ½ AND OF THE SOUTH 14.70 FEET OF THE NORTH ½ OF THE NORTH ½ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DES PLAINES, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 1 AS GRANTED AND CREATED BY AGREEMENT BY AND BETWEEN BOYCE PRODUCTS INC., AND AMERICAN GRADED SAND COMPANY, A CORPORATION OF ILLINOIS DATED AUGUST 15, 1979 AND RECORDED AUGUST 29, 1979 AS DOCUMENT 25122568 FOR RAIL OPERATION AND MAINTENANCE OVER THAT PORTION OF LOT 3 OF AGSCO CORPORATION SUBDIVISION WHICH LIES EASTERLY OF A CURVED LINE 9.5 FEET WEST OF AND CONCENTRIC WITH THE CENTER LINE OF THE RAILROAD TRACK LOCATED ON LOT 3.

PIN: 09-30-101-029-0000

Commonly known as 350 Howard Avenue in Des Plaines, Illinois.

CITY OF DES PLAINES

RESOLUTION R - 131 - 15

A RESOLUTION SUPPORTING AND CONSENTING TO APPROVAL OF CLASS 6b CLASSIFICATION FOR PROPOSED IMPROVEMENTS TO THE PROPERTY LOCATED AT 350 HOWARD AVENUE.

WHEREAS, OOC Properties, LLC ("*Applicant*"), is the owner of that certain property commonly known as 350 Howard Avenue in the City and legally described in **Exhibit A** attached to, and by this reference made a part of, this Resolution ("*Subject Property*"); and

WHEREAS, the Subject Property is an approximately 94,785 square-foot parcel improved with an approximately 33,475 square-foot building ("*Building*"); and

WHEREAS, Cozzini Bros, Inc. ("*Lessee*"), leases the Building from Applicant and occupies and uses the Building for industrial purposes related to its commercial knife rental and sharpening business; and

WHEREAS, the Lessee desires to construct a 2,370 square-foot addition to the Building on the Subject Property ("*Proposed Improvement*") for office space necessary to support the Lessee's industrial use ("*Proposed Use*"); and

WHEREAS, the Applicant estimates the cost to construct the Proposed Improvement will be approximately \$501,349; and

WHEREAS, pursuant to Section 74-63 of the Cook County Real Property Assessment Classification Ordinance ("*Classification Ordinance*"), certain real property that is used primarily for industrial purposes may be classified as Class 6b, which temporarily reduces the property tax assessment in order to promote the construction and rehabilitation of industrial facilities; and

WHEREAS, the Applicant has filed with the Office of the Assessor of Cook County an application for Class 6b classification of the Proposed Improvement on the Subject Property, which application has been assigned Cook County Control Number 62850 ("*Proposed 6b Classification*"); and

WHEREAS, if the Proposed 6b Classification is approved, the Lessee will complete the Proposed Improvement and will conduct the Proposed Use within the Proposed Improvement; and

WHEREAS, the Proposed Improvement and the Proposed Use on the Subject Property will provide needed employment opportunities to residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION 2: DETERMINATION OF ELIGIBILITY AND APPROPRIATENESS. The City Council hereby finds and determines that: (a) the Proposed 6b Classification is appropriate for Class 6b classification pursuant to the Classification Ordinance; and (b) the Proposed 6b Classification is necessary for the construction of the Proposed Improvement and the conduct of the Proposed Use on the Subject Property.

SECTION 3: SUPPORT AND CONSENT TO CLASS 6b CLASSIFICATION. Pursuant to the County Classification Ordinance, the City Council hereby approves, consents to, and supports the Proposed 6b Classification, but only if the Lessee constructs the Proposed Improvement and conducts the Proposed Use on the Subject Property.

SECTION 4: DELIVERY. The City Clerk is hereby directed to transmit a certified copy of this Resolution to the Applicant. The Applicant shall be responsible for presenting such certified copy to the Board of Commissioners of Cook County and filing such certified copy with the Office of the Assessor.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of _____, 2015.

APPROVED this ____ day of _____, 2015.

VOTE: AYES ____ NAYS ____ ABSENT ____

MAYOR

ATTEST:

Approved as to form:

CITY CLERK

Peter M. Friedman, General Counsel

DP-Resolution Supporting Class 6b Classification for 350 Howard Ave New Addition

#36138822_v2

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

LOT 1 IN AGSCO CORPORATION SUBDIVISION, A RESUBDIVISION OF PART OF LOT 6 IN GEORGE H. GEIL'S SUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTH ½ AND OF THE SOUTH 14.70 FEET OF THE NORTH ½ OF THE NORTH ½ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DES PLAINES, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 1 AS GRANTED AND CREATED BY AGREEMENT BY AND BETWEEN BOYCE PRODUCTS INC., AND AMERICAN GRADED SAND COMPANY, A CORPORATION OF ILLINOIS DATED AUGUST 15, 1979 AND RECORDED AUGUST 29, 1979 AS DOCUMENT 25122568 FOR RAIL OPERATION AND MAINTENANCE OVER THAT PORTION OF LOT 3 OF AGSCO CORPORATION SUBDIVISION WHICH LIES EASTERLY OF A CURVED LINE 9.5 FEET WEST OF AND CONCENTRIC WITH THE CENTER LINE OF THE RAILROAD TRACK LOCATED ON LOT 3.

PIN: 09-30-101-029-0000

Commonly known as 350 Howard Avenue in Des Plaines, Illinois.