



# VILLAGE OF THORNTON

## Committee Meeting

May 06, 2024 at 7:00 PM

Village Hall – 115 East Margaret St

## AGENDA

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### I. Call to Order

### II. Public Comment

### III. Committee Topics

- A. Trustee Cunningham - Awards Presentation
- B. Trustee Reynolds
- C. Trustee Kaye
- D. Trustee Glaser
- E. Trustee Atkinson

### IV. Engineer Kaminsky

### V. Attorney Dillner

- [A.](#) Class 8 Resolution - Jack CSI

### VI. Administrator Beckman

- A. SOS Grant Purchase

### VII. Acting President Pisarzewski

- [A.](#) FY'25 Appointments

### VIII. Old & New Business

### IX. Adjournment

**COOK COUNTY ASSESSOR**  
**FRITZ KAEGI**



COOK COUNTY ASSESSOR'S OFFICE  
118 NORTH CLARK STREET, CHICAGO, IL 60602  
PHONE: 312.443.7550 FAX: 312.603.6584  
WWW.COOKCOUNTYASSESSOR.COM

**CLASS 8**  
**ELIGIBILITY APPLICATION**

CONTROL NUMBER

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, **a filing fee of \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

**Applicant Information**

Name: Cindy Gustafson Telephone: ( 708 ) 768-4315  
Company: JACKCSI, LLC  
Address: 1853 E. Steger Road  
City: Steger State: IL Zip Code: 60417  
Email: cgustavson@jacksi.com

**Contact Person (if different than the Applicant)**

Name: Adam E. Dotson Telephone: ( 312 ) 867-1515  
Company: Sandrick Law Firm  
Address: 16475 Van Dam Road  
City: South Holland State: IL Zip Code: 60473  
Email: adotson@sbtaxlaw.com

**Property Description (per PIN)**

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

Street Address: (1) 17147 Westview Avenue  
Permanent Real Estate Index Number: 29-28-102-020  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_

City: Thornton ZIP: 60476  
Township: Thornton Existing Class: 5-93

**Class 8 application is based upon the location of the property in:**

- \_\_\_ 1) An area which has been certified for Class 8
- X** 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
- \_\_\_ 3) Property obtained through the Cook County Tax Reactivation Program

**Identification of Person Having an Interest in the Property**

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

**Property Use**

**Type of Development:**  Industrial or  Commercial (**Please circle one**)

**General Description of Proposed Property Usage** Warehousing

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

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

Include copies of materials, which explain the occupant’s business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

**Employment Opportunities**

How many construction jobs will be created as a result of this development? 6

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

Full-time: 0 Part-time: 0

How many new permanent full-time jobs will be created by this proposed development? 8

How many new permanent part-time jobs will be created by this proposed development? 3

**Nature of Development**

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)  
**Incentive only applied to the market value attributable to the rehabilitation**
- Occupation of Abandoned Property - No Special Circumstance (**Read and Complete Section B**)
- Occupation of Abandoned Property - With Special Circumstance (**Read and Complete Section C**)
- Occupation of Abandoned Property - (**CEERM**) (**Read and Complete Section C AND CEERM Supplemental Application**)

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction  
Commencement (*excluding demolition, if any*): \_\_\_\_\_

Estimated date of construction completion: \_\_\_\_\_

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1<sup>st</sup> floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)**

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

- 1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

YES       NO

When and by whom was the subject property last occupied prior to the purchase for value?

Village owned property after No Cash No Bid

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

- 2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation:      Spring 2024  
Date of Purchase:                              Spring 2024  
Name of purchaser:                              JACKCSI, LLC  
Name of seller:                                      Village of Thornton  
Relationship of purchaser to seller:      None

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

**SECTION C (SPECIAL CIRCUMSTANCES)**

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 12 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? \_\_\_\_\_

When and by whom was the subject property last occupied prior to the purchase for value?  
\_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: \_\_\_\_\_

Date of purchase: \_\_\_\_\_

Name of purchaser: \_\_\_\_\_

Name of seller: \_\_\_\_\_

Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 12 or greater continuous months (*Eligible for Special Circumstance*)
- 3 continuous months and maintain/create 250 Employees (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?

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Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: \_\_\_\_\_

**LOCAL APPROVAL**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. 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 file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

**FINALIZING THE INCENTIVE PROCESS**

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website ([www.cookcountyassessor.com](http://www.cookcountyassessor.com)) to determine the allowable filing dates for such action.

**When filing an appeal requesting an Incentive Class Change a \$100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 8 designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).**

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



Signature

ADAME DOTSON

Print Name

4/23/24

Date

AGENT FOR APPLICANT

Title

*\*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*



**CEERM SUPPLEMENTAL APPLICATION**

*(This form will ONLY be utilized for applicants who specifically elect for CEERM)*

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.*

***The CEERM Program shall be limited to the party who is the initial applicant of the Class 8 Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.***

*Under the CEERM Program, qualifying industrial real estate would be eligible for the Class 8 level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 8 will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.*

I \_\_\_\_\_ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

17147 Westview Avenue

Tax Projections

Assumed TAV	Class 5	Incentive
	110,000	44,000
Eff Tax Rate	64.397%	(Based on last available)
	25%	10%
Base Year	\$ 70,837	\$ 28,335
Year 2	\$ 72,608	\$ 29,043
Year 3	\$ 74,423	\$ 29,769
Year 4	\$ 76,284	\$ 30,514
Year 5	\$ 78,191	\$ 31,276
Year 5	\$ 80,146	\$ 32,058
Year 6	\$ 82,149	\$ 32,860
Year 7	\$ 84,203	\$ 33,681
Year 8	\$ 86,308	\$ 34,523
Year 9	\$ 88,466	\$ 35,386
Year 10	\$ 90,678	\$ 36,271

**RESOLUTION**

**WHEREAS**, the Village of Thornton is a validly organized and existing Home Rule municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village therefore, may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, the Cook County Board of Commissioners has enacted and amended an Ordinance entitled Cook County Real Property Assessment Classification (the “Classification Ordinance”) for the purpose of encouraging and assisting redevelopment and new development in areas of Cook County that are in a state of economic depression; and

**WHEREAS**, the Village of Thornton is located within Thornton Township and said township is one of the five townships targeted by the South Suburban Tax Reactivation Pilot Program and is eligible for Class 8 incentives without any application for certification of the area; and

**WHEREAS**, pursuant to the Cook County Real Property Assessment Classification Ordinance, real estate used primarily for industrial or commercial purposes that is newly constructed, substantially rehabilitated or found “abandoned” and located in one of the townships targeted under the South Suburban Tax Reactivation Program may qualify for a Class 8 Property Tax Incentive; and

**WHEREAS**, JACK CSI LLC, (hereinafter “Applicant”) has presented to the Village of Thornton a plan for the rehabilitation of an existing building located at 17147 Westview Avenue, Thornton, Illinois for the warehousing and storage operations. The building and land are located at 17147 Westview Avenue, Thornton, Illinois 60476, PIN # 29-28-102-020-0000; and

**WHEREAS**, the Applicant has established financial viability; and

**WHEREAS**, the Village of Thornton acquired the property in 2022; and

**WHEREAS**, the Village of Thornton had prior conversations with the applicant in 2002 regarding property tax incentives. The Village indicated that they would support a Class 8 Tax Incentive for the property located at 17147 Westview Avenue. At this time, the Village and the Applicant and moving forward to complete the transfer of property once the local Class 8 incentive support has been approved by the Village Board.; and

**WHEREAS**, the Village of Thornton approves of the applicants plan for rehabilitation; and

**WHEREAS**, the Applicant has satisfied all the requirements of the Village of Thornton; and

**WHEREAS**, the plan put forward for redevelopment by applicant is consistent with the overall plan for the area; and

**WHEREAS**, the subject area is in need of revitalization and revitalization would not take place without this incentive.

**NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, as follows:**

- A. The President and Village Board find the following:
  - 1. That the subject property is appropriate for Class 8 incentive assessment under the cook county Real Property Classification Ordinance, as amended.
  - 2. That the property will be used in compliance with the Village of Thornton’s comprehensive land use plan and zoning code.
  - 3. That the Village of Thornton finds that the existing building with high taxes is likely to be vacant for a long period unless the Village offers tax

- incentives.
- 4. That the Village of Thornton finds that the project will have a positive impact on the Village by occupying vacant property, creating employment and increasing economic benefits to the community and region.
- 5. That the Village of Thornton finds that the project will have a positive impact on the Village of Thornton by employing eleven (11) employees at its operation in the Village of Thornton.
- 6. That the Village of Thornton finds that this project will not be financially feasible but for the Class 8 incentive and that the Class 8 incentive is necessary for development to occur on the property.
- B. That the Village Board does hereby find and declare that the property located at 17147 Westview Avenue, Thornton, Illinois is in need of revitalization, reoccupation and that it supports, consents to and authorizes the Class 8 application be prepared and submitted to the appropriate Cook County officials.

The Village of Thornton supports and consents to this Class 8 application and finds that “but for” the Class 8 incentive the redevelopment of this property is not viable and that the Class 8 Incentive is necessary for further development of this property.

**Severability.** If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

**Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Passed by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, this 6th day of May, 2024.

VOTE: \_\_\_\_\_  
 AYES: \_\_\_\_\_  
 NAYS: \_\_\_\_\_  
 ABSENT: \_\_\_\_\_

APPROVED by me this 6th day of May, 2024

\_\_\_\_\_  
Joseph Pisarzewski, Acting Mayor

PUBLISHED in pamphlet form by authority of the Corporate Authorities on

\_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Debra L. Pisarzewski, Village Clerk  
Village of Thornton  
Cook County, Illinois



**JOSEPH PISARZEWSKI ACTING-VILLAGE  
PRESIDENT**

**VILLAGE OF THORNTON**

115 EAST MARGARET STREET • THORNTON, ILLINOIS 60476  
PHONE (708) 877-4456/57 • FAX (708) 877-4458

**May 1, 2024**

To Village Trustees:

Please be advised that I will ask the Village Board to formally approve the following appointments at the May 6, 2024 Board meeting for Fiscal Year '25:

- Village Administrator - Doug Beckman
- Chief of Police - Glenn Beckman
- Deputy Police Chief – Richard Wesolowski
- Fire Chief – Art Schweitzer
- Superintendent of Public Works – Bryan Roberts
- Director of Recreation - Sharlee Dunlop
- Village Collector - Debbie Pisarzewski
- Deputy Clerk – Nikki Kitakis
- Village Treasurer - Arlette Frye
- Building Commissioner - Dave Habecker
- Electrical Inspector - Bernie Lubawy
- Plumbing Inspector - Jerry Tienstra
- Health Inspector – Dave DuVall
- TEMA Coordinator – Richard Wesolowski
- Village Attorney - Scott Dillner of *Hiskes, Dillner, O'Donnell, Marovich & Lapp, LTD.*
- Administrative Adjudicator – Angelo Vitiritti of *Scott R. Wheaton & Associates*
- Village Engineer – Steven Kaminsky of *Robinson Engineering*

- Plan Commission (2 Year Terms ending 2026) Sue Hanson, Marianne Ogbonnaya, Jake Paarlberg.

## Trustee Appointments

I am also making the following Trustee Appointments for the new fiscal year:

**Fire Department**

Trustee Cunningham

**Public Works Department**

Trustee Pisarzewski

**Police Department**

Trustee Glaser

**Parks & Recreation Department**

Trustee Kaye

**Building Inspection Department**

Trustee Atkinson

**Finance Department**

Trustee Reynolds

Sincerely,

Joseph Pisarzewski  
Acting-Village President