

WELCOME TO SAUK VILLAGE



Winter Quarterly Forum



Fun Facts About Sauk Village

- Originally, several Native American tribes inhabited this land, which is a part of an area of high ground surrounding Lake Michigan known as the Valparaiso Moraine. Though the Illinois and Pottawami tribes were native to the area, the Sauk, from Michigan, became the namesake of the Sauk Trail.
- This area was originally opened up to American settlers back in 1838. Back when the area was originally being settled by Americans, land sold for a mere \$1.25 an acre.
- When the Calumet Expressway was built in the late 1950s, the Strassburg area was seen as a prime real estate development. The AMBO I Construction firm moved into the area in 1956, building homes in what is now known as the Garden Section, near the Calumet Expressway and just south of Sauk Trail.
- Sauk Village was incorporated on March 12, 1957 as Sauk Village, since there was a town in southern Illinois that already had the name Strassburg.
- Sauk Village has had seven Mayors since incorporated
 - Thomas J. Nichols, 1957 to 1965
 - Roger F. Theisen, in 1965 to 1977
 - Edward W. Paesel, 1977 to 1989
 - Mark Collins, 1989 to 1997
 - Roger Peckham, 1997 to 2009
 - Lewis Tower 2009 – 2012
 - David Hanks 2012 – Present
- Sauk Village has a population of approximately 10,500 residents
- Average income is \$50,800.00



Transportation & Demographics

Sauk Village has a population of approximately 10,500 residents, with roughly 228,000 residents within a 30-minute drive, and nearly 1,310,000 residents within a 45-minute drive. The population in Sauk Village and the surrounding area can be defined as a middle-income group with the largest percentage of the population between 25 and 54 years old.



Driving distance just 5, 15 & 30 minutes from the center of Sauk Village



Sauk Village Buildings Administration

Municipal /Senior
Center



Police
Department



Community
Center



Fire
Department



Sauk Village Housing



Sauk Village Premanufactured Home Parks



Sauk Village Apartments



Sauk Village

School District 168



Bloom Trail 206



**Nancy L. McConathy
Public Library**



Rickover Junior High School



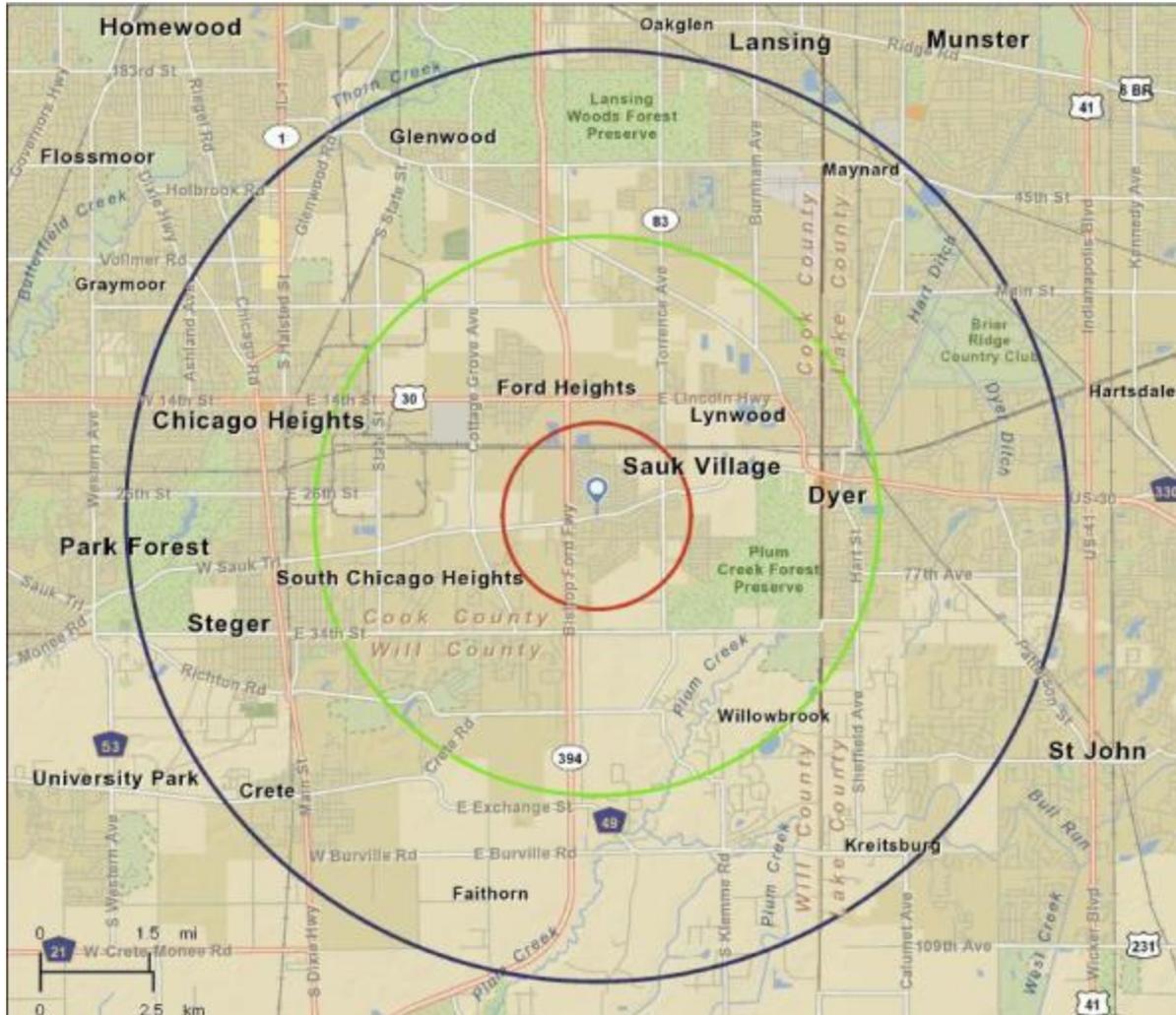
Strassburg Elementary School



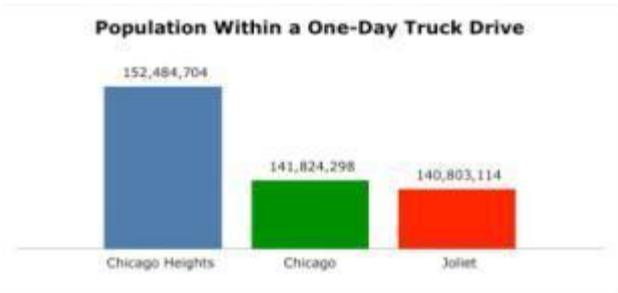
Wagoner Elementary School



Transportation and Location



Distance 1, 3 & 5 miles



Transportation & Infrastructure

The South Suburbs has been a long-time destination for industrial and manufacturing companies due to its proximity to the City of Chicago and its access to excellent transportation routes including rail and expressways. In addition to its proximity, the City is also at an advantage by being located just far enough away that it is outside of the City of Chicago's "congestion zone," allowing a more efficient movement of goods and people, when compared with several other regions in Metropolitan Chicago.

Sauk Village has direct access to Class I railroads within or just to the West of its municipal boundaries. In addition, local short line railroads are able to switch the remaining Class I railroads efficiently and oftentimes bypass the congestion in the city of Chicago proper. Railroad connectivity to the Union Pacific Railroad and the Canadian National Railway are important to many of the local industrial businesses.

Sauk Village will have major improvements to its water infrastructure with construction to begin this Spring 2014. All three of Sauk Village's wells will be fully operational upon completion of construction. These improvements will result in improved water quality for Sauk Village residents and businesses alike

Sauk Village offers excellent connectivity to the major surface highway system including Highway 394, Interstate 80, Interstate 294, Interstate 55, Interstate 94, Interstate 57 and Interstate 355. Based on this strategic location, commuters can reach a far greater percentage of the population than neighboring Joliet or the City of Chicago.



Sauk Village Industries

Although Sauk Village is home to a broad network of thriving businesses, there are a number of industry segments in which the community is particularly strong:

- Logistics
- Manufacturing
- Automotive
- Research & Development

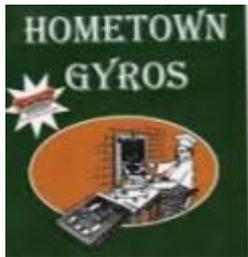
Some companies that call Sauk Village home:



Integrated Logistics | Supply Chain Solutions



Sauk Village Commercial & Retail





Businesses in Sauk Village have a combined total in excess of 3500 employees



Some of Sauk Village's largest employers are:



Sauk Village Open Space



Sauk Village History

Over the past 20- years the Village has used a broad range of economic development incentives to attract new industrial development on sites proximate to the Calumet Expressway. This industrial growth has been vital to the Village during the Great Recession that began in 2008, as home values began to dramatically decrease.

For the period of 1997 to 2008, before the recession hit, the Village experienced growth in its total Equalized Assessed Valuation (EAV) of approximately 125%. During this same period, the Village saw Industrial EAV grow by nearly 200%.

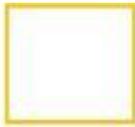
One of the large industrial businesses to expand into the Village since 2008 was Winpak Portion Packaging, which opened a large manufacturing facility in 2012. This facility qualified for State grant incentives and also brought 40 new jobs to the Village.

As residential values have decreased across the State of Illinois since 2008, and more pronounced in Cook County, it has become extremely important for municipalities like the Village of Sauk Village to provide economic incentives to industrial and commercial developers. The Village has provided these incentives through the creation of Tax Increment Financing Districts. The three current Tax Increment Financing Districts currently in place in the Village produced property tax revenues in excess of \$4 million last year.

The Village's industrial base now accounts for approximately 45% of its total EAV.



Available Properties



Commercial Property
Available For Business Development



Property For Sale
Available For Business Development



Sauk Trail Available property



Village Owned Property
Available For Business Development



Property For Sale
Available For Business Development



Taxes & Incentives

Sauk Village has always been proactive about helping its businesses take advantage of the wide range of local and state financial incentives and tax abatement programs. In fact, businesses have historically paid real estate taxes at or below neighboring communities due to the city's creative approach. Some of these beneficial programs have been highlighted below:

- **Class 6b**

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.

<http://www.cookcountyassessor.com/forms/cls6app.pdf>



Taxes & Incentives (con't)

- **Class 8**

The Class 8 real estate tax incentive established by the Cook County Real Property Assessment Classification Ordinance (“Ordinance”) is designed to encourage industrial and commercial development in areas of the County which are experiencing severe economic stagnation. Class 8 is structured to permit the Assessor, upon application of the local governing body, to certify that such areas are in need of substantial revitalization. In addition, pursuant to an amendment to the Classification Ordinance, property located in any of the five townships: Bloom, Bremen, Calumet, Rich and Thornton or any property obtained through the Cook County Tax Reactivation Project is eligible for Class 8 without any application from the local governing body for certification of an area. Within an eligible certified Class 8 area (the “Subject Area”), all subsequent new construction, substantial rehabilitation or reutilization of abandoned buildings, developed or reoccupied for industrial or commercial use, may qualify for the Class 8 incentive. Prior to undertaking development activities in the subject area, property owner or developer must make application to the Assessor.

This incentive assesses qualifying real estate at a reduced assessment level for a period of twelve years from the date that new construction or substantial rehabilitation is completed and initially reassessed or, in the case of abandoned property, from the date of substantial reoccupation. Class 8 assessment levels are ten percent (10%) of market value for ten years, fifteen percent (15%) in year eleven and twenty percent (20%) in year twelve. This constitutes a substantial reduction from the twenty-five percent (25%) at which industrial and commercial properties are commonly assessed. The incentive may be renewed.

<http://www.cookcountyassessor.com/forms/cls8a.pdf>



Taxes & Incentives (con't)

- **Class C**

The Class C classification is designed to encourage industrial and commercial development throughout Cook County by offering a real estate tax incentive for the remediation of contaminated properties including abandoned property or vacant land. Such remediation will improve the health and safety of the County's residents and may result in an increase of the County's tax base and employment opportunities.

Under the incentive provided by Class C, industrial and commercial real estate would be eligible to apply for the Class C level of assessment from the date of receipt of a "No Further Remediation Letter" confirming achievement of remediation objectives based on the industrial or commercial use. The incentive level of assessment of qualifying properties extends to both the land and other structures in their entirety. To qualify for the Class C classification, an application must be made within one year of the receipt of the "No Further Remediation Letter." Industrial and commercial properties receiving the initial Class C will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. For industrial property, the incentive may be renewed during the last year a property is entitled to a 10% assessment level up until expiration of the incentive. The incentive constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial and commercial real estate would normally be assessed at 25% and 25% of their market value, respectively.

<http://www.cookcountyassessor.com/forms/clsca.pdf>



Taxes & Incentives (con't)

- **Tax Increment Financing (TIF)**

TIFs are a special tool that a village can use to generate money for economic development in a specific geographic area. TIFs allow a city to re-invest all new property tax dollars in the neighborhood from which they came for a 23-year period. These “new” revenues arise if new development takes place in the TIF district, or if the value of existing properties rises, resulting in higher tax bills. These funds can be spent on public works projects or given as subsidies to encourage private development. With consistent community participation, TIFs can be a tool for implementing a community-based revitalization plan through encouraging affordable housing development, improving parks and schools, fixing basic infrastructure, putting vacant land to productive use, creating well-paying jobs, and meeting other local needs.

Several properties within Sauk Village are located within TIF Districts, and Sauk Village will always consider new TIF opportunities for the right projects.

<http://www.saukvillage.org>



Taxes & Incentives (con't)

- **Enterprise Zone**

A portion of one of Sauk Villages TIF's are located within an enterprise zone. The enterprise zone provides a number of incentives, including the following:

- 6.25% sales tax exemption on building materials or manufacturing and assembly processing equipment (when the investment exceeds \$5 million in property that creates 200 full-time jobs)
- State utility tax exemption on gas, electricity and telecommunication
- State investment tax credit of 0.5% that may be carried forward for up to 5 years
- The ability for businesses to deduct double the value of a cash or in-kind contribution to an approved project from taxable income

For additional information, please contact the Sauk Village Economic Development team.

Sauk Village Municipal Center 708 758-3330



Sauk Village Economic Development Team

Pillar I

Economic Development Team

- Mayor David Hanks – dhanks@saukvillage.org
- Attorney Mike McGrath or Attorney Matt Byrne– Law offices of Odelson and Sterk
- Mary Thompson - Offices of Kane and McKenna
- Ronald P. Bernardi - Bernardi Securities, Inc.
- Thomas Slattery - Baxter & Woodman
- James Czarnik – Robinson Engineering
- Edward Paesel – SSMMAA
- Mohan Rao – Sauk Village Finance Director

Pillar II

Outside Agency Support

- State of Illinois
- Cook County
- SSMMA
- CMAP
- DECO
- IDOT
- CSEDC

Pillar III

Village Final Review

- Al Stoffregan – Fire Chief
- Sherry Jasinski - Administrative Services Director
- Kevin Weller – Public Works Director
- Village Board



Overview

Sauk Village is the perfect place to grow a small business or a large corporation. Within a 30-minute drive from the center of Sauk Village, there are approximately 8,090 businesses with 89,808 employees. This translates to 11.1 employees per business, well below the Illinois average of 16.1 employees per business. Sauk Village is a great location due to its immediate access to multiple highways and rail transportation options, its close proximity to a vast skilled labor pool, and the pro-business approach of its officials.

Sauk Village provides a broad range of tax abatements and other incentives designed to help your business save money and improve overall profitability. Sauk Village's motto is "A Community of Pride & Progress" and encourages business to grow and prosper with our community.

Contact us about Sauk Village and let us share with you everything our community has to offer you and your business.



Sauk Village Administration

Mayor David Hanks



Sauk Village Board of Trustees

Trustee
Derrick Burgess



Trustee Edward
Myers



Trustee
Jeffrey Morden



Trustee
John Poskin



Trustee
Lynda Washington



Trustee
Rosie Williams



Sauk Village Clerk

Clerk
Debbie Williams

