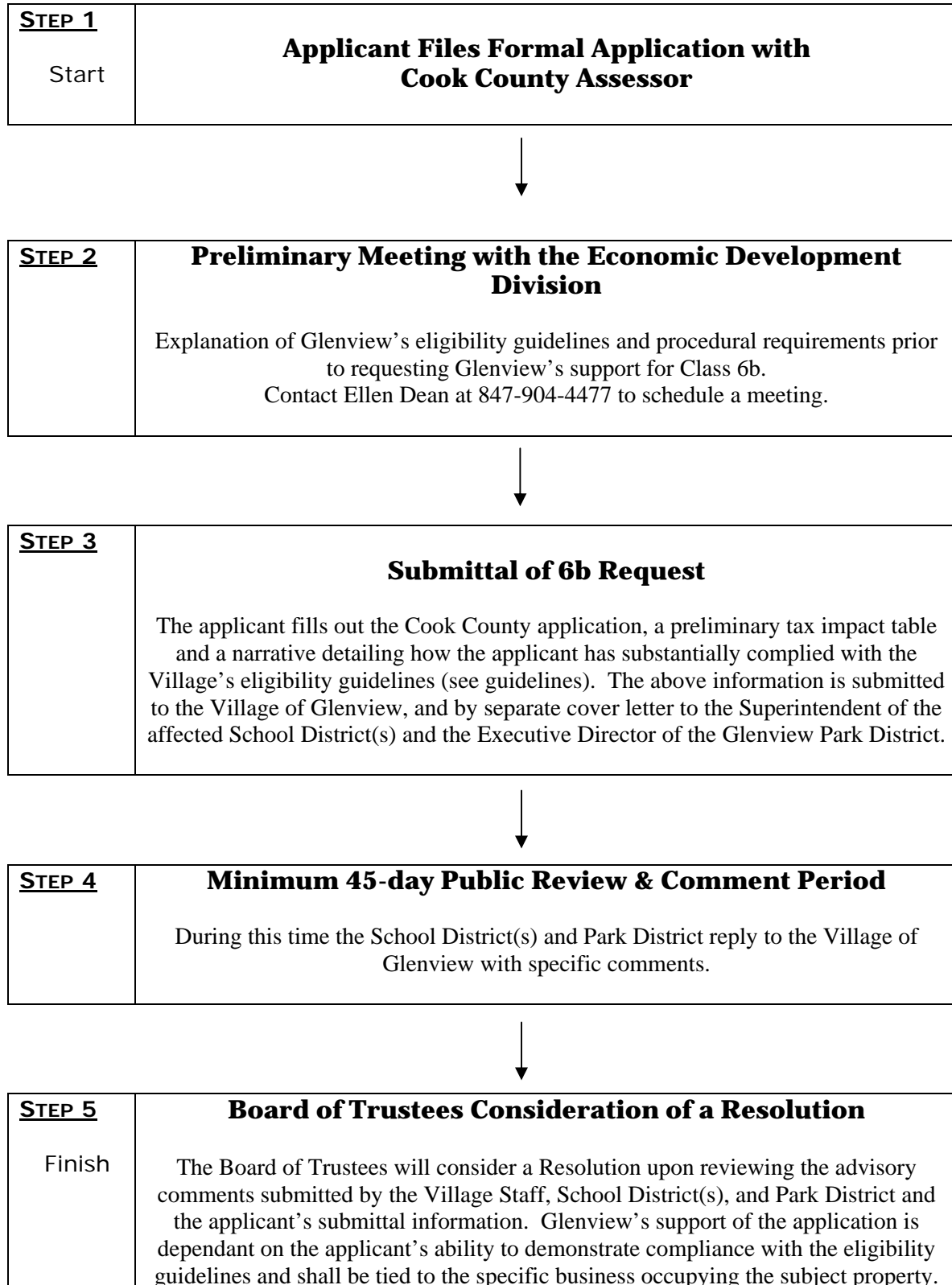


VILLAGE OF GLENVIEW PROCEDURES FOR PROCESSING COOK COUNTY 6(B) TAX INCENTIVE REQUESTS



Glenview's Cook County Class 6b Eligibility Guidelines

Consideration

Economic & Fiscal Impacts of Business on the Community:

- The burden is on the applicant to make a case the incentive is necessary for the project to move forward.
- Evaluation of tax impact to Village based on a vacant parcel/building without the 6b incentive versus an occupied parcel/building with the 6b incentive.
- Comparison of tax impact to a business in Cook County versus Lake County.
- Potential for future growth of industry.
- Businesses that build on the resources, materials, and workforce of the local community.
- A greater increase in the assessed value of the property through the construction of building additions or making other significant improvements to the site.
- Projects not requiring new public capital improvements. If public infrastructure improvements are necessary, a greater contribution by the developer for public infrastructure improvements.
- A greater amount of sales tax base expansion.
- Start-up companies and expansions of existing local operations.

50%

Existing Building/Site Conditions & Private Financial Contribution Compared to Relief Sought:

- A property owner demonstrating that reasonable efforts have been made to market the property over time.
- Sites that are difficult to lease or sell due to age, size, condition, or unique characteristics of the building.
- Sites for which the purchase price of the property is market rate and is not the reason for needing a 6b incentive and for which deferred maintenance issues are not the reasons for needing the 6b incentive.
- A greater ratio of investment by the assisted business compared to amount of Class 6b relief.
- A greater ratio of value of improvements to existing building to purchase price of real property.
- For extensions - demonstration of how business conditions have not become more favorable
- Buildings that have been vacant for two years or more.
- Sites for which prior to applying for a Class 6b exemption, a vacancy appeal for the site has been granted by Cook County.

45%

Quality Jobs to be Created:

- Higher wage rates.
- Full-time; long-term, non-seasonal positions.

5%

**100%
Consideration**

Environmental Impact:

- The more environmentally sound the company's operation, including but not limited to:
 - Comprehensive energy and resource efficiency programs, including green buildings (e.g. LEED certification, binding energy efficiency commitments, etc.)
 - Comprehensive waste reduction, waste exchange, and recycling programs.
- The more environmentally sound the company's products/services, including but not limited to:
 - Products/services that expand markets for recycled materials.
 - Development of renewable energy resources or products that conserve energy.

5%

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