

CLASS 6b TAX INCENTIVE

Board Meeting	July 16, 2026	Board Item Number	26-1837												
Action Requested	Class 6b purchase for value vacant for less than 12 months and substantial rehabilitation														
Name of Applicant	Senju America, Inc.														
LLC Members	Noakatsu Kojima, 100%														
Applicant Contact	James Park, Senju America, Inc., 847-549-5696														
Attorney Contact	Zack Kafitz, Sarnoff Property Tax, 312-782-8310														
Address of the Project	100 Shepard Ave, Wheeling, IL 60090														
Property PIN	03-11-305-012-0000; 03-11-305-022-0000														
Size of Building	26,900 sq. ft.	Size of Land	59,800 sq. ft.												
Tenant/Company Name	Senju America, Inc.														
Commissioner	Scott Britton														
District	14 th District														
Commissioner Support Letter:	Pending														
Township	Wheeling														
Municipal Resolution	Village of Wheeling Resolution No. 25-135, approved 8/12/2025														
Vacancy Period	7/14/2025-10/6/2025														
Purchase Price	\$2,500,000	Date Purchased	7/15/25												
Rehabilitation Cost	\$750,000 - upgrade the electrical, upgrade the fire alarm, update the HV AC, complete plumbing repairs and level and seal coat the warehouse floor as well as to complete other general maintenance.														
Total Project Cost	\$3,250,000														
Previous Location	Address: 1200 S Wolf Rd, Wheeling	Owned or Leased: Owned													
Living Wage	Included														
EDS Affidavit	Included														
Prevailing Wage	Yes, subject to prevailing wage application received after September 1, 2018														
Description	Industrial use – warehousing, manufacturing and distribution														
Description of Tenant/Company	Senju America, Inc. manufactures solder powder used in the assembly of parts for the automotive and electronics industries. Site is an expansion of operations and will retain existing location in Wheeling.														
Employment	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 30%;">Job</th> <th style="width: 30%;">Full-Time</th> <th style="width: 30%;">Part-Time</th> </tr> </thead> <tbody> <tr> <td>Created</td> <td>3-4</td> <td></td> </tr> <tr> <td>Retained</td> <td>1</td> <td>1</td> </tr> <tr> <td>Construction Jobs</td> <td></td> <td></td> </tr> </tbody> </table>			Job	Full-Time	Part-Time	Created	3-4		Retained	1	1	Construction Jobs		
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Tax Model Definition	Industrial real estate would be normally assessed at 25% of its market value. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.														

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 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B 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: Senju America Inc. Telephone: (847) 549-5696
Company: _____
Address: 1200 S. Wolf Rd.
City: Wheeling State: IL Zip Code: 60090
Email: _____

Contact Person (if different than the Applicant)

Name: James Park Telephone: (_____) _____
Company: See above
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____

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) 100 Shepard Ave.
Permanent Real Estate Index Number: 03-11-305-012/-022
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Wheeling State: IL Zip Code: 60090
Township: Wheeling Existing Class: 6-63

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

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.

Industrial Use

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.

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? See attached

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

Full-time: See attached Part-time: See attached

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

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

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 Supplemental Application**)
(Read and Complete Section C)

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*): ASAP

Estimated date of construction completion: ASAP

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. 1st 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 CIRCUMSTANCE)

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?

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: _____
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

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? See attached

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

See attached

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:	<u>September/October, 2025</u>
Date of purchase:	<u>July 15, 2025</u>
Name of purchaser:	<u>Senju America Inc.</u>
Name of seller:	<u>Mugnolo Real Estate, L.L.C.</u>
Relationship of purchaser to seller:	<u>None</u>

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?

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: _____

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 6B 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 6B level of assessment from the date of substantial re-occupancy of the abandoned property. 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. **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

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 6B Application and that it finds Class 6B 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 6B 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*) 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 6B designation until you file an Incentive Appeal Form, 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

Naokatsu Kojima

Print Name

8/27/2025

Date

President & CEO

Title



INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Naokatsu Kojima as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

Class 6b Class 8 (industrial property) Class 9

3. The Cook County Assessor's Office has issued the following control number regarding this application/renewal (circle as appropriate), To be provided.
4. I have reviewed the Code of Ordinances of Cook County, Cook County Living Wage Ordinance, as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

[Signature]
Agent's Signature

1200 S. Wolf Rd., Wheeling, IL 60090
Agent's Mailing Address

Senju America Inc.
Applicant's Name

Applicant's e-mail address

Naokatsu Kojima President & CEO
Agent's Name & Title

847-549-5696
Agent's Telephone Number

1200 S. Wolf Rd., Wheeling, IL 60090
Applicant's Mailing Address

Subscribed and sworn before me this 28th day of August, 2025.

[Signature]
Signature of Notary Public



EXHIBIT A

(Please type or Print)

PIN(s)

Common Address

03-11-305-012/-022

100 Shepard Ave., Wheeling, IL 60090

RESOLUTION No. 25 - 135

RESOLUTION CONSENTING TO A COOK COUNTY CLASS 6b REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 100 SHEPARD AVENUE IN THE VILLAGE OF WHEELING, ILLINOIS

WHEREAS, the Village of Wheeling (the "Village") desires to promote and preserve industrial uses in the Village; and

WHEREAS, the Cook County Assessor is operating under the Cook County Real Property Classification Ordinance (the "Ordinance") enacted by the Cook County Board of Commissioners, as amended from time to time, which provides industrial property owners, in certain cases, with a reduction in the assessed valuation of an industrial facility, in order to induce companies to locate or remain in Cook County; and

WHEREAS, Senju America, Inc. (the "Petitioner") has applied, or is applying, for a Class 6b Classification under the Ordinance, and has proven to the President and Board of Trustees of the Village (the "Village Board") that such Class 6b Classification is necessary to encourage occupancy of the specific real estate identified below (the "Subject Property"); and

WHEREAS, an Economic Disclosure Statement has been received and filed by the Village of Wheeling; and

WHEREAS, the Petitioner intends to engage in rehabilitation and will occupy the Subject Property for warehousing, production, distribution, and sales uses; and

WHEREAS, the Petitioner plans to invest over \$700,000 into the Subject Property to bring the facility up to modern standards, including upgrading the interior of the property; and

WHEREAS, the Village Board supports and consents to the filing of a Class 6b Classification application by the Petitioner, with the understanding that any occupant of the Subject Property must meet the Class 6b Classification qualifications; and

WHEREAS, the Village Board has determined that the granting of a Class 6b Classification to the Petitioner for the Subject Property would be beneficial to the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1: ELIGIBILITY The request of the Petitioner to have the Subject Property declared eligible for Class 6b Classification under the Ordinance is hereby granted, in that the Village Board has determined that the incentive provided by the said Class 6b Classification is necessary for the occupancy of the Subject Property.

SECTION 2: CONDITIONS. The Village's support and consent to the Class 6b Classification are subject to and contingent upon the conditions, restrictions, and provisions set forth in this Section:

A. The Applicant shall obtain all necessary building and/or construction-related permits from the Village for the construction of the Proposed Improvements.

B. The Subject Property shall be re-occupied, operated, and maintained at all times in compliance with the applicable codes and ordinances of the Village.

C. All work performed on the Proposed Development must be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided pursuant to this Agreement or set forth in the Village Code.

D. The total construction value for permits issued for the Proposed Development shall be no less than \$700,000.00.

E. The Project shall be completed by December 30, 2026. Upon completion of the Proposed Development, the Applicant will request that the Village inspect and approve the Proposed Improvements to confirm that the Proposed Development has been constructed in compliance with the plans approved by the Village.

SECTION 3: FINDINGS The Village Board finds that the Subject Property qualifies for purposes of the Class 6b Classification, and consents to the Subject Property being designated under the Class 6b Classification by the Cook County Assessor; with a copy of the Class 6b Classification application of the Petitioner, being attached hereto as Exhibit A and made a part hereof.

SECTION 4: APPROVAL The Village Board hereby supports, consents to, and approves the Class 6b Classification for the Subject Property, pursuant to the Ordinance; said Subject Property being described as follows:

LEGAL DESCRIPTION:

The legal description of the property located at 100 Shepard Ave. in Wheeling, Illinois, is below;

PARCEL 1:

THE EAST 50.00 FEET OF LOT 11 IN BLOCK 3 IN AMERLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 12 IN BLOCK 3 IN AMERLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBER: 03-11-305-012-0000
03-11-305-022-0000

COMMON ADDRESS: 100 Shepard Avenue
Wheeling, Illinois 60090

SECTION 5: FILING The Village Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

Trustee Papantos moved, seconded by Trustee VITO, that Resolution No. 25- 135 be adopted.

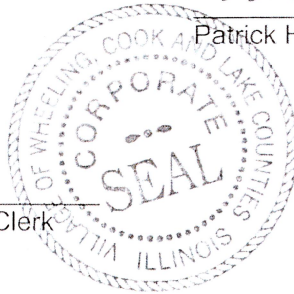
President Horcher	<u>Aye</u>		
Trustee Krueger	<u>Aye</u>	Trustee Ruffatto	<u>ABSENT</u>
Trustee Lang	<u>ABSENT</u>	Trustee Vito	<u>Aye</u>
Trustee Papantos	<u>Aye</u>	Trustee Vogel	<u>Aye</u>

ADOPTED this 15th day of September, 2025, by the President and Board of Trustees of the Village of Wheeling, Illinois, pursuant to a roll call vote as provided by law.

Patrick Horcher
Patrick Horcher, Village President

ATTEST:

Karen Henneberry
Karen Henneberry, Deputy Village Clerk



AFFIDAVIT

I, Ned Frank (your name), if called to testify would attest to the following facts:

1. That I am a real estate broker (relationship to the entity that owns the subject property) of Senju America, Inc. (entity that owns the subject property), that owns the property located at 100 Shepard Ave. in Wheeling, Illinois (PINs: 03-11-305-012/-022) ("Subject Property").

2. That the prior occupant of the Subject Property was Mugnolo Real Estate LLC (prior occupant).

3. That as of July 14, 2025 (date the site became vacant), Mugnolo Real Estate LLC (former occupant) completely vacated the Subject Property.

4. That since July 14, 2025 (date), the Subject Property and has been 100% vacant and unused.

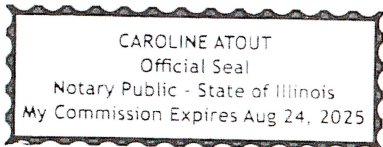
Further Affiant Sayeth Not

Ned Frank
(your name)

Date: 8/12/25

Subscribed and sworn before me
This 12th day of August, 2025

Caroline Atout
Signature of Notary Public



Legal Description, Site and Building Square Footage

The total land area of the subject parcel located at 100 Shepard Ave. in Wheeling, Illinois (PINs: 03-11-305-012/-022) is approximately 59,800 square feet with an approximately 26,900 square foot building thereon.

Below please find the legal description of the subject property:

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