



**Board of Commissioners of Cook County**  
**Minutes of the Business and Economic Development Committee**

**Tuesday, February 9, 2016**

**12:30 PM**

**Cook County Building, Board Room**  
**118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman García, Murphy, Arroyo, Butler, Morrison, Moore, Schneider and Steele (8)

**Absent:** Gainer (1)

**PUBLIC TESTIMONY**

Chairman Garcia asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107 (dd).

There were no public speakers present.

**16-1342**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 1/12/2016

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Schneider, that the Committee Minutes be approved. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Morrison, Moore, Schneider and Steele (8)

**Absent:** Commissioner Gainer (1)

**16-0704**

**Sponsored by:** TONI PRECKWINKLE, President and JOAN PATRICIA MURPHY, Cook County Commissioner

**PROPOSED RESOLUTION**

**HARCROS CHEMICALS INC. CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property

Assessment Classification 8 application containing the following information:

**Applicant:** Harcros Chemicals Inc.

**Address:** 17076 Canal Street, Thornton, Illinois 60476

**Municipality or Unincorporated Township:** Thornton

**Cook County District:** 6

**Permanent Index Number:** 29-28-104-005-0000

**Municipal Resolution Number:** Village of Thornton Resolution Approved 9/2/2014

**Number of month property vacant/abandoned:** 4

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 24 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 0 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 0 full-time, 0 part-time

**Estimated Number of construction jobs:** 10

**Proposed use of property:** Industrial- production and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with

special circumstances; and

**WHEREAS;** commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo, that this Resolution (Class 8) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Morrison, Moore, Schneider and Steele (8)

**Absent:** Commissioners Gainer (1)

**16-0882**

**Sponsored by:** TONI PRECKWINKLE, President and JOAN PATRICIA MURPHY, Cook County Commissioner

**PROPOSED RESOLUTION**

**163rd PROPERTY LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** 163rd Property LLC

**Address:** 16255 South Harlem Avenue, Tinley Park

**Municipality or Unincorporated Township:** Tinley Park

**Cook County District:** 6

**Permanent Index Number:** 28-19-100-027-0000

**Municipal Resolution Number:** Resolution Number 2015-R-023

**Number of month property vacant/abandoned:** Number of months vacant 36

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 20 full-time, 8 part-time

**Estimated Number of jobs retained at this location:** None

**Estimated Number of employees in Cook County:** N/A

**Estimated Number of construction jobs:** 140 construction jobs

**Proposed use of property:** This is a commercial property and will be used as a medical complex

**Living Wage Ordinance Compliance Affidavit Provided:** No

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS,** in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS,** Class 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; and

**WHEREAS,** the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS;** commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo, that this Resolution (Class 8) No Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Morrison, Moore, Schneider and Steele (8)

**Absent:** Commissioners Gainer (1)

## **16-0885**

**Sponsored by:** TONI PRECKWINKLE, President and GREGG GOSLIN, Cook County Commissioner

### **PROPOSED RESOLUTION**

#### **MIF 3 W COLLEGE (ARLINGTON HEIGHTS) LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** MIF 3 W College (Arlington Heights) LLC

**Address:** 3 West College Drive, Arlington Heights, Illinois

**Municipality or Unincorporated Township:** Arlington Heights

**Cook County District:** 14

**Permanent Index Number:** 03-08-316-004-0000

**Municipal Resolution Number:** R15-022

**Number of month property vacant/abandoned:** 3

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 15 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 0 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 0 full-time, 0 part-time

**Estimated Number of construction jobs:** 10

**Proposed use of property:** Industrial

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. 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; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Schneider, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Morrison, Moore, Schneider and Steele (8)

**Absent:** Commissioners Gainer (1)

**ADJOURNMENT**

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo to adjourn the meeting.**

Respectfully submitted,



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Chairman



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Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com>