



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

11:00 AM

Wednesday, February 8, 2023

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

ATTENDANCE

Present: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

PUBLIC TESTIMONY

Vice-Chairwoman Anaya asked the Secretary to the Board to call upon the registered public speakers, in Accordance with Cook County Code.

No public speakers

23-1288

COMMITTEE MINUTES

Approval of the minutes from the meeting of 11/16/2022

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to approve 23-1288. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

23-0349

Sponsored by: TONI PRECKWINKLE (President) and DONNA MILLER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Bumper City, 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: Bumper City, LLC

Address: 276 Sauk Trail, South Chicago Heights, Illinois 60473

Municipality or Unincorporated Township: South Chicago Heights

Cook County District: 6th District

Permanent Index Number: 32-33-201-042-0000

Municipal Resolution Number: Village of South Chicago Heights, Resolution No. 2019-R-9

Number of month property vacant/abandoned: 10 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial/commercial use warehousing and distribution and retail

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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0349. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

23-0428

Sponsored by: TONI PRECKWINKLE (President) and DONNA MILLER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Bumper City, LLC (304) 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: Bumper City, LLC (304)

Address: 304 Sauk Trail, South Chicago Heights, Illinois

Municipality or Unincorporated Township: Village of South Chicago Heights

Cook County District: 6th District

Permanent Index Number: 32-33-201-041-0000

Municipal Resolution Number: Village of South Chicago Heights, Resolution No. 2019-R-10

Number of month property vacant/abandoned: 10 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial/Commercial use - warehousing, distribution, and retail

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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0428. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

23-0430

Sponsored by: TONI PRECKWINKLE (President) and MONICA GORDON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Instant Properties, 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: Instant Properties, LLC

Address: 13550 & 13551 S. Chatham, Blue Island, Illinois

Municipality or Unincorporated Township: City of Blue Island

Cook County District: 5th District

Permanent Index Number: 29-06-104-003-0000 and 29-06-103-010-0000

Municipal Resolution Number: City of Blue Island, Resolution No. 2020-008

Number of month property vacant/abandoned: 14 days vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - logistics 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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0430. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

23-0431

Sponsored by: TONI PRECKWINKLE (President) and DONNA MILLER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Cactus Ranch Properties, 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: Cactus Ranch Properties, LLC

Address: Address of property

Municipality or Unincorporated Township: Village of Dolton

Cook County District: 6th District

Permanent Index Number: 29-11-300-026-0000

Municipal Resolution Number: Village of Dolton, Resolution No. 21-R-004

Number of month property vacant/abandoned: 18 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial Use - office space

Living Wage Ordinance Compliance Affidavit Provided: No, not applicable

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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0431. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)
Absent: Gainer (1)

23-0432

Sponsored by: TONI PRECKWINKLE (President) and SEAN M. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Cabinet Wholesale Supply, Inc. CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

Applicant: Cabinet Wholesale Supply, Inc.

Address: 17532 Duvan Drive, Tinley Park, Illinois

Length of time at current location: 11 Years

Length of time property under same ownership: 11 Years

Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy): Yes

Age of the Property (Building): 47 years

Municipality or Unincorporated Township: Village of Tinley Park

Cook County District: 17th District

Permanent Index Number(s): 27-36-204-033-0000

Municipal Resolution Number: Village of Tinley Park, Resolution No. 2020-R-128

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: **Obsolescence** - current warehouse space is not efficient to maintain business operations; **Deterioration** - the existing structure is losing its integrity due to age and **Vacancy** - a portion of the building is unoccupied.

Has justification for the Class 6b SER program been provided?: Yes

Proposed use of property: Industrial - Manufacturing: Industrial use-warehousing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

WHEREAS, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

WHEREAS, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

WHEREAS, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

WHEREAS, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

WHEREAS, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

WHEREAS, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, the applicant understand that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; 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 meets the requirements of the Class 6bSER Program; 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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0432. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

23-0433

Sponsored by: TONI PRECKWINKLE (President) and FRANK J. AGUILAR, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Partipilo Family Limited Partnership 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: Partipilo Family Limited Partnership

Address: 1930 N Mannheim, Melrose Park, Illinois

Municipality or Unincorporated Township: Village of Melrose Park

Cook County District: 16th District Number

Permanent Index Number: 12-32-403-029-0000

Municipal Resolution Number: Village of Melrose Park, Resolution No. 67-21

Number of month property vacant/abandoned: 24 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use -manufacturing, and/or distribution

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 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 6b; 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 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; 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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0433. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

23-0434

Sponsored by: TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Truck Tire Express Inc.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: Truck Tire Express Inc.

Address: 1001 Fargo Avenue, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Village of Elk Grove Village

Cook County District: 15th District

Permanent Index Number: 08-27-303-038-0000

Municipal Resolution Number: Village of Elk Grove Village, Resolution No. 05-21

Number of month property vacant/abandoned: 23 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, and distribution

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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0434. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

23-0435

Sponsored by: TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board Of Commissioners

PROPOSED RESOLUTION

HWI Intermediate 2, 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: HWI Intermediate 2, Inc.

Address: 1400 Huntington Ct., Calumet City, Illinois

Municipality or Unincorporated Township: City of Calumet City

Cook County District: 4th District

Permanent Index Number: 29-24-400-032-0000 and 29-24-400-032-0000

Municipal Resolution Number: City of Calumet City, Resolution Number 21-50

Number of month property vacant/abandoned: 14 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing 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 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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0435. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

23-0436

Sponsored by: TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

JDCK Two, 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: JDCK Two, LLC

Address: 2550 Lunt Ave., Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village,

Cook County District: 15th District

Permanent Index Number: PIN Number

Municipal Resolution Number: Elk Grove Village, Resolution No. 31-20,

Number of month property vacant/abandoned: Six (6) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, manufacturing, and/or distribution

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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0436. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

23-0437

Sponsored by: TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

VK 1200 Chase, 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: VK 1200 Chase, LLC

Address: 1200 Chase Ave., Elk Grove Village, Illinois

Municipality or Unincorporated Township: Village of Elk Grove,

Cook County District: 15 District

Permanent Index Number: 08-27-402-061-0000

Municipal Resolution Number: Village of Elk Grove, Resolution No. S8-21

Number of month property vacant/abandoned: Two (2) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, manufacturing, and distribution

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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0437. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

23-0438

Sponsored by: TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board Of Commissioners

PROPOSED RESOLUTION

City of Calumet City 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: City of Calumet City

Address: 1717 E. West Road, Calumet City, Illinois

Municipality or Unincorporated Township: City of Calumet City

Cook County District: 4th District

Permanent Index Number: 29-24-200-069-0000

Municipal Resolution Number: City of Calumet City Resolution No. 20-24

Number of month property vacant/abandoned: Vacant for more than 24 months

Special circumstances justification requested: Yes

Proposed use of property: Industrial Use and Commercial Use - manufacturing/producing and retail

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 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 Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 23-0438. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

ADJOURNMENT

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to adjourn the meeting. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Absent: Gainer (1)

Respectfully submitted,



Vice Chairman



Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.