



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

Wednesday, March 22, 2017

9:30 AM

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

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

17-2283

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/8/2017

[17-1924](#)

Sponsored by: TONI PRECKWINKLE (President) and RICHARD R. BOYKIN, Cook County Board of Commissioners

PROPOSED RESOLUTION

W-R INDUSTRIES, 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: W-R Industries, Inc. or an entity to be named

Address: 2715 Grant Avenue, Bellwood, Illinois 60104

Municipality or Unincorporated Township: Bellwood

Cook County District: 1

Permanent Index Number: (1) PIN: 15-09-201-013-0000

Municipal Resolution Number: 16-64 approved 11/16/2016

Number of month property vacant/abandoned: 56 months at time of application to BED

Special circumstances justification requested: Yes, purchase from CCLBA is pending

Estimated Number of jobs created by this project: 2 full-time, 0 part-time

Estimated Number of jobs retained at this location: 7 full-time, 0 part-time

Estimated Number of employees in Cook County: 7 full-time, 0 part-time

Estimated Number of construction jobs: 15

Proposed use of property: Industrial-Manufacturing 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

Legislative History : 3/8/17 - Board of Commissioners - refer to the Business and Economic Developm

[17-1988](#)

Sponsored by: TONI PRECKWINKLE (President) and LARRY SUFFREDIN, Cook County Board of Commissioners

PROPOSED RESOLUTION

SSN GROUP LLC OR ITS NOMINEE 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: SSN Group LLC or its nominee

Address: 6200 W. Howard, Niles, Illinois

Municipality or Unincorporated Township: Village of Niles

Cook County District: 13

Permanent Index Number: 10-29-102-013-0000

Municipal Resolution Number: Village of Niles Resolution No. 2017-06R

Number of month property vacant/abandoned: Eight (8) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 10-20 full-time

Estimated Number of jobs retained at this location: 111 full-time

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: Five (5) to 10 construction jobs

Proposed use of property: Light manufacturing of disposable medical devices

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

Legislative History : 3/8/17 - Board of Commissioners - refer to the Business and Economic Developm

[17-1990](#)

Sponsored by: TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board of Commissioners

PROPOSED RESOLUTION

ABY PETROLEUM INC. (ABI) 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: Aby Petroleum Inc. (ABI)

Address: 1006 E. Sibley Blvd., Dolton, Illinois

Municipality or Unincorporated Township: Village of Dolton

Cook County District: 6

Permanent Index Number: 29-11-129-050-0000 (formerly known as 29-11-129-039 partial)

Municipal Resolution Number: Village of Dolton Resolution No. 14-R-0004

Number of month property vacant/abandoned: 56 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 25 full-time, five (5) part-time

Estimated Number of jobs retained at this location: None

Estimated Number of employees in Cook County: 20 full-time jobs

Estimated Number of construction jobs: 10-15 construction jobs

Proposed use of property: This property will be used as a commercial restaurant with drive thru window

Living Wage Ordinance Compliance Affidavit Provided: Not required

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 purchase 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.

Legislative History : 3/8/17 - Board of Commissioners - refer to the Business and Economic Developm

[17-2000](#)

Sponsored by: TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board of Commissioners

PROPOSED RESOLUTION

GLENWOOD-DYER ROAD 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: Glenwood-Dyer Road LLC

Address: 3595 Glenwood Dryer Road, Lynwood, Illinois

Municipality or Unincorporated Township: Village of Lynwood 5/12/2015

Cook County District: 6

Permanent Index Number: 33-20-102-008-0000 & 33-20-102-009-0000

Municipal Resolution Number: Village of Lynwood Resolution No. 15-16

Number of month property vacant/abandoned: Six months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Eight (8) full-time jobs

Estimated Number of jobs retained at this location: 24 full-time jobs

Estimated Number of employees in Cook County: same as above

Estimated Number of construction jobs: 15

Proposed use of property: industrial distribution and installation of windows doors and garage doors

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

Legislative History : 3/8/17 - Board of Commissioners - refer to the Business and Economic Developm

[17-0293](#)

Sponsored by: JESÚS G. GARCÍA, Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT

TAX INCENTIVE ORDINANCE AMENDMENT

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 74 TAXATION, ARTICLE II REAL PROPERTY TAXATION, DIVISION 2 CLASSIFICATION SYSTEM FOR ASSESSMENT, Sec. 74-60 through 74-73 of the Cook County Code is hereby amended as follows:

Sec. 74-60. - Short title.

Sec. 74-61. - Purpose.

Sec. 74-62. - System established; terms defined.

Sec. 74-63. - Assessment classes.

Sec. 74-64. Market value percentages.

Sec. 74-65. - Qualifications for commercial development project status.

Sec. 74-66. Property in two or more classes.

Sec. 74-67. - Assessor's status and progress report.

Sec. 74-68. Classification system to apply with tax assessment year.

Sec. 74-69. - Applicable assessment level.

Sec. 74-70. - Class 8a and 8b designation/assessment class.

Sec. 74-71. - ~~Definition:~~ Laws regulating the payment of wages.

~~Sec. 74-73. - Revocation or cancellation of incentive classification.~~

Secs. 74-752. - Compliance with Laws.

Sec. 74-743. - Revocation or cancellation of incentive classification.

Effective date: This ordinance shall be in effect immediately upon adoption.

COMPLETE ORDINANCE CAN BE FOUND AT: <http://tinyurl.com/zujk219>

Legislative History : 12/14/16 - Board of Commissioners - refer to the Business and Economic Development

Legislative History : 1/18/17 - Business and Economic Development Committee - recommend for deferral

Legislative History : 2/8/17 - Business and Economic Development Committee - recommend for deferral



Secretary

Chairman: Garcia

Vice-Chairman: Moody

Members: Arroyo, Butler, Gainer, Moore, Morrison, Schneider and Steele