



**Board of Commissioners of Cook County
Board of Commissioners**

Minutes of the Business and Economic Development Committee

9:30 AM

Wednesday, November 15, 2017

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

ATTENDANCE

Present: García, Moody, Deer, Morrison and Schneider (5)

Absent: Arroyo, Butler, Gainer and Moore (4)

PUBLIC TESTIMONY

Chairman Garcia asked the Secretary to the Board to call upon the registered public speakers, in Accordance with Cook County Code.

1. Mr. George Blakemore

17-9998

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10/11/2017

A motion was made by Vice Chairman Moody, seconded by Commissioner Schneider, to approve 17-9998. The motion carried by the following vote:

Ayes: García, Moody, Deer, Morrison and Schneider (5)

Absent: Arroyo, Butler, Gainer and Moore (4)

17-5550

Sponsored by: TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

CURVE DEVELOPMENT, 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: Curve Development, LLC

Address: 860 Bonnie Lane, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15

Permanent Index Number: 08-27-301-052-0000

Municipal Resolution Number: Elk Grove Village Resolution Number 22-16

Number of month property vacant/abandoned: Seven (7) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Five (5) -10 full-time

Estimated Number of jobs retained at this location: 15 full-time

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 10-15 construction jobs

Proposed use of property: Industrial design, 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 Vice Chairman Moody, seconded by Commissioner Schneider, to recommend for approval 17-5550. The motion carried by the following vote:

Ayes: García, Moody, Deer, Morrison and Schneider (5)

Absent: Arroyo, Butler, Gainer and Moore (4)

17-5551

Sponsored by: TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

1365 MITCHELL LLC6B 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: 1365 Mitchell LLC

Address: 1365-1375 Mitchell Blvd, Schaumburg, Illinois

Municipality or Unincorporated Township: Village of Schaumburg

Cook County District: 15

Permanent Index Number: 074-33-204-016-0000

Municipal Resolution Number: Village of Schaumburg Resolution No. R-17-064

Number of month property vacant/abandoned: Seven (7) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Five (5) full-time jobs

Estimated Number of jobs retained at this location: 45 full-time, 5 part-time jobs

Estimated Number of employees in Cook County: see above

Estimated Number of construction jobs: 25-50 construction jobs

Proposed use of property: Distribution of flexible packaging

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 Moody, seconded by Commissioner Morrison, to recommend for approval 17-5551. The motion carried by the following vote:

Ayes: García, Moody, Deer, Morrison and Schneider (5)

Absent: Arroyo, Butler, Gainer and Moore (4)

17-5564

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

PROPOSED RESOLUTION

DHYANNI GROCERIES 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: Dhyanni Groceries

Address: 645 Burnham Avenue, Calumet City, Illinois 60409

Municipality or Unincorporated Township: Name of Municipality or Unincorporated Township

Cook County District: 4

Permanent Index Number: 30-08-323-045-0000

Municipal Resolution Number: City of Calumet City Resolution NO. 16-36

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

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Two (2) - four (4) full-time jobs

Estimated Number of jobs retained at this location: Two (2) full-time jobs

Estimated Number of employees in Cook County: same as above

Estimated Number of construction jobs: Two (2) - five (5) construction jobs

Proposed use of property: This property will be commercial use a convenient store

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 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 Moody, seconded by Commissioner Schneider, to recommend for approval 17-5564. The motion carried by the following vote:

Ayes: García, Moody, Deer, Morrison and Schneider (5)

Absent: Arroyo, Butler, Gainer and Moore (4)

ADJOURNMENT

A motion was made by Vice Chairman Moody, seconded by Commissioner Morrison to adjourn the meeting. The motion carried by the following vote:

Ayes: García, Moody, Deer, Morrison and Schneider (5)

Absent: Arroyo, Butler, Gainer and Moore (4)

Respectfully submitted,



Chairman



Secretary

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