



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

Wednesday, November 18, 2020

10:30 AM

Virtual Meeting

ATTENDANCE

Present: Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (7)

Absent: Gainer and Deer (2)

Chair Anaya asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

PUBLIC TESTIMONY

No public speakers

[20-5570](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10/21/2020.

A motion was made by Commissioner Britton, seconded by Commissioner Morrison, that Committee Minutes from October 21, 2020 be approved. The motion carried.

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (7)

Absent: Gainer and Deer (2)

[20-4615](#)

Sponsored by: TONI PRECKWINKLE (President) and SCOTT R. BRITTON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

THE GC NET LEASE (ARLINGTON HEIGHTS) INVESTORS, 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: The GC Net Lease (Arlington Heights) Investors, LLC

Address: 1455 Shure Drive Arlington Heights, Illinois 60004

Municipality or Unincorporated Township: Village of Arlington Heights, Illinois

Cook County District: 14

Permanent Index Number: 03-07-100-015-0000 and 03-07-100-021-0000

Municipal Resolution Number: Village of Arlington Heights Resolution Number R2020-005

Number of month property vacant/abandoned: 27 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 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 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 Morrison, to recommend for approval 20-4615. The motion carried by the following vote: 6 Aye, 0 Nay, 1 Present, 2 Absent

Ayes: Britton, Lowry, Miller, Moore, Morrison and Morrison (6)

Present: Anaya (1)

Absent: Gainer and Deer (2)

[20-4616](#)

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

PROPOSED RESOLUTION

SCHRAM ENTERPRISES, INC. A.K.A. ACE GRINDING 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: Schram Enterprises, Inc. a.k.a. Ace Grinding

Address: 5017 W. Lake Street, Melrose Park, Illinois

Length of time at current location: 42 years

Length of time property under same ownership: 42 years

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

Age of the Property (Building): 52 years

Municipality or Unincorporated Township: Village of Melrose Park

Cook County District: 16

Permanent Index Number(s): 15-05-103-050-0000

Municipal Resolution Number: Village of Melrose Park, Resolution No. 111-19

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: Three (3) blighting factors, Deterioration, Obsolescence and the total equalized assessed value of the proposed redevelopment project area has declined 3 of the last 5 years.

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

Proposed use of property: Industrial - Manufacturing: Industrial use 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 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 understands 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 Morrison, to recommend for approval 20-4616. The motion carried by the following vote:7 Aye, 0 Nay, 2 Absent

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (7)

Absent: Gainer and Deer (2)

[20-4618](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board Of Commissioners

PROPOSED RESOLUTION

CONNECT GROUP, 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: Connect Group, LLC

Address: 2204 West 159th Street, Markham, Illinois

Municipality or Unincorporated Township: City of Markham

Cook County District: 5

Permanent Index Number: 29-18-326-038-0000

Municipal Resolution Number: City of Markham Ordinance 19-O-2227

Number of month property vacant/abandoned: Three (3) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - the repair and maintenance of semi-trucks and truck sales and warehousing

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 Morrison, to recommend for approval 20-4618. The motion carried by the following vote: 7 Aye, 0 Nay, 2 Absent

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (7)

Absent: Gainer and Deer (2)

[20-4624](#)

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

PROPOSED RESOLUTION

RG RILEY & SONS 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: RG Riley & Sons Inc.

Address: 17700 Duvan Drive, Tinley Park, Illinois

Length of time at current location: 24 years

Length of time property under same ownership: 24 years

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

Age of the Property (Building): 43 years

Municipality or Unincorporated Township: Village of Tinley Park

Cook County District: 17

Permanent Index Number(s): 27-36-204-029-0000

Municipal Resolution Number: Village of Tinley Park Resolution No. 2019-R- 046

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: Dilapidation, Obsolescence & Deterioration - The property was built in 1976, and as such had many fixtures from the original construction which have since fallen into a state of disrepair. The most pressing issue is a dilapidated roof; the original roof is filled holes and almost completely rusted out. The roof currently requires constant yearly maintenance and will eventually need to be replaced. **Inadequate Utilities:** The property is over 40 years old and has had major heating and cooling issues in the past few years. **Excessive Vacancies:** Tinley Park's Mental Health TIF contains 119 active property index numbers (PINs) in the Redevelopment Project Area, 65 of which are improved, and 54 are vacant. There are approximately 80 primary structures on the improved parcels. Of these primary structures, about 78% are over 35 years of age. Almost half of the land in the center of the Redevelopment Project Area is comprised of the Tinley Park Mental Health Center (TPMHC) property formerly owned and operated by the State of Illinois. The facilities gradually ceased operations over a number of years, with the last closing in 2012, and since that time the nearly 280-acre property has been vacant.

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

Proposed use of property: Industrial - Manufacturing: Industrial use- package, warehousing and

distribution

Living Wage Ordinance Compliance Affidavit Provided:

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 Morrison, to recommend for approval 20-4624. The motion carried by the following vote: 7 Aye, 0 Nay, 2 Absent

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (7)

Absent: Gainer and Deer (2)

ADJOURNMENT

A motion was made by Commissioner Morrison, seconded by Commissioner Miller, that this be adjourn the meeting. The motion carried.

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (7)

Absent: Gainer and Deer (2)

Respectfully submitted,



Vice-Chair



Secretary

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