



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

10:00 AM

Tuesday, September 12, 2023,

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

ATTENDANCE

Present: Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

Absent: Anaya and Moore (2)

A motion was made by Commissioner S. Morrison, seconded by Commissioner Britton, that this was allow for remote participation in the meeting. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

Absent: Anaya and Moore (2)

PUBLIC TESTIMONY

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

No public speakers

23-4764

COMMITTEE MINUTES

Approval of the minutes from the meeting of 07/19/2023

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to approve 23-4764. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

Absent: Anaya and Moore (2)

Sponsored by: BRIDGET GAINER and BRIDGET DEGNEN, Cook County Board Of Commissioners

PROPOSED ORDINANCE AMENDMENT

ORDINANCE EXCLUDING SOLAR ENERGY SYSTEMS FROM ASSESSOR'S MARKET VALUATION OF STRUCTURE AND IMPROVEMENTS

BE IT ORDAINED, by the Cook County Board of Commissioners that Chapter 74, Article II, is hereby amended to add the following sections:

Sec. 74.49. Valuation of solar energy systems installed on commercial or industrial structures and improvements.

(a) *Purpose.* To reach its clean energy goals, the County Board finds that it is necessary to install solar energy systems on the roofs of commercial and industrial structures throughout the County. Owners of commercial and industrial property in Cook County should be encouraged to use otherwise unproductive roofs to help the County generate solar energy and create new jobs for County residents. When evaluating Cook County rooftops for solar energy system installation, owners and investors need certainty that the installation will not, on its own, increase property taxes.

(b) *Exclusion of solar energy systems from market valuation of commercial and industrial structures and improvements.* When determining the value of any commercial or industrial property listed for taxation in the County, the County Assessor shall ascertain and utilize the value of the property's structures and improvements without consideration of any solar energy system installed in or on such structures or improvements.

(c) *Application.* This section shall apply to assessments initiated after the effective date of this Ordinance.

(d) *Definitions.* For purposes of this Section, the terms are defined as follows:

Solar energy means radiant energy received from the sun at wave lengths suitable for heat transfer, photosynthetic use, or photovoltaic use.

Solar collector means:

- (1) An assembly, structure, or design, including passive elements, used for gathering, concentrating, or absorbing direct and indirect solar energy, specially designed for holding a substantial amount of useful thermal energy and to transfer that energy to a gas, solid, or liquid or to use that energy directly; or
- (2) A mechanism that absorbs solar energy and converts it into electricity; or

- (3) A mechanism or process used for gathering solar energy through wind or thermal gradients; or
- (4) A component used to transfer thermal energy to a gas, solid, or liquid, or to convert it into electricity.

Solar storage mechanism means equipment or elements (such as piping and transfer mechanisms, containers, heat exchangers, or controls thereof, and gases, solids, liquids, or combinations thereof) that are utilized for storing solar energy, gathered by a solar collector, for subsequent use.

Solar energy system means

- (1)
 - i. a complete assembly, structure, or design of solar collector, or a solar storage mechanism, which uses solar energy for generating electricity or thermal energy;
 - ii. the design, materials, or elements of a system and its maintenance, operation, and labor components, and the necessary components, if any, of supplemental conventional energy systems designed or constructed to interface with a solar energy system;
 - iii. any legal, financial, or institutional orders, certificates, or mechanisms, including easements, leases, and agreements, required to ensure continued access to solar energy, its source, or its use in a solar energy system, and including monitoring and educational elements of a demonstration project;
- (2) Solar energy system does not include:
 - i. distribution equipment that is equally usable in a conventional energy system except for those components of the equipment that are necessary for meeting the requirements of efficient solar energy utilization; or
 - ii. components of a solar energy system that serve only as structural, insulating, protective, shading, aesthetic, or other non-solar energy utilization purposes, as defined in the regulations of the Department of Commerce and Economic Opportunity
 - iii. The solar energy system shall conform to the standards for those systems established by regulation of the Department of Commerce and Economic Opportunity.

Effective date: This Ordinance shall be effective immediately upon approval and adoption.

A motion was made to recommend for deferral 23-3872. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

Absent: Anaya and Moore (2)

23-3990

Sponsored by: TONI PRECKWINKLE (President) and TARA S. STAMPS, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Hillside Lumber 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: Hillside Lumber Inc.

Address: 4234-38 Warren Ave, 4250 Warren Ave, 500 Melrose Ave, 4329 Butterfield Road, Hillside, Illinois 60162

Length of time at current location: All facilities are over 30 years old

Length of time property under same ownership: 27 years

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

Age of the Property (Building):

Municipality or Unincorporated Township: City of Chicago

Cook County District: 1st h District

Permanent Index Number(s): 15-08-427-003, -004,-005,007,-008,-009,-019,-017,-020,-022,-024,-,026,-027;15-08-426-002,-003,-004,-005,-006,017,-020

Municipal Resolution Number: City of Chicago, Resolution Number 02022-426

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: **Obsolescence** - limited showroom space, properties, in their current condition, **Deleterious land-use or layout** - The current layout of the property is also inefficient and creates issues with Hillside Lumber's neighbors. Hillside Lumber currently uses Warren Avenue for ingress and egress of its delivery trucks. As a residential street, Warren Avenue is not built to handle such traffic flow. The Village of Hillside has agreed to restructure the access from Butterfield Road, and **Deterioration** - Hillside Lumber will pave its lot with asphalt. the dust created from the trucks using Hillside Lumber's yard, especially in the heat of the summer, may pose environmental risks for its neighbors by creating dust and other airborne particles. Hillside Lumber's paving of its lot as part of this project will eliminate this environmental issue for the surrounding community

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

Proposed use of property: **Industrial - Manufacturing:** Industrial use - 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 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 6b SER 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; and

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.

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 Miller, seconded by Commissioner Britton, to recommend for approval 23-3990. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

Absent: Anaya and Moore (2)

23-4004

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

PROPOSED RESOLUTION

Kothawala Properties LLC UNINCORPORATED INDUSTRIAL RENEWAL PROPERTY TAX INCENTIVE REQUEST

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

Applicant: Kothawala Properties LLC

Address: 4920 S. Monitor, Unincorporated Chicago, Illinois 60638

Municipality or Unincorporated Township: Unincorporated Stickney Township

Cook County District: 16th

Permanent Index Number: 19-08-202-032-0000

Municipal Resolution Number: Unincorporated Cook

Use of property: Industrial use- warehousing and distribution

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 newly constructed or substantially rehabilitated or abandoned industrial property; and

WHEREAS, Class 6b incentives that are granted may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% in the 11th year or 20% assessment level in the 12th year, by filing a renewal application and a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located, or by the County Board, if located in an unincorporated area of Cook County; and

WHEREAS, the applicant states that the property is fully occupied and is in use; and

WHEREAS, the project resulted in the creation or retention of jobs at the property site and is an economic benefit to the community; and

WHEREAS, projects which qualify for the Class 6b renewal incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first 10 years, fifteen percent (15%) for the 11th year and twenty percent (20%) for the 12 year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

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 that the above-captioned property meets the requirements for a renewal of the Class 6b incentive ; and

BE IT FURTHER RESOLVED, that the President and Board of Commissioners hereby approves the renewal of the Class 6b incentive; 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 Miller, seconded by Commissioner Britton, to recommend for approval 23-4004. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

Absent: Anaya and Moore (2)

23-4043

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

PROPOSED RESOLUTION

Builders Chicago Corp 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: Builders Chicago Corp

Address: 93 Martin Lane, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15th District

Permanent Index Number: 08-22-301-023-0000

Municipal Resolution Number: Village of Elk Grove Village Resolution No. 68-20

Number of month property vacant/abandoned: 7 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 Miller, seconded by Commissioner Britton, to recommend for approval 23-4043. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

Absent: Anaya and Moore (2)

23-4048

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

PROPOSED RESOLUTION

Che Empire, 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: Che Empire, LLC

Address: 1529 N 31st Street, Melrose Park, Illinois

Municipality or Unincorporated Township: Village of Melrose Park

Cook County District: 16th District

Permanent Index Number: 15-04-207-007-0000 15-04-207-017-0000, 15-04-207-030-0000 -
15-04-207-033-0000, 15-04-207-035-0000, 15-04-208-005-0000

Municipal Resolution Number: Village of Melrose Park, Resolution No. 146-22

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

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, logistics 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 Miller, seconded by Commissioner Britton, to recommend for approval 23-4048. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

Absent: Anaya and Moore (2)

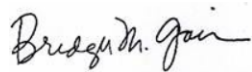
ADJOURNMENT

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

Ayes: Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

Absent: Anaya and Moore (2)

Respectfully submitted,



Chairwoman



Secretary

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