



Board of Commissioners of Cook County
Minutes of the Legislation and Intergovernmental Relations Committee

10:30 AM
Wednesday, July 19, 2017 **Cook County Building, Board Room,**
118 North Clark Street, Chicago, Illinois

ATTENDANCE

Present: Suffredin, Arroyo, Boykin, Daley, Deer, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Silvestri, Sims and Tobolski (15)
Absent: Fritchey and Butler (2)

PUBLIC TESTIMONY

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

1. Ray Reiss Chicago Bed & Breakfast Assoc.
2. Dave Samber The Polo Inn Bridgeport
3. Virginia Carstarphen Old Chicago Inn B&B
4. Thomas Zipprich Stone Terrace Bed & Breakfast
5. Bruce Boyd Lang House Bed & Breakfast
6. Cathy Hartmann Chicago Bed & Breakfast Assoc.

17-4403

COMMITTEE MINUTES

Approval of the minutes from the meeting of 6/7/2017

A motion was made by Commissioner Daley, seconded by Commissioner Goslin, to approve 17-4403. The motion carried by the following vote:

Ayes: Suffredin, Arroyo, Boykin, Daley, Deer, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Silvestri, Sims and Tobolski (15)
Absent: Fritchey and Butler (2)

17-3303

Sponsored by: ROBERT STEELE, Cook County Board Of Commissioners

PROPOSED ORDINANCE AMENDMENT

AN AMENDMENT TO THE COOK COUNTY PROPERTY TAX ASSESSMENT CLASSES

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter Chapter 74 - Taxation, Article II - Real Property Taxation, Division 2 - Classification System for Assessment, Section 74-63 - Assessment Classes of the Cook County Code is hereby amended as Follows:

Sec. 74-63. - Assessment classes.

Real estate is divided into the following assessment classes:

(1) *Class 1.* Unimproved real estate.

(2) *Class 2.* Real estate:

a. Used as a farm;

b. Used for residential purposes when improved with a house, an apartment building of not more than six living units, a licensed bed and breakfast (as established under 50 ILCS 820/1 et.seq., the Illinois Bed and Breakfast Act) with six apartment units or less, or residential condominium, a residential cooperative or a government subsidized housing project, if required by statute to be assessed in the lowest assessment category;

c. Used as a licensed bed and breakfast, as defined under the laws of the Cook County municipality where the entity is situated, and registered as a Bed & Breakfast with the State of Illinois, shall be assessed as residential 2-12 or in the current assessment classification if lower.

e. Improved with a building put to commercial and residential use, of six or less units where the building measures less than 20,000 square feet of above grade space; or

Ⓕ. Real estate improved with a single room occupancy building, as defined in this division, provided that:

1. At least one-third of the single room occupancy units are leased at no more than 80 percent of the current "Fair Market Rent Schedule for Existing Housing for Single Room Occupancy Units" as set by the United States Department of Housing and Urban Development (hereinafter "FMR schedule");

2. No single room occupancy units are leased at rents in excess of 100 percent of the current FMR schedule;

3. The overall maximum average rent per unit for all single room occupancy units in the building shall

not exceed 90 percent of the current FMR schedule; and

4. The subject property is in substantial compliance with all local building, safety and health codes and requirements.

In the event that the owner fails to comply with these requirements, the Class 2 classification shall be revoked.

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

A motion was made by Commissioner Daley, seconded by Commissioner Boykin, to accept as substituted 17-3303. The motion carried by the following vote:

Ayes: Suffredin, Arroyo, Boykin, Daley, Deer, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Silvestri, Sims and Tobolski (15)

Absent: Fritchey and Butler (2)

17-3303

PROPOSED SECOND SUBSTITUTE ORDINANCE AMENDMENT

Sponsored by: LARRY SUFFREDIN, Cook County Board of Commissioners

AN AMENDMENT TO THE COOK COUNTY PROPERTY TAX ASSESSMENT CLASSES

Sec. 74-63. - Assessment classes.

Real estate is divided into the following assessment classes:

(1) *Class 1.* Unimproved real estate.

(2) *Class 2.* Real estate:

a. Used as a farm;

b. Used for residential purposes when improved with a house, an apartment building of not more than six living units, or residential condominium, a residential cooperative or a government subsidized housing project, if required by statute to be assessed in the lowest assessment category;

c. Improved with a building put to commercial and residential use, of six or less units where the building measures less than 20,000 square feet of above grade space; or

d. Real estate improved with a single room occupancy building, as defined in this division, provided that:

1. At least one-third of the single room occupancy units are leased at no more than 80 percent of the current "Fair Market Rent Schedule for Existing Housing for Single Room Occupancy Units" as set by the United States Department of Housing and Urban Development (hereinafter "FMR schedule");

2. No single room occupancy units are leased at rents in excess of 100 percent of the current FMR schedule;
 3. The overall maximum average rent per unit for all single room occupancy units in the building shall not exceed 90 percent of the current FMR schedule; and
 4. The subject property is in substantial compliance with all local building, safety and health codes and requirements.
- e. Used as a licensed bed and breakfast, as defined under the laws of the Cook County municipality where the property is situated, or registered as a Bed & Breakfast with the State of Illinois under the statute as established under 50 ILCS 820 /1 et. seq., the Illinois Bed and Breakfast Act, with six rentable units or less and with all said units contained in one improvement where one of the units is owner occupied and where the owner occupant is entitled to a Homeowner's Exemption pursuant to the

(16) Class 10. Used as a licensed bed and breakfast, as defined under the laws of the Cook County municipality where the property is situated, or registered as a Bed & Breakfast with the State of Illinois under the statute as established under 50 ILCS 820 /1 et. seq., the Illinois Bed and Breakfast Act, with six rentable units or less and with all said units contained in one improvement where none of the units are owner occupied and a Homeowner's Exemption pursuant to the Illinois Property Tax Code, Chapter 35, Title 4, Article 15 shall be available if allowed by law.
 Sec. 74-64. - Market value percentages.

The Assessor shall assess, and the Board of Review shall review, assessments on real estate in the various classes at the following percentages of market value:

- (1) Class 1: Ten percent.
- (2) Class 2: Ten percent.
- (3) Class 3: Sixteen percent in tax year 2009, 13 percent in tax year 2010, ten percent in tax year 2011, and subsequent years.
- (4) Class 4: ~~Twenty-five~~ Twenty percent.
- (5) Class 5a: Twenty-five percent.
- (6) Class 5b: Twenty-five percent.
- (7) Class 6b: Ten percent for first ten years and for any subsequent ten-year renewal periods; if the incentive is not renewed, 15 percent in year 11 and 20 percent in year 12.
- (8) Class C: Industrial properties: Ten percent for first ten years, 15 percent in year 11 and 20 percent in year 12; commercial properties: ten percent for first ten) years, 15 percent in year 11 and 20 percent in year 12.
- (9) Class 7a: Ten percent for first ten years, 15 percent in year 11 and 20 percent in year 12.
- (10) Class 7b: Ten percent for first ten years, 15 percent in year 11 and 20 percent in year 12.
- (11) Class 7c: Ten percent for first three years, 15 percent in year four and 20 percent in year five.
- (12) Class 8: Ten percent for first ten years and for any subsequent ten-year renewal periods; if the incentive is not renewed, 15 percent in year 11 and 20 percent in year 12.

- (13) Class 9: Ten percent for an initial ten-year period, renewable upon application for additional ten-year periods.
- (14) Class S: Ten percent for the term of the Section 8 contract renewal under the mark up to market option, as defined herein, and for any additional terms of renewal of the Section 8 contract under the mark up to market option.
- (15) Class L, renewable properties: Ten percent for first ten years and for any subsequent ten-year renewal periods; if the incentive is not renewed, 15 percent in year 11 and 20 percent in year 12; commercial properties: Ten percent for first ten years, 15 percent in year 11 and 20 percent in year 12.
- (16) Class 10: Ten percent.

Effective date: This Ordinance Amendment shall be in effect immediately.

A motion was made by Commissioner Daley, seconded by Commissioner Boykin, to recommend for approval as substituted and amended 17-3303. The motion carried by the following vote:

Ayes: Suffredin, Arroyo, Boykin, Daley, Deer, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Silvestri, Sims and Tobolski (15)
Absent: Fritchey and Butler (2)

17-3674

Sponsored by: JOHN A. FRITCHEY, LUIS ARROYO JR, GREGG GOSLIN and DEBORAH SIMS,
Cook County Board Of Commissioners

PROPOSED ORDINANCE

ESTABLISHING LIMITATION OF UNMANNED AERIAL SYSTEM USAGE ON COUNTY PROPERTY

WHEREAS, use of Unmanned Aerial Systems (UAS), including drones, has exponentially increased and is becoming more common in both commercial and private contexts; and

WHEREAS, increased UAS use has given rise to emerging conflicts and challenges requiring additional guidance as to responsible and lawful operation thereof; and

WHEREAS, given their ability to carry and smuggle drugs, weapons or other contraband, UAS usage is increasingly presenting safety concerns for the operations of jails and prisons nationally, including Cook County Jail; and

WHEREAS, UAS can also be used to surreptitiously take photographs and video footage, which can create a privacy, safety or security threat at other county property such as county courthouses and health system facilities;

NOW THEREFORE BE IT ORDAINED, by the Cook County Board of Commissioners that Chapter 58, Offenses and Miscellaneous Offenses, Article II, Offenses Involving Property Rights Sec. 58-48 of the Cook County Code, is hereby enacted as follows:

Sec. 58-48. Limitation of Unmanned Aerial System Usage on County Property.

(a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Agency shall mean any County agency that is the authorized custodian of County property.

Unmanned Aerial System or *UAS* shall mean an unmanned aerial vehicle or drone that is operated without the possibility of direct human intervention from within the aircraft.

Property shall mean any land, building or facility owned or leased by Cook County.

(a) No person shall, at any time, fly any form of UAS on County property unless expressly authorized by the Agency that is the custodian of said property. Any person violating the provisions of this Section shall be subject to a fine of \$2,500.00 for each offense and shall be adjudicated pursuant to Chapter 2, Administration, Article IX, Administrative Hearings, of this Code.

(b) Confiscation; seizure. Whenever an Agency or any of its duly authorized representatives shall discover any UAS used in violation of this section on County property, they are hereby authorized and empowered forthwith to confiscate; seize and take possession of such UAS and it shall thereupon be deemed to be forfeited to the County of Cook.

(c) Destruction; redemption. If it is determined at an administrative hearing, by a preponderance of evidence, that the seized UAS was not operated in violation of this section, such UAS may be claimed by its owner without charge within 7 days of such determination. In the event that the UAS remains unclaimed after such period, the Agency shall cause the seized UAS to be destroyed.

(d) Operations Authorized by the State of Illinois - Exception. Notwithstanding the prohibitions set forth in this section, nothing in this section shall be construed to prohibit the use of an unmanned aerial system (UAS) by a law enforcement agency in accordance with Section 15 of the Freedom from Drone Surveillance Act, codified at 725 ILCS 167/1, et seq., or its successor provision.

(e) If any clause, sentence, paragraph, section, subdivision or other part of this ordinance or its applications shall be adjudged by a Court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or otherwise invalidate the remainder of this ordinance which shall remain in full force and effect except as limited by such order or judgment.

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

Recommend for deferral

ADJOURNMENT

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

Ayes: Suffredin, Arroyo, Boykin, Daley, Deer, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Silvestri, Sims and Tobolski (15)
Absent: Fritchey and Butler (2)

Respectfully submitted,



Chairman



Secretary

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