



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

11:15 AM

Wednesday, September 18, 2024

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

ATTENDANCE

Present: Gainer, Britton, Lowry, Miller and K. Morrison (5)

Absent: Anaya, Moore-excused, Morita-excused and S. Morrison- excused (4)

PUBLIC TESTIMONY

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

1. George Blakemore -Citizen

24-5185

COMMITTEE MINUTES

Approval of the minutes from the meeting of 07/22/2024

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to approve 24-5185. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller and K. Morrison (5)

Absent: Anaya, Moore, Morita and S. Morrison (4)

24-3779

Presented by: AVIK DAS, Executive Director, Justice Advisory Council

PROPOSED RESOLUTION

PROPOSED RESOLUTION FOR THE COOK COUNTY RECONNECT: RENTAL ASSISTANCE AND SERVICES FOR RETURNING RESIDENTS PROGRAM IMPLEMENTED BY THE JUSTICE ADVISORY COUNCIL

WHEREAS, on March 11, 2021, the federal government authorized the American Rescue Plan Act of 2021 ("ARPA") which includes \$1.9 trillion in federal stimulus funds to hasten the United States' recovery from the economic and health effects caused by the COVID-19 pandemic; and

WHEREAS, specifically, the federal government has authorized and allocated a federal award of approximately \$1,000,372,385B of ARPA funding to Cook County to assist the County in its recovery from the economic and health effects of COVID-19; and

WHEREAS, on June 24, 2021, the Cook County American Rescue Plan Act Framework (the “ARPA Framework”) was presented to the Cook County Board of Commissioners; and

WHEREAS, the Cook County Board of Commissioners via Resolution 21-3654 accepted the ARPA federal award allocated to Cook County to assist the County in its recovery from the economic and health effects of COVID-19 in the amount of approximately \$1,000,372,385.00; and

WHEREAS, Resolution 21-3654 further authorized the Cook County Budget Director and Comptroller to create and implement a Special Purpose Fund for the ARPA award and other accounting measures to track the acceptance and spending of the federal award; and

WHEREAS, the Cook County Board of Commissioners authorized the Chief Financial Officer, Budget Director, Chief Procurement Officer and applicable using agencies to issue grants, contracts and agreements for ARPA programs approved via Resolutions 22-3657 and 22-0637; and

WHEREAS, to further the Policy Roadmap Goal, the Justice Advisory Council has developed a menu of Safe and Thriving Community programs and initiatives which have undergone review and approval through the Project Management Office process to utilize ARPA funding for such programs and initiatives pursuant to the issuance of grants, contracts, and agreements; and

WHEREAS, Resolutions 22-3657 and 22-0637 provided that any grants issued regarding ARPA programs in an amount over \$1M shall require the approval of the Cook County Board of Commissioners; and

WHEREAS, The JAC was named lead for the ARPA Initiative NT764: Reentry Housing Resources, an initiative geared toward providing housing assistance as well as supportive services for returning residents in Cook County; and

WHEREAS, Acknowledging that key supports during the reentry period of a person’s life-when they have recently been released from incarceration-particularly with respect to housing, are critical to their successful reintegration with the community, the JAC, working with the Housing Authority of Cook County developed two-pronged initiative outline, including both rental assistance as well as wraparound services entitled the Rental Assistance and Services for Returning Residents program; and

WHEREAS, The program would target individuals released from IDOC up to 24 months to their enrollment in the program with referrals from both the Illinois Department of Corrections (IDOC) as well as community providers, and aide them in the obtaining and maintaining of lease agreements; and

WHEREAS, The proposed subrecipients, Connections for the Homeless, Respond Now, BEDS Plus, and Housing Forward would provide rental unit search assistance and rental and utility support, and the JAC would coordinate and provision for wraparound services and oversee the referral process; and

WHEREAS, the proposed subrecipients, would receive \$5,612,919.81 of the total \$21,800,00.00 to provide the rental and utility assistance as well as the necessary staffing for servicing those agreements and providing relocation coordination along with the previously approved Housing Authority of Cook County, and with the remaining to be used by the JAC to put in place the supportive services.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners hereby acknowledges the issuance of the following agreement under \$1 million by the Justice Advisory Council to utilize ARPA funding to implement the rental and utilities assistance portion of the Rental Assistance and Services for Returning Residents program (i.e., NT764: Reentry Housing Resources) as follows:

1. Enter into a Subrecipient Agreement with Connections for the Homeless in an aggregate amount of up to \$975,814.51

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Cook County Board of Commissioners hereby approves the issuance of the following agreements by the Justice Advisory Council to utilize ARPA funding to implement the rental and utilities assistance portion of the Rental Assistance and Services for Returning Residents program (i.e., NT764: Reentry Housing Resources) for multiyear terms through November 30, 2026, subject to appropriation by the Board in accordance with state and county fiscal years, for the Justice Advisory Council programs and initiatives as follows:

1. Enter into a Subrecipient Agreement with Respond Now in an aggregate amount of up to \$1,133,150.62
2. Enter into a Subrecipient Agreement with BEDS Plus in an aggregate amount of up to \$2,008,111.25
3. Enter into a Subrecipient Agreement with Housing Forward in an aggregate amount of up to \$1,495,843.43

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to recommend for approval 24-3779. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller and K. Morrison (5)

Absent: Anaya, Moore, Morita and S. Morrison (4)

24-3623

Sponsored by: TONI PRECKWINKLE (President) and STANLEY MOORE, 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 FORASSESSMENT, Sec. 74-63; Sec. 74-64; Sec. 74-65; Sec 74-71 and Sec. 74-73 of the Cook County

Code is hereby amended as follows:

Sec. 74-63. Assessment classes.

Real estate is divided into the following assessment classes:

(14) Class 8 MICRO. Real estate used for the manufacture of semiconductors, microchips and associated component parts, and services provided in support thereof in a manner consistent with 35 ILCS 45/Art. 110 , the Manufacturing Chips for Real Opportunity Act (the “MICRO Act”), consisting of all buildings or other structures, including the land upon which they are situated.

- a. Real estate qualifies when it is located in an area which has been certified as in need of substantial revitalization in accordance with the provisions of Subsection 74-65(i);
- b. To qualify for a Class 8 MICRO classification, the project must meet the minimum eligibility requirements identified in 35 ILCS 45/110-20(c) and subsequently enter into an agreement with the State Department of Commerce and Economic Opportunity pursuant to 35 ILCS 45/110-45(a).
- c. An applicant must obtain an Ordinance or Resolution from the unit of local government in which the real estate is located.
- d. The Ordinance or Resolution shall:
 1. Describe the redevelopment objective of the municipality;
 2. State the applicant’s intended use of the property; and

3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.
- e. A certified copy of the Ordinance or Resolution shall be included with the Class 8 MICRO application and submitted to the Cook County Bureau of Economic Development for verification. A copy thereof shall be transmitted to the Assessor's Office in support of the application for the classification.
- f. In order to determine eligibility for Class 8 MICRO, the application for Class 8 MICRO shall be submitted to the Assessor. The applicant must demonstrate that the project qualifies for the Class 8 MICRO classification. The Assessor shall review the application and other appropriate documentation to certify the project eligible for Class 8 MICRO under this Division.
- g. This classification shall continue for a period of 30 years from the later of the date of construction (excluding demolition, if any) or the submission of an executed Class 8 MICRO agreement to the Assessor's Office.
- h. The Class 8 MICRO classification is not renewable.
- i. The Assessor may adopt rules consistent with this subsection necessary to ensure proper review of all factors relevant to determine eligibility for the benefits provided under Class 8.
- j. The certification of an area as in need of substantial revitalization when the MICRO 8 classification is granted need not be extended or renewed for the classification to remain in effect.
- k. The Applicant must submit a copy annually of the report required pursuant to 35 ILCS 45/110-75(a) to the Assessor's Office, the Secretary of the County Board for distribution to members of the County Board from the affected districts, and the municipality in which the project is located.
- l. If a property that is classified as a Class 8 MICRO transfers ownership, the transferee must establish use and compliance with 35 ILCS 45/Art. 110, the MICRO Act, in order for the classification to continue to apply for the duration of the classification period. In the case of a transfer of property that is classified under this provision, the transferee must notify the Assessor of the change in ownership and use within 90 days. If the transferee does not establish the property's use and compliance with the Class 8 MICRO classification, including any applicable agreement with the State Department of Commerce and Economic Opportunity, the classification will terminate.

~~(14)~~(15) *Class 9.* All real estate otherwise entitled to Class 3 classification under this division, provided that such real estate, consisting of land and existing buildings and structures is multifamily residential real estate; either has undergone major rehabilitation, or is new construction, or both; has at least 35 percent of the dwelling units leased at rents affordable to low- or moderate-income persons or households; and is in substantial compliance with all applicable local building, safety and health requirements and codes.

~~(15)~~(16) *Class S.* Real estate otherwise entitled to Class 3 classification under this division, consisting of land and existing buildings and structures, which is has been subject to a Section 8 contract renewal. The portion of the land and building eligible for the incentive shall be in such proportion as the number of Section 8 units bears to the total number of units. The proportion shall be applied only to property used for residential purposes, and not to portions of the property, if any, used for commercial purposes.

~~(16)~~(17) *Class L.* Real estate which is to be used for commercial or industrial purposes and which is designated as Class 3, Class 4, Class 5a or Class 5b pursuant to this Division; is a landmark or contributing building; and has undergone substantial rehabilitation. The substantial rehabilitation must constitute an investment by the owner of at least 50 percent of the building's full market value as determined by the Assessor in the assessment year prior to the commencement of the substantial rehabilitation.

~~(17)~~(18) *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 and Breakfast with the State of Illinois Bed and Breakfast Act, 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 is 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, provided a Bed and Breakfast is not required to be qualified for Homeowner Exemptions.

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 percent. This change shall be effect on January 1, 2018.
- (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 (14)s 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 7d: Ten percent for first ten years and for any subsequent ten-year renewal period; if the incentive is not renewed, 15 percent in year 11 and 20 percent in year 12. If the incentive is renewed: ten percent through the first ten years of the renewed incentive, 15 percent in year 11 of the renewed incentive and 20 percent in year 12 of the renewed incentive.
- (13) 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.
- (14) Class 8 MICRO: Ten percent for 30 years with no renewal periods.

~~(14)~~(15) Class 9: Ten percent for an initial ten-year period, renewable upon application for additional ten-year periods.

~~(15)~~(16) 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.

~~(16)~~(17) 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.

~~(17)~~(18) Class 10: Ten percent.

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

(i) To be certified as an area in need of substantial revitalization for purposes of Class 8 or Class 8 MICRO classification it is necessary that:

Sec. 74-71. Laws regulating the payment of wages.

(a) Living wage requirement.

(1) Unless expressly waived by the County Board, any Employer occupying a property that receives a property tax incentive for Class 6b industrial property, Class 8 industrial property, Class 8 MICRO, or Class 9 multifamily residential property shall pay not less than the Living Wage, as defined in the Cook County Procurement Code (Cook County, Ill., Code, Ch. 34, Art. IV, Div. 1 § 34-121), to each of its onsite Employees, unless such Employees' Wages are governed by Federal or State prevailing wage law. For purpose of this Section, the term "Employee" shall mean an Employee who performs duties or services for an Employer on average at least 30 hours per week in any two-week period for which the Employee is paid; "hours per week" shall mean hours for which an Employee is paid or entitled to payment by the Employer for a period of time during which no duties are performed by the Employee due to vacation, holiday, illness, incapacity, jury duty, military duty or approved leave of absence.

Sec. 74-73. Suspension, revocation or cancellation of incentive classification.

(a) The following Incentive Classifications are subject to suspension, revocation or cancellation herein pursuant the provisions of this section: Class 6b; Class 6b (special circumstances); Class 6b TEERM; Class 6b SER; Class 7a; Class 7b; Class 7c; Class 7d; Class 8; and Class 8 MICRO
~~Class 8 TEERM.~~

(b) The incentive may be suspended, revoked, or cancelled by the Assessor under the following circumstances:

- (1) By rule, as provided by the Assessor;
- (2) By the County Board by Resolution or Ordinance, which is based on a report from the Bureau of Economic Development that has been approved by the Economic Development Advisory Committee of the County;
- (3) By the County Board by Resolution or Ordinance at the request of the Municipality by submission of a Municipal Resolution or Ordinance;
- (4) By request of the taxpayer to cancel;

(5) Beginning in the 2019 assessment year and for all subsequent assessment years, upon application of the municipality in which a property is located finding that the owner(s), which has received a reduction in its assessed valuation due to receiving a property tax incentive as classified in Subsection 74-73(a) for two consecutive tax years and has not provided evidence to the municipality that the owner has progressed in the leasing, development or sale of the property as contemplated in the incentive classification application submitted by the owner(s), the Assessor may suspend the property tax incentive relating to the property for a period not to exceed two years, subject to a subsequent application to the Assessor by the owner(s) of said property to restore the incentive, which application is supported by documentation of development or occupancy. After a period of two years from the date of such suspension, if said restoration application by the owner(s) is not received, the property tax incentive shall be revoked.

(c) A basis for revocation pursuant to Subsection 74-73(b)(2) or (b)(3) above includes, but is not limited to, the following:

- (1) Failure to comply with the requirements of Section 74-71 or 74-72;
- (2) Delinquency in the payment of any property taxes administered by Cook County or by a local municipality; or

(3) Inaccuracies or omissions in documents submitted by the taxpayer, including, but not limited to, the application and the Economic Disclosure Statement.

(d) Class 8 MICRO is additionally subject to revocation should the State of Illinois' Department of Commerce and Economic Opportunity provide notice that the MICRO Project is noncompliant with the terms of their MICRO agreement pursuant to 35 ILCS 45/110-70, or in the event any applicable agreement with the unit of local government in which the real estate is located is terminated.

~~(d)~~ (e) During such period as the Incentive Classification is suspended, the Assessor shall treat the subject property as a Class 5 property for any tax year in which the suspension is in effect. In case of revocation or cancellation, the Incentive Classification shall be deemed null and void for the tax year in which the incentive was revoked or cancelled as to the subject property. In such an instance, the taxpayer shall be liable for and shall reimburse to the County Collector an amount equal to the difference in the amount of taxes that would have been collected had the subject property been assessed as a Class 5 property and the amount of taxes collected under the Incentive Classification as determined by the Assessor.

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

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to accept as substituted 24-3623. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller and K. Morrison (5)

Absent: Anaya, Moore, Morita and S. Morrison (4)

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to recommend for approval as substituted 24-3623. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller and K. Morrison (5)

Absent: Anaya, Moore, Morita and S. Morrison (4)

24-3838

Sponsored by: TONI PRECKWINKLE (President) and MONICA GORDON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

MON AMI Ventures, 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: MON AMI Ventures, LLC

Address: 1250 W. 127th Street, Calumet Park, Illinois

Municipality or Unincorporated Township: Village of Calumet Park

Cook County District: 5th District

Permanent Index Number: 25-29-327-039-0000, 25-29-327-067-0000, 25-29-327-070-0000, 25-29-327-071-0000, 25-29-327-072-0000

Municipal Resolution Number: Village of Calumet Park, Ordinance 19-1224

Number of month property vacant/abandoned: Over 24 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, manufacturing, and/or distribution

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 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 purchased 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.

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to recommend for approval 24-3838. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller and K. Morrison (5)

Absent: Anaya, Moore, Morita and S. Morrison (4)

24-3878

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

PROPOSED RESOLUTION

GKI INDUSTRIAL CHICAGO, 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: GKI Industrial Chicago, LLC

Address: 55 E. Howard Avenue, Des Plaines, Illinois

Municipality or Unincorporated Township: City of Des Plaines

Cook County District: 17th District

Permanent Index Number: 09-30-300-038-0000

Municipal Resolution Number: City of Des Plaines Resolution No. R-66-23

Number of month property vacant/abandoned: 17 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, manufacturing and/or 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 purchased 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 Lowry, to recommend for approval 24-3878. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller and K. Morrison (5)

Absent: Anaya, Moore, Morita and S. Morrison (4)

24-3879

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

PROPOSED RESOLUTION

MELROSE PARK EQUITY, LLC 7B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7b application containing the following information:

Applicant: Melrose Park Equity, LLC

Address: 1000 West North Avenue, Melrose Park, Illinois

Municipality or Unincorporated Township: Village of Melrose Park

Cook County District: 16th District

Permanent Index Number: 15-03-211-010-0000 (parital)

Municipal Resolution Number: Village of Melrose Park, Resolution No. 117-23

Number of month property vacant/abandoned: Vacant for more than 24 months.

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - Retail

Living Wage Ordinance Compliance Affidavit Provided: N/A Commercial use

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7b 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, with no purchase for value; 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 7b; and

WHEREAS, in the case of abandonment of less than 24 months, purchase for value and substantial rehabilitation, 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 7b 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 7b is necessary for development to occur on this specific real estate. The municipal resolution cites the five eligibility requirements set forth by the Class 7a assessment status; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 7b 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 7b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

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 7b; 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 Lowry, to recommend for approval 24-3879. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller and K. Morrison (5)

Absent: Anaya, Moore, Morita and S. Morrison (4)

24-3898

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

PROPOSED RESOLUTION

GEORGE GULLO DEVELOPMENT CORP 6B 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: George Gullo Development Corp

Address: 2050 Higgins Road, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15th District

Permanent Index Number: 08-26-102-041-0000

Municipal Resolution Number: Unincorporated Elk Grove Township

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 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 Lowry, to recommend for approval 24-3898. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, and Miller (4)

Present: K. Morrison (1)

Absent: Anaya, Moore, Morita and S. Morrison (4)

24-4196

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

PROPOSED RESOLUTION

250 Hamilton LLC 6B 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: 250 Hamilton LLC

Address: 250 Hamilton Road. Arlington Heights, Illinois

Municipality or Unincorporated Township: Arlington Heights

Cook County District: 15th District

Permanent Index Number: 08-26-204-002-0000

Municipal Resolution Number: Unincorporated Elk Grove Township

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 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 Lowry, to recommend for approval 24-4196. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller and K. Morrison (5)

Absent: Anaya, Moore, Morita and S. Morrison (4)

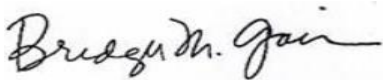
ADJOURNMENT

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

Ayes: Gainer, Britton, Lowry, Miller and K. Morrison (5)

Absent: Anaya, Moore, Morita and S. Morrison (4)

Respectfully submitted,



Chairwoman



Secretary

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