



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

**Wednesday, December 18, 2019**

**10:30 AM**

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

**ATTENDANCE**

**Present:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

**PUBLIC TESTIMONY**

There were no public speakers

[20-0730](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 11/20/2019

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Morrison, to approve 20-0730. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

[19-6576](#)

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

**PROPOSED RESOLUTION**

**CH Global Holding 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:** CH Global Holding LLC

**Address:** 1655 Greenleaf Avenue, Elk Grove Village, Illinois 60007

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15

**Permanent Index Number:** 08-34-203-036-0000

**Municipal Resolution Number:** Village of Elk Grove Resolution No. 31-19

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

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - Assembly, 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 at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Vice Chairman Anayato recommend for approval 19-6576. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

19-6577

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

**PROPOSED RESOLUTION**

**JV GLOBAL SERVICES LLC6B PROPERTY TAX INCENTIVE REQUEST**

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

**Applicant:** JV Global Services LLC

**Address:** 199 Sheppard Avenue, Wheeling, Illinois 60090

**Municipality or Unincorporated Township:** Village of Wheeling

**Cook County District:** 14

**Permanent Index Number:** 03-11-305-028-0000 and 03-11-305-029-0000

**Municipal Resolution Number:** Village of Wheeling, Resolution No. 2019-107

**Number of month property vacant/abandoned:** 11 months vacant

**Special circumstances justification requested:** Yes

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

**Living Wage Ordinance Compliance Affidavit Provided:** Yes ~~or No~~

**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 Britton, seconded by Commissioner Morrison, to recommend for approval as amended 19-6577. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

19-6579

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

**PROPOSED RESOLUTION**

**AR ALDERMAN, 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:** AR Alderman, LLC

**Address:** 250 Alderman Lane, Wheeling, Illinois 60090

**Municipality or Unincorporated Township:** Village of Wheeling

**Cook County District:** 14

**Permanent Index Number:** 03-23-405-004-0000

**Municipal Resolution Number:** Village of Wheeling Resolution No. 19-086

**Number of month property vacant/abandoned:** 18 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - fabrication, 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 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 Britton, seconded by Vice Chairman Anaya, to recommend for approval 19-6579. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

19-6581

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

**PROPOSED RESOLUTION**

**RMMTRLC, 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:** RMMTRLC, LLC

**Address:** 17451 Palmer Avenue, Hazel Crest, Illinois 60429

**Municipality or Unincorporated Township:** Village of Hazel Crest

**Cook County District:** 5

**Permanent Index Number:** 28-25-401-012-0000

**Municipal Resolution Number:** Village of Hazel Crest Resolution No. 05-2019

**Number of month property vacant/abandoned:** 12 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - Aluminum fabrication, manufacturing and assembly

**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 Vice Chairman Anaya, seconded by Commissioner Britton, to recommend for approval 19-6581. The motion carried by the following vote:**

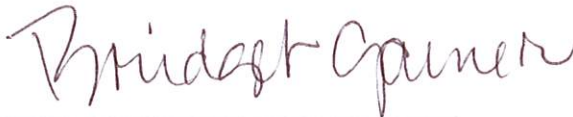
**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

**ADJOURNMENT**

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

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

Respectfully submitted,



Chairman



Secretary

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