



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

Wednesday, May 11, 2016

8:45 AM

**Cook County Building, Board Room, 569
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Chairman García, Arroyo, Gainer, Morrison and Schneider (5)

Absent: Murphy, Butler, Moore and Steele (4)

PUBLIC TESTIMONY

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

There were no public speakers.

16-3019

COMMITTEE MINUTES

Approval of the minutes from the meeting of 4/12/2016

A motion was made by Commissioner Gainer, seconded by Commissioner Morrison, that this Committee Minutes be approved. The motion carried.

Ayes: Chairman García, Commissioners Arroyo, Gainer, Morrison and Schneider (5)

Absent: Vice Chairman Murphy, Commissioners Butler, Moore and Steele (4)

16-2472

Sponsored by: TONI PRECKWINKLE, President and GREGG GOSLIN, County Commissioner

PROPOSED RESOLUTION

VK 1019 NOEL, 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: VK 1019 Noel, LLC

Address: 1019 Noel, Wheeling, Illinois

Municipality or Unincorporated Township: Wheeling

Cook County District: 14

Permanent Index Number: 03-14-103-010-0000

Municipal Resolution Number: Village of Wheeling Resolution Number 15-133

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

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: not available

Estimated Number of jobs retained at this location: not available

Estimated Number of employees in Cook County: not available

Estimated Number of construction jobs: 25 construction workers

Proposed use of property: The applicant intends to lease the property to an industrial user

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 Arroyo, seconded by Commissioner Morrison, that this Resolution be recommended for approval. The motion carried.

Ayes: Chairman García, Commissioners Arroyo, Gainer, Morrison and Schneider (5)

Absent: Vice Chairman Murphy, Commissioners Butler, Moore and Steele (4)

16-2497

Sponsored by: TONI PRECKWINKLE, President and JOAN PATRICIA MURPHY, County Commissioner

PROPOSED RESOLUTION

SEIDA PROPERTY MANAGEMENT, 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: Seida Property Management, LLC

Address: 113 W. 159th Street, South Holland, Illinois

Municipality or Unincorporated Township: South Holland

Cook County District: 6

Permanent Index Number: 29-21-200-005-0000; 29-21-200-022-0000; 29-21-200-032-0000; 29-21-200-073-0000 and 29-21-200-056-0000

Municipal Resolution Number: Resolution Village of South Holland approved January 4, 2016

Number of month property vacant/abandoned: 18 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 30 full-time

Estimated Number of jobs retained at this location: none

Estimated Number of employees in Cook County: 220 full-time

Estimated Number of construction jobs: Not applicable

Proposed use of property: This property leased by a commercial user for auto repair and auto rental.

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 Arroyo, seconded by Commissioner Schneider, that this Resolution (Class 8) Purchase for Value be recommended for approval. The motion carried.

Ayes: Chairman García, Commissioners Arroyo, Gainer, Morrison and Schneider (5)

Absent: Vice Chairman Murphy, Commissioners Butler, Moore and Steele (4)

16-2512

Sponsored by: TONI PRECKWINKLE, President and JEFFREY R. TOBOLSKI, County Commissioner

PROPOSED RESOLUTION

MICHAEL B. STERN/RAINBOW LIGHTING INC. 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: Michael B. Stern/Rainbow Lighting, Inc.

Address: 200-220 Fencl Lane, Hillside, Illinois 60162

Municipality or Unincorporated Township: Hillside

Cook County District: 16

Permanent Index Number: 15-17-304-065-0000; 15-17-304-076-0000; and 15-17-304-076-0000;
15-17-304-095-0000

Municipal Resolution Number: 15-10

Number of month property vacant/abandoned: 14

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 2 full-time, 6 part-time

Estimated Number of jobs retained at this location: 11 full-time, 2 part-time

Estimated Number of employees in Cook County: 11 full-time, 2 part-time

Estimated Number of construction jobs: 30

Proposed use of property: Industrial-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 Arroyo, seconded by Commissioner Schneider, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried.

Ayes: Chairman García, Commissioners Arroyo, Gainer, Morrison and Schneider (5)

Absent: Vice Chairman Murphy, Commissioners Butler, Moore and Steele (4)

16-2513

Sponsored by: TONI PRECKWINKLE, President and PETER N. SILVESTRI, County Commissioner

PROPOSED RESOLUTION

CAPANNARI'S INC. 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: Capannari's Inc.

Address: 701 North Wheeling Road, Mount Prospect, Illinois

Municipality or Unincorporated Township: Mount Prospect

Cook County District: 9

Permanent Index Number: 03-35-200-071-1001

Municipal Resolution Number: Village of Mount Prospect Resolution Number 42-15

Number of month property vacant/abandoned: 21 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Three (3) full-time, 10 part-time

Estimated Number of jobs retained at this location: # full-time, # part-time

Estimated Number of employees in Cook County: Two (2) full-time, 35 part-time

Estimated Number of construction jobs: 10 construction jobs

Proposed use of property: This property will be used for industrial purpose light production, warehouse 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 Schneider, seconded by Commissioner Arroyo, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried.

Ayes: Chairman García, Commissioners Arroyo, Gainer, Morrison and Schneider (5)

Absent: Vice Chairman Murphy, Commissioners Butler, Moore and Steele (4)

ADJOURNMENT

A motion was made by Commissioner Arroyo, seconded by Commissioner Schneider, to adjourn the meeting. The motion carried.

Ayes: Chairman García, Commissioners Arroyo, Gainer, Morrison and Schneider (5)

Absent: Vice Chairman Murphy, Commissioners Butler, Moore and Steele (4)

Respectfully submitted,



Chairman



Secretary

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