



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

Wednesday, June 10, 2015

10:30 AM

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

ATTENDANCE

Present: Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

Absent: None (0)

PUBLIC TESTIMONY

Chairman García asked the Secretary to the Board to call upon the registered public speakers.

1. Mary Hartsfield, community rep
2. George Blakemore, concerned citizen

15-3776

COMMITTEE MINUTES

Approval of the minutes from the meeting of 05/19/2015

A motion was made by Commissioner Steele, seconded by Commissioner Murphy, that this Committee Minutes be approved. The motion carried by the following vote:

Ayes: Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

15-3220

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

PROPOSED RESOLUTION

CIRCLE GEAR AND MACHINE COMPANY, 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: Circle Gear and Machine Company, Inc.

Address: 1515 South 55th Court, Cicero, IL 60804

Municipality or Unincorporated Township: Cicero

Cook County District: 16

Permanent Index Number: 16-21-101-055-0000; 16-21-101-056-0000; 16-21-101-057-0000;
16-21-101-058-0000; 16-21-101-059-0000; 16-21-102-011-0000

Municipal Resolution Number: 16-14 and amendment 37-15

Number of month property vacant/abandoned: 1

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 13 full-time, 2 part-time

Estimated Number of jobs retained at this location: 10 full-time, 46 part-time

Estimated Number of employees in Cook County: 10 full-time, 46 part-time

Estimated Number of construction jobs: 15

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

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 Murphy, seconded by Commissioner Steele, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:

Ayes: Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

15-3225

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

PROPOSED RESOLUTION

3803-15 VENTURA DRIVE, 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: 3803-15 Ventura Drive, LLC

Address: 3815 Ventura Drive, Arlington Heights, Illinois

Municipality or Unincorporated Township: Village of Arlington Heights

Cook County District: 14

Permanent Index Number: 03-06-304-001-0000; 03-06-304-002-0000;03-06-304-012-0000 and 03-06-304-013-0000

Municipal Resolution Number: Village of Arlington Heights Resolution No. R15-004

Number of month property vacant/abandoned: Five (5) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 10 full-time jobs

Estimated Number of jobs retained at this location: 36 full-time, two (2) part-time

Estimated Number of employees in Cook County: same as retained at location jobs

Estimated Number of construction jobs: 25 jobs

Proposed use of property: Industrial precision grinding and honing services

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 Vice Chairman Murphy, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:

Ayes: Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

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

PROPOSED RESOLUTION

BREW 38, 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: Brew 38, LLC

Address: 2350 Foster Avenue, Wheeling, Illinois

Municipality or Unincorporated Township: Village of Wheeling

Cook County District: 14

Permanent Index Number: 03-23-406-030-0000

Municipal Resolution Number: Village of Wheeling Resolution No. 15-47

Number of month property vacant/abandoned: Four (4) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 15 full-time, one (1) part-time; within the first five (5) years.

Estimated Number of jobs retained at this location: 76 full-time, four (4) part-time

Estimated Number of employees in Cook County: The same as jobs retained at location

Estimated Number of construction jobs: 15 to 20 jobs

Proposed use of property: Light 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 Vice Chairman Murphy, seconded by Commissioner Steele, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:

Ayes: Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

15-3227

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

PROPOSED RESOLUTION

2525 ARMITAGE HOLDINGS, LLC OR ITS ASSIGNEE 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: 2525 Armitage Holdings, LLC or Its Assignee

Address: 2525 Armitage Avenue & 1975, 2020 and 2040 Indian Boundary Drive, Melrose Park, Illinois

Municipality or Unincorporated Township: Village of Melrose Park

Cook County District: 16

Permanent Index Number: 12-33-230-013-0000; 12-33-230-014-0000;
12-33-230-015-0000; 12-33-230-016-0000; 12-33-400-077-0000; 12-33-400-089-0000; 12-33-400-092-8002;
12-34-400-015-8002;
12-33-400-059-0000; 12-33-400-061-0000; 12-33-400-060-0000; 12-33-400-087-0000 and
12-33-400-079-0000

Municipal Resolution Number: Village of Melrose Park Resolution No. 03-15

Number of month property vacant/abandoned: 22 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 150-200 full-time, # part-time

Estimated Number of jobs retained at this location: none

Estimated Number of employees in Cook County: none

Estimated Number of construction jobs: 100

Proposed use of property: The properties will be redeveloped for multiple industrial users

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 Murphy, seconded by Commissioner Steele, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:

Ayes: Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

ADJOURNMENT

A motion was made by Commissioner Steele, seconded by Vice Chairman Murphy, to adjourn the meeting.

Respectfully submitted,



Chairman



Secretary