



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

**Tuesday, November 17, 2015**

**11:45 AM**

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

**REVISED NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

**15-6522**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 10/28/2015

**15-5993**

**Sponsored by:** TONI PRECKWINKLE, President and TIMOTHY O. SCHNEIDER, County Commissioner

**PROPOSED RESOLUTION**

360 PROPERTY 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:** 360 Property LLC

**Address:** 360 Bennett Road, Elk Grove Village, Illinois, 60007

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

**Cook County District:** 15

**Permanent Index Number:** 08-21-202-016-0000

**Municipal Resolution Number:** 44-14

**Number of month property vacant/abandoned:** 6 months

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 3 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 12 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 12 full-time, 0 part-time

**Estimated Number of construction jobs:** 3

**Proposed use of property:** Industrial-light 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

**Legislative History:** 10/28/15 Board of Commissioners referred to the Bureau of Economic Development

## **15-6009**

**Sponsored by:** TONI PRECKWINKLE, President and TIMOTHY O. SCHNEIDER, County Commissioner

### **PROPOSED RESOLUTION**

**KLT PARTNERS 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:** KLT Partners LLC

**Address:** 900 Lee Street, Elk Grove Village, Illinois, 60007

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

**Cook County District:** 15

**Permanent Index Number:** 08-22-102-145-0000; 08-22-102-146-0000

**Municipal Resolution Number:** 15-14

**Number of month property vacant/abandoned:** 22 months

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 10 full-time, 1 part-time

**Estimated Number of jobs retained at this location:** 40 full-time, 25 part-time

**Estimated Number of employees in Cook County:** 40 full-time, 25 part-time

**Estimated Number of construction jobs:** 30

**Proposed use of property:** Industrial-warehousing and preconstruction of cell towers

**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

**Legislative History:** 10/28/15 Board of Commissioners referred to the Business and Economic Development Committee

## **15-6035**

**Sponsored by:** TONI PRECKWINKLE, President and RICHARD R. BOYKIN, County Commissioner

### **PROPOSED RESOLUTION**

THULE 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:** Thule Inc.

**Address:** 7609 Industrial Drive, Forest Park, Illinois, 6010

**Municipality or Unincorporated Township:** Forest Park

**Cook County District:** 1

**Permanent Index Number:** 15-24-301-021-0000

**Municipal Resolution Number:** R-72-15

**Number of month property vacant/abandoned:** 5

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 10 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 81 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 81 full-time, 0 part-time

**Estimated Number of construction jobs:** 10

**Proposed use of property:** Industrial-thermoforming, assembling and warehousing

**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

**Legislative History:** 10/28/15 Board of Commissioners referred to the Business and Economic Development Committee

## **15-6039**

**Sponsored by:** TONI PRECKWINKLE, President and RICHARD R. BOYKIN, County Commissioner

### **PROPOSED RESOLUTION**

**ELIZABETH STREET PARTNERS 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:** Elizabeth Street Partners LLC

**Address:** 340 North Oakley Boulevard, Chicago, Illinois, 60612

**Municipality or Unincorporated Township:** Chicago

**Cook County District:** 1

**Permanent Index Number:** 17-07-301-050-0000; 17-07-301-051-0000

**Municipal Resolution Number:** City of Chicago, Adopted September 24, 2015

**Number of month property vacant/abandoned:** 22

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 35 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 0 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 35 full-time, 0 part-time

**Estimated Number of construction jobs:** 0

**Proposed use of property:** Industrial-meat processing 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

**Legislative History:** 10/28/15 Board of Commissioners referred to the Business and Economic Development Committee

## **15-6257**

**Sponsored by:** LARRY SUFFREDIN, County Commissioner

### **PROPOSED ORDINANCE AMENDMENT**

AN AMENDMENT EXTENDING THE COOK COUNTY PROPERTY TAX CLASSIFICATION SYSTEM  
BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 74 Taxation, Article II Real Property Taxation, Division 2 Classification System for Assessment, Section 74-68 of the Cook County Code is hereby amended as Follows:

Sec. 74-68. Classification system to apply with tax assessment year.

(a) The incentive provisions of this division provided to qualifying parcels of real estate for Class 6b, Class 6b SER and TEERM, Class C, Class 7a, Class 7b, Class 7c and Class 8, Class 8 (TEERM) shall expire on December 31, 2015 2021, unless otherwise reviewed by action of the County.

(b) Real estate granted a Class 6, Class 6a, Class 6b, Class 7 or Class 8 classification on or before December 31, 1994, shall retain such classification under the terms and conditions of this division prior to January 1, 1995.

Real estate for which an application for Class 6a, Class 6b, Class 7 or Class 8 classification is filed with the Assessor on or before December 31, 1994, and which thereafter is determined by the Assessor to be eligible for the classification under the terms and conditions of this division after January 1, 1995, shall be entitled to receive such classification under such terms and conditions.

(b) (c) Real estate granted a Class 6b, Class 6c, Class 7a, Class 7b or Class 8 classification on or before December 31, 1999, shall retain such classification under the terms and conditions of this division prior to January 1, 2000. Real estate for which an application for Class 6b, Class 6c, Class 7a, Class 7b or Class 8 classification is filed with the Assessor on or before December 31, 1999, and which thereafter is determined by the Assessor to be eligible for classification under the terms and conditions of this division existing prior to January 1, 2000, shall be entitled to receive such classification under such terms and conditions.

(c) (d) Real Estate granted a Class 6b, Class 7a, Class 7b or Class 8 classification on or before December 31, 2004, shall retain such classification under the terms and conditions of the Ordinance prior to January 1, 2005. Real estate for which an application for Class 6b, Class 7a, Class 7b or Class 8 classification is filed with the Assessor on or before December 31, 2004, and which thereafter is determined by the Assessor to be eligible for classification under the terms and conditions of this Ordinance existing prior to January 1, 2005, shall be entitled to receive such classification under such terms and conditions.

Effective Date: This ordinance shall be in effect January 1, 2016.

**Legislative History:** 10/28/15 Board of Commissioners referred to the Business and Economic Development Committee

  
Secretary

Chairman: Garcia  
Vice-Chairman: Murphy  
Members: Arroyo Jr., Butler, Gainer, Moore, Schneider, Steele