



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

Tuesday, April 11, 2017 **12:00 PM** **Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: García, Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Moody and Butler (2)

PUBLIC TESTIMONY

Chairman Garcia asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107 (dd).

1. George Blakemore, Concerned Citizen

17-2647

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/22/2017

A motion was made by Commissioner Steele, seconded by Commissioner Schneider, to approve 17-2647. The motion carried by the following vote:

Ayes: García, Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Moody and Butler (2)

17-2192

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

PROPOSED RESOLUTION

7518 WEST 98TH PLACE, LLC OR ITS ASSIGNEE CLASS 7A PROPERTY TAX INCENTIVE REQUEST

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

Applicant: 7518 West 98th Place, LLC or its Assignee

Address: 7518 West 98th Place, Bridgeview, Illinois 60455

Municipality or Unincorporated Township: Bridgeview

Cook County District: 6

Permanent Index Number: 23-12-211-019-0000

Municipal Resolution Number: Village of Bridgeview Resolution No. 17-2

Number of month property vacant/abandoned: Nine (9) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 10-15 full-time jobs

Estimated Number of jobs retained at this location: 13 full-time jobs

Estimated Number of employees in Cook County: 79 full-time jobs

Estimated Number of construction jobs: 10-15 construction jobs

Proposed use of property: Commercial rental and sale of lifting gear

Living Wage Ordinance Compliance Affidavit Provided: No not required for commercial industry

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7a 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 7a; 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 7a 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 7a 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 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 7a 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 7a; 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 Steele, seconded by Commissioner Schneider, to recommend for approval 17-2192. The motion carried by the following vote:

Ayes: García, Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Moody and Butler (2)

17-2199

Sponsored by: TONI PRECKWINKLE (President) and RICHARD R. BOYKIN, Cook County Board Of Commissioners

PROPOSED RESOLUTION

DEZARA HOLDINGS 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: DeZara Holdings LLC

Address: 10 Davis Drive, Bellwood, Illinois 60104

Municipality or Unincorporated Township: Bellwood

Cook County District: 1

Permanent Index Number: 15-08-101-061-0000, subject to PIN division changes

Municipal Resolution Number: 16-69

Number of month property vacant/abandoned: 35 months at time of application to BED

Special circumstances justification requested: Yes

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

Estimated Number of jobs retained at this location: 10 full-time, 0 part-time

Estimated Number of employees in Cook County: 10 full-time, 0 part-time

Estimated Number of construction jobs: N/A

Proposed use of property: Industrial- warehousing, storage 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 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 Steele, seconded by Commissioner Schneider, to recommend for approval 17-2199. The motion carried by the following vote:

Ayes: García, Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Moody and Butler (2)

17-2205

Sponsored by: TONI PRECKWINKLE (President) and JEFFREY R. TOBOLSKI, Cook County Board Of Commissioners

PROPOSED RESOLUTION

ALLIANCE COMPANIES 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: Alliance Companies Inc.

Address: 225 Fencil Lane, Hillside, Illinois 60162

Municipality or Unincorporated Township: Hillside

Cook County District: 16

Permanent Index Number: (2) PINs: 15-17-304-060-0000; 15-17-304-093-0000

Municipal Resolution Number: 17-01, approved January 23, 2017

Number of month property vacant/abandoned: 3

Special circumstances justification requested: Yes

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

Estimated Number of jobs retained at this location: 20 full-time, 0 part-time

Estimated Number of employees in Cook County: 20 full-time, 0 part-time

Estimated Number of construction jobs: 8-12

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 Schneider, seconded by Commissioner Steele, to recommend for approval 17-2205. The motion carried by the following vote:

Ayes: García, Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Moody and Butler (2)

17-2209

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

PROPOSED RESOLUTION

HAMRA GATEWAY 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: Hamra Gateway LLC

Address: 300 East 162nd Street, South Holland, Illinois 60473

Municipality or Unincorporated Township: South Holland

Cook County District: 6

Permanent Index Number: (6) PINs: 29-15-308-018-0000; 29-15-308-019-0000; 29-15-308-020-0000; 29-15-308-040-0000; 29-15-308-042-0000; 29-15-308-072-0000

Municipal Resolution Number: Village of South Holland Resolution approved August 3, 2015

Number of month property vacant/abandoned: 26 months at time of application to BED

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 50 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: 0 full-time, 0 part-time

Estimated Number of construction jobs: #0

Proposed use of property: Commerical-retail/office center

Living Wage Ordinance Compliance Affidavit Provided: N/A

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 Schneider, seconded by Commissioner Steele, to recommend for approval 17-2209. The motion carried by the following vote:

Ayes: García, Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Moody and Butler (2)

17-2214

Sponsored by: TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

PROPOSED RESOLUTION

NINJA DOG 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: Ninja Dog LLC

Address: 1125 Lunt Avenue, Elk Grove Village, Illinois 60007
Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15

Permanent Index Number: 08-34-204-009-0000

Municipal Resolution Number: Elk Grove Village Resolution No. 19-16

Number of month property vacant/abandoned: Nine (9) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 12-17 full-time jobs

Estimated Number of jobs retained at this location: Three (3) full-time jobs

Estimated Number of employees in Cook County: same as above

Estimated Number of construction jobs: None

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 Steele, seconded by Commissioner Schneider, to recommend for approval 17-2214. The motion carried by the following vote:

Ayes: García, Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Moody and Butler (2)

ADJOURNMENT

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

Ayes: García, Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Moody and Butler (2)

Respectfully submitted,



Chairman



Secretary

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