



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

Wednesday, March 23, 2016

9:30 AM

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

ATTENDANCE

Present: Chairman García, Commissioners Arroyo, Gainer, Moore and Steele (5)

Absent: Vice Chairman Murphy, Commissioners Butler, Morrison and Schneider (4)

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

16-2185

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/2/2016

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

Aye: Chairman García, Commissioners Arroyo, Gainer, Moore and Steele (5)

Absent: Vice Chairman Murphy, Commissioners Butler, Morrison and Schneider (4)

16-1774

Sponsored by: TONI PRECKWINKLE, President and DEBORAH SIMS, County Commissioner

PROPOSED RESOLUTION

J&A PALLET INC. 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: J&A Pallet Inc.

Address: 1231, 1241, 1301 and 1321 Arnold Street, Chicago Heights, IL

Municipality or Unincorporated Township: Chicago Heights

Cook County District: 5

Permanent Index Number: 32-21-213-013-0000; 32-21-213-014-0000; 32-21-213-015-0000;
32-21-213-016-0000

Municipal Resolution Number: 2014-52

Number of month property vacant/abandoned: 13 months

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 2 full-time, 0 part-time

Estimated Number of jobs retained at this location: 29 full-time, 0 part-time

Estimated Number of employees in Cook County: 29 full-time, 0 part-time

Estimated Number of construction jobs: 5

Proposed use of property: Industrial-remanufacturing and recycling

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 Steele, seconded by Commissioner Arroyo, that this Resolution (Class 8) Purchase for Value be recommended for approval. The motion carried by the following vote:

Aye: Chairman García, Commissioners Arroyo, Gainer, Moore and Steele (5)

Absent: Vice Chairman Murphy, Commissioners Butler, Morrison and Schneider (4)

16-1790

Sponsored by: TONI PRECKWINKLE, President and DEBORAH SIMS, County Commissioner

PROPOSED RESOLUTION

COUNTRY CLUB HILLS PLAZA, 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: Country Club Hills Plaza, LLC

Address: 4201 W. 167th Street, Country Club Hills, Illinois

Municipality or Unincorporated Township: Country Club Hills

Cook County District: 5th District

Permanent Index Number: 28-27-200-008-0000

Municipal Resolution Number: Country Club Hills Resolution No. R-01-16

Number of month property vacant/abandoned: One (1) month vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 10 full-time, 165 part-time

Estimated Number of jobs retained at this location: None

Estimated Number of employees in Cook County: 20 full-time, 380 part-time

Estimated Number of construction jobs: 50 construction jobs

Proposed use of property: Commercial use/ movie theatre

Living Wage Ordinance Compliance Affidavit Provided: No, not applicable

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 Steele, seconded by Commissioner Arroyo, that this Resolution (Class 8) Purchase for Value be recommended for approval. The motion carried by the following vote:

Aye: Chairman García, Commissioners Arroyo, Gainer, Moore and Steele (5)

Absent: Vice Chairman Murphy, Commissioners Butler, Morrison and Schneider (4)


ADJOURNMENT

A motion was made by Commissioner Moore, seconded by Commissioner Steele to adjourn the meeting.

Respectfully submitted,



Chairman



Secretary

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