



Board of Commissioners of Cook County

Business and Economic Development Committee

Wednesday, January 15, 2020

10:00 AM

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

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.

20-1144

COMMITTEE MINUTES

Approval of the minutes from the meeting of 12/18/2019

[20-0100](#)

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

PROPOSED RESOLUTION

LIBERTY PROPERTY LIMITED PARTNERSHIP 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: Liberty Property Limited Partnership

Address: 5063 South Merrimac Avenue, Unincorporated Chicago, Illinois, 60638

Municipality or Unincorporated Township: Stickney

Cook County District: 16

Permanent Index Number: (8) PINs: 19-08-100-010-0000; 19-08-100-049-0000; 19-08-100-050-0000; 19-08-100-052-0000; 19-08-100-055-0000; 19-08-100-056-0000; 19-08-100-074-0000; 19-08-100-075-0000

Municipal Resolution Number: Not applicable

Number of month property vacant/abandoned: 22 months at the time of purchase

Special circumstances justification requested: Yes

Proposed use of property: Industrial

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, for real estate located in an unincorporated area the County Board must by lawful resolution or ordinance, expressly state that it supports and consents to the filing of a Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property; and

WHEREAS, the Applicant has proposed to redevelop the subject property through new construction and rehabilitation of the obsolete portion of the site into two Class A industrial buildings; and

WHEREAS, the County has received and filed an Economic Disclosure Statement from the Applicant; and

WHEREAS, the County Board states the Class 6b is necessary for development to occur on this specific real estate and this 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;

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 ordinance, supports and consents to the Class 6b application for the above-captioned property and finds that the Class 6b is necessary for development to occur; 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 : 12/19/19 - Board of Commissioners - refer to the Business and Economic Develo

[20-0447](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board of Commissioners

PROPOSED RESOLUTION

1401 WESTERN AVENUE 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: 1401 Western Avenue LLC

Address: 1401 Western Avenue, Chicago Heights, Illinois, 60411

Municipality or Unincorporated Township: Bloom

Cook County District: 5

Permanent Index Number: (3) PINs: 32-19-300-011-0000; 32-19-300-019-0000; 32-19-300-020-0000

Municipal Resolution Number: City of Chicago Heights Resolution 2018-51a approved 6/20/2018

Number of month property vacant/abandoned: 7 months at time of application to BED

Special circumstances justification requested: Yes

Proposed use of property: Commercial-Healthcare

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

Legislative History : 12/19/19 - Board of Commissioners - refer to the Business and Economic Develo

[20-0448](#)

Sponsored by: TONI PRECKWINKLE (President) and DONNA MILLER, Cook County Board of Commissioners

PROPOSED RESOLUTION

ARLINGTON INDUSTRIAL OWNER LP CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

Applicant: Arlington Industrial Owner, LP

Address: 7400 West 100th Place, Bridgeview, Illinois 60455

Length of time at current location: Tenant Tibor Machine Products, Inc.-11 years at time of application to BED

Length of time property under same ownership:

Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy): Yes

Age of the Property (Building): 45 years

Municipality or Unincorporated Township: Palos

Cook County District: 6

Permanent Index Number(s): (1) PIN: 23-12-401-024-0000, (formerly part of 23-12-401-021-0000)

Municipal Resolution Number: Village of Bridgeview Ordinance 19-19, approved July 3rd, 2019

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: 5-

Has justification for the Class 6b SER program been provided?: Yes

Proposed use of property: Industrial - Manufacturing: Parts

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

WHEREAS, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

WHEREAS, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

WHEREAS, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

WHEREAS, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

WHEREAS, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

WHEREAS, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, the applicant understands that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; 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 meets the requirements of the Class 6bSER Program; 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 : 12/19/19 - Board of Commissioners - refer to the Business and Economic Develo

[20-0487](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board of Commissioners

PROPOSED RESOLUTION

NOBLE ESTATE GROUP 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: Noble Estate Group LLC

Address: 2425 140th Place, Posen, Illinois 60469

Municipality or Unincorporated Township: Bremen

Cook County District: 5

Permanent Index Number: (6) PINs: 28-01-410-016-0000; 28-01-410-017-0000; 28-01-410-018-0000; 28-01-410-019-0000; 28-01-410-020-0000; 28-01-410-029-0000

Municipal Resolution Number: Village of Posen Resolution 2018-15, approved July 24, 2018

Number of month property vacant/abandoned: 0.5 months at time of purchase

Special circumstances justification requested: Yes

Proposed use of property: Industrial-Warehousing and dispatch

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

Legislative History : 12/19/19 - Board of Commissioners - refer to the Business and Economic Develo

[20-0629](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board of Commissioners

PROPOSED RESOLUTION

MGR 017, 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: MGR 017, LLC

Address: 210 E. 159th Street, Harvey, Illinois

Municipality or Unincorporated Township: City of Harvey

Cook County District: 5

Permanent Index Number: 29-20-200-017-0000

Municipal Resolution Number: City of Harvey, Resolution No. 2867

Number of month property vacant/abandoned: two weeks vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use- Transportation, Logistics and Truck Repari

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

Legislative History : 12/19/19 - Board of Commissioners - refer to the Business and Economic Develo

[20-0678](#)

Sponsored by: KEVIN B. MORRISON, ALMA E. ANAYA, LUIS ARROYO JR, SCOTT R. BRITTON, JOHN P. DALEY, DENNIS DEER, BRIDGET DEGNEN, BRIDGET GAINER, BRANDON JOHNSON, BILL LOWRY, DONNA MILLER, STANLEY MOORE, SEAN M. MORRISON, PETER N. SILVESTRI, LARRY SUFFREDIN and JEFFREY R. TOBOLSKI, Cook County Board of Commissioners

PROPOSED RESOLUTION

SUPPORTING A REVIEW OF THE SMALL BUSINESS AND ENTREPRENEUR ECOSYSTEM IN COOK COUNTY BY AN INDEPENDENT EXPERT

WHEREAS, the *Cook County Policy Roadmap*, presented by President Preckwinkle in 2018, emphasizes creating Vital Communities through a goal of pursuing inclusive economic and community growth by supporting residents, growing businesses, attracting investment, and nurturing talent; and

WHEREAS, the Board of Commissioners supports that goal and seeks to see greater opportunity for small businesses and entrepreneurs to thrive in their districts; and

WHEREAS, there has been a decades-long decline in entrepreneurial activity. Americans are starting new businesses that employ people at about half the rate they were a generation ago; and

WHEREAS, recent research from the Kaufmann Foundation, Brookings Institution and other academics and researchers, Cook County needs to begin to develop additional strategies and programs to support small business and entrepreneurship development; and

WHEREAS, there has been a paradigm shift in understanding the source of job creation; and

WHEREAS, businesses that are less than 5 years old create nearly all the net new jobs in the American economy, including fueling net new job creation during economic downturns; and

WHEREAS, heretofore the Bureau of Economic Development programs have focused on established businesses, mostly small, but has not explicitly focused on the needs of the entrepreneurship and small business ecosystem; and

WHEREAS, the playing field is not level, and certain groups face more significant and more persistent barriers to starting companies - leaving untapped human potential on the sidelines; and

WHEREAS, there are ongoing gaps in economic opportunity and access to resources, particularly for women, people of color, veterans, LGBTQ entrepreneurs, older entrepreneurs, and people with disabilities that contend with significant economic opportunity gaps; and

WHEREAS, Cook County should seek an independent assessment of the small business ecosystem to guide the development of a small business and entrepreneur program with a focus on suburban Cook County; and

WHEREAS, this independent assessment should build off the recently completed report; Assessing Chicago's Small Business Ecosystem; Pathways to Improved Coordination, Inclusive Growth, and Shared Prosperity produced by Community Reinvestment Fund and Next Street which focused on the City of Chicago. This effort should include outreach to small businesses and entrepreneurs in suburban Cook County. The final product should include a set of recommendations to help Cook County develop a strategic program to support small business and entrepreneurship; and

WHEREAS, Cook County Government is committed to supporting economic development for all parts of Cook County by providing support to small businesses and entrepreneurs and this assessment will further those efforts; and

NOW, THEREFORE, BE IT RESOLVED, that we call upon the Cook County Bureau of Economic Development to seek an independent assessment from an external expert and report back to the Cook County Board of Commissioners with findings and a recommended action plan.

Legislative History : 12/19/19 - Board of Commissioners - refer to the Business and Economic Develo

[20-0768](#)

Sponsored by: DONNA MILLER, ALMA E. ANAYA, SCOTT R. BRITTON and KEVIN B. MORRISON, Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT

AN AMENDMENT TO CHAPTER 74, ARTICLE II, REAL PROPERTY TAXATION

WHEREAS, the Cook County Property Tax Incentive program is one of the most effective tools to attract and retain businesses in Cook County; and

WHEREAS, the program is particularly important in areas that have economic stagnation and high property tax rates such as exists in the Southland; and

WHEREAS, the recent changes in the incentive program have caused a precipitous drop in new incentive applications from businesses seeking to relocate to Cook County with a large drop in Class 8 applications of about 88% that affects 5 townships in the Southland; and

WHEREAS, part of the changes included a shift in the affidavit requirements of the incentive program, which changed from a 3-year requirement to an annual requirement creating a burden on small business owners or owners of tenant properties and is contributing to the loss in new business applications and trying to bring new businesses to the region; and

WHEREAS, beginning with the 2019 assessment year, a reduction of over half of Class 8 incentive recipients have completed the paperwork and many are incomplete for the new affidavit requirements, which could jeopardize the incentives for existing incentives classifications, pending applications and eligibility/renewal applications, and which would be extremely detrimental for economic development in the region; and

WHEREAS, the County is investing considerable resources in the revitalization of the Southland and the loss of the Class 8 incentive for existing businesses and those looking to relocate to the region due to the affidavit requirements would be counterproductive to these investments; and

WHEREAS, extending the assessment year waiver would allow time to look at the program holistically to ensure the County is not hurting this important program and investments being made in the region;

NOW THEREFORE, 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 74-75, of the Cook County Code is hereby amended as follows:

Sec. 74-75. - Incentive classification affidavit requirement waiver.

(a) This Section shall apply to existing incentives classifications, pending applications and eligibility/renewal applications submitted during the 2017, ~~and 2018~~, 2019, 2020, and 2021 assessment ~~year~~ years. The Assessor's Office shall liberally construe this Section to effectuate its intent as set forth in subsections (b) and (c) below.

(b) Compliance with the existing affidavit requirements of Sections 74-71(a)(2) and (a)(8), 74-71(b)(7), 74-71(c)(2), 74-72 and 74-74 (b) and (d) shall be waived for the 2017, ~~and 2018~~, 2019, 2020 and 2021 assessment years. Such waiver shall be lifted at the beginning of the ~~2019~~ 2022 assessment year and the affidavit requirements of Sections 74-71, 74-72 and 74-74 that are then in effect shall be effective for the ~~2019~~ 2022 assessment year and subsequent assessment years.

(c) Existing incentives classifications, pending applications and eligibility/renewal applications submitted during the 2017, ~~and 2018~~, 2019, 2020 and 2021 assessment ~~years~~ shall not be suspended, revoked or terminated for failure to comply with the affidavit requirements of Sections 74-71(a)(2) and (a)(8), 74-71(b)(7), 74-71(c)(2), 74-72 and 74-74(b) and (d), and all affidavits submitted pursuant to such Sections shall be considered void for any purpose.

Effective date: This ordinance shall be in effect immediately upon adoption.

Legislative History : 12/19/19 - Board of Commissioners - refer to the Business and Economic Develo

A handwritten signature in blue ink that reads "Matthew B. DeLeon". The signature is written in a cursive style with a large initial 'M'.

Secretary

Chairman: Gainer

Vice-Chairman: Anaya

Members: Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison