



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

9:30 AM

Wednesday, May 10, 2017

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

ATTENDANCE

Present: García, Moody, Arroyo, Butler, Gainer, Morrison, Moore and Steele (8)

Absent: Schneider (1)

PUBLIC TESTIMONY

Chairman Garcia asked the Secretary to the Board to call upon the registered public speakers, in Accordance with Cook County Code.

1. George Blakemore- Concern citizen

17-3184

COMMITTEE MINUTES

Approval of the minutes from the meeting of 5/10/217

A motion was made by Commissioner Steele, seconded by Vice Chairman Moody, to approve 17-3184. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Gainer, Morrison, Moore and Steele (8)

Absent: Schneider (1)

17-2525

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

PROPOSED RESOLUTION

KATOMEDA 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: Katomeda LLC

Address: 55 North Lively Boulevard, Elk Grove Village, Illinois 60007

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15

Permanent Index Number: (1) PIN: 08-22-400-020-0000

Municipal Resolution Number: 18-16 approved 6/21/2016

Number of month property vacant/abandoned: 11 months at time of application to BED

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 4 full-time, 0 part-time

Estimated Number of jobs retained at this location: 8 full-time, 0 part-time

Estimated Number of employees in Cook County: 8 full-time, 0 part-time

Estimated Number of construction jobs: 34

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 Vice Chairman Moody, seconded by Commissioner Steele, to recommend for approval 17-2525. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Gainer, Morrison, Moore and Steele (8)

Absent: Schneider (1)

17-2567

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

PROPOSED RESOLUTION

3220 MANNHEIM 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: 3220 Mannheim LLC

Address: 3220 Mannheim Road, Franklin Park, Illinois 60131

Municipality or Unincorporated Township: Village of Franklin Park

Cook County District: 16

Permanent Index Number: 12-20-401-024-0000

Municipal Resolution Number: Resolution No. 1617-R-23

Number of month property vacant/abandoned: 11 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: one (1) - two (2) full-time jobs

Estimated Number of jobs retained at this location: 12 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 10-20 construction jobs

Proposed use of property: Commercial grade dairy product production plant

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 Morrison, to recommend for approval 17-2567. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Gainer, Morrison, Moore and Steele (8)

Absent: Schneider (1)

17-2569

Sponsored by: TONI PRECKWINKLE (President) and JOHN P. DALEY, Cook County Board Of Commissioners

PROPOSED RESOLUTION

CHICAGO PALLET SERVICE II, 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: Chicago Pallet Service II, Inc.

Address: 5133 West 66th Street, Bedford Park, Illinois

Municipality or Unincorporated Township: Village of Bedford Park

Cook County District: 11

Permanent Index Number: 19-21-212-043-0000

Municipal Resolution Number: Resolution Number 16-013

Number of month property vacant/abandoned: Seven (7) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 20 full-time jobs

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

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 22-25 construction jobs

Proposed use of property: Manufacturing, recycling and distribution of pallets

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 Vice Chairman Moody, to recommend for approval 17-2569. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Butler, Gainer, Morrison, Moore and Steele (8)
Absent: Schneider (1)

ADJOURNMENT

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

Ayes: García, Moody, Arroyo, Butler, Gainer, Morrison, Moore and Steele (8)
Absent: Schneider (1)

Respectfully submitted,



Chairman



Secretary

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