



**Board of Commissioners of Cook County**

**Finance Subcommittee on Real Estate and Business and Economic  
Development**

*Tuesday, January 14, 2014*

*12:00 PM*

*Cook County Building, Board Room, 569  
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.

**14-0109**

**Presented by:** HERMAN BREWER, Chief, Bureau of Economic Development

**Sponsored by:** TONI PRECKWINKLE and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

**PROPOSED RESOLUTION**

**KT Building, LLC REQUEST FOR CLASS 6B PROPERTY TAX INCENTIVE**

**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 industrial facility; and

**WHEREAS,** the County Board of Commissioners has received and reviewed an application from KT Building, LLC and Resolution No. 12-13 from the Village of Elk Grove Village for an abandoned industrial facility located at 1410 Jarvis Avenue, Elk Grove Village, Cook County, Illinois, Cook County District 17, Permanent Index Number 08-27-400-045-0000; and

**WHEREAS,** Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; 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

**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 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 Cook County Board of Commissioners has determined that the building was abandoned for 18 months at the time of application, and that special circumstances are present; and

**WHEREAS,** the applicant estimates that the re-occupancy will create three to five (3-5) full-time jobs retain 8 full-time jobs, and two to four (2-4) construction jobs; and

**WHEREAS,** the Village of Elk Grove Village states the Class 6bis necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include that the property has been vacant for less than 24 months; will be purchased for value pending approval of the Class 6b; and is in need of substantial rehabilitation; and

**WHEREAS,** the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6bincentive on the subject property; 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 property located at 1410 Jarvis Avenue, Elk Grove Village, Cook County, Illinois, 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:** 12/4/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development

## 14-0111

**Presented by:** HERMAN BREWER, Chief, Bureau of Economic Development

**Sponsored by:** TONI PRECKWINKLE and LARRY SUFFREDIN, County Commissioner

### PROPOSED RESOLUTION

#### **BBJ Rentals, Inc. d/b/a BBJ Linen REQUEST FOR CLASS 6B PROPERTY TAX INCENTIVE**

**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 industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from BBJ Rentals, Inc. d/b/a BBJ Linen and Resolution No. 2013 - 15R from the Village of Niles for an abandoned industrial facility located at 6125 W. Howard Street, Niles, Cook County, Illinois, Cook County District 13, Permanent Index Numbers 10-29-301-005-0000; 10-29-301-015-000; 10-29-301-027-0000; 10-29-301-028-0000; 10-29-301-029-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; 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

**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 justify finding that the property is abandoned for the purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of under 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property is deemed abandoned for the purpose of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for 18 months, at the time of application, with a purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy create an estimated 20 new full-time jobs, and will retain 200 full time jobs; and

**WHEREAS**, the Village of Niles states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include that the property has been vacant for under 24 months ; will be purchased for value pending approval of the Class 6b; and is in need of substantial rehabilitation; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property; 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 property located at 6125 W. Howard Street, Niles, Cook County, Illinois, 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:** 12/4/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development

## **14-0112**

**Presented by:** HERMAN BREWER, Chief, Bureau of Economic Development

**Sponsored by:** TONI PRECKWINKLE and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

### **PROPOSED RESOLUTION**

#### **OTO Properties, LLC REQUEST FOR CLASS 6B PROPERTY TAX INCENTIVE**

**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 industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from OTO Properties, LLC and Resolution No. 23-12 from the Village of Elk Grove Village for an abandoned industrial facility located at 605 Bonnie Lane, Elk Grove Village, Cook County, Illinois, Cook County District 17, Permanent Index Number 08-27-102-084-000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; 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.

**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 justify finding that the property is abandoned for the purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of under 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property is deemed abandoned for the purpose of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for six (6) months, at the time of application, with no purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy create an estimated 30 new full-time jobs; five (5) new part-time jobs, and 20 construction jobs; and

**WHEREAS**, the Village of Elk Grove Village states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include that the property has been vacant for over 24 months; will have no purchase for value; and is in need of substantial rehabilitation; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property; 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 property located at 605 Bonnie Lane, Elk Grove Cook County, Illinois, 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:** 12/4/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development

  
Secretary

Chairman: Garcia  
Vice-Chairman: Murphy  
Members: Butler, Gorman, Reyes, Schneider, Steele