



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

Wednesday, October 28, 2015

10:15 AM

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

ATTENDANCE

Present: Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Morrison, Moore, Schneider and Steele (8)

Absent: Commissioner Gainer (1)

PUBLIC TESTIMONY

Chairman García 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

15-6207

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10-7-2015

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

Aye: Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Morrison, Moore, Schneider and Steele (8)

Absent: Commissioner Gainer (1)

15-5483

Sponsored by: TONI PRECKWINKLE, President and JOHN P. DALEY, County Commissioner

PROPOSED RESOLUTION

NAWC REALTY LLC 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: NAWC Realty LLC

Address: 6800 West 68th Street, Bedford Park, Illinois 60638

Length of time at current location: 16 years

Length of time property under same ownership: 16 years

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

Age of the Property (Building): 30 years

Municipality or Unincorporated Township: Bedford Park

Cook County District: 11

Permanent Index Number(s): 19-19-301-019-0000

Municipal Resolution Number: 14-019

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: (4) Deterioration, Obsolescence, Lack of Community Planning, EAV Decline

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

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

Estimated # of jobs retained at this location: 25 full-time, 0 part-time

Estimated # of employees in Cook County: 49 full-time, 1 part-time

Estimated # of construction jobs: 0

Proposed use of property: **Industrial - Manufacturing:** Warehousing

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 understand 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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Resolution (Class 6B) SER be recommended for approval. The motion carried by the following vote:

Aye: Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Morrison, Moore, Schneider and Steele (8)

Absent: Commissioner Gainer (1)

15-5626

Sponsored by: TONI PRECKWINKLE, President and JOAN PATRICIA MURPHY, County Commissioner

PROPOSED RESOLUTION

THREE-P REALTY 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: Three-P Realty LLC

Address: 7451 West 100th Place, Bridgeview, Illinois, 60455

Municipality or Unincorporated Township: Bridgeview

Cook County District: 6

Permanent Index Number: 23-12-400-017-0000

Municipal Resolution Number: 15-25

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: 110 full-time, 30 part-time

Estimated Number of employees in Cook County: 110 full-time, 30 part-time

Estimated Number of construction jobs: 10

Proposed use of property: Industrial-receiving, processing, packaging, storing and shipping of frozen dairy products

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

This Resolution (Class 6B) Purchase for Value was recommended for approval

Aye: Chairman García, Vice Chairman Murphy, Commissioners Arroyo, Butler, Morrison, Moore, Schneider and Steele (8)

Absent: Commissioner Gainer (1)

ADJOURNMENT

A motion was made by Vice Chairman Murphy, 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>