



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

**11:30 AM**

**Wednesday, March 15, 2023**

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

**ATTENDANCE**

**Present:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S.Morrison (9)

**A motion was made by Vice Chairwoman Anaya, seconded by Commissioner Britton, to allow for remote participation in meeting. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (9)

**PUBLIC TESTIMONY**

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

1. George Blakemore - Concerned Citizen

**23-1840**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 02/08/2023

**A motion was made by Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to approve 23-1840. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S.Morrison (9)

**23-0947**

**Sponsored by:** TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**BV Enterprises 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:** BV Enterprises

**Address:** 1951 Landmeier Road, Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** ~~44th~~ 15th District

**Permanent Index Number:** 08-26-304-053-0000

**Municipal Resolution Number:** Village of Elk Grove Resolution Number 6-21

**Number of month property vacant/abandoned:** 13 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - 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 Chairwoman Anaya, seconded by Commissioner S. Morrison, to recommend for approval as amended 23-0947. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S.Morrison (9)

**23-0948**

**Sponsored by:** TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board Of Commissioners

## **PROPOSED RESOLUTION**

### **Elk Grove Village Investments 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:** Elk Grove Village Investments LLC

**Address:** 1620 Jarvis Avenue, Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15th District

**Permanent Index Number:** 08-27-401-054-0000

**Municipal Resolution Number:** Elk Grove Village Resolution Number 71-20

**Number of month property vacant/abandoned:** One month vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, packaging, 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 Chairwoman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 23-0948. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S.Morrison (9)

**23-0949**

**Sponsored by:** TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**Lucid Star 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:** Lucid Star LLC

**Address:** 125 Commerce Drive, Schaumburg, Illinois

**Municipality or Unincorporated Township:** Schaumburg

**Cook County District:** 15th District

**Permanent Index Number:** 07-10-204-009-0000

**Municipal Resolution Number:** Village of Schaumburg, Resolution No. R-21-2021,

**Number of month property vacant/abandoned:** Nine (9) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, packaging 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 Chairwoman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 23-0949. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S.Morrison (9)

**23-1051**

**Sponsored by:** TONI PRECKWINKLE (President) and ALMA E. ANAYA, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**Steel Warehouse of Illinois dba Siegal Steel 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:** Steel Warehouse of Illinois dba Siegal Steel

**Address:** 4747-4801 S Kedzie Ave, Chicago, Illinois

**Length of time at current location:** 33 years

**Length of time property under same ownership:** 33 years

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

**Age of the Property (Building):** 4747 S. Kedzie (83 years old) and 4801 S Kedzie Ave (67 years old)

**Municipality or Unincorporated Township:** City of Chicago

**Cook County District:** 7th District

**Permanent Index Number(s):** 19-12-100-005-0000 and 19-12-100-029-0000

**Municipal Resolution Number:** City of Chicago, Resolution Number 02022-426

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property: Dilapidation-**flooring and masonry walls need to be replaced from wear and tear of heavy equipment and large cranes; roof needs to be replaced, large windows need to be replaced and gas furnace needs to be replaced

**Obsolescence-** buildings are inefficient for modern metal items manufacturing, floors windows and walls constantly need replacement because of the shaking and vibration of the metal fabricating machineries.

**Deterioration** - because the buildings are 70 years old there is a substantial amount of deferred maintenance required and at least 7 major machineries need to be replaced.

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

**Proposed use of property: Industrial - Manufacturing:** Industrial use - manufacturing and distribution

**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; and

**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.

**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 as meeting 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 Chairwoman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 23-1051. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K.Morrison and S. Morrison (9)

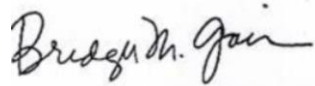


## ADJOURNMENT

**A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (9)

Respectfully submitted,



Chairman



Secretary

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