



**Board of Commissioners of Cook County  
Board of Commissioners**

**Minutes of the Business and Economic Development Committee**

**Wednesday, May 16, 2018**

**9:45 AM**

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

**ATTENDANCE**

**Present:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

**Also Present:** Boykin, Daley, Fritchey, Goslin, Silvestri, Sims, and Tobolski

**PUBLIC TESTIMONY**

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

Mr. George Blakemore

[18-3746](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 04/24/2018

**A motion was made by Commissioner Schneider, seconded by Commissioner Arroyo, to approve 18-3746. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3163](#)

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

**PROPOSED RESOLUTION**

**SMS REALTY (BLUE ISLAND) 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:** SMS Realty (Blue Island) LLC

**Address:** 3000 West 139th Street, Blue Island, Illinois

**Length of time at current location:** 25 years

**Length of time property under same ownership:** Five (5) years

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

**Age of the Property (Building):** 52 Years

**Municipality or Unincorporated Township:** Blue Island

**Cook County District:** 5

**Permanent Index Number(s):** 28-01-111-060-0000

**Municipal Resolution Number:** City of Blue Island Resolution No. 2017-025 approved July 11, 2017

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** Three (3) **Dilapidation** - the loading dock and part of the yard floods; **Obsolescence** - There is no sprinkler system, and the storage building needs plumbing and electrical work and **Deterioration**- Physical wear and tear of the building due to lack of maintenance and repair.

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

**Estimated # of jobs created by this project:** None

**Estimated # of jobs retained at this location:** 100 full-time, 20 part-time

**Estimated # of employees in Cook County:** Same as above

**Estimated # of construction jobs:** None

**Proposed use of property: Industrial - Manufacturing:** Processing scrap metals, steel mill services, intermodal truck container, and railcar dismantling, ship and oil rig recycling as well as trailer leasing operations

**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 Commissioner Arroyo, seconded by Commissioner Schneider, to recommend for approval 18-3163. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3171](#)

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

**PROPOSED RESOLUTION**

**KTR ILLINOIS, LLC D/B/A PROLOGIS L.P. 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:** KTR Illinois, LLC d/b/a Prologis L.P.

**Address:** 4136 United Parkway, Schiller Park, Illinois

**Municipality or Unincorporated Township:** Village of Schiller Park

**Cook County District:** 17

**Permanent Index Number:** 12-17-401-043-0000 and 12-17-401-051-0000

**Municipal Resolution Number:** Resolution Number 28-17 approved November 2, 2017

**Number of month property vacant/abandoned:** Number of months vacant 17

**Special circumstances justification requested:** Yes

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION  
(Vacant for more than 12 months but less than 24 months - No Purchase for Value)**

**Justification:** Yes

**Estimated Number of jobs created by this project:** 10 full-time, 10 part-time

**Estimated Number of jobs retained at this location:** 81 full-time, 28 part-time

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** 40 construction jobs

**Proposed use of property:** Warehousing and distribution along with lite assembling

**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/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 more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; 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 as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

**WHEREAS,** in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

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

**WHEREAS,** the municipality states the Class 6b TEERM 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 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 TEERM; 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 Morrison, seconded by Commissioner Arroyo, to recommend for approval 18-3171. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3176](#)

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

#### **PROPOSED RESOLUTION**

#### **PLUM GROVE PRINTERS 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:** Plum Grove Printers

**Address:** 2160 Stonington Ave. Hoffman Estates, Illinois

**Length of time at current location:** 24 years

**Length of time property under same ownership:** 24 years

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

**Age of the Property (Building):** 31 years

**Municipality or Unincorporated Township:** Village of Hoffman Estates

**Cook County District:** 15

**Permanent Index Number(s):** 07-06-102-013-0000

**Municipal Resolution Number:** Resolution No. 1644-2017 approved October 16, 2017

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** Three (3) blighting factors: **Inadequate Utilities** - a fire sprinkler system needs to be added along with a new water service to accommodate future water needs, along with electrical upgrades; **Obsolescence** -Technology upgrades for both manufacturing equipment and computer power are required to maintain competitiveness and **Excessive Vacancies in the Area** - There is over 50,000 sq. ft. of unoccupied industrial/office space within 100 yards of our present location.

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

**Estimated # of jobs created by this project:** Three (3) - five (5) full-time jobs

**Estimated # of jobs retained at this location:** 24 full-time, five (5) part-time

**Estimated # of employees in Cook County:** Same as above

**Estimated # of construction jobs:** None

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

**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

**A motion was made by Commissioner Schneider, seconded by Commissioner Morrison, to recommend for approval 18-3176. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3181](#)



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

**PROPOSED RESOLUTION**

**2550 WEST GOLF, LLC 7B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7b application containing the following information:

**Applicant:** 2550 West Golf, LLC

**Address:** 2550 West Golf Road, Rolling Meadows, Illinois

**Municipality or Unincorporated Township:** City of Rolling Meadows

**Cook County District:** 15

**Permanent Index Number:** 08-08-301-041-0000 and 08-08-301-042-0000

**Municipal Resolution Number:** Resolution No 18-R-05, passed January 23, 2018 in support of the Class 7b tax incentive

**Number of month property vacant/abandoned:** Number of months vacant 28 months

**Special circumstances justification requested:** Yes

**Class 7b five eligibility requirements have been satisfied:** Yes

**Estimated Number of jobs created by this project:** 200 full-time jobs

**Estimated Number of jobs retained at this location:** 400 full-time jobs

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** 50 construction jobs

**Proposed use of property:** Commercial use, multi-tenant office space

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7b 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 7b; and

**WHEREAS**, in the case of abandonment of more than 24 months and no purchase for value, with substantial rehabilitation, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 7b requires the validation by the County Board of the no purchase for value, occupation of abandoned property with substantial rehabilitation in cases where the facility has been abandoned for more than 24 consecutive months; and

**WHEREAS**, the municipality states the Class 7b 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 7b 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 7b 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 7b; 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 Schneider, seconded by Commissioner Morrison, to recommend for approval 18-3181. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3195](#)

**Sponsored by:** TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**GBG LEASING 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:** GBG Leasing LLC

**Address:** 15523 South LaSalle Street, South Holland, Illinois 60473

**Municipality or Unincorporated Township:** South Holland

**Cook County District:** 6

**Permanent Index Number:** (2) PINs: 29-16-205-170-0000; 29-16-205-171-0000

**Municipal Resolution Number:** Village of South Holland Resolution approved August 7, 2017

**Number of month property vacant/abandoned:** 18 months at time of application

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 5 full-time, 2 part-time

**Estimated Number of jobs retained at this location:** 20 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 105 full-time, 5 part-time

**Estimated Number of construction jobs:** 40-50

**Proposed use of property:** Industrial-manufacturing

**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 Arroyo, seconded by Commissioner Deer, to recommend for approval 18-3195. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3257](#)

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

**PROPOSED RESOLUTION**

**ROYAL CRANE SERVICES/JOHN MOONCOTCH JR. 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:** Royal Crane Services/John Mooncotch Jr.

**Address:** 3950 W 155th Street, Markham, Illinois 60428

**Municipality or Unincorporated Township:** Markham

**Cook County District:** 5

**Permanent Index Number:** (1) PIN: 28-14-300-015-0000

**Municipal Resolution Number:** City of Markham Ordinance 17-O-2171 approved March 15, 2017

**Number of month property vacant/abandoned:** 3 months at time of application to CCBED

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 2 full-time, 2 part-time

**Estimated Number of jobs retained at this location:** 15 full-time, 2 part-time

**Estimated Number of employees in Cook County:** 15 full-time, 2 part-time

**Estimated Number of construction jobs:** 3

**Proposed use of property:** Industrial-Crane rental

**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

**A motion was made by Commissioner Arroyo, seconded by Commissioner Morrison, to recommend for approval 18-3257. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3263](#)

**Sponsored by:** TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**VALERIE RIETVELD/KEN-RICH CONCRETE LIFTING 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:** Valerie Rietveld/Ken-Rich Concrete Lifting LLC

**Address:** 15510 Wentworth Avenue, South Holland, Illinois 60473

**Municipality or Unincorporated Township:** South Holland

**Cook County District:** 6

**Permanent Index Number:** (1) PIN: 29-16-205-165-0000

**Municipal Resolution Number:** Village of South Holland Resolution approved June 5, 2017

**Number of month property vacant/abandoned:** 15 months at time of initial application to Assessor

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 3 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 7 full-time, 2 part-time

**Estimated Number of employees in Cook County:** 7 full-time, 2 part-time

**Estimated Number of construction jobs:** 10

**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**, 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 Morrison, seconded by Commissioner Arroyo, to recommend for approval 18-3263. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-2562](#)

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

**PROPOSED RESOLUTION**

**AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT FOR COST SHARING AND START-UP ACTIVITIES RELATED TO THE ESTABLISHMENT OF THE WEST REGIONAL ENTERPRISE ZONE**

**WHEREAS**, the State of Illinois has enacted the “Illinois Enterprise Zone Act” (the “Act”), 20 ILCS



655/1 et al., to alleviate distressed economic conditions in certain depressed areas; and

**WHEREAS**, the Act permits units of local government to designate depressed areas within the boundaries of the local governments as enterprise zones for the purpose of obtaining certain state tax and regulatory incentives to encourage economic development and neighborhood revitalization; and

**WHEREAS**, the Village of Maywood has, in the past, had an enterprise zone consisting only of territory within the Village; and

**WHEREAS**, the Village now desires to participate in the creation of a new larger enterprise zone, to be known as the West Regional Enterprise Zone (the “Enterprise Zone”), along with the Village of Bellwood (“Bellwood”), the Village of Broadview (“Broadview”), the Village of Melrose Park (“Melrose Park”), and the County of Cook (“Cook County”) (collectively, the “Participating Local Governments”); and

**WHEREAS**, the Enterprise Zone shall be established through adoption of ordinances by the Participating Local Governments, by entering into an Intergovernmental Agreement relative to governance, regulatory incentives, and other aspects related to the Enterprise Zone, submission of an application for designation to the Illinois Department of Commerce and Economic Opportunity (“DCEO”), designation by the State, and through compliance with the public hearing and other requirements of the Act; and

**WHEREAS**, the Participating Local Governments have determined that there exists an initial need to jointly cooperate relative to establishing the Enterprise Zone, to share certain of the costs of establishing the Enterprise Zone, and to enter into an Intergovernmental Agreement relative to said start-up activities, cooperation and cost sharing (the “Initial Intergovernmental Agreement”). Once the Enterprise Zone is formally established by an intergovernmental agreement (the “IGA”) and certification by DCEO, and the respective obligations of the Participating Local Governments under the Initial Intergovernmental Agreement are satisfied, the Initial Intergovernmental Agreement will be terminated. Upon termination, the IGA will control any further operating, procedural, and cost-sharing related to the Enterprise Zone; and

**WHEREAS**, the President and Board of Commissioners of the County of Cook, a body politic and corporate, have the authority to enter into the attached Initial Intergovernmental Agreement pursuant to their home rule powers as provided by Article VII, Sections 6 and 10(a) of the Illinois Constitution of 1970, the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*) and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*), and find that entering into the Initial Intergovernmental Agreement is in the best interests of the County.

**NOW, THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners does hereby agree as follows:

**SECTION 1:** Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

**SECTION 2:** The President and Board of Commissioners authorize the execution of the Initial Intergovernmental Agreement relative to initial start-up activities, cooperation and cost-sharing in the creation of the Enterprise Zone, to be substantially in the form of the draft attached hereto and made a part hereof as **Exhibit “1”**. Any minor changes to the draft Agreement prior to its execution are subject to the approval of the President and Board of Commissioners. The County President and County Clerk, or their designees, are authorized to execute the Initial Intergovernmental Agreement upon its finalization, and to execute and deliver all other instruments and documents that are necessary in order to fulfill the obligations under the Initial Intergovernmental Agreement. Further, the President and Board of Commissioners designates the Bureau of Economic Development as the County’s designee on the Start-Up Committee pursuant to Section 3.A. of the Initial Intergovernmental Agreement.

**A motion was made by Commissioner Morrison, seconded by Commissioner Arroyo, to recommend for approval 18-2562. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

[18-3265](#)

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

**PROPOSED RESOLUTION**

**SANTA FE INDUSTRIAL INVESTORS, 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:** Santa Fe Industrial Investors, LLC

**Address:** 7335 & 7435 Santa Fe Drive, Hodgkins, Illinois

**Municipality or Unincorporated Township:** Village of Hodgkins

**Cook County District:** 17

**Permanent Index Number:** 18-28-200-032-0000; 18-28-200-035-0000 and 18-28-200-036-0000

**Municipal Resolution Number:** Village of Hodgkins Resolution No.2017-10

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

**Special circumstances justification requested:** Yes or No

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION  
(Vacant for more than 12 months but less than 24 months - No Purchase for Value)  
Justification:** Yes

**Estimated Number of jobs created by this project:** 100-120 full-time jobs

**Estimated Number of jobs retained at this location:** Not applicable

**Estimated Number of employees in Cook County:** See above

**Estimated Number of construction jobs:** Not applicable

**Proposed use of property:** Industrial use - manufacturing, distribution and light assembly

**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/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 more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; 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 as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

**WHEREAS,** in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

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

**WHEREAS,** the municipality states the Class 6b TEERM 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 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 TEERM; 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 Morrison, seconded by Commissioner Arroyo, to recommend for approval 18-3265. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

**ADJOURNMENT**

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

**Ayes:** García, Moody, Arroyo, Butler, Deer, Gainer, Morrison, Moore and Schneider (9)

Respectfully submitted,



Chairman



Secretary

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