



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

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

**Wednesday, March 14, 2018**

**10:30 AM**

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

**ATTENDANCE**

**Present:** García, Moody, Butler, Deer, Morrison, Moore and Schneider (7)

**Absent:** Arroyo and Gainer (2)

**PUBLIC TESTIMONY**

1. George Blakemore

[18-2445](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 2/7/2018

**A motion was made by Vice Chairman Moody, seconded by Commissioner Morrison, to approve 18-2445. The motion carried by the following vote:**

**Ayes:** García, Moody, Butler, Deer, Morrison, Moore and Schneider (7)

**Absent:** Arroyo and Gainer (2)

[17-6085](#)

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

**PROPOSED RESOLUTION**

**KTR ILL, LLC D.B.A. PROLOGIS 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 ILL, LLC d.b.a. Prologis

**Address:** 514-532 S. Hicks Road, Palatine, Illinois

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

**Cook County District:** 14

**Permanent Index Number:** 02-23-313-037-0000

**Municipal Resolution Number:** Village of Palatine, Resolution No. R-22-17

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

**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:** None

**Estimated Number of jobs retained at this location:** 30 full-time jobs

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

**Estimated Number of construction jobs:** 20 construction workers

**Proposed use of property:** Industrial use, warehousing, manufacturing and/or 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/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 Moody, seconded by Commissioner Morrison, to recommend for approval 17-6085. The motion carried by the following vote:**

**Ayes:** García, Moody, Butler, Deer, Morrison, Moore and Schneider (7)

**Absent:** Arroyo and Gainer (2)

[18-1974](#)

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

**PROPOSED RESOLUTION**

**THE MARVEL GROUP 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:** The Marvel Group

**Address:** 3843 W. 43rd Street; 4417 S. Springfield Avenue, Chicago, Illinois 60632

**Length of time at current location:** 66 Years

**Length of time property under same ownership:** 66 years

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

**Age of the Property (Building):** 72 years

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

**Cook County District:** 16

**Permanent Index Number(s):** 19-02-301-003-0000; 19-02-301-008-0000; 19-02-301-009-0000; 19-02-301-011-0000; 19-02-301-012-0000; 19-02-301-014-0000 and 19-02-303-036-0000

**Municipal Resolution Number:** City of Chicago Resolution approved January 5, 2018

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** **Dilapidation** - The roof on all 3 buildings need to be replace and/or repaired. **Obsolescence** - Inherent functional obsolescence access to the buildings are restricted and inefficient and the ceiling heights are less than desirable. **Deterioration** - Production equipment needs to be repaired and/or replaced, HVAC system, double -hung windows and masonry walls need 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:** 177 full-time jobs

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

**Estimated # of construction jobs:** None

**Proposed use of property: Industrial - Manufacturing:** Manufacturing of high-quality metal office furniture and heavy-duty metal weapons and equipment cases for the military

**Living Wage Ordinance Compliance Affidavit Provided:**

**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 Moody, seconded by Commissioner Morrison, to recommend for approval 18-1974. The motion carried by the following vote:**

**Ayes:** García, Moody, Butler, Deer, Morrison, Moore and Schneider (7)

**Absent:** Arroyo and Gainer (2)

[18-1978](#)

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

**PROPOSED RESOLUTION**

**AP ASSET MANAGEMENT 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:** AP Asset Management LLC

**Address:** 5570 W. 70th Place, Bedford Park, Illinois

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

**Length of time property under same ownership:** 25 Years

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

**Age of the Property (Building):** 37 Years

**Municipality or Unincorporated Township:** Bedford Park

**Cook County District:** 11

**Permanent Index Number(s):** 19-21-301-018-0000 and 19-21-301-019-0000

**Municipal Resolution Number:** Village of Bedford Park, Resolution No. 17-026 approved August 10, 2017

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** **Deterioration** - The building's roof needs repair along with improvements to the exterior. **Dilapidated** - The concrete in Applicant's shipping and receiving departments, sidewalks, and parking lots has eroded. **Obsolete** - Applicant's machines and equipment are aging and require considerable 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:** 45 full-time jobs

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

**Estimated # of construction jobs:** None

**Proposed use of property: Industrial - Manufacturing:** Metal stamping and manufacturing company

**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 Moody, seconded by Commissioner Morrison, to recommend for approval 18-1978. The motion carried by the following vote:**

**Ayes:** García, Moody, Butler, Deer, Morrison, Moore and Schneider (7)

**Absent:** Arroyo and Gainer (2)

**ADJOURNMENT**

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



**Ayes:** García, Moody, Butler, Deer, Morrison, Moore and Schneider (7)

**Absent:** Arroyo and Gainer (2)

Respectfully submitted,



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Chairman



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Secretary

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