



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

Tuesday, September 11, 2018

1:00 PM

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

ATTENDANCE

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

PUBLIC TESTIMONY

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

1. George Blakemore
2. Mark Armstrong

[18-5788](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 7/25/2018

A motion was made by Commissioner Schneider, seconded by Vice Chairman Moody, to approve 18-5788. The motion carried by the following vote:

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

[18-4382](#)

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

PROPOSED RESOLUTION

**BENDER LIMITED PARTNERSHIP 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: Bender Limited Partnership

Address: 4001 West 123rd Street, Alsip, Illinois 60803

Length of time at current location: 21 years

Length of time property under same ownership: 21 years

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

Age of the Property (Building): 49 years

Municipality or Unincorporated Township: Alsip

Cook County District: 6

Permanent Index Number(s): (2) PINs: 24-27-401-011-0000; 24-27-401-012-0000

Municipal Resolution Number: Village of Alsip Ordinance No. 2017-8-1, Approved August 21, 2017

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: 3-Deterioration, Obsolescence, Dilapidation

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

Estimated # of jobs created by this project: 7 full-time, 0 part-time

Estimated # of jobs retained at this location: 25 full-time, 5 part-time

Estimated # of employees in Cook County: 25 full-time, 5 part-time

Estimated # of construction jobs: TBD

Proposed use of property: Industrial - Steel manufacturing

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 6b SER 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 in such case where a Class 6b or Class 8 is applied to any portion of the associated PINs subject to the 6b SER request that the 6b SER may supersede at the request of the applicant; 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 6b SER 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 Schneider, to recommend for approval 18-4382. The motion carried by the following vote:

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

[18-4817](#)

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

PROPOSED RESOLUTION

SALTA LLC 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: Salta LLC

Address: 16929 State Street, South Holland, Illinois 60428

Municipality or Unincorporated Township: South Holland

Cook County District: 6

Permanent Index Number: (1) PIN: 29-22-302-037-0000

Municipal Resolution Number: Village of South Holland; Resolution approved January 16, 2018

Number of month property vacant/abandoned: 12 months at the time of application to the Village

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: 20 full-time, 2 part-time

Estimated Number of jobs retained at this location: 5 full-time, 0 part-time

Estimated Number of employees in Cook County: 5 full-time, 0 part-time

Estimated Number of construction jobs: N/A

Proposed use of property: Industrial-Distribution

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 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 8 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 8 TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 8 TEERM; and

WHEREAS, the municipality states the Class 8 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 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 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 Vice Chairman Moody, seconded by Commissioner Arroyo, to recommend for approval 18-4817. The motion carried by the following vote:

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

[18-4827](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board Of Commissioners

PROPOSED RESOLUTION

KEHOE DESIGNS INC. 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: Kehoe Designs Inc.

Address: 2555 South Leavitt Avenue, Chicago, Illinois, 60601

Municipality or Unincorporated Township: Chicago

Cook County District: 7

Permanent Index Number: (1) PIN: 17-30-300-064-0000

Municipal Resolution Number: City of Chicago Resolution R2017-827 approved December 13, 2017

Number of month property vacant/abandoned: 24 months at time of application to the Assessor

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 48 full-time, 5 part-time

Estimated Number of jobs retained at this location: 95 full-time, 78 part-time

Estimated Number of employees in Cook County: 95 full-time, 78 part-time

Estimated Number of construction jobs: 20-50

Proposed use of property: Industrial-Manufacturing, warehousing, staging and shipping

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 Chairman Moody, seconded by Commissioner Arroyo, to recommend for approval 18-4827. The motion carried by the following vote:

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

[18-4845](#)

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

PROPOSED RESOLUTION

VK 504 GLENN 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: VK 504 Glenn LLC

Address: 500 Glenn Avenue, Unit 2 and 3, Wheeling, Illinois 60090

Municipality or Unincorporated Township: Wheeling

Cook County District: 14

Permanent Index Number: (2) PINs: 03-11-305-033-1002; 03-11-305-033-1003

Municipal Resolution Number: Village of Wheeling; Resolution 18-082 approved June 4, 2018

Number of month property vacant/abandoned: 1.5 months at the time of application to BED

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 15 full-time, 0 part-time

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

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

Estimated Number of construction jobs: 33

Proposed use of property: Industrial- 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 Commissioner Schneider, seconded by Vice Chairman Moody, to recommend for approval 18-4845. The motion carried by the following vote:

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

[18-4864](#)

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

PROPOSED RESOLUTION

ATLAS TOOL & DIE WORKS, INC. 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: Atlas Tool & Die Works, Inc.

Address: 4633 South Lawndale Avenue, Lyons, Illinois 60534

Length of time at current location: 59 years

Length of time property under same ownership: 23 years

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

Age of the Property (Building): Various, ranging from 33-85 years

Municipality or Unincorporated Township: Lyons

Cook County District: 16

Permanent Index Number(s): (8) PINs: 18-02-422-015-0000; 18-02-422-042-0000; 18-02-422-047-0000; 18-02-422-048-0000; 18-02-422-055-0000; 18-02-422-056-0000; 18-02-422-061-0000; 18-02-422-062-0000

Municipal Resolution Number: Village of Lyons Resolution 11-07-17-R3

Evidence of Economic Hardship: Yes, provided

Number of blighting factors associated with the property: 4-Age, Obsolescence, Lack of Physical Maintenance, Dilapidation

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

Estimated # of jobs created by this project: 18 full-time, 0 part-time

Estimated # of jobs retained at this location: 66 full-time, 0 part-time

Estimated # of employees in Cook County: 71 full-time, 0 part-time

Estimated # of construction jobs: 7

Proposed use of property: Industrial - Manufacturing: Metals and parts

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 Arroyo, to recommend for approval 18-4864. The motion carried by the following vote:

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

[18-4875](#)

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

PROPOSED RESOLUTION

DENTON CARTAGE COMPANY, INC. 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: Denton Cartage Company, Inc.

Address: 7701 West 47th Street, Lyons, Illinois, 60534 and 7735 West 47th Street, McCook, Illinois, 60525

Length of time at current location: Since 1992, 26 years

Length of time property under same ownership: 17 years

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

Age of the Property (Building): 66 years old

Municipality or Unincorporated Township: Lyons and McCook

Cook County District: 16

Permanent Index Number(s): (5) PINs: 18-12-101-020-0000; 18-12-101-027-0000; 18-12-101-031-0000; 18-12-101-032-0000; 18-12-101-033-0000

Municipal Resolution Number: Village of Lyons Resolution 11-07-17-R4, Approved November 7, 2017 and Village of McCook Ordinance No. 17-22 approved December 4, 2017

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: 3-Deterioration, Obsolescence, Dilapidation

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

Estimated # of jobs created by this project: 18 full-time, 0 part-time

Estimated # of jobs retained at this location: 49 full-time, 2 part-time

Estimated # of employees in Cook County: 49 full-time, 2 part-time

Estimated # of construction jobs: TBD

Proposed use of property: Industrial - Manufacturing: Intermodal carrier services

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 Arroyo, to recommend for approval 18-4875. The motion carried by the following vote:

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

[18-4962](#)

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

PROPOSED RESOLUTION

DB CI II, LLC6B 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: DB CI II, LLC

Address: 1855 Greenleaf Avenue Elk Grove Village, Illinois

Municipality or Unincorporated Township: Village of Elk Grove Village

Cook County District: 15

Permanent Index Number: 08-35-104-055-0000

Municipal Resolution Number: Elk Grove Village Resolution Number 61-17

Number of month property vacant/abandoned: 15 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Three (3) to four (4) full-time jobs

Estimated Number of jobs retained at this location: 40 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: Five (5) construction jobs

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 Commissioner Schneider, seconded by Vice Chairman Moody, to recommend for approval 18-4962. The motion carried by the following vote:

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

[18-4963](#)

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

PROPOSED RESOLUTION

ROSE PROPERTY PARTNERS 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: Rose Property Partners LLC

Address: 270 Larkin Drive, Wheeling, Illinois

Municipality or Unincorporated Township: Village of Wheeling

Cook County District: 14th

Permanent Index Number: 03-14-205-011-0000

Municipal Resolution Number: Village of Wheeling Resolution Number 18-015

Number of month property vacant/abandoned: 36 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Two (2) to four (4) full-time jobs

Estimated Number of jobs retained at this location: 18 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 15-20 construction jobs

Proposed use of property: Industrial use; light assembly, 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 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 is abandoned for purpose of Class 6b; and

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

WHEREAS, Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; 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 Schneider, seconded by Vice Chairman Moody, to recommend for approval 18-4963. 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 Arroyo, to adjourn the meeting [FILE_NR]. 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>.