



**Board of Commissioners of Cook County**

**Business and Economic Development Committee**

**Wednesday, September 23, 2020**

**10:00 AM**

**Virtual Meeting**

**ATTENDANCE**

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

**PUBLIC TESTIMONY**

Due to the current health crisis, there is no in-person participation for the County Board meetings. The President and Commissioners will participate remotely. The public can observe the livestream <https://www.cookcountyil.gov/service/watch-live-board-proceedings>

No Public Speakers

[20-4340](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 02/26/2020

[20-3333](#)

**Sponsored by:** DONNA MILLER, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**EAGLE GUN CLUB 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:** Eagle Gun Club LLC

**Address:** 5900 W. 159th Street, Oak Forest, Illinois

**Municipality or Unincorporated Township:** Village of Oak Forest

**Cook County District:** 6

**Permanent Index Number:** 28-17-401-027-0000

**Municipal Resolution Number:** Village of Oak Forest Resolution No. 2018-10-0340R

**Number of month property vacant/abandoned:** 24 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - Gun club and range

**Living Wage Ordinance Compliance Affidavit Provided:** N/A

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

**Legislative History :** 7/30/20 - Board of Commissioners - refer to the Business and Economic Develop

[20-3334](#)

**Sponsored by:** TONI PRECKWINKLE (President) and PETER N. SILVESTRI, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**GRAYHAWK 4, LLC 7C COMMERCIAL URBAN RELIEF ELIGIBILITY ("CURE")  
RENEWAL PROPERTY TAX INCENTIVE REQUEST**

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

**Applicant:** Grayhawk 4, LLC

**Address:** 1501 Feehanville Drive, Mount Prospect, Illinois 60056

**Municipality or Unincorporated Township:** Village of Mount Prospect

**Cook County District:** 9

**Permanent Index Number:** 03-35-200-063-0000 and 03-35-200-064-0000

**Municipal Resolution Number:** Village of Mount Prospect's Resolution No. 09-20

**Use of property:** Commercial use - ice skating rink with locker rooms; pizza café and pro shop.

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7c or Commercial Urban Relief Eligibility ("CURE") that provides an applicant a reduction in the assessment level for newly constructed or substantially rehabilitated or abandoned commercial property; and

**WHEREAS**, the Cook County Classification System for a Class 7c (CURE) Assessment defines abandoned property as " property where the buildings and other structures, or portions thereof, have been

vacant and unused for more than 12 continuous months and as established by rule of the Assessor; and

**WHEREAS**, Class 7c incentives that are granted are renewable and are limited to one renewal that requires the validation of the County Board. The applicant may apply for a renewal on or after the third year of the Incentive, but before the expiration of the fifth year of the Incentive. The applicant must obtain the municipal enabling Ordinance and present such municipal Ordinance to the Board of Commissioners of Cook County as to whether it will validate the renewal; and

**WHEREAS**, the municipality has submitted a Resolution or Ordinance expressly stating its support and consent to the renewal of the Class 7c incentive; and

**WHEREAS**, the municipality further states that the property is fully occupied and is in use; and

**WHEREAS**, the municipality further states that the project resulted in the creation or retention of jobs at the property site and is an economic benefit to the community; and

**WHEREAS**, projects which qualify for the Class 7c incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first three years, fifteen percent (15%) for the fourth year and twenty percent (20%) for the fifth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

**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 that the above-captioned property meets the requirements for a renewal of the Class 7c incentive; and

**BE IT FURTHER RESOLVED**, that the President and Board of Commissioners hereby approves the renewal of the Class 7c incentive; 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.

**Legislative History :** 7/30/20 - Board of Commissioners - refer to the Business and Economic Develop

[20-3339](#)

**Sponsored by:** TONI PRECKWINKLE (President), BRANDON JOHNSON and FRANK J. AGUILAR, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**STRATTON HATS, 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:** Stratton Hats, Inc.

**Address:** 3200 W. Randolph Street, Bellwood, Illinois

**Length of time at current location:** 46 years

**Length of time property under same ownership:** 46 years

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

**Age of the Property (Building):** 55 years

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

**Cook County District:** 1

**Permanent Index Number(s):** 15-09-400-076-0000 and 15-09-400-094-0000

**Municipal Resolution Number:** Village of Bellwood, Resolution No. 19-45

**Evidence of Economic Hardship:**

**Number of blighting factors associated with the property:**

**Dilapidation, Obsolescence & Deterioration:** The roof currently requires constant yearly maintenance, and the Applicant only has the capital to do one section at a time. The parking lots also need to be replaced, resealed and restriped.

**Inadequate Utilities:** The old boiler system was replaced, but all the components still need to be uninstalled and removed. Both the sprinkler system and dumb collection systems have been replaced on the reliance of the incentive.

**Deleterious Land Use or Layout & Excessive Land Coverage:** The property has excessive land coverage compared to the size of the building. The tax bill is disproportionately large for comparably sized industrial buildings.

**Presence of Structures Below Minimum Code Standards:** The Subject Property itself, as well as the surrounding area has numerous structures below minimum code standard, in part due to the past nature of the area.

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

**Proposed use of property: Industrial - Manufacturing:** Manufacturer of uniform hats, and supplies

**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

**Legislative History :** 7/30/20 - Board of Commissioners - refer to the Business and Economic Develop

[20-3341](#)

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

**PROPOSED RESOLUTION**

**HEIDNER FAMILY LIMITED PARTNERSHIP 7C COMMERCIAL URBAN RELIEF ELIGIBILITY ("CURE") RENEWAL PROPERTY TAX INCENTIVE REQUEST**

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

**Applicant:** Heidner Family Limited Partnership

**Address:** 5611 South Archer Avenue, Summit, Illinois,

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

**Cook County District:** 16

**Permanent Index Number:** 18-13-207-018-0000 and 18-13-207 -019-0000

**Municipal Resolution Number:** Village of Summit Ordinance No. 20-0-09

**Use of property:** Commercial use - Restaurant The applicant leases the project site to the Steak 'N Egger Restaurant.

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7c or Commercial Urban Relief Eligibility ("CURE") that provides an applicant a reduction in the assessment level for newly constructed or substantially rehabilitated or abandoned commercial property; and

**WHEREAS**, the Cook County Classification System for a Class 7c (CURE) Assessment defines abandoned property as " property where the buildings and other structures, or portions thereof, have been vacant and unused for more than 12 continuous months and as established by rule of the Assessor; and

**WHEREAS**, Class 7c incentives that are granted are renewable and are limited to one renewal that requires the validation of the County Board. The applicant may apply for a renewal on or after the third year of the Incentive, but before the expiration of the fifth year of the Incentive. The applicant must obtain the municipal enabling Ordinance and present such municipal Ordinance to the Board of Commissioners of Cook County as to whether it will validate the renewal; and

**WHEREAS**, the municipality has submitted a Resolution or Ordinance expressly stating its support and consent to the renewal of the Class 7c incentive; and

**WHEREAS**, the municipality further states that the property is fully occupied and is in use; and

**WHEREAS**, the municipality further states that the project resulted in the creation or retention of jobs at the property site and is an economic benefit to the community; and

**WHEREAS**, projects which qualify for the Class 7c incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first three years, fifteen percent (15%) for the fourth year and twenty percent (20%) for the fifth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

**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 that the above-captioned property meets the requirements for a renewal of the Class 7c incentive; and

**BE IT FURTHER RESOLVED**, that the President and Board of Commissioners hereby approves the renewal of the Class 7c incentive; 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.

**Legislative History :** 7/30/20 - Board of Commissioners - refer to the Business and Economic Develop



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Secretary

Chairman: Gainer

Vice-Chairman: Anaya

Members: Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison