



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

Wednesday, September 23, 2020

10:00 AM

Virtual Meeting

Recessed to and reconvened on 9/24/2020 at 10a

ATTENDANCE

Present: Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

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

PUBLIC TESTIMONY

No Public Speakers

[20-4340](#)

COMMITTEE MINUTES

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

A motion was made by Commissioner Morrison, seconded by Commissioner Lowry, to approve 02/26/2020 Committee Minutes. The motion carried.

Ayes: Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (8)

Present: Gainer (1)

[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 purchase 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.

A motion was made by Commissioner Britton, seconded by Commissioner Miller, to recommend for approval 20-3333. The motion carried by the following vote:

Ayes: Britton, Deer, Lowry, Miller, Moore and Morrison (6)

Nays: Morrison (1)

Present: Anaya (1)

Absent: Gainer (1)

[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.

A motion was made by Commissioner Britton, seconded by Commissioner Morrison, to recommend for approval 20-3334. The motion carried by the following vote:

Ayes: Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (8)

Absent: Gainer (1)

[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 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 as meeting the requirements of the Class 6bSER Program; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Morrison, seconded by Commissioner Lowry, to recommend for approval 20-3339. The motion carried by the following vote:

Ayes: Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (8)

Absent: Gainer (1)

[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 project 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.

A motion was made by Commissioner Morrison, seconded by Commissioner Lowry, that this Resolution (Class 7c) Renewal be recommend for deferral. The motion carried.

Ayes: Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (8)

Present: Gainer (1)

ADJOURNMENT

Respectfully submitted,



Chairman



Secretary

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