



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

**Thursday, February 18, 2021**

**11:00 AM**

**Virtual Meeting**

**ATTENDANCE**

**Present:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

**PUBLIC TESTIMONY**

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

No Public Speakers

[21-1524](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 01/27/2021

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Morrison, to approve 21-1524. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

[21-0841](#)

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

**PROPOSED RESOLUTION**

**ALGA INVESTMENT LLC / MANAS EXPRESS CORP. 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:** Alga Investment LLC / Manas Express Corp

**Address:** 270 East 167th Street, Harvey, Illinois

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

**Cook County District:** 5

**Permanent Index Number:** 29-29-201-024-0000

**Municipal Resolution Number:** City of Harvey Resolution Number 2867

**Number of month property vacant/abandoned:** 14 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - Warehousing, logistics and truck repair

**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 Vice Chairman Anaya, seconded by Commissioner Morrison, to recommend for approval 21-0841. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

[21-0842](#)

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

#### **PROPOSED RESOLUTION**

#### **MAIN FINANCIAL LLC 7a PROPERTY TAX INCENTIVE REQUEST**

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

**Applicant:** Main Financial LLC

**Address:** 401-411 W. North Avenue, Northlake, Illinois

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

**Cook County District:** 16

**Permanent Index Number:** 15-05-213-001-0000; 15-05-213-002-0000; 15-05-213-003-0000;  
15-05-213-004-0000; 15-05-213-005-0000; 15-05-213-006-0000; 15-05-213-007-0000

**Municipal Resolution Number:** City of Northlake Resolution No. R-22-2019

**Number of month property vacant/abandoned:** Four (4) months vacant

**Special circumstances justification requested:** Yes

**Class 7a Eligibility Requirements have been met:** Yes

**Proposed use of property:** Commercial use - Auto dealership

**Living Wage Ordinance Compliance Affidavit Provided:** Not applicable

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7a 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 7a; 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 7a 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 7a is necessary for development to occur on this specific real estate. The municipal resolution cites the five eligibility requirements set forth by the Class 7a assessment status; and

**WHEREAS**, commercial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 7a 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 7a 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 7a; 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 Anaya, seconded by Commissioner Morrison, to recommend for approval 21-0842. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

[21-0844](#)

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

**PROPOSED RESOLUTION**

**WITS REAL ESTATE HOLDING 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:** WITS Real Estate Holding LLC

**Address:** 1100 Maryland Avenue, Dolton, Illinois

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

**Cook County District:** 6

**Permanent Index Number:** 29-11-133-028-0000

**Municipal Resolution Number:** Village of Dolton Resolution Number 17-R-015

**Number of month property vacant/abandoned:** Four (4) months. vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - industrial equipment storage

**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 Vice Chairman Anaya, seconded by Commissioner Morrison, to recommend for approval 21-0844. The motion carried by the following vote:**

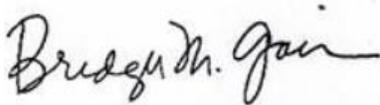
**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

**ADJOURNMENT**

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

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

Respectfully submitted,



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Chairman



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Secretary

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