



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

**10:30 AM**

**Wednesday, November 3, 2021**

**Virtual Meeting**

**ATTENDANCE**

**Present:** Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (8)

**Absent:** Gainer Excused (1)

**PUBLIC TESTIMONY**

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

No speakers

**21-6198**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 9/22/2021

**A motion was made by Commissioner Morrison, seconded by Commissioner Miller, to approve 21-6198. The motion carried by the following vote:**

**Ayes:** Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (8)

**Absent:** Gainer Excused (1)

**21-5321**

**Sponsored by:** TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**Roncadin 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:** Roncadin Inc.

**Address:** 261 King Street, Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15th District

**Permanent Index Number:** 08-22-102-184-0000

**Municipal Resolution Number:** Village of Elk Grove, Resolution No. 51-18

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

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - manufacturing 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 K. Morrison, seconded by Commissioner S. Morrison, to recommend for approval 21-5321. The motion carried by the following vote:**

**Ayes:** Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (8)

**Absent:** Gainer Excused (1)

**21-5324**

**Sponsored by:** TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**345 Scott Street 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:** 345 Scott Street LLC

**Address:** 345 Scott Street, Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15th District

**Permanent Index Number:** 08-22-102-173-0000 and 08-22-102-174-0000

**Municipal Resolution Number:** Village of Elk Grove, Resolution No. 17-19

**Number of month property vacant/abandoned:** Three (3) months vacant

**Special circumstances justification requested:** Yes

**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 K. Morrison, seconded by Commissioner S. Morrison, to recommend for approval 21-5324. The motion carried by the following vote:**

**Ayes:** Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (8)

**Absent:** Gainer Excused (1)

**21-5327**

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

**PROPOSED RESOLUTION**

**Brixmor SPE 3, LLC CLASS 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:** Brixmor SPE 3, LLC

**Address:** 5001 Cal Sag Road Crestwood, Illinois

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

**Cook County District:** 6th District

**Permanent Index Number:** 24-33-408-005-0000

**Municipal Resolution Number:** Village of Crestwood Resolution 1154-21

**Number of month property vacant/abandoned:** 41 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - Retail Mall

**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 Commissioner K. Morrison, seconded by Commissioner S. Morrison, to recommend for approval 21-5327. The motion carried by the following vote:**

**Ayes:** Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (8)

**Absent:** Gainer Excused (1)

**ADJOURNMENT**

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

**Ayes:** Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (8)

**Absent:** Gainer Excused (1)

Respectfully submitted,



Vice Chair

LYNNE M. TURNER

Interim Secretary

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