



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

9:00 AM

Wednesday, July 19, 2017

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

ATTENDANCE

Present: García, Moody, Arroyo, Gainer, Morrison, Moore and Schneider (7)

Absent: Butler (1)

PUBLIC TESTIMONY

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

1. George Blakemore - Concerned Citizen

17-4356

COMMITTEE MINUTES

Approval of the minutes from the meeting of 6/7/2017

A motion was made by Vice Chairman Moody, seconded by Commissioner Schneider, to approve 17-4356. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Gainer, Morrison, Moore and Schneider (7)

Absent: Butler (1)

17-3927

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

PROPOSED RESOLUTION

DANSHERSIDE HOLDINGS 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: Dansherside Holdings LLC

Address: 5401 Dansher Road, Countryside, Illinois 60525

Municipality or Unincorporated Township: Countryside

Cook County District: 16

Permanent Index Number: (1) PIN: 18-09-416-037-0000

Municipal Resolution Number: 17-01-R, approved 3/13/2017

Number of month property vacant/abandoned: 19 months at time of application to BED

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 28 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: 47 full-time, 0 part-time

Estimated Number of construction jobs: 5-10

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 Vice Chairman Moody, seconded by Commissioner Schneider, to recommend for approval 17-3927. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Gainer, Morrison, Moore and Schneider (7)

Absent: Butler (1)

17-3943

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

PROPOSED RESOLUTION

DEBBIE SALE AND DALE BROWN 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: Debbie Sale and Dale Brown

Address: 16102 Chicago Road, South Holland, Illinois 60473

Municipality or Unincorporated Township: South Holland

Cook County District: 6

Permanent Index Number: (1) PIN: 29-15-307-051-0000

Municipal Resolution Number: Village of South Holland Resolution passed 8/15/2016

Number of month property vacant/abandoned: 43 months at time of application to Assessor

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 6 full-time, 0 part-time

Estimated Number of jobs retained at this location: 13 full-time, 0 part-time

Estimated Number of employees in Cook County: 13 full-time, 0 part-time

Estimated Number of construction jobs: 34

Proposed use of property: Commercial-Restaurant

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.

A motion was made by Commissioner Moore, seconded by Commissioner Arroyo, to recommend for approval 17-3943. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Gainer, Morrison, Moore and Schneider (7)

Absent: Butler (1)

17-3961

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

PROPOSED RESOLUTION

TODD KUIPERS/BUDDING POLISHING AND METAL FINISHING 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: Todd Kuipers/Budding Polishing and Metal Finishing

Address: 130 E. 168th Street, South Holland, Illinois 60473

Municipality or Unincorporated Township: South Holland

Cook County District: 6

Permanent Index Number: 29-22-300-011-0000

Municipal Resolution Number: Village of South Holland, Resolution approved December 5, 2016

Number of month property vacant/abandoned: 16 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: three full time jobs

Estimated Number of jobs retained at this location: nine full time jobs

Estimated Number of employees in Cook County: same as above

Estimated Number of construction jobs: 10 construction jobs

Proposed use of property: Industrial use, metal polishing and finishing company servicing

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 Commissioner Moore, seconded by Commissioner Schneider, to recommend for approval 17-3961. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Gainer, Morrison, Moore and Schneider (7)

Absent: Butler (1)

17-3964

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

PROPOSED RESOLUTION

SPEED MACHINE 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: Speed Machine Inc.

Address: 8430 S. 77th Avenue, Bridgeview, Illinois 60455

Municipality or Unincorporated Township: Village of Bridgeview

Cook County District: 6

Permanent Index Number: 18-36-312-020-0000

Municipal Resolution Number: Village of Bridgeview, Ordinance No. 17-8 approved 4/19/2017

Number of month property vacant/abandoned: 15 months vacant

Special circumstances justification requested: Yes

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

Estimated Number of jobs retained at this location: One (1) full-time job and two (2) part-time jobs

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

Estimated Number of construction jobs: Two construction jobs

Proposed use of property: Industrial use, manufacturing of custom fabricated components and process equipment for the food and beverage industries

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 Arroyo, seconded by Commissioner Moore, to recommend for approval 17-3964. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Gainer, Morrison, Moore and Schneider (7)

Absent: Butler (1)

17-3965

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

PROPOSED RESOLUTION

340 SIBLEY, 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: 340 Sibley LLC

Address: 340 W. Sibley Blvd., Dolton, Illinois 60419

Municipality or Unincorporated Township: Village of Dolton

Cook County District: 5

Permanent Index Number: 29-09-144-016

Municipal Resolution Number: Village of Dolton, Resolution No. 15 R-005 approved June 4, 2015

Number of month property vacant/abandoned: 20 months vacant

Special circumstances justification requested: Yes

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

Estimated Number of jobs retained at this location: 10 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: Two (2) - Four (4) construction jobs

Proposed use of property: Commercial use, single tunnel automatic carwash

Living Wage Ordinance Compliance Affidavit Provided: Not applicable

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 Moody, seconded by Commissioner Arroyo, to recommend for approval 17-3965. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Gainer, Morrison, Moore and Schneider (7)

Absent: Butler (1)

ADJOURNMENT

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

Ayes: García, Moody, Arroyo, Gainer, Morrison, Moore and Schneider (7)

Absent: Butler (1)

Respectfully submitted,



Chairman



Secretary

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