



**Board of Commissioners of Cook County  
Board of Commissioners**

**Minutes of the Business and Economic Development Committee**

**9:15 AM**

**Wednesday, February 7, 2018**

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

**ATTENDANCE**

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

**Absent:** García and Butler (2)

**PUBLIC TESTIMONY**

There were no registered public speakers for this meeting

**18-2035**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 1/17/2018

**A motion was made by Commissioner Morrison, seconded by Commissioner Moore, to approve 18-2035. The motion carried by the following vote:**

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

**Absent:** García and Butler (2)

**18-1500**

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

**PROPOSED RESOLUTION**

**PRH TRUCKING INC. AND VYM CORPORATION 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:** PRH Trucking Inc. and VYM Corporation

**Address:** 8711 South 77th Avenue, Bridgeview, Illinois, 60455

**Municipality or Unincorporated Township:** Bridgeview

**Cook County District:** 6

**Permanent Index Number:** (2) PINs: 23-01-100-005-0000; 23-01-100-010-0000

**Municipal Resolution Number:** Ordinance 16-14 approved April 20, 2016

**Number of month property vacant/abandoned:** 22 months at time of application to the Village

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 3 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 40 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 40 full-time, 0 part-time

**Estimated Number of construction jobs:** 10

**Proposed use of property:** Industrial-trucking and warehousing

**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 Morrison, seconded by Commissioner Deer, to recommend for approval 18-1500. The motion carried by the following vote:**

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

**Absent:** García and Butler (2)

**18-1501**

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

**PROPOSED RESOLUTION**

**KEY URBAN CONCEPTS INC./MARVA DAVIS 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:** Key Urban Concepts. Inc./Marva Davis

**Address:** 15022 Lincoln Avenue, Dolton, Illinois, 60415

**Municipality or Unincorporated Township:** Dolton

**Cook County District:** 6

**Permanent Index Number:** 4) PINs: 29-11-404-005-0000; 29-11-404-006-0000; 29-11-404-007-0000; 29-11-404-008-0000

**Municipal Resolution Number:** 15-R-011 approved September 8, 2015

**Number of month property vacant/abandoned:** 12 months at time of purchase

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 2 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 11 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 11 full-time, 0 part-time

**Estimated Number of construction jobs:** 10

**Proposed use of property:** Commercial-Animal hospital and stray animal program

**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 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 Deer, seconded by Commissioner Morrison, to recommend for approval 18-1501. The motion carried by the following vote:**

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

**Absent:** Garcia and Butler (2)

**18-1532**

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

**PROPOSED RESOLUTION**

**511 GLENN 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:** 511 Glenn LLC

**Address:** 511 Glenn Avenue, Wheeling, Illinois

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

**Cook County District:** 14th

**Permanent Index Number:** 03-11-303-026-0000; 03-11-410-001-0000 and 03-11-410-002-000

**Municipal Resolution Number:** Resolution Number 16-123 adopted November 21, 2016

**Number of month property vacant/abandoned:** Number of months vacant two (2) months

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 38 full-time jobs

**Estimated Number of jobs retained at this location:** 35 full-time jobs

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** # full-time, # part-time

**Proposed use of property:** Industrial use, warehousing 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 Gainer, seconded by Commissioner Deer, to recommend for approval 18-1532. The motion carried by the following vote:**

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

**Absent:** Garcia and Butler (2)

**18-1534**

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

**PROPOSED RESOLUTION**

**MAZZOLIN FAMILY LIMITED PARTNERSHIP 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:** Mazzolin Family Limited Partnership

**Address:** 7400 Richards, Bridgeview, Illinois

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

**Cook County District:** 6th

**Permanent Index Number:** 23-12-210-009-0000 and 23-12-210-010-0000

**Municipal Resolution Number:** Village of Broadview, Ordinance No. 17-17 approved August 16, 2017

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

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** None

**Estimated Number of jobs retained at this location:** 36 full-time jobs

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** 10-25 construction jobs

**Proposed use of property:** Industrial 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 Gainer, seconded by Commissioner Deer, to recommend for approval 18-1534. The motion carried by the following vote:**

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

**Absent:** García and Butler (2)

#### **ADJOURNMENT**

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

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

**Absent:** García and Butler (2)

Respectfully submitted,



Vice Chairman



Secretary

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