



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

Wednesday, February 26, 2020 10:30 AM
Cook County Building, Board Room
118 North Clark Street, Chicago, Illinois

ATTENDANCE

Present: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)
Absent: Deer (1)

PUBLIC TESTIMONY

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

1. George Blakemore - Concerned citizen

20-1799

COMMITTEE MINUTES

Approval of the minutes from the meeting of 01/15/2020

approve

20-0583

Sponsored by: TONI FRECKWINKLE (President) and PETER N. SILVESTRI, Cook County Board Of Commissioners

PROPOSED RESOLUTION

CEK TILE LLC 6B PROPERTY TAX INCENTIVE REQUEST

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

Applicant: CEK Title LLC

Address: 1911 South Busse Road, Mount Prospect, Illinois 60056

Municipality or Unincorporated Township: Mouth Prospect

Cook County District: 9

Permanent Index Number: (1) PIN: 08-23-101-041-00008-23-101-041-0000

Municipal Resolution Number: Village of Mouth Prospect Resolution 32-19, approved August 7, 2019

Number of month property vacant/abandoned: 2 months at time of application to BFD

Special circumstances justification requested: Yes

Proposed use of property: Industrial-Light assembly, 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 Anaya, seconded by Commissioner Miller, to recommend for approval 20-0583. The motion carried by the following vote:

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

Absent: Deer (1)

20-0965

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

PROPOSED RESOLUTION

ELIZABETH KINSELLA (811 MORSE AVENUE LLC) 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Class 6b application containing the following information:

Applicant: Elizabeth Kinsella (811 Morse Avenue LLC)

Address: 811 Morse Avenue, Schaumburg, Illinois 60193

Municipality or Unincorporated Township: Schaumburg

Cook County District: 15

Permanent Index Number: (1) PIN: 07-33-203-070-0000 (subdivided from 07-33-203-033-0000)

Municipal Resolution Number: Village of Schaumburg Resolution No. R-18-027, approved 3/13/2018

Number of month property vacant/abandoned: 12

Special circumstances justification requested: Yes

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 Anaya, seconded by Commissioner Miller, to recommend for approval 20-0965. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)
Absent: Deer (1)

20-0966

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

PROPOSED RESOLUTION

VK ACQUISITIONS IV, 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: VK Acquisitions IV, LLC

Address: 31 East Oakton Street, Des Plaines, Illinois, 60018

Municipality or Unincorporated Township: Des Plaines

Cook County District: 17

Permanent Index Number: (2) PINs: 09-30-100-003-0000; 09-30-100-060-0000

Municipal Resolution Number: Village of Des Plaines Resolution R-137-19, approved August 5, 2019

Number of month property vacant/abandoned: 9 months at time of application to BFD

Special circumstances justification requested: Yes

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 Commissioner Morrison, seconded by Vice Chairman Anaya, to recommend for approval 20-0966. The motion carried by the following vote:

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

Absent: Deer (1)

20-1070

Sponsored by: TONI PRECK WINKLE (President) and LARRY SUFFREDIN, Cook County Board
Of Commissioners

PROPOSED RESOLUTION

OXCART, 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: Oxcart, LLC

Address: 1729-1733 Central Street, Evanston, Illinois

Municipality or Unincorporated Township: City of Evanston

Cook County District: 13th District

Permanent Index Number: 05-34-427-017-0000

Municipal Resolution Number: City of Evanston Resolution NUMBER 82-R-19

Number of month property vacant/abandoned: 10 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - food production 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

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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 Anaya, seconded by Commissioner Miller, to recommend for approval 20-1070. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morrison and Morrison (8)
Absent: Deer (1)

20-1078

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

PROPOSED RESOLUTION

500 NORTH WELLS, LLC-Series 1020 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: 500 North Wells, LLC-Series 1020

Address: 201 E. Commerce Drive, Schaumburg, Illinois

Municipality or Unincorporated Township: Village of Schaumburg

Cook County District: 15th District

Permanent Index Number: 074-10-204-005-0000

Municipal Resolution Number: Village of Schaumburg, Resolution Number R-19-018

Number of month property vacant/abandoned: 16 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial - warehousing and distribution

Living Wage Ordinance 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

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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 Miller, to recommend for approval 20-1078. The motion carried by the following vote:

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

Absent: Deer (1)

ADJOURNMENT

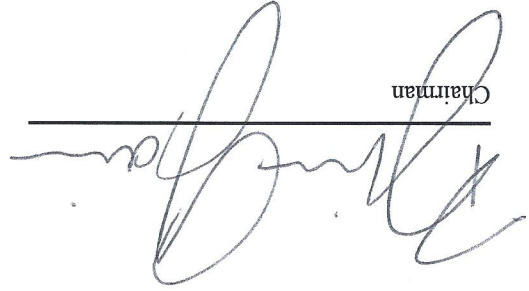
A motion was made by Vice Chairman Anaya, seconded by Commissioner Miller, to adjourn the meeting. The motion carried by the following vote:

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

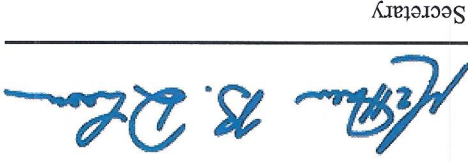
Absent: Deer (1)

Respectfully submitted,

Chairman



Secretary



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