



**Board of Commissioners of Cook County**

**Business and Economic Development Committee**

**Wednesday, September 25, 2019**

**10:30 AM**

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

**NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

**19-5712**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 07/18/2019

[19-4644](#)

**Sponsored by:** TONI PRECKWINKLE (President) and JOHN P. DALEY, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**ASHLAND COLD STORAGE COMPANY CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real

Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** Ashland Cold Storage Company

**Address:** 1556 West 43rd Street, Chicago, Illinois 60609

**Length of time at current location:** 56 years

**Length of time property under same ownership:** 56 years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** Yes

**Age of the Property (Building):** 56 years

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

**Cook County District:** 11

**Permanent Index Number(s):** 20-05-111-017-0000;20-05-112-001-0000; 20-05-112-010-0000 and 20-05-300-019-0000

**Municipal Resolution Number:** City of Chicago Resolution No. R2019-236

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** Three (3) blighted factors

**Has justification for the Class 6b SER program been provided?:** Yes

**Estimated # of jobs created by this project:** Not applicable

**Estimated # of jobs retained at this location:** 51 full-time jobs

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

**Estimated # of construction jobs:** None

**Proposed use of property: Industrial - Manufacturing:** Manufacturing, assembling, packaging, warehousing, and shipping of plastic injection molds and products for the automotive, military, industrial, aerospace and agricultural industries globally.

**Living Wage Ordinance Compliance Affidavit Provided: Yes**

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

**WHEREAS**, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS**, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

**WHEREAS**, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

**WHEREAS**, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS**, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, the applicant understand that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; 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 meets the requirements of the Class 6bSER Program; 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

**Legislative History :** 7/25/19 - Board of Commissioners - refer to the Business and Economic Develop

[19-4647](#)

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

**PROPOSED RESOLUTION**

**KIE REAL ESTATE, LLC CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** KIE Real Estate, LLC

**Address:** 5859 W. 117th Street, Alsip, Illinois 60803

**Length of time at current location:** 13 Years

**Length of time property under same ownership:** 13 Years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** Yes

**Age of the Property (Building):** 42 Years

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

**Cook County District:** 6

**Permanent Index Number(s):**

**Municipal Resolution Number:** Village of Alsip, Resolution No. 2019-06-3

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** Three blighting factors

**Has justification for the Class 6b SER program been provided?:** Yes

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

**Estimated # of jobs retained at this location:** Five (5) full-time, One (1) part-time

**Estimated # of employees in Cook County:** Same above

**Estimated # of construction jobs:** None

**Proposed use of property: Industrial - Manufacturing:** Industrial use - manufactures, engineers, warehouses and distributes cultured granite products such as vanity tops, shower walls, tub surrounds, etc.

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

**WHEREAS,** the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS,** Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

**WHEREAS,** the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

**WHEREAS,** the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS,** the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, the applicant understands that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; 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 meets the requirements of the Class 6bSER Program; 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

**Legislative History :** 7/25/19 - Board of Commissioners - refer to the Business and Economic Develop

[19-4648](#)

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

**PROPOSED RESOLUTION**

**IMAGEWORKS MANUFACTURING /KELRAN CORPORATION CLASS 6B  
SUSTAINABLE EMERGENCY RELIEF (SER)**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** Imageworks Manufacturing /Kelran Corporation

**Address:** 49 South Street, Park Forest, Illinois 60466

**Length of time at current location:** 20 years

**Length of time property under same ownership:** 20 years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** yes

**Age of the Property (Building):** 31 years

**Municipality or Unincorporated Township:** Village of Park Forest

**Cook County District:** 6

**Permanent Index Number(s):** 31-25-209-011-0000 and 31-25-209-012-0000

**Municipal Resolution Number:** Village of Park Forest, Resolution No. R-18-28

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** Five (5) blighting factors

**Has justification for the Class 6b SER program been provided?:** Yes

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

**Estimated # of jobs retained at this location:** 51 full-time jobs

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

**Estimated # of construction jobs:** None

**Proposed use of property: Industrial - Manufacturing:** Manufacturing, assembling, packaging, warehousing, and shipping of plastic injection molds and products for the automotive, military, industrial, aerospace and agricultural industries globally.

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program; and

**WHEREAS,** the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS**, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

**WHEREAS**, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

**WHEREAS**, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS**, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, the applicant understands that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; 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 meets the requirements of the Class 6bSER Program; 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

**Legislative History :** 7/25/19 - Board of Commissioners - refer to the Business and Economic Develop

[19-4662](#)

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



**PROPOSED RESOLUTION**

**BDJ Holding 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:** BDJ Holding Corporation

**Address:** 1425 Payne Road, Schaumburg, Illinois 60173

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

**Cook County District:** 15

**Permanent Index Number:** 07-11-400-090-0000

**Municipal Resolution Number:** Village of Schaumburg, Resolution No. R-18-026

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

**Special circumstances justification requested:** Yes

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION  
(Vacant for more than 12 months but less than 24 months - No Purchase for Value)  
Justification:** Yes

**Estimated Number of jobs created by this project:** 10 full-time jobs and 10 part-time jobs

**Estimated Number of jobs retained at this location:** 20 full-time, # part-time

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

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

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

**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/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 more than 24 continuous months, there has been no purchase 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 as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION); and

**WHEREAS,** in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

**WHEREAS,** Class 6b TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 6b TEERM; and

**WHEREAS,** the municipality states the Class 6b TEERM 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 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 TEERM; 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.

**Legislative History :** 9/5/19 - Board of Commissioners - refer to the Business and Economic Developm

[19-4667](#)

**Sponsored by:** TONI PRECKWINKLE (President) and LARRY SUFFREDIN, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

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**7415 ST. LOUIS AVENUE, 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:** 7415 St. Louis Avenue, LLC

**Address:** 7415 St. Louis, Skokie, Illinois 60076

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

**Cook County District:** 13

**Permanent Index Number:** 10-26-400-026-0000 & 10-26-400-038-0000

**Municipal Resolution Number:** Village of Skokie, Resolution No. 18-10-R-1407

**Number of month property vacant/abandoned:** 23 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 15-20 full-time jobs

**Estimated Number of jobs retained at this location:** None

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

**Estimated Number of construction jobs:** 15-20 construction jobs

**Proposed use of property:** Industrial use- processing, 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

**Legislative History :** 7/25/19 - Board of Commissioners - refer to the Business and Economic Develop

[19-5191](#)

**Presented by:** XOCHITL FLORES, Chief, Bureau of Economic Development

**PROPOSED CONTRACT**

**Department(s):** Bureau of Economic Development

**Vendor:** The William Everett Group, Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Census 2020 Program Administrator Services

**Contract Value:** \$1,991,200.00

**Contract period:** 10/1/2019 - 12/31/2020

**Potential Fiscal Year Budget Impact:** FY 2019 \$350,000.00, FY 2020 \$1,641,200.00

**Accounts:** 11000.1027.10155.521314.00000.00000

**Contract Number(s):** 1823-17707

**Concurrences:**

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via direct participation.

The Chief Procurement Officer concurs.

**Summary:** This contract will provide a Program Administrator who will work with the County Commission and the Bureau of Economic Development to manage the County's 2020 Census Complete Count outreach and communications Program which sets out to increase awareness, promote self-response, and improve the response rate in hard-to-count communities with the Cook County's residents during the 2020 Census count. The program includes developing and implementing an integrated community outreach and media plan that includes strategies that are cost effective, focused, and tailored to address barriers that prevent highly likely undercounted demographic populations from completing and returning Census information.

This contract was awarded through a competitive Request for Proposal (RFP) process in accordance with the Cook County Procurement Code. The William Everett Group was selected based on established evaluation criteria.

The contract consists of two components: A Total Management Fee of \$991,200 and Local Complete County Committees (LCCC) and Local Government Complete County Commissions (LGCCC) Fiscal Support Services. The Management Fee is a flat fee that includes all direct and indirect costs associated with the Program Administrator and its team members providing the services related to the Communications and Outreach Plan. To support the Census efforts of the LGCCC's and LCCC's, the County is allocating up to \$1,000,000 which will be distributed to them by the Program Administrator to the extent such amounts are approved by the County Complete County Commission through a competitive application process

**Legislative History :** 9/5/19 - Board of Commissioners - refer to the Business and Economic Developm

[19-5319](#)

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

**PROPOSED RESOLUTION**

**JJ BETTS PROPERTIES, LLC-115 Series 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:** JJ Betts Properties, LLC-115 Series

**Address:** 4857 W. 115th Street, Alsip, Illinois 60803

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

**Cook County District:** 6

**Permanent Index Number:** 24-21-405-011-0000

**Municipal Resolution Number:** Village of Alsip, Ordinance No. 2019-04-06

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

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 10-20 full-time jobs

**Estimated Number of jobs retained at this location:** Five (5) full-time jobs

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

**Estimated Number of construction jobs:** Five (5) - 10 construction jobs

**Proposed use of property:** Industrial - manufacturing, 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

**Legislative History :** 9/5/19 - Board of Commissioners - refer to the Business and Economic Developm

[19-5320](#)

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

**PROPOSED RESOLUTION**

**AA RESTORATION LLC6B 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:** AA Restoration LLC

**Address:** ~~4857 W. 115th Street, Alsip, Illinois 60803~~ 5901 W. 115th Street, Alsip, Illinois 60803

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

**Cook County District:** 6

**Permanent Index Number:** 24-20-402-006-0000

**Municipal Resolution Number:** Village of Alsip, Ordinance No. 2019-04-7

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

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Eight (8) - 10 full-time jobs

**Estimated Number of jobs retained at this location:** #24 full-time jobs

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

**Estimated Number of construction jobs:** 5 construction jobs

**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

**Legislative History :** 9/5/19 - Board of Commissioners - refer as amended in the errata to the Business

[19-5323](#)

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

**PROPOSED RESOLUTION**

**CE LIBERTY, 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:** CE Liberty, LLC

**Address:** 4559 Lincoln HWY, Matteson, Illinois 60443

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

**Cook County District:** 6

**Permanent Index Number:** 31-22-300-048-0000

**Municipal Resolution Number:** Village of Matteson, Resolution Number 1160-0219, approved February 4, 2019

**Number of month property vacant/abandoned:** 24 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Eight (8) full-time jobs, 20 part-time jobs

**Estimated Number of jobs retained at this location:** Eight (8) full-time jobs

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

**Estimated Number of construction jobs:** Three (3) - Five (5) construction jobs

**Proposed use of property:** Commercial use - Restaurant

**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 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.

**Legislative History :** 9/5/19 - Board of Commissioners - refer to the Business and Economic Developm



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Secretary

Chairman: Gainer

Vice-Chairman: Anaya

Members: Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison