



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

11:45 AM

Tuesday, March 12, 2024

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

ATTENDANCE

Present: Gainer, Anaya, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (8)

Absent: Britton (1)

A motion was made by Commissioner S. Morrison, seconded by Commissioner Morita, to allow for remote participation in the meeting. The motion carried by the following vote:

Ayes: Gainer, Anaya, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (8)

Absent: Britton (1)

PUBLIC TESTIMONY

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

No public speakers.

24-1952

COMMITTEE MINUTES

Approval of the minutes from the meeting of 02/27/2024

A motion was made by Commissioner Morita, seconded by Commissioner Miller, to approve 24-1952. The motion carried by the following vote:

Ayes: Gainer, Anaya, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (8)

Absent: Britton (1)

24-1510

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

PROPOSED RESOLUTION

1355 Greenleaf RT, 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: 1355 Greenleaf RT, LLC

Address: 1355 Greenleaf Avenue, Elk Grove Village

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15th District

Permanent Index Number: 08-34-202-015-0000

Municipal Resolution Number: Elk Grove Village, Resolution Number 66-21

Number of month property vacant/abandoned: One (1) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use- warehousing, manufacturing and/ or 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 Miller, seconded by Commissioner Lowry, to recommend for approval 24-1510. The motion carried by the following vote:

Ayes: Gainer, Anaya, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (8)

Absent: Britton (1)

24-1511

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

PROPOSED RESOLUTION

AMZ RE Holding 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: AMZ RE Holding LLC

Address: 1546-1550 Brandy Parkway, Streamwood, Illinois

Municipality or Unincorporated Township: Village of Streamwood

Cook County District: 15th District

Permanent Index Number: 06-24-407-023-0000

Municipal Resolution Number: Village of Streamwood, Resolution No. 2023-19

Number of month property vacant/abandoned: Over 3 years vacant

Special circumstances justification requested: Yes

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 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 6b; 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 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; 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 Miller, seconded by Commissioner Lowry, to recommend for approval 24-1511. The motion carried by the following vote:

Ayes: Gainer, Anaya, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (8)

Absent: Britton (1)

24-1512

Sponsored by: TONI PRECKWINKLE (President) and TARA S. STAMPS, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Family Properties 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: Family Properties LLC

Address: 1023 Cernan Drive, Bellwood, Illinois

Municipality or Unincorporated Township: Village of Bellwood

Cook County District: 1st District

Permanent Index Number: 15-16-213-025-0000

Municipal Resolution Number: Resolution Number

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

Special circumstances justification requested: Yes or No

Proposed use of property: What will this property be used for?

Living Wage Ordinance Compliance Affidavit Provided: Yes or No

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 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 6b; 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 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; 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 Miller, seconded by Commissioner Lowry, to recommend for approval 24-1512. The motion carried by the following vote:

Ayes: Gainer, Anaya, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (8)

Absent: Britton (1)

24-1522

Sponsored by: TONI PRECKWINKLE (President) and FRANK J. AGUILAR, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Ingredion Inc. 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: Ingredion Inc.

Address: 6400 S Archer Rd, Bedford Park, Illinois

Length of time at current location: Since 1901

Length of time property under same ownership: Since 1901

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

Age of the Property (Building): All buildings over 20 years old

Municipality or Unincorporated Township: Village of Bedford Park, Resolution No. 23-022

Cook County District: 16th District

Permanent Index Number(s): 18-14-400-003-0000, 18-14-401-005-0000, 18-23-200-001-0000, 18-23-201-002-0000, 18-23-201-004-0000, 18-23-201-012-0000, 18-23-201-015-0000, 18-24-100-003-0000 and 18-24-100-016-0000

Municipal Resolution Number: Village of Bedford Park, Resolution No.

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: Evidence of 6 Blight factors, Dilapidation, Deterioration, Obsolescence, Lack of Ventilation, Excessive Land Coverage, and Inadequate Utilities.

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

Proposed use of property: Industrial - Manufacturing: Yes

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

A motion was made by Commissioner Miller, seconded by Commissioner Lowry, to recommend for approval 24-1522. The motion carried by the following vote:

Ayes: Gainer, Anaya, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (8)

Absent: Britton (1)

ADJOURNMENT

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

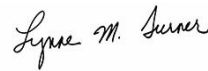
Ayes: Gainer, Anaya, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (8)

Absent: Britton (1)

Respectfully submitted,



Vice-Chairwoman



Secretary

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