



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

**Tuesday, December 15, 2015**

**11:45 AM**

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

**ATTENDANCE**

**Present:** Chairman García, Commissioners Arroyo, Butler, Morrison, Moore and Schneider (6)

**Absent:** Vice Chairman Murphy, Commissioners Gainer and Steele (3)

**PUBLIC TESTIMONY**

Chairman Garcia asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107 (dd).

There were no public speakers.

**16-0570**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 11/17/2015

**A motion was made by Commissioner Arroyo, seconded by Commissioner Schneider, that the Committee Minutes be approved. The motion carried by the following vote:**

**Aye:** Chairman García, Commissioners Arroyo, Butler, Morrison, Moore and Schneider (6)

**Absent:** Vice Chairman Murphy, Commissioners Gainer and Steele (3)

**15-6396**

**Sponsored by:** TONI PRECKWINKLE, President and TIMOTHY O. SCHNEIDER, County Commissioner

**PROPOSED RESOLUTION**

**HORIZON LOGISTICS 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:** Horizon Logistics

**Address:** 801 Lunt Avenue, Elk Grove Village, Illinois 60007

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15

**Permanent Index Number:** 08-34-102-016-0000

**Municipal Resolution Number:** 54-14

**Number of month property vacant/abandoned:** 18

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 5 full-time, 35 part-time

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

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

**Estimated Number of construction jobs:** 15

**Proposed use of property:** Industrial-Warehousing and shipping

**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 Schneider, seconded by Commissioner Arroyo, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Commissioners Arroyo, Butler, Morrison, Moore and Schneider (6)

**Absent:** Vice Chairman Murphy, Commissioners Gainer and Steele (3)

## **15-6397**

**Sponsored by:** TONI PRECKWINKLE, President and TIMOTHY O. SCHNEIDER County Commissioner

### **PROPOSED RESOLUTION**

#### **CARLEE R. PETELLE LIVING TRUST 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:** Carlee R. Petelle Living Trust

**Address:** 41 North Lively Boulevard, Elk Grove Village, IL 60007

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15

**Permanent Index Number:** 08-22-400-029-0000

**Municipal Resolution Number:** 6-15

**Number of month property vacant/abandoned:** 37

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 5 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 1 full-time, 0 part-time

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

**Estimated Number of construction jobs:** 5

**Proposed use of property:** Industrial-Warehousing and distribution of siding and windows

**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 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 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 Schneider, seconded by Commissioner Butler, that this Resolution (Class 6B) No Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Commissioners Arroyo, Butler, Morrison, Moore and Schneider (6)

**Absent:** Vice Chairman Murphy, Commissioners Gainer and Steele (3)

**15-6420**

**Sponsored by:** TONI PRECKWINKE, President and GREGG GOSLIN, County Commissioner

**PROPOSED RESOLUTION**

**1150 PARTNERS 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:** 1150 Partners LLC

**Address:** 1150 Willis Avenue, Wheeling, Illinois

**Municipality or Unincorporated Township:** Wheeling

**Cook County District:** 14

**Permanent Index Number:** 03-14-102-022-0000

**Municipal Resolution Number:** Village of Wheeling Resolution Number 15-98

**Number of month property vacant/abandoned:** 19 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** seven (7) full-time jobs

**Estimated Number of jobs retained at this location:** 25 full-time jobs

**Estimated Number of employees in Cook County:** n/a

**Estimated Number of construction jobs:** eight (8) construction jobs

**Proposed use of property:** The property be used for manufacturing, warehousing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Pending occupancy of property

**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 Butler, seconded by Commissioner Arroyo, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Commissioners Arroyo, Butler, Morrison, Moore and Schneider (6)

**Absent:** Vice Chairman Murphy, Commissioners Gainer and Steele (3)

## **15-6424**

**Sponsored by:** TONI PRECKWINKLE, President and JOAN PATRICIA MURPHY, County Commissioner

### **PROPOSED RESOLUTION**

#### **4851 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:** 4851 LLC

**Address:** 4851 W. 115th Street, Alsip, Illinois

**Municipality or Unincorporated Township:** Worth

**Cook County District:** 6

**Permanent Index Number:** 24-21-406-001-0000 and 24-21-406-002-0000

**Municipal Resolution Number:** Village of Alsip Resolution Number 2015-R-4

**Number of month property vacant/abandoned:** 11 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** four (4) - five (5) full-time jobs

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

**Estimated Number of employees in Cook County:** n/a

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

**Proposed use of property:** The property will be used for manufacturing warehousing and distribution.

**Living Wage Ordinance Compliance Affidavit Provided:** Pending occupation of property

**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 Butler, seconded by Commissioner Arroyo, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Commissioners Arroyo, Butler, Morrison, Moore and Schneider (6)

**Absent:** Vice Chairman Murphy, Commissioners Gainer and Steele (3)

**15-6425**

**Sponsored by:** TONI PRECKWINKLE, President and DEBORAH SIMS, County Commissioner

**PROPOSED RESOLUTION**

**DANIEL HODGES 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:** Daniel Hodges

**Address:** 14150 S. Western Avenue, Posen, Illinois

**Municipality or Unincorporated Township:** Bremen

**Cook County District:** 5

**Permanent Index Number:** 28-01-416-018-0000

**Municipal Resolution Number:** Village of Posen Resolution Number 2014-4

**Number of month property vacant/abandoned:** 12 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:** eight (8) full-time jobs

**Estimated Number of jobs retained at this location:** seven (7) full-time jobs

**Estimated Number of employees in Cook County:** n/a

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

**Proposed use of property:** The property will be used for metal fabricating

**Living Wage Ordinance Compliance Affidavit Provided:** Pending tenant occupancy

**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/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 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 as abandoned for purpose of the Class 8 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 8 TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 8 TEERM; and

**WHEREAS**, the municipality states the Class 8 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 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 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.

**A motion was made by Commissioner Butler, seconded by Commissioner Arroyo, that this Resolution (Class 8) No Purchase for Value TEERM be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Commissioners Arroyo, Butler, Morrison, Moore and Schneider (6)

**Absent:** Vice Chairman Murphy, Commissioners Gainer and Steele (3)

## **15-6428**

**Sponsored by:** TONI PRECKWINKLE, President and DEBORAH SIMS, County Commissioner

### **PROPOSED RESOLUTION**

#### **ARDAGH GLASS 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:** Ardagh Glass Inc.

**Address:** 13850 Cottage Grove Avenue, Dolton, Illinois 60419

**Length of time at current location:** 60 years

**Length of time property under same ownership:** 1 year

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

**Age of the Property (Building):** 60 years

**Municipality or Unincorporated Township:** Dolton

**Cook County District:** 5

**Permanent Index Number(s):** 29-03-200-045-0000; 29-03-200-055-0000

**Municipal Resolution Number:** 5 R-013

**Evidence of Economic Hardship: Yes**

**Number of blighting factors associated with the property: 4-Obsolescence, Inadequate Utilities, Deleterious Land-use or Layout, Lack of Community Planning**

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

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

**Estimated # of jobs retained at this location: 438 full-time, 0 part-time**

**Estimated # of employees in Cook County: 438 full-time, 0 part-time**

**Estimated # of construction jobs: TBD**

**Proposed use of property: Industrial - Manufacturing: Glass manufacturing**

**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 is 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

**A motion was made by Commissioner Butler, seconded by Commissioner Schneider, that this Resolution (Class 6B) SER be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Commissioners Arroyo, Butler, Morrison, Moore and Schneider (6)

**Absent:** Vice Chairman Murphy, Commissioners Gainer and Steele (3)

**ADJOURNMENT**

**A motion was made by Commissioner Tobolski, seconded by Commissioner Butler to adjourn the meeting.**

Respectfully submitted,



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Chairman



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Secretary

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