



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

Wednesday, March 2, 2016

9:30 AM

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

ATTENDANCE

Present: Chairman García, Commissioners Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Vice Chairman Murphy and Commissioner Butler (2)

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).

1. George Blakemore, Concerned Citizen

16-1875

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/9/2016

A motion was made by Commissioner Steele, seconded by Commissioner Moore, that this Committee Minutes be approved. The motion carried by the following vote:

Aye: Chairman García, Commissioner Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Vice Chairman Murphy and Commissioner Butler (2)

16-0456

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

PROPOSED RESOLUTION

WAL-MART STORES INC. 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: Wal-Mart Stores Inc.

Address: 17550 Halsted Street, Homewood, Illinois

Municipality or Unincorporated Township: Homewood

Cook County District: 6

Permanent Index Number: 29-32-200-052-0000

Municipal Resolution Number: Resolution Number R-2234

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

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 120 full-time, 150 part-time

Estimated Number of jobs retained at this location: None

Estimated Number of employees in Cook County: 5,446 full-time, 5,195 part-time

Estimated Number of construction jobs: 250 construction jobs

Proposed use of property: commercial retail

Living Wage Ordinance Compliance Affidavit Provided: No not applicable

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.

A motion was made by Commissioner Steele, seconded by Commissioner Moore, 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, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Vice Chairman Murphy and Commissioner Butler (2)

16-1379

Sponsored by: TONI PRECKWINKLE, President and STANLEY MOORE, County Commissioner

PROPOSED RESOLUTION

SOUTH CHICAGO PROPERTY MANAGEMENT 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: South Chicago Property Management

Address: 11600 Burley Avenue, Chicago, Illinois

Length of time at current location: 14

Length of time property under same ownership: 14

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

Age of the Property (Building): 66 Years

Municipality or Unincorporated Township: Chicago

Cook County District: 4th District

Permanent Index Number(s): 26-19-102-016-0000; 26-19-102-018-0000; 26-19-200-021-0000; 26-19-201-008-0000; 26-19-201-011-0000; 26-19-201-014-0000; 26-19-201-017-0000; 26-19-301-008-0000; 26-19-401-007-0000; 26-19-401-009-0000

Municipal Resolution Number: City of Chicago Resolution certified 12/9/2015

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: **Deterioration** - substantial deteriorated or deteriorating structures. **Obsolescence** - Physical conditions of the industrial areas contain deferred maintenance far beyond typical wear and tear that create economic obsolescence **Deleterious land-use or layout** - Improper or obsolete platting or land uses **Presence of structures below minimum code standards-**

Unsanitary or unsafe conditions; evidence of conditions which endanger life or property by fire or other calamities

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: 157 full-time; 263 temporary positions

Estimated # of employees in Cook County: N/A

Estimated # of construction jobs: 30 construction jobs

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

Aye: Chairman García, Commissioners Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Vice Chairman Murphy and Commissioner Butler (2)

16-1385

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

PROPOSED RESOLUTION

5736 PROPERTY GROUP, 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: 5736 Property Group, LLC

Address: 5736-5740 W. 159th Street Oak Forest, Illinois

Municipality or Unincorporated Township: Oak Forest

Cook County District: 6

Permanent Index Number: 28-17-416-002-0000

Municipal Resolution Number: City of Oak Forest Resolution No. 2015-08-0270R

Number of month property vacant/abandoned: 23 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: None

Estimated Number of jobs retained at this location: eight (8) full-time, one (1) part-time

Estimated Number of employees in Cook County: N/A

Estimated Number of construction jobs: 12 construction jobs

Proposed use of property: Commercial use automotive repair and auto parts store.

Living Wage Ordinance Compliance Affidavit Provided: No

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Steele, seconded by Commissioner Moore, that this Resolution (Class 8) Purchase for Value be recommended for approval. The motion carried by the following vote:

Aye: Chairman García, Commissioners Arroyo, Gainer, Morrison, Moore, Schneider and Steele (7)

Absent: Vice Chairman Murphy and Commissioner Butler (2)

ADJOURNMENT

A motion was made by Commissioner Steele, seconded by Commissioner Schneider to adjourn the meeting.

Respectfully submitted,



Chairman



Secretary