



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

**Wednesday, July 28, 2021**

**10:30 AM**

**Cook County Building, Board Room  
118 N. Clark Chicago IL.**

**ATTENDANCE**

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

**Absent:** Deer (1)

**PUBLIC TESTIMONY**

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

No Public Speakers

[21-4278](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 6/23/2021

**A motion was made by Vice Chairman Anaya, seconded by Commissioner S. Morrison, to approve 21-4278. The motion carried by the following vote:**

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

**Absent:** Deer (1)

[21-3445](#)

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

**PROPOSED RESOLUTION**

**VCOR 47th 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:** VCOR 47th LLC

**Address:** 4340 West 47th Street, Chicago, Illinois

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

**Cook County District:** 16

**Permanent Index Number:** 19-03-400-200-0000

**Municipal Resolution Number:** City of Chicago Resolution Number R2018-1000

**Number of month property vacant/abandoned:** 51 months 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 Vice Chairman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 21-3445. The motion carried by the following vote:**

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

**Absent:** Deer (1)

[21-3461](#)

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

#### **PROPOSED RESOLUTION**

#### **Great Lake Stair & Steel, Inc. 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:** Great Lake Stair & Steel, Inc.

**Address:** 10130 & 10140 Virginia Ave., Chicago Ridge Illinois

**Municipality or Unincorporated Township:** Village of Chicago Ridge

**Cook County District:** 6

**Permanent Index Number:** 24-07-311-016-0000 and 24-07-311-014-0000

**Municipal Resolution Number:** Village of Chicago Ridge, Resolution No. 20-05-070

**Number of month property vacant/abandoned:** 12 months vacant

**Special circumstances justification requested:** Yes

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

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

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

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

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

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

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

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

**A motion was made by Vice Chairman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 21-3461. The motion carried by the following vote:**

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

**Absent:** Deer (1)

[21-3526](#)

**Sponsored by:** TONI PRECKWINKLE (President) and BRANDON JOHNSON, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**ANTHONY GAMBINO D/B/A 100 MARION PARTNERS LLC 7a PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7a application containing the following information:

**Applicant:** Anthony Gambino d/b/a 100 Marion Partners LLC

**Address:** 100 Marion Street, Oak Park, Illinois

**Municipality or Unincorporated Township:** Oak Park

**Cook County District:** 1

**Permanent Index Number:** 16-07-302-023-0000 and 16-07-302-078-0000

**Municipal Resolution Number:** Village of Oak Park, Resolution No. 20-106\_D\_051820

**Number of month property vacant/abandoned:** 20 months vacant

**Special circumstances justification requested:** Yes

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

**Living Wage Ordinance Compliance Affidavit Provided:** No

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7a 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 7a; 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 7a 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 7a is necessary for development to occur on this specific real estate. The municipal resolution cites the five eligibility requirements set forth by the Class 7a assessment status; 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 7a 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 7a; and

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

**A motion was made by Vice Chairman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 21-3526. The motion carried by the following vote:**

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

**Absent:** Deer (1)

[21-3569](#)

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

**PROPOSED RESOLUTION**

**Fabmor, 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:** Fabmor LLC

**Address:** 2755 Thomas Street, Melrose Park, Illinois

**Municipality or Unincorporated Township:** Melrose Park

**Cook County District:** 16

**Permanent Index Number:** 15-04-404-079-0000

**Municipal Resolution Number:** Village Melrose Park Resolution No. 50-19

**Number of month property vacant/abandoned:** Six (6) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehouse, 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 Vice Chairman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 21-3569. The motion carried by the following vote:**

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



**Absent:** Deer (1)

[21-3570](#)

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

**PROPOSED RESOLUTION**

**AMB Partners II Local, L.P.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:** AMB Partners II Local, L.P.

**Address:** 825 Arthur Avenue, Elk Grove Village, Illinois

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

**Cook County District:** 15

**Permanent Index Number:** 08-34-302-035-0000

**Municipal Resolution Number:** Village of Elk Grove, Resolution No.44-20

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

**Proposed use of property:** Industrial use - warehousing, manufacturing, and/or distribution

**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/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 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.

**A motion was made by Vice Chairman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 21-3570. The motion carried by the following vote:**

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

**Absent:** Deer (1)

[21-3592](#)

**Presented by:** SUSAN CAMPBELL, Director, Department of Planning and Development

**PROPOSED GRANT AWARD**

**Department:** Department of Planning and Development

**Grantee:** Cook County Bureau of Economic Development

**Grantor:** U.S. Department of Housing and Urban Development (HUD)

**Request:** Authorization to accept grant

**Purpose:** To support various community development, homeless and social services, affordable housing, and economic development activities in suburban Cook County

**Grant Amount:**

Community Development Block Grant (CDBG): \$10,766,100.00

Emergency Solutions Grant (ESG): \$881,906.00

HOME Investment Partnerships: \$6,577,051.00

**Grant Period:**

CDBG: 10/1/21-9/30/22

ESG: 10/1/21-9/30/23

HOME: 10/1/21-9/30/25

**Fiscal Impact:** None

**Accounts:**

**Concurrences:**

The Budget Department has received all requisite documents and determined the fiscal impact on Cook County, if any.

**Summary:** Transmitted herewith are the proposed funding sources and uses for the 2021 Program Year for the Community Development Block Grant (CDBG); Emergency Solutions Grant (ESG); and HOME Investment Partnerships (HOME) programs.

These funds are provided to Cook County via an annual formula grant through the U.S. Department of Housing and Urban Development (HUD) and are restricted for use within suburban Cook County. The Planning and Development Subcommittee of the Economic Development Advisory Council (EDAC) and the full EDAC are scheduled to approve these recommendations at public hearings which will be held in June.

The 2021 Program Year funding allocations are as follows:

CDBG:           \$10,766,100  
ESG:            \$881,906  
HOME:          \$6,577,051

CDBG funding may be utilized to support various community development activities for the benefit of low- and moderate-income persons.

ESG funding may be utilized to support various shelter and service activities for the benefit of homeless persons or persons at-risk of homelessness.

HOME funding may be utilized to support affordable housing development activities for the benefit of low-income persons.

The proposed sources and uses of all program funds will be incorporated into the County's Annual Action Plan, which will be made available for public comment prior to submittal to HUD by 8/15/2021.

I respectfully request approval of the recommended proposed funding sources and uses for the 2021 CDBG, ESG, and HOME funds; and that the Bureau Chief of Economic Development or his/her designee be authorized to execute, on behalf of the County of Cook any and all documents necessary to further the approval herein, including but not limited to, subrecipient agreements, intergovernmental agreements, amendments, and modifications thereto, loan documents, lien assignments, releases of mortgages and liens, and mortgage assumptions.

**A motion was made by Vice Chairman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 21-3592. The motion carried by the following vote:**

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

**Absent:**         Deer (1)

[21-3673](#)

**Presented by:** SUSAN CAMPBELL, Director, Department of Planning and Development, FRANK J. AGUILAR, County Commissioner

## **REPORT**

**Department:** Department of Planning and Development

**Report Title:** Cook County 2021 Emergency Rental Assistance Program (ERA I) Status Report

**Report Period:** First and Second Quarters 2021

**Summary:** The Cook County 2021 ERA Program Status Report provides information pertaining to the number of applications and funding amounts being disbursed to assist suburban Cook County residents with financial relief for the purpose of paying rent.

The report describes the program criteria and guidelines, a map illustrating the locales from where applications were received and the amount of funding distributed, as of June 1st, 2021. The final page of the report contains a link to an online dashboard with daily updates on program status.

**A motion was made by Vice Chairman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 21-3673. The motion carried by the following vote:**

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

**Absent:** Deer (1)

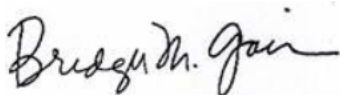
#### **ADJOURNMENT**

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

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

**Absent:** Deer (1)

Respectfully submitted,



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Chairman



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Secretary

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