



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

11:10 AM

**Wednesday, June 12, 2024
(recessed to 6/13/2024 @ 9:30am)**

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

ATTENDANCE

Present: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (9)

REMOTE PARTICIPATION

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

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

Absent: Moore (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.

1. Becky Hogan - Junior League of Chicago
2. Susan Klumpner - The ACE Project

24-3436

COMMITTEE MINUTES

Approval of the minutes from the meeting of 5/14/2024

A motion was made by Commissioner Miller, seconded by Commissioner Morrison, to approve 24-3436. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (9)

24-0593

Sponsored by: TONI PRECKWINKLE (President), Cook County Board Of Commissioners

PROPOSED RESOLUTION

2024 STARTING BLOCK GRANTS

WHEREAS, in November 2021, the Cook County Board of Commissioners passed Resolution No. 21-5542 creating a special purpose fund for Equity and Inclusion ("Equity Fund") dedicated to addressing historical disparities and disinvestment communities that are marginalized or have experienced other social and economic disparities; and

WHEREAS, through the Equity Fund, intentional investments from government resources are allocated to address historical and continued disparities and disinvestment, (as defined in the Equity Report) and to bring advocates, service providers, and other partners to the table as thought partners and decision-makers; and

WHEREAS, in May 2022, in conjunction with the release of the inaugural Equity Fund Report, Cook County brought forth and approved a resolution detailing the Equity Fund's first installment spending plan for the initial \$50M which was allocated to the fund as part of the FY22 budget; and

WHEREAS, Equity in Grantmaking/Capacity Building was established as a priority area and confirmed by the board via Resolution #22-2779 "Program Allocation for Budgeted FY 2022 Equity and Inclusion Special Purpose Funds"; and

WHEREAS, the Bureau of Economic Development and Office of the President were designated as program leads for Equity in Grantmaking/Capacity Building Grant Resolution #22-2779; and

WHEREAS, the Office of the President convened Cook County agencies including, but not limited to, the Justice Advisory Council, Bureau of Economic Development, Office of the Chief Procurement Officer, Department of Transportation and Highways, Cook County Health, Cook County Department of Public Health, and the Department of Environment and Sustainability as the Equity in Grantmaking Workgroup; and

WHEREAS, the Equity in Grantmaking Workgroup recommended \$5 million of first round funding for a Cook County Starting Block Grant initiative, consisting of \$4 million from the Equity Fund and \$1 million from the Justice Advisory Council Violence Prevention Capacity Building portfolio; and

WHEREAS, the Justice Advisory Council, given their existing grant infrastructure and expertise in grant-making, was designated as the lead agency for administration of the Starting Block Grants; and

WHEREAS, the goal of the Starting Block Grants is to support capacity building for small to medium sized community-based organizations looking to develop their infrastructure to promote organizational health, growth and stability; and

WHEREAS, the Starting Block Grants further the work of the Equity Fund by partnering with, funding, and building the capacity of community organizations working to promote the health, safety, and success of residents in high vulnerability communities; and

WHEREAS, the capacity building efforts are structured by seven key themes of non-profit capacity described in Learning for Action's Point the Way report; and

WHEREAS, the seven key themes for non-profit capacity are:

- 1) Vision and Impact Models, for which the organization will be working to build a clear and detailed description of the impact the organization is trying to create, mapped to organizational activities (e.g., Theory of Change);
- 2) Governance and Leadership, for which the organization will be working to ensure board staff and leadership have the skills needed to work effectively together in service of the organization's mission;
- 3) Program Delivery, for which the organization will be working to build capacity for staff, technology, facilities, and other capabilities needed to deliver programs;
- 4) Resource Generation, for which the organization will work to build a strong funding model and the capability to secure resources over time,
- 5) Internal Operations and Management, for which the organization will work to build capacity for technical functions, including IT, financial management. Communications, human resources management, and strategic planning;
- 6) Evaluation and Learning, for which the organization will acquire, develop, or enhance existing tools, processes and culture that support continuous improvement; and
- 7) Strategic Relationships, for which the organization will build their ability to nurture and maintain the external relationships necessary for success; and

WHEREAS, Starting Block Grant applicants identified areas within their organization in need of capacity building, as aligned with at least one of these seven key themes; and

WHEREAS, the JAC received 365 applications organizations headquartered across 16 of 17 Cook County commissioner districts, across more than 10 service sectors; and

WHEREAS, 326 applications passed technical review, 148 of which went on to be unanimously for funding; and

WHEREAS, in December 2023, the Cook County Board of Commissioners approved Resolution No. 23-0331 Starting Block Grants 2023 totaling \$4,983,029.13.

WHEREAS, Resolution 23-0331 marked the first round of Starting Block Grant awards, and was approved to support 51 top-scoring applicants with no more than \$100,000 over two years; and

WHEREAS, this resolution, Resolution No. 24 - 0593 seeks County Board approval for a second round of funding, totaling \$2,958,555.37; and

WHEREAS, the next 31 top-scoring applicants shall be awarded no more than \$100,000 over two years; and

WHEREAS, these selected organizations serve 143 geographic areas across Cook County, representing all 17 Cook County Districts and 17 different service sectors; and

WHEREAS, the primary service sectors for the selected awardees include the following: Violence Prevention (Including Youth development and community-based violence intervention strategies), Human Services, Human Rights, Housing, Health, Education, Community and Economic Development, Arts and Culture, Social and Community Context, Workers Rights, Social Justice Activism and Awareness, Mentorship, Workforce Development, Legal Assistance, Reentry, Youth Development, and Family Support Services; and

WHEREAS, the total amount of funding allocated to support community-based organizations through Resolutions 23-0331 and 24-0593 is \$7,941,584.50;

NOW THEREFORE BE IT RESOLVED that the Cook County Board of Commissioners authorizes the Justice Advisory Council to make the following Starting Block Grant awards, to be funded in part, through the previously approved Equity in Grantmaking funding allocation of \$15M:

- 1. Chicago Lawndale Amachi Mentoring Program (LAMP)** is an education, human services, and violence prevention organization providing services in North Lawndale. LAMP is being awarded \$100,000 to develop and strengthen their governance and leadership and program delivery.

2. **Junior League of Chicago** is a community and economic development, education, and violence prevention organization providing services in Bridgeport, Lake View, Logan Square, Lower West Side (Pilsen), Uptown, Ravenswood, and Westside. Junior League of Chicago is being awarded \$69,838 to develop and strengthen their governance and leadership and program delivery.
3. **LatinX Digital Leaders Now** is a community and economic development and education organization providing services in Archer Heights, Berwyn, East Garfield Park, Garfield Ridge, McKinley Park, and Summit. LatinX Digital Leaders Now is being awarded \$100,000 to develop and strengthen their resource generation and strategic relationships.
4. **Minds Matter Chicago** is an education organization providing services in Albany Park, Cicero, Kenwood, Lower West Side (Pilsen), and Near West Side. Minds Matter Chicago is being awarded \$100,000 to develop and strengthen their governance and leadership and program delivery.
5. **BA NIA Incorporated** is a community and economic development, education, and health organization providing services in Auburn Gresham, Calumet Park, Chatham, Englewood, Greater Grand Crossing, Near South Side, Roseland, Sauk Village, South Chicago, South Shore, Washington Park, West Englewood, and Woodlawn. BA NIA Incorporated is being awarded \$100,000 to develop and strengthen their governance and leadership and resource generation.
6. **Black Midwifery Collective** is an education, health, and human rights organization providing services in Alsip, Archer Heights, Armour Square, Ashburn, Auburn Gresham, Avalon Park, Bedford Park, Beverly, Blue Island, Bridgeport, Bridgeview, Brighton Park, Burbank, Burnham, Burnside, Calumet City, Calumet Heights, Chatham, Chicago Heights, Chicago Lawn, Clearing, Dixmoor, Dolton, Douglas, East Hazel Crest, East Side, Englewood, Evergreen Park, Flossmoor, Ford Heights, Fuller Park, Gage Park, Grand Boulevard, Greater Grand Crossing, Harvey, Hazel Crest, Hegewisch, Hometown, Homewood, Hyde Park, Kenwood, Lansing, Lower West Side (Pilsen), Lynwood, Markham, Matteson, McKinley Park, Morgan Park, Near South Side, Near West Side, New City, Oakland, Olympia Fields, Park Forest, Pullman, Riverdale, Roseland, Sauk Village, South Chicago, South Deering, South Holland, South Shore, Thornton, Washington Heights, Washington Park, West Englewood, West Pullman, and Woodlawn. Black Midwifery Collective is being awarded \$99,600 to develop and strengthen their vision and impact, board governance and leadership development, strategic relationships, and technical capacity in accounting and budgeting.
7. **Filipino American Council of Greater Chicago** is an arts and culture, community and economic development, organization providing services in Albany Park, Irving Park, and Lake View. Filipino American Council of Greater Chicago is being awarded \$100,000 to develop and strengthen their resource generation, internal operations and management, and strategic relationships.

- 8. Lighthouse Foundation of Chicagoland** is an arts and culture, community and economic development, and health organization providing services in Auburn Gresham, Belmont Cragin, Edgewater, Greater Grand Crossing, Lake View, Near South Side, North Lawndale, and Woodlawn. Lighthouse Foundation of Chicagoland is being awarded \$100,000 to develop and strengthen their resource generation, internal operations and management, and governance and leadership.
- 9. Chicago Dance History Project** is an arts and culture and education organization providing services in Albany Park, Austin, Belmont Cragin, Beverly, Blue Island, East Garfield Park, Edgewater, Evergreen Park, Hyde Park, Irving Park, Lincoln Park, Lower West Side (Pilsen), Morgan Park, Near North Side, Near South Side, Near West Side, South Chicago, and South Shore. Chicago Dance history Project is being awarded \$100,000 to develop and strengthen their vision and impact model and strategic relationships.
- 10. Shorefront Legacy Center** is an arts and culture, education, and human rights organization providing services in Deerfield, Evanston, Glencoe, Glenview, Skokie, Wilmette, and Winnetka. Shorefront Legacy Center is being awarded \$100,000 to develop and strengthen their program delivery and internal operations and management.
- 11. The CHORE Foundation** is a community and economic development, education, and violence prevention organization providing services in Albany Park, Alsip, Ashburn, Auburn Gresham, Avalon Park, Bedford Park, Berwyn, Calumet Park, Chatham, Chicago Lawn, Chicago Ridge, Cicero, Englewood, Forest Park, Fuller Park, Gage Park, Greater Grand Crossing, Harwood Heights, Hillside, Hometown, Irving Park, LaGrange, LaGrange Park, Maywood, Merrionette Park, Mount Greenwood, North Riverside, River Forest, Riverdale, Riverdale (Chicago neighborhood), West Englewood and West Lawn. The CHORE Foundation is being awarded \$99,650 to develop and strengthen their resource generation.
- 12. You Matter 2** is a community and economic development and education organization providing services in Alsip, Bellwood, Blue Island, Burnham, Calumet City, Chicago Heights, Country Club Hills, Dolton, East Hazel Crest, Evergreen Park, Flossmoor, Glenwood, Harvey, Hazel Crest, Homewood, Lansing, Lynwood, Markham, Matteson, Midlothian, Oak Forest, Oak Lawn, Oak Park, Olympia Fields, Orland Hills, Orland Park, Palos Heights, Park Forest, Phoenix, Richton Park, River Forest, Riverdale, Robbins, Sauk Village, South Holland, Steger, Tinley Park, University Park. You Matter 2 is being awarded \$100,000 to develop and strengthen their resource generation, governance and leadership, internal operations and management, and strategic relationships.
- 13. Chicago Austin Youth Travel Adventurers Inc.** is an arts and culture, education, and violence prevention organization providing services in Austin, East Garfield Park, Gage Park, Humboldt Park, Lower West Side (Pilsen), Near West Side, and West Garfield Park. Chicago Austin Youth Travel Adventures Inc. is being awarded \$99,854 to develop and strengthen their

vision and impact model, internal operations and management, and program delivery.

- 14. Chicago Cultural Performing Arts & Media Alliance** is an arts and culture and violence prevention organization providing services Austin and West Garfield Park. Chicago Cultural Performing Arts & Media Alliance is being awarded \$97,574.40 to develop and strengthen their vision and impact model, internal operations and management, program delivery, and strategic relationships.
- 15. Co-op Ed Center** is a community economic development organization Albany Park, Berwyn, Cicero, Logan Square, Maywood, North Lawndale, and South Lawndale. Co-Op Ed Center is being awarded \$67,196 to develop and strengthen their vision and impact model.
- 16. I Am A Gentleman** is an education, human services, and violence prevention organization providing services in Alsip, Ashburn, Auburn Gresham, Austin, Beverly, Blue Island, Calumet Park, Chatham, Cicero, Country Club Hills, Douglas, Flossmoor, Glenwood, Grand Boulevard, Hometown, Homewood, Humboldt Park, Lansing, Matteson, Near West Side, New City, Roseland, South Shore, West Garfield Park, West Ridge, and Woodlawn. I Am A Gentleman is being awarded \$58,650 to develop and strengthen their vision and impact model and governance and leadership.
- 17. The Miracle Center** is an arts and culture, human services, and violence prevention organization providing services in Belmont Cragin. The Miracle Center is being awarded \$100,000 to develop and strengthen their program delivery, resource generation, vision and impact model, and governance and leadership.
- 18. EMMAUS** is a human services organization providing services in Albany Park, Archer Heights, Armour Square, Ashburn, Auburn Gresham, Austin, Avalon Park, Avondale, Belmont Cragin, Beverly, Bridgeport, Brighton Park, Burnside, Calumet Heights, Chatham, Chicago Heights, Chicago Lawn, Clearing, Dolton, Douglas, Dunning, East Garfield Park, East Side, Edgewater, Edison Park, Englewood, Evergreen Park, Forest Glen, Fuller Park, Gage Park, Garfield Ridge, Grand Boulevard, Greater Grand Crossing, Harvey, Hazel Crest, Hegewisch, Hermosa, Humboldt Park, Hyde Park, Irving Park, Jefferson Park, Kenwood, Lake View, Lincoln Park, Lincoln Square, Loop, Lower West Side (Pilsen), Maywood, McKinley Park, Montclare, Morgan Park, Mount Greenwood, Near North Side, Near South Side, Near West Side, New City, North Center, North Lawndale, North Park, North Riverside, Norwood Park, Oak Lawn, Oakland, O'Hare, Portage Park, Pullman, Riverdale, Robbins, Rogers Park, Roseland, South Chicago, South Deering, South Lawndale, South Shore, Uptown, Washington Heights, Washington Park, West Edison, West Englewood, West Garfield Park, West Lawn, West Pullman, West Ridge, West Town, and Woodlawn. EMMAUS is being awarded \$100,000 to develop and strengthen their governance and leadership, resource generation, and vision and impact model.

19. **Evanston ASPA** is an arts and culture, education, and human services organization providing services in Albany Park, Edgewater, Evanston, Lincolnwood, Niles, Rogers Park, Skokie, Uptown, Wilmette, and Winnetka. Evanston ASPA is being awarded \$100,000 to develop and strengthen their governance and leadership, program delivery, and resource generation.
20. **Hope Center Foundation** is a housing, violence prevention, and workforce development organization providing services in Pullman, Roseland, and West Pullman. Hope Center Foundation is being awarded \$100,000 to develop and strengthen their internal operations and management and governance and leadership.
21. **Light Up Lawndale** is a community and economic development, housing, and violence prevention organization providing services in Austin, East Garfield Park, Englewood, North Lawndale, West Garfield Park, Little Village. Light Up Lawndale is being awarded \$100,000 to develop and strengthen their governance and leadership.
22. **Taking Back Our Lives** is an education, human services, and violence prevention organization providing services in Chicago Lawn, Clearing, Gage Park, South Lawndale, and West Lawn. Taking Back Our Lives is being awarded \$97,792.97 to develop and strengthen their internal operations and management, evaluation and learning, governance and leadership, and resource generation.
23. **The ACE Project** is a community and economic development, education, and violence prevention organization providing services Dolton, Riverdale, Pilsen, and Longwood Manor. The ACE Project is being awarded \$100,000 to develop and strengthen their vision and impact model, governance and leadership, program delivery, resource generation, internal operations and management, evaluation and learning, and strategic relationships.
24. **Black Researchers Collective** is a community and economic development, education, and human rights organization providing services Auburn Gresham, Greater Grand Crossing, Hyde Park, Kenwood, Near South Side, Oakland, South Chicago, South Shore, and Woodlawn. Black Researchers Collective is being awarded \$100,000 to develop and strengthen their governance and leadership, program delivery, and internal operations and management.
25. **Medical Careers Exposure and Emergency Preparedness Initiative** is an education, health, and violence prevention organization providing services in Auburn Gresham, Beverly, Chatham, Douglas, Elmwood Park, Englewood, Grand Boulevard, Greater Grand Crossing, Hyde Park, Kenwood, Morgan Park, Near West Side, Oakland, Pullman, South Chicago, South Shore, Washington Heights, Washington Park, West Englewood, and Woodlawn. Medical Careers Exposure and Emergency Preparedness Initiative is being awarded \$100,000 to

develop and strengthen their internal operations and management.

- 26. Play Smart Literacy** is an education organization providing services in Auburn Gresham, Chatham, East Side, Englewood, Fuller Park, Gage Park, Greater Grand Crossing, Logan Square, Near North Side, Near West Side, New City, North Lawndale, Pullman, Roseland, South Chicago, Washington Park, and West Englewood. Play Smart Literacy is being awarded \$100,000 to develop and strengthen their governance and leadership, strategic relationships, and resource generation.
- 27. Praize Productions Inc. NFP** is an arts and culture organization providing services in Chatham, Englewood, Fuller Park, Grand Boulevard, Kenwood, South Chicago Heights, South Shore, and Woodlawn. Praize Productions Inc. NFP is being awarded \$88,400 to develop and strengthen their governance and leadership, program delivery, resource generation, internal operations and management, and evaluation and learning.
- 28. Sista Afya Community Care NFP** is a health and human services organization Hyde Park, Washington Park, Woodlawn, We focus our efforts on engaging community members who reside in South Shore and the surrounding areas of Woodlawn, Chatham, Washington Park, Hyde Park, and Bronzeville, but serve citywide throughout Chicago. Sista Afya Community Care NFP is being awarded \$100,000 to develop and strengthen their internal operations and management.
- 29. Strengthening Our Community Alliance** is an education, health, and violence prevention organization providing services in Douglas, Hyde Park, Kenwood, Near South Side, Near West Side, North Lawndale, Oakland, South Chicago, South Shore, West Pullman, and Woodlawn. Strengthening Our Community Alliance is being awarded \$100,000 to develop and strengthen their internal operations and management.
- 30. ULON** is a community and economic development and violence prevention organization providing services Auburn Gresham, Avalon Park, Calumet City, Chatham, Englewood, Greater Grand Crossing, Hyde Park, Kenwood, Maywood, Near South Side, New City, Riverdale (Chicago neighborhood), South Shore, Washington Park, West Englewood, West Garfield Park, West Pullman, and Woodlawn. ULON is being awarded \$100,000 to develop and strengthen their governance and leadership, resource generation, and evaluation and learning.
- 31. Water People Theater** is an arts and culture and education organization providing services in Bridgeport, East Garfield Park, East Side, Edgewater, Humboldt Park, Hyde Park, Lower West Side (Pilsen), O'Hare, Rogers Park, and Woodlawn. Water People Theater being awarded \$80,000 to develop and strengthen their internal operations and management, resource generation, and strategic relationships.

A motion was made by Commissioner S. Morrison, seconded by Commissioner Miller, to recommend for approval 24-0593. The motion carried by the following vote:

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

Present: Anaya (1)

A motion was made by Commissioner Morita, seconded by Commissioner K. Morrison, to reconsider 24-0593. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (9)

A motion was made by Commissioner S. Morrison, seconded by Commissioner Britton, to recommend for approval 24-0593. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (9)

24-3004

Sponsored by: TONI PRECKWINKLE (President) and MONICA GORDON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Fuchs Lubricant Company 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: Fuchs Lubricant Company

Address: 215 E. 171st Street, Harvey, Illinois

Municipality or Unincorporated Township: City of Harvey

Cook County District: 65th District

Permanent Index Number: 29-29-205-023-0000

Municipal Resolution Number: City of Harvey, Resolution No. 2935

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

Special circumstances justification requested: Yes

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 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 Miller, seconded by Commissioner Lowry, to recommend for approval 24-3004. The motion carried by the following vote:

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

Absent: Gainer (1)

24-3005

Sponsored by: TONI PRECKWINKLE (President) and MONICA GORDON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

HPG Holding 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: HPG Holding Inc.

Address: 590 Lincoln Highway, Chicago Heights, IL 60411

Municipality or Unincorporated Township: City of Chicago Heights

Cook County District: 5th District

Permanent Index Number: 32-19-302-037-0000

Municipal Resolution Number: City of Chicago Heights, Resolution No. 2023-99(a),

Number of month property vacant/abandoned: 18 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - gas station, and commercial store fronts

Living Wage Ordinance Compliance Affidavit Provided: N/A

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 Miller, seconded by Commissioner Lowry, to recommend for approval 24-3005. The motion carried by the following vote:

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

Absent: Gainer (1)

ADJOURNMENT

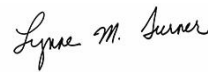
A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to adjourn the meeting. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison, and S. Morrison (9)

Respectfully submitted,



Vice Chairwoman



Secretary

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