



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

**Tuesday, March 10, 2015**

**12:00 PM**

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

**ATTENDANCE**

**Present:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele (7)

**Absent:** Chairman García and Gainer (2)

**PUBLIC TESTIMONY**

**Chairman Garcia asked the Secretary to the Board to call upon the registered public speakers.**

1. George Blakemore, concerned citizen – No Show

**15-2148**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 2/9/2015

A motion was made by Commissioner Butler, seconded by Commissioner Gorman, that the Committee Minutes be recommended for approval. The motion carried by the following vote:

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

**15-0615**

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

**PROPOSED RESOLUTION**

**ALTA INDUSTRIAL EQUIPMENT 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:** Alta Industrial Equipment LLC

**Address:** 150 State Street, Calumet City, Illinois

**Municipality or Unincorporated Township:** Calumet City; Thornton Township

**Cook County District:** 4

**Permanent Index Number:** 30-08-202-032-0000; 30-08-202-031-0000; 30-08-202-030-0000;  
30-08-202-029-0000; 30-08-202-028-0000; 30-08-202-027-0000; 30-08-202-026-0000; 30-08-202-025-0000;  
30-08-202-024-0000; 30-08-202-023-0000; 30-08-202-021-0000; 30-08-202-007-0000; 30-08-202-008-0000;  
30-08-202-009-0000; 30-08-202-010-0000; 30-08-202-011-0000; 30-08-202-012-0000; 30-08-202-013-0000;  
30-08-202-014-0000; 30-08-202-015-0000; 30-08-202-016-0000; 30-08-202-017-0000; 30-08-202-018-0000

**Municipal Resolution Number:** 15-2

**Number of month property vacant/abandoned:** 13

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 30 full-time

**Estimated Number of jobs retained at this location:** None

**Estimated Number of employees in Cook County:** None

**Estimated Number of construction jobs:** 40 construction jobs

**Proposed use of property:** Industrial Equipment Distribution and Repair

**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 Gorman, seconded by Commissioner Butler, that this Resolution (Class 8) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

**15-1492**

**Presented by:**

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

**PROPOSED RESOLUTION**

**PROLOGIS 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:** Prologis Partners II Local L.P.

**Address:** 800 Arthur Avenue, Elk Grove Village, Illinois

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

**Cook County District:** 15

**Permanent Index Number:** 08-34-301-029-0000

**Municipal Resolution Number:** 11-14

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

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 20 full-time

**Estimated Number of jobs retained at this location:** 125-150 full-time

**Estimated Number of employees in Cook County:** 125-150 full-time

**Estimated Number of construction jobs:** 50-60 construction jobs

**Proposed use of property:** Industrial 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 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 Gorman, seconded by Commissioner Steele, that this Resolution (Class 6B) No Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

**15-1497**

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

**PROPOSED RESOLUTION**

**JOHN R. LENCIONI DBA LENCIONI CATERING INC.-WEST 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:** John R. Lencioni DBA Lencioni Catering Inc. West

**Address:** 3325 Glenwood-Dyer Road

**Municipality or Unincorporated Township:** Lynwood

**Cook County District:** 6

**Permanent Index Number:** 33-20-104-003-0000

**Municipal Resolution Number:** 14-1

**Number of month property vacant/abandoned:** 22

**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:** Restaurant, catering and banquet

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

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

#### **ADJOURNMENT**

**A motion was made by Commissioner Gorman, seconded by Commissioner Steele, that the committee be adjourned. The motion carried by the following vote:**

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

Respectfully submitted,

Handwritten signature of Joan Patricia Murphy in blue ink, written in a cursive style.

Chairman

Handwritten signature of Matthew B. DeLeon in blue ink, written in a cursive style.

Secretary

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