



Board of Commissioners of Cook County

Business and Economic Development Committee

Tuesday, November 19, 2024

11:00 AM

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

Issued on 11/14/24

REVISED NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[24-6335](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10/17/2024

[24-5660](#)

Sponsored by: TONI PRECKWINKLE (President) and TARA S. STAMPS, Cook County Board of Commissioners

PROPOSED RESOLUTION

FREEDMAN SEATING COMPANY 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: Freedman Seating Company

Address: 4533 and 4545 W. Augusta Blvd., Chicago, Illinois, 60651

Length of time at current location: 25 Years

Length of time property under same ownership: 25 Years

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

Age of the Property (Building): 65 years

Municipality or Unincorporated Township: City of Chicago

Cook County District: 1st District

Permanent Index Number(s): 16-03-320-008-0000; 16-03-316-013-0000(4533 W Augusta Blvd.) and 16-03-316-011-0000 (4545 W. Augusta Blvd.)

Municipal Resolution Number: City of Chicago, Ordinance No. 020246010113

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: **Dilapidation** - The property suffers from notable façade and roof damage, cracked concrete, etc., which will be repaired.

Obsolescence - HVAC is obsolete and will be upgraded. The office areas are heated and cooled via a forced-air system from rooftop combination units. The industrial areas are heated via suspended, gas forced-air units. A number of sleeve air-conditioning units provide cooling to warehouse office/breakroom

spaces. The machinery used is outdated and will be replaced with advanced state of the art embroidery and numerous of other systems. Electrical service and distribution will need to be updated to support new equipment.

Deterioration - The property is advanced in age and is subject to staged construction and suffers from deterioration and deferred maintenance.

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

Proposed use of property: Industrial - Manufacturing: Warehousing, 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 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 understands 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

Legislative History : 10/24/24 - Board of Commissioners - refer to the Business and Economic Develo

[24-5661](#)

Sponsored by: TONI PRECKWINKLE (President) and TARA S. STAMPS, Cook County Board of Commissioners

PROPOSED RESOLUTION

Freedman Seating Company 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: Freedman Seating Company

Address: 4500 W. Chicago Avenue, Chicago, Illinois

Municipality or Unincorporated Township: City of Chicago

Cook County District: 1st District

Permanent Index Number: 16-03-316-014-0000;16-03-317-003-0000; 16-03-317-004-0000; 16-03-320-004-0000 and 16-03-320-007-0000

Municipal Resolution Number: City of Chicago, Ordinance No. 020224-0010112

Number of month property vacant/abandoned: 14 days vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, 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

Legislative History : 10/24/24 - Board of Commissioners - refer to the Business and Economic Develo

[24-5664](#)

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

PROPOSED RESOLUTION

FAROPOINT VENTURES, 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: Faropoint Ventures, LLC

Address: 955 Estes Avenue, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15th District

Permanent Index Number: 08-34-100-015-0000

Municipal Resolution Number: Elk Grove Village Resolution Number 29-22

Number of month property vacant/abandoned: Five (5) months vacant

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 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

Legislative History : 10/24/24 - Board of Commissioners - refer to the Business and Economic Develo

[24-5668](#)

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

PROPOSED RESOLUTION

ORD REAL ESTATE 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: ORD Real Estate LLC

Address: 119 Bond Street, Elk Grove Village, Illinois,

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15th District

Permanent Index Number: 08-22-301-011-0000

Municipal Resolution Number: Elk Grove Village, Resolution No. 20-22

Number of month property vacant/abandoned: Four (4) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, 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

Legislative History : 10/24/24 - Board of Commissioners - refer to the Business and Economic Develo

[24-5669](#)

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

PROPOSED RESOLUTION

VK 925 CHASE 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: VK 925 Chase LLC

Address: 925-1065 Chase Avenue, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15th District

Permanent Index Number: 08-27-303-050-0000

Municipal Resolution Number: Elk Grove Village, Resolution No. 44-22

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

Legislative History : 10/24/24 - Board of Commissioners - refer to the Business and Economic Develo

[24-5612](#)

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

PROPOSED RESOLUTION

2-1-1 METRO CHICAGO INITIATIVE LED BY THE UNITED WAY OF METRO CHICAGO

WHEREAS, the social services network in Cook County includes a complex system of service providers and puts the burden for navigating this system on residents; and

WHEREAS, the COVID-19 pandemic brought this problem into greater focus, highlighting the need for a comprehensive, centralized information and referral system for human services; and

WHEREAS, Cook County, the City of Chicago, the United Way of Metro Chicago, and the Heartland Alliance desired to implement a 2-1-1 system, an information and referral system for health and social services that has been implemented successfully across the country; and

WHEREAS, the above stakeholders convened an Advisory Committee with participation by the Bureau of Economic Development (BED) in early 2021 to determine how to establish and implement a 2-1-1 system in Cook County; and

WHEREAS, that Advisory Committee, after a systematic review of the top 2-1-1 systems in the United States and research on operating and governance options, determined that the United Way of Metro Chicago was the recommended entity to operate the 2-1-1 system in Cook County; and

WHEREAS, Cook County and the City of Chicago each agreed to provide funding through the 2024 calendar year to operate the 2-1-1 system with the intent to assess the system's performance and provide further funding of the system on an ongoing basis, subject to annual appropriation by the Board; and

WHEREAS, Resolution 22-5753 authorized BED to enter into a multiyear Grant Agreement with United Way of Metro Chicago on behalf of Cook County, subject to annual appropriation by the Board of Commissioners, in an aggregate amount of up to \$2,300,000 to implement and operate 2-1-1 Metro Chicago, which includes a comprehensive information and referral helpline for health and human services in Cook County that is open 24 hours a day, 7 days a week, 365 days a year; and

WHEREAS, 2-1-1 Metro Chicago has been successfully serving Cook County residents since January 2023, has exceeded its performance goals, and recently surpassed over 200,000 contacts from

residents; and

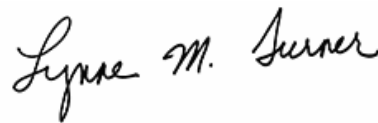
WHEREAS, Cook County, in collaboration with the City of Chicago, desires to continue to support the implementation of 2-1-1 Metro Chicago to better serve our residents.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners hereby approves the issuance of the following agreement amendment by the BED, subject to satisfactory performance of the program by the grantee and subject to annual appropriation by the Board:

1. Amend the Grant Agreement with the **United Way of Metro Chicago** to increase the total funding by **\$3,750,000** (\$1,250,000 per year for three years) from the previously approved amount of \$2,300,000 to a revised aggregate amount of up to \$6,050,000 to continue their implementation of **2-1-1 Metro Chicago** and extend the agreement term through December 31, 2027, subject to annual appropriation by the Board of Commissioners. 2-1-1 Metro Chicago includes a comprehensive information and referral helpline for health and human services in Cook County that is open 24 hours a day, 7 days a week, 365 days a year. Residents who contact 2-1-1 Metro Chicago are able to access information, referrals to local resources and services, and personalized assistance depending on each resident's needs and preferences.

BE IT FURTHER RESOLVED, that the Cook County Board of Commissioners hereby authorizes the Chief of the Bureau of Economic Development or its designee to modify the agreement and funding allocation based upon need and utilization.

Legislative History : 10/24/24 - Board of Commissioners - refer to the Business and Economic Develo



Secretary

Chair: Gainer

Vice-Chair: Anaya

Members: Britton, Lowry, Miller, Moore, Morita, K. Morrison, S. Morrison