



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

Wednesday, March 23, 2016

9:30 AM

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

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 submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall 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 be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. 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.

**16-2185
COMMITTEE MINUTES**

Approval of the minutes from the meeting of 3/2/2016

16-1774

Sponsored by: TONI PRECKWINKLE, President and DEBORAH SIMS, County Commissioner

PROPOSED RESOLUTION

J&A PALLET 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: J&A Pallet Inc.

Address: 1231, 1241, 1301 and 1321 Arnold Street, Chicago Heights, IL

Municipality or Unincorporated Township: Chicago Heights

Cook County District: 5

Permanent Index Number: 32-21-213-013-0000; 32-21-213-014-0000; 32-21-213-015-0000; 32-21-213-016-0000

Municipal Resolution Number: 2014-52

Number of month property vacant/abandoned: 13 months

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 2 full-time, 0 part-time

Estimated Number of jobs retained at this location: 29 full-time, 0 part-time

Estimated Number of employees in Cook County: 29 full-time, 0 part-time

Estimated Number of construction jobs: 5

Proposed use of property: Industrial-remanufacturing and recycling

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

Legislative History: 3/2/16 Board of Commissioners referred to the Business and Economic Development Committee

16-1790

Sponsored by: TONI PRECKWINKLE, President and DEBORAH SIMS, County Commissioner

PROPOSED RESOLUTION

COUNTRY CLUB HILLS PLAZA, 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: Country Club Hills Plaza, LLC

Address: 4201 W. 167th Street, Country Club Hills, Illinois

Municipality or Unincorporated Township: Country Club Hills

Cook County District: 5th District

Permanent Index Number: 28-27-200-008-0000

Municipal Resolution Number: Country Club Hills Resolution No. R-01-16

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

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 10 full-time, 165 part-time

Estimated Number of jobs retained at this location: None

Estimated Number of employees in Cook County: 20 full-time, 380 part-time

Estimated Number of construction jobs: 50 construction jobs

Proposed use of property: Commercial use/ movie theatre

Living Wage Ordinance Compliance Affidavit Provided: No, not applicable

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

Legislative History: 3/2/16 Board of Commissioners referred to the Business and Economic Development Committee


Secretary

Chairman:	Garcia
Vice-Chairman:	Murphy
Members:	Arroyo Jr., Butler, Gainer, Moore, Morrison, Schneider, Steele