



Board of Commissioners of Cook County

Business and Economic Development Committee

Thursday, July 18, 2019

11:00 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.

19-4595

COMMITTEE MINUTES

Approval of the minutes from the meeting of 06/26/2019

[19-4087](#)

Sponsored by: TONI PRECKWINKLE (President) and JOHN P. DALEY, Cook County Board of Commissioners

PROPOSED RESOLUTION

HSG-KRE OAK LAWN PROPERTY OWNER, LLC 7b PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real

Property Assessment Classification 7b application containing the following information:

Applicant: HSG-KRE Oak Lawn Property Owner, LLC

Address: 4101 West 95th Street, Oak Lawn, Illinois 60453

Municipality or Unincorporated Township: Worth

Cook County District: 11

Permanent Index Number: 24-10-204-008-0000

Municipal Resolution Number: Village of Oak Lawn Resolution No. 18-23-75

Number of month property vacant/abandoned: 15 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 253-273 full-time jobs

Estimated Number of jobs retained at this location: N/A

Estimated Number of employees in Cook County: N/A

Estimated Number of construction jobs: 155-170 construction jobs

Proposed use of property: Commercial use - retail shopping mall

Living Wage Ordinance Compliance Affidavit Provided: N/A

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7b 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 7b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, with new construction and substantial rehabilitation 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 7b 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 7b is necessary for development to occur on this specific real estate. The municipal resolution cites the five eligibility requirements set forth by the Class 7b 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
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 7b; 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 : 6/27/19 - Board of Commissioners - refer to the Business and Economic Develop

[19-4129](#)

Sponsored by: TONI PRECKWINKLE (President) and JEFFREY R. TOBOLSKI, Cook County Board of Commissioners

PROPOSED RESOLUTION

LAKE MP 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: Lake MP LLC

Address: 3120 West Lake Street, Melrose Park, Illinois 60160

Municipality or Unincorporated Township: Melrose Park

Cook County District: 16

Permanent Index Number: 15-04-310-009-0000 and 15-04-310-017-0000

Municipal Resolution Number: Village of Melrose Park Resolution Number 26-19

Number of month property vacant/abandoned: 14 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 33 full-time jobs

Estimated Number of jobs retained at this location: None

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: Five (5) construction jobs

Proposed use of property: Industrial use -logistic 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 : 6/27/19 - Board of Commissioners - refer to the Business and Economic Develop



Secretary

Chairman: Gainer

Vice-Chairman: Anaya

Members: Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison