



Board of Commissioners of Cook County

Business and Economic Development Committee

Wednesday, November 20, 2019

10:30 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.

19-6800

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10/23/2019

[19-5333](#)

Sponsored by: DONNA MILLER, DEBORAH SIMS and TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT

FOR THE ESTABLISHMENT OF AN ENTERPRISE ZONE SUBJECT TO THE ENTERPRISE ZONE ACT OF THE STATE OF ILLINOIS.

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 14- COMMUNITY

DEVELOPMENT, ARTICLE VI- LINCOLN AND 394 CORRIDOR ENTERPRISE ZONE, Sec. 14-59. Through Sec. 14-68. of the Cook County Code is hereby enacted as Follows:

Sec. 14-59. - Establishment of enterprise zone and enterprise zone designation.

~~The existing Ford Heights/Sauk Village is hereby amended to include~~ In accordance with the Enterprise Zone Act (20 ILCS 655/1 et seq.), the Board of Commissioners hereby establishes an Enterprise Zone in cooperation with the Village of Beecher, the City of Chicago Heights, the Village of Crete, the Village of Ford Heights, the Village of Glenwood, the Village of Olympia Fields, the Village of Sauk Village, the Village of South Chicago Heights, the Village of Steger (the "Municipalities"), the County of Cook, and the County of Will as designated units of local government of said Enterprise Zone. Additionally, the area of ~~this~~. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act. This Enterprise Zone is ~~also~~ hereby altered to consist of the area described in the map Exhibit A and the legal description Exhibit B, attached hereto. This area of the amended zone is within the 15 square mile limit required for enterprise zones that include more than four jurisdictions per declared and established pursuant to authority granted by the Illinois Enterprise Zone Act (20 ILCS 655/4). Exhibits A and B are hereby incorporated herein by reference and become part of this Section as if fully stated herein. This amended existing, as amended. The Enterprise Zone shall be named and known designated as the Lincoln and 394 Corridor Enterprise Zone. These amendments shall not be effective until and; said Enterprise Zone is further subject and contingent on approval by the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity upon application approves this amended designating Ordinance, issues an amended certification for the Lincoln and 394 Corridor Enterprise Zone and record a certified copy of the amended Ordinance with Cook County Recorder of Deeds and file the same with the Illinois Secretary of State.

Sec. 14-60. - Term.

The term of the ~~amended~~ Enterprise Zone remains unchanged is 15 years, subject to the effective date of certification of the Enterprise Zone and will expire on December 31, 2021, unless amended or otherwise lawfully changed the potential ten-year renewal prescribed under the Illinois Enterprise Zone Act.

Sec. 14-61. - Description of zone.

The area of the designated Enterprise Zone is outlined in a map in Exhibit A and described in the legal description in Exhibit B, which exhibits are attached to the Ordinance [codified in this Article] and incorporated herein by reference.

Sec. 14-62. - Qualifications.

The Counties and the Municipalities ~~have declared~~ hereby declare and affirmed affirm that the ~~amended~~ Enterprise Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions

of the Act, as described herein:

- (a) The Zone Area is a contiguous area;
- (b) The Zone Area comprises an area larger than one-half square mile and not more than 15 square miles in total area;
- (c) The Zone Area is a depressed area;
- (d) The Zone Area addresses a reasonable need to encompass portions of more than one municipality and adjacent unincorporated areas of the County;
- (e) The Zone Area exceeds the minimum requirement of meeting three of the ten criteria specified in the Illinois Enterprise Act (20 ILCS 655/4(f));
- (f) ~~On the 29th day of October, 2015, a~~ On the 17th day of September, 2019, a public hearing was conducted pursuant to a notice duly published in a newspaper of general circulation, within the Zone Area, not more than 20 days nor less than five days before the hearing date; and
- (g) The Zone Area satisfies any additional criteria stated in the Illinois Enterprise Zone Act or established by the Rules of the Illinois Department of Commerce and Economic Opportunity.

All of the above-stated findings are supported, sustained and consistent with the substantive materials contained in Exhibit C, attached here to, and incorporated herein by reference.

Sec. 14-63. - Incentives.

The State of Illinois, Counties and Municipalities offer incentives designed to encourage businesses in the private sector to locate or expand within an Enterprise Zone, subject to terms, conditions, rules and legal limitations in the law:

- (a) *State incentives.*
 - (1) Sales Tax Exemption. A six and one-quarter-percent state sales tax exemption is permitted on building materials to be used in an Enterprise Zone. Materials must be permanently affixed to the property and must be purchased from a qualified retailer.
 - (2) Enterprise Zone Machinery and Equipment Consumables/Pollution Control Facilities Sales Tax Exemption. A six and one-quarter-percent state sales tax exemption on purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5,000,000.00 in qualified property that creates a minimum of 200 full-time

equivalent jobs, a business investing at least \$40,000,000.00 in a zone and retaining at least 2,000 jobs, or a business investing at least \$40,000,000.00 in a zone which causes the retention of at least 80 percent of the jobs existing on the date it is certified to receive the exemption.

(3) Enterprise Zone Utility Tax Exemption. A state utility tax exemption on gas, electricity and the Illinois Commerce Commission's administrative charge and telecommunication excise tax is available to businesses located ~~in~~ Enterprise Zones. Eligible businesses must make an investment of at least \$5,000,000.00 in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20,000,000.00 that retains at least 1,000 full-time ~~-~~equivalent jobs, or an investment of \$175,000,000.00 that creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located in the Enterprise Zone where the investment occurs.

(4) Enterprise Zone Investment Tax Credit. A state investment tax credit of one-half of one percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular one-half of one percent Investment tax credit, which is available throughout the state, and up to one-half of one percent credit for increased employment over the previous year.

(5) Contribution Deduction. Businesses may deduct double the value of a cash or in-kind contribution to an approved project of a Designated Zone Organization from taxable income.

(b) Local Incentives and Fees.

Local governments, through the assistance and coordination of the Enterprise Zone Administrators, may provide a variety of local incentives to further encourage economic growth and investment within enterprise zones. The incentives offered are determined by counties and municipalities. The following local Enterprise Zone incentives are hereby offered:

(1) Abatement or reimbursement of 50 percent of the municipal portion of property taxes on new improvements for industrial, commercial, or institutional properties during the first five years following the completion of these improvements. This benefit will not be applicable if the project investor is also the recipient of tax relief ~~for this property~~ under the terms of a tax increment finance (TIF) agreement or other substantial property tax abatement for this property provided by a unit of local government.

(2) Waiver of 50 percent of ~~initial~~ building permit fees for industrial, commercial, or institutional projects.

(3) The Enterprise Zone will provide officials of the Counties and the that are signatories to the ~~Amended~~ Intergovernmental Agreement, which is Attachment D to this Ordinance [codified in this Article], with certain written documentation and materials relative to additional incentives, including public or not ~~-~~for ~~-~~profit financing and workforce development programs, which municipal officials may make available to the project developer, and other interested individuals. There is no representation that the available documents and materials include all incentives and programs available to the project.

The Zone Administrator shall file a copy of the ~~amended~~ Enterprise Zone's fee schedule with the Department of Commerce and Economic Opportunity by April 1 of each year. The Zone Administrator may charge up to one-half of one percent ~~of the cost of building materials of the project associated with the Enterprise Zone, provided that a maximum fee of no more than \$50,000.00 is permitted (20 ILCS 655/8.2(c)).~~

Sec. 14-64. - ~~Zone administrator.~~ Intergovernmental Agreement.

~~The Zone Administrator will be responsible for the day to day operation of the amended Enterprise Zone, including the following duties:~~

- ~~(a) Supervise the implementation of the provisions of this Intergovernmental Agreement and the Illinois Enterprise Zone Act.~~
- ~~(b) Act as a liaison between the Counties, Municipalities, the Illinois Department of Commerce Economic Opportunity, Designated Zone Organizations, and other State, Federal and local agencies, whether public or private.~~
- ~~(c) Conduct an ongoing evaluation of the Enterprise Zone Programs and submit evaluative reports at least annually to the Council.~~
- ~~(d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.~~
- ~~(e) Recommend qualified Designated Zone Organizations to the Enterprise Zone Governing Council (the Council).~~
- ~~(f) Have other such duties as specified by the Council, including the appointment of authorized personnel as appropriate, to assure the smooth operation of the Enterprise Zone.~~

~~The amended Enterprise Zone shall be governed, managed and operated in accordance with the Amended Intergovernmental Agreement between the Counties and Municipalities and Counties as set forth in Exhibit D, which is attached hereto and incorporated into this Ordinance, by reference. The proposed amendments to said Ford Heights/Sauk Village Enterprise Zone is binding only if approved in whole or part by the Illinois Department of Commerce and Economic Opportunity, including certification and recording as required under the Illinois Enterprise Zone Act. The Amended attached Intergovernmental Agreement (Exhibit D) was presented to the legislative body of Cook County and its attorney for review. The President is hereby authorized to execute this Agreement, on behalf of the County of Cook. Further, the President or his or her designee is authorized to sign all documents reasonably necessary in the furtherance of the Joint Application for said ~~amended~~ Enterprise Zone, to be~~

filed with the Illinois Department of Commerce and Economic Opportunity.

Sec. 14-65. ~~Intergovernmental agreement.~~ Policy Statement.

The Municipalities and the Counties hereby declare and affirm that businesses using the Enterprise Zone will be encouraged to hire and utilize other businesses owned by individuals who are minorities, women, and persons with disabilities as defined in the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575/0.01, et seq.). To further that goal, the Municipalities and the Counties agree as follows:

a. Creation of Policy Statement for Development: The Municipalities and the Counties hereby establish the Enterprise Zone Policy Statement that expresses a desire for the commitment from Businesses within the Enterprise Zone to encourage the development of business entities owned by minorities, women, and persons with disabilities.

b. Creation of Policy Statement for Hiring: The Municipalities and the Counties hereby establish the Enterprise Zone policy statement that expresses a desire and commitment from businesses to promote the hiring of individuals who are minorities, women, and persons with disabilities.

c. Creation of Policy Statement for Using other Businesses: The Municipalities and the Counties hereby establish the Enterprise Zone policy statement that expresses a desire and commitment from businesses to promote the utilization of other businesses that are minority-owned, women-owned, or owned by persons disabilities.

d. Creation of a Database - The Zone Administrator will create a database and list of local businesses that are owned by minorities, women, and persons with disabilities This information will be used as a matchmaking tool for Zone participants to diversify their subcontracting by utilizing businesses owned by minorities, women, and persons with disabilities.

e. Publish and Distribute Promotional Materials - The Zone Administrator will publish a brochure that will be provided to business owners within the Zone that explains the benefits of utilizing businesses owned by minorities, women, and persons with disabilities.

f. Conduct Promotional Activities - The Zone Administrator will conduct at least one public meeting each year to describe the Zone benefits for businesses owned by minorities, women, and persons with disabilities.

g. Incorporate Promotional Statement - The Zone Administrator will provide a statement on project applications, promotional materials, and Zone publications that the Municipalities and the Counties of the Zone encourage the use of businesses owned by and the hiring of minorities, women, and people with disabilities.

h. Examine Participation - The Zone Administrator will establish measurements of participation of firms and persons defined under the Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575/0.01, et. seq.) to determine the effectiveness of these efforts and how they might be revised to optimize their impact.

i. Incorporate Affidavits from Zone Participants - The Zone Administrator will request that business applicants for Zone benefits submit a signed Affidavit about their efforts to promote and encourage the utilization of businesses that are owned by minorities, women, and persons with disabilities.

Sec. 14-66. - Severability.

This Ordinance [Article] and every provision thereof shall be considered severable and the invalidity of any section clause, paragraph, sentence or provision of this Ordinance [Article] will not affect the validity of any other portion of this Ordinance [Article].

Sec. 14-67. - Publication and effective date.

Cook County is hereby authorized to publish ~~this~~the Ordinance [codified in this Article] in pamphlet form. This Ordinance [Article] shall be in full force and effect from after its passage, approval and publication as subject to approval, certification and recording required by law.

Effective date: This ordinance shall be in effect immediately upon adoption .

Legislative History : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-5618](#)

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

PROPOSED RESOLUTION

OCEAN BLUE FACILITIES, 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: Ocean Blue Facilities, LLC

Address: 4944 W. 73rd Street, Bedford Park, Illinois 60638

Municipality or Unincorporated Township: Village of Bedford Park, Illinois

Cook County District: 11

Permanent Index Number: 19-28-201-040-0000

Municipal Resolution Number: Village of Bedford Park Resolution No. 19-006

Number of month property vacant/abandoned: Eight (8) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial - 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 : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-5621](#)

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

PROPOSED RESOLUTION

**GW PROPERTY GROUP, LLC- SERIES 8 / BLITZLAKE ORLAND PARK LLC 7C
COMMERCIAL URBAN RELIEF ELIGIBILITY ("CURE") RENEWAL PROPERTY TAX
INCENTIVE REQUEST**

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7c renewal application containing the following information:

Applicant: GW Property Group, LLC- Series 8 / BlitzLake Orland Park LLC

Address: 66 Orland Square Drive, Orland Park, Illinois 60462

Municipality or Unincorporated Township: Village of Orland Park, Illinois

Cook County District: 17

Permanent Index Number: 27-10-400-044-0000

Municipal Resolution Number: Village of Orland Park, Resolution No. 1916

Use of property: Commercial use - Charter Fitness Club, Skyzone and Orland Park FEC LLC Orland Park, Illinois

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7c or Commercial Urban Relief Eligibility ("CURE") that provides an applicant a reduction in the assessment level for newly constructed or substantially rehabilitated or abandoned commercial property; and

WHEREAS, the Cook County Classification System for a Class 7c (CURE) Assessment defines abandoned property as " property where the buildings and other structures, or portions thereof, have been vacant and unused for more than 12 continuous months and as established by rule of the Assessor; and

WHEREAS, Class 7c incentives that are granted are renewable and are limited to one renewal that requires the validation of the County Board. The applicant may apply for a renewal on or after the third year of the Incentive, but before the expiration of the fifth year of the Incentive. The applicant must obtain the municipal enabling Ordinance and present such municipal Ordinance to the Board of Commissioners of Cook County as to whether it will validate the renewal; and

WHEREAS, the municipality has submitted a Resolution or Ordinance expressly stating its support and consent to the renewal of the Class 7c incentive; and

WHEREAS, the municipality further states that the property is fully occupied and is in use; and

WHEREAS, the municipality further states that the project resulted in the creation or retention of jobs at the property site and is an economic benefit to the community; and

WHEREAS, projects which qualify for the Class 7c incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first three years, fifteen percent (15%) for the fourth year and twenty percent (20%) for the fifth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

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 that the above-captioned property meets the requirements for a renewal of the Class 7c incentive; and

BE IT FURTHER RESOLVED, that the President and Board of Commissioners hereby approves the renewal of the Class 7c incentive; 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 : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-5977](#)

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

PROPOSED RESOLUTION

15555 S. LASALLE 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: 15555 S. LaSalle LLC

Address: 15555 S. LaSalle Street, South Holland, Illinois

Municipality or Unincorporated Township: Village of South Holland, Illinois

Cook County District: 6

Permanent Index Number: 29-16-205-189-0000

Municipal Resolution Number: Village of South Holland Resolution approved March 5, 2018

Number of month property vacant/abandoned: Two (2) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial Use - cleaning and reconditioning Industrial containers

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 : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-5983](#)

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

PROPOSED ORDINANCE AMENDMENT

TAX INCENTIVE ORDINANCE

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 74 TAXATION, ARTICLE II REAL PROPERTY TAXATION, DIVISION 2 CLASSIFICATION SYSTEM FOR ASSESSMENT Sec. 74-63 (11) of the Cook County Code is hereby amended as Follows:

Sec. 74-63 Assessment classes

- (11) Class 7c or Commercial Urban Relief Eligibility ("CURE"). Real estate used primarily for commercial purposes, consisting of all newly constructed buildings or other structures, including the land upon which they are situated; or abandoned property, including the land upon which such property is situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation. Land qualifies when the rehabilitation adds vertical or horizontal

square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel.

a. An applicant must obtain from the municipality in which the real estate is located or the County Board if the real estate is located in an unincorporated area, an Ordinance or Resolution expressly stating that:

(i) The property, site, or area is deemed a redevelopment priority by the municipality, and

(ii) The municipality or County Board, as the case may be, has determined that the incentive provided by Class 7c is necessary for development to occur on that specific real estate and that the municipality or County Board, supports and consents to the Class 7c application to the Assessor.

In addition, the Ordinance or Resolution shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; and
3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.

If a municipality enacts enabling legislation which a.) identifies, by permanent index numbers, specific retail corridors or geographies within the boundaries of such municipality that it deems to be distressed and in need of development; b.) authorizes the submission of applications for a Class 7c incentive for properties within such retail corridors, and c.) designates the authorized officer of the such municipality, then applicants for a Class 7c incentive located in such retail corridors may obtain and submit, in lieu of an Ordinance or Resolution, a letter from the authorized officer of the municipality approving the submission of the Class 7c incentive application and a certified copy of the municipal enabling legislation.

A copy of the authorized officer letter and a certified copy of the municipal enabling legislation shall be included with the Class 7c application and submitted to the Cook County Bureau of Economic Development for verification prior to filing of the application with the Assessor.

In addition, the letter from the authorized officer shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; and

3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.

(a) Subsection title or delete. Text of subsection.

Following verification that the Class 7c application is in a retail corridor, as defined herein, and has been properly submitted with a letter from an authorized officer and a certified copy of the municipal enabling legislation, the Bureau of Economic Development will forward the application to the Assessor's Office for filing.

In order to determine Class 7c applications, an application for Class 7c shall be submitted to the Assessor and the Bureau of Economic Development. Upon receipt of the application and all the necessary supporting data, the Economic Development Advisory Committee of the County, within 30 days return the application to the Assessor with a finding stating whether the conditions of Subsections (a)(1)-(a)(4) of this Section are present. The Assessor shall review the application, supporting data, findings of the Committee and other appropriate facts. Where the Assessor finds the conditions of Subsections (a)(1)-(a)(4) of this Section exist, the Assessor shall, within 30 days of the receipt of the Committee's findings, certify the commercial development project eligible for Class 7c treatment under this Division.

Where the Economic Development Advisory Committee does not return a finding stating whether the conditions of Subsections (a)(1)-(a)(4) of this Section are present within 30 days, and upon further application of the requesting party, the Assessor may review the application, supporting data, and other appropriate facts and certify the commercial development project eligible for Class 7c treatment and grant the incentive.

1. That the Property's (the real estate that is subject of the Incentive application) Assessed Value, Equalized Assessed Value or Real estate taxes for three of the last six years, have declined or remained stagnant due to the depressed condition;
2. There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class 7c designation and will therefore result in the economic enhancement of the property;
3. Certification of the commercial development project for Class 7c designation will materially assist development, redevelopment or rehabilitation of the property and the commercial development property would not go forward without the full incentive offered under Class 7c; and
4. Certification of the commercial development project for Class 7c designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities of the property.

- b. A certified copy of the Ordinance or Resolution, or authorization letter and certified copy of the municipal enabling legislation (if applicable), need not be filed at the time of filing the Class 7c eligibility application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 7c. If the Resolution is not filed at the time of the eligibility application, the applicant may instead file, at that time, a letter from the municipality or the County, as the case may be, confirming that a Resolution or Ordinance supporting the incentive has been requested.
- c. A copy of the Resolution or letter confirming that a Resolution has been requested, whichever is filed with the application, will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to the members of the County Board from the affected districts.
- d. Class 7c applications for newly constructed or substantially rehabilitated buildings and other structures must be made to the Assessor within one year prior to the commencement of such new construction or substantial rehabilitation to qualify for a Class 7c incentive. With respect to abandoned property, the Class 7c application must be made to the Assessor prior to the commencement of the reoccupation of the vacant and unused property. For the purpose of this Incentive [Class 7c] "abandoned property" shall mean

property where the buildings and other structures, or portions thereof, have been vacant and unused for more than 12 continuous months and as established by rule of the Assessor.

- e. This classification shall continue for a period of three years from the date such new construction (excluding demolition, if any) such substantial rehabilitation was completed and initially assessed, or in the case of abandoned property, from the date of substantial occupancy.
- f. Class 7c incentives that are granted are renewable. The incentive shall be phased out after five years, pursuant to Section 74-64(8). After expiration of the last incentive period, the real estate shall revert to the applicable classification under this Division.
- g. The Assessor may adopt rules consistent with this subsection necessary to ensure proper review of all factors relevant to determine eligibility and continued eligibility for the benefits provided under Class 7c.
- h. ~~Class 7c Applications must be received by the Assessor's Office on or before November 30, 2019, to receive consideration.~~
- i. Renewal. The Class 7c Incentive shall be limited to only one renewal. The applicant may apply for a renewal on or after the third year of the Incentive, but before the expiration of the fifth year of the Incentive. The applicant must obtain the municipal enabling Ordinance and present

such municipal Ordinance to the Board of Commissioners of Cook County as to whether it will validate the renewal. The Incentive may be renewed unless otherwise limited herein.

- j. Effective Year. The Class 7c Incentive shall be effective for the tax year the application for the Incentive is filed. In addition, the Class 7c Incentive may be applied for only one year prior to the tax year in which the Incentive was applied via a certificate of error

Effective date: This ordinance shall be in effect immediately upon adoption

Legislative History : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-6001](#)

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

PROPOSED PREVIOUSLY APPROVED ITEM AMENDMENT

Department: Cook County Bureau of Economic Development

Request: Amendment of a Scrivener's error

Item Number: 19-2870

Fiscal Impact: N/A

Account(s): N/A

Original Text of Item: LSA United 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: LSA United

Address: 2310 W. 78th Street, Chicago, Illinois

Municipality or Unincorporated Township: City of Chicago

Cook County District: 3

Permanent Index Number: ~~20-308-004-0000~~ 20-30-308--004-0000; 20-30-308-009-0000 and

20-30-308-011-0000

Municipal Resolution Number: City of Chicago Industrial Growth Zone Authorization Letter dated January 18, 2019

Number of month property vacant/abandoned: 39 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 23 full-time jobs

Estimated Number of jobs retained at this location: 25 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: Information to be determined

Proposed use of property: Industrial use - 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 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 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

Legislative History : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-6035](#)

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

PROPOSED RESOLUTION

DESSIN PROPERTIES 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: Dessin Properties LLC

Address: 1941 and 1943 Ridge Road, Homewood, Illinois

Municipality or Unincorporated Township: Village of Homewood, Illinois

Cook County District: 6th District

Permanent Index Number: 29-31-408-011-0000 and 29-31-408-012-0000

Municipal Resolution Number: Village of Homewood Resolution No. R-3007

Number of month property vacant/abandoned: 13 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use -full-service restaurant

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 : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-6037](#)

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

PROPOSED RESOLUTION

AOP, LLC / BUDDY BEAR CARWASH 7C COMMERCIAL URBAN RELIEF ELIGIBILITY ("CURE") RENEWAL PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7c renewal application containing the following information:

Applicant: AOP, LLC / Buddy Bear Carwash

Address: 1059 Mannheim Road, Bellwood, Illinois

Municipality or Unincorporated Township: Village of Bellwood, Illinois

Cook County District: 17

Permanent Index Number: 15-16-115-001-0000; 15-16-115-002-0000; 15-16-115-003-0000; 15-16-115-004-0000; 15-16-115-004-0000; 15-16-115-005-0000; 15-16-115-006-0000; 15-16-115-007-0000; 15-16-115-008-0000; 15-16-115-009-0000 and 15-16-115-010-0000

Municipal Resolution Number: Village of Bellwood, Resolution No. 19-30

Use of property: Commercial use - The applicant received the original Class 7c in 2015. The applicant improved the site by building and operating Buddy Bear Carwash

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7c or Commercial Urban Relief Eligibility ("CURE") that provides an applicant a reduction in the assessment level for newly constructed or substantially rehabilitated or abandoned commercial property; and

WHEREAS, the Cook County Classification System for a Class 7c (CURE) Assessment defines abandoned property as " property where the buildings and other structures, or portions thereof, have been vacant and unused for more than 12 continuous months and as established by rule of the Assessor; and

WHEREAS, Class 7c incentives that are granted are renewable and are limited to one renewal that requires the validation of the County Board. The applicant may apply for a renewal on or after the third year of the Incentive, but before the expiration of the fifth year of the Incentive. The applicant must obtain the municipal enabling Ordinance and present such municipal Ordinance to the Board of Commissioners of Cook County as to whether it will validate the renewal; and

WHEREAS, the municipality has submitted a Resolution or Ordinance expressly stating its support and consent to the renewal of the Class 7c incentive; and

WHEREAS, the municipality further states that the property is fully occupied and is in use; and

WHEREAS, the municipality further states that the project resulted in the creation or retention of jobs at the property site and is an economic benefit to the community; and

WHEREAS, projects which qualify for the Class 7c incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first three years, fifteen percent (15%) for the fourth year and twenty percent (20%) for the fifth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

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 that the above-captioned property meets the requirements for a renewal of the Class 7c incentive; and

BE IT FURTHER RESOLVED, that the President and Board of Commissioners hereby approves the renewal of the Class 7c incentive; 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 : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-6040](#)

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

PROPOSED RESOLUTION

FLEET PARK 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: Fleet Park LLC

Address: 955 W. 175th Street, Homewood, Illinois

Municipality or Unincorporated Township: Village of Homewood, Illinois

Cook County District: 6

Permanent Index Number: 29-32-200-011-0000

Municipal Resolution Number: Village of Homewood, Resolution No. 3010

Number of month property vacant/abandoned: 21 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial - Office Space

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 : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-6090](#)

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

PROPOSED RESOLUTION

BEM INVESTMENTS 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: BEM Investments LLC

Address: 1620 North Penny Lane, Schaumburg, Illinois 60173

Municipality or Unincorporated Township: Schaumburg

Cook County District: 15

Permanent Index Number: (1) PIN: 07-11-202-027-0000

Municipal Resolution Number: Village of Schaumburg Resolution R-19-004, approved January 8, 2019

Number of month property vacant/abandoned: 0.5 months

Special circumstances justification requested: Yes

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 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 : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-6176](#)

Presented by: XOCHITL FLORES, Chief, Bureau of Economic Development

PROPOSED INTERAGENCY AGREEMENT

Department(s): Bureau of Economic Development

Other Part(ies): Southland Development Authority (SDA), East Hazel Crest, Illinois

Request: Authorization for the Chief of the Bureau of Economic Development to negotiate and execute an Interagency Agreement to provide funding to the SDA.

Good(s) or Service(s): The Bureau of Economic Development seeks to provide a grant of funds in the amount of \$300,000 to the SDA to launch and operationalize the SDA which was established through efforts undertaken by the South Suburban Mayors and Managers Association. The SDA intends to collaboratively undertake coordinated, large-scale and long-term economic development growth in the South Suburbs of Cook County.

Agreement period: 10/28/2019 -12/31/2020

Fiscal Impact: \$150,000.00 FY2019 and \$150,000.00 FY 2020; The 1st payment of \$150,000 shall be made upon approval of this Interagency Agreement by the Cook County Board of Commissioners; the 2nd payment of \$75,000 shall be made upon evidence of SDA having secured funding commitments for an additional \$75,000 to support the SDA; and the 3rd payment of \$75,000 shall be made upon evidence of having secured funding commitments for an additional \$75,000 to support the SDA.

Accounts: 11000.1027.10155.521314

Agreement Number(s): Not Applicable

Summary/Notes: As a result of funding from several different sources, the SDA intends to facilitate the strategic, large-scale investment that is necessary to propel the Southland forward. The formation of the SDA represents implementation of one of the key recommendations from the *South Suburban Economic Growth Initiative, Phase I Report*; and *New Institutions for a New Economy*, a report on designing development authorities to help disinvested areas like the South Suburbs thrive.

The SDA will focus its efforts to further the economic development for a core group of 34 communities that are home to 441,000 residents in Cook County's South Suburbs. The SDA will be a lead partner with

other developers, investors and stakeholders in jumpstarting economic growth for the entire region.

The SDA was established to collaboratively undertake coordinated, large-scale and long-term economic development growth in the South Suburbs of Cook County. It will facilitate the strategic, large-scale investment that is necessary to propel the Southland forward again.

The funds granted to the SDA by the County through the Bureau of Economic Development will be utilized launch and operationalize the Southland Development Authority and conduct the following;

1. Executive search and leadership recruiting to hire an Executive Director and elect a full Board of Directors.
2. Establishment of a regular calendar of board meetings, onboarding of board members and establishment of board structure.
3. Pursue initiatives in the following areas and demonstrate progress and advancement in connection with:
 - a. Strengthening the region's most significant industrial assets by facilitating large developments designed to make the South Suburbs the most innovative area in the nation for food manufacturing; metals, machinery & equipment; and transportation, distribution and logistics (TD&L) firms;
 - b. Working to support existing small businesses in growing their operations and fostering a supportive atmosphere for entrepreneurs in everything from retail to professional services through the Small Business Development Center at www.SouthlandSBDC.com <<http://www.SouthlandSBDC.com>>;
 - c. Supporting existing homeowners, creating new homeownership opportunities, and strengthening the rental housing stock through new financial products and programs; and,
 - d. Developing talent initiatives to match industry demand including; expansion of apprenticeship and pre-apprenticeship programs, industry sector partnerships to support both the manufacturing and TD & L sectors.
4. SDA staff and contractors will manage, engage and support the Civic Working Groups around industrial development, small business development, housing and talent to generate projects that merit additional support by external funding.
5. SDA will continue to refine the budgeting and financial projections developed by Forsythe Partners.
6. SDA will develop a 5- year fundraising plan to support its operations, financial projections and progress toward self-sufficiency.

The SDA will be responsible to maintain books and records and submit reports to the Bureau of Economic Development regarding its use of funds.

Legislative History : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo

[19-6008](#)

Presented by: TIMOTHY P. BLEUHER, Commissioner, Department of Building and Zoning

EXTENSION OF TIME SPECIAL USE ZONING CASES

Department: Department of Building and Zoning

Request: Extension of Time for a Special Use and Variance cases

Township: Lyons Township

County District: District #17

Property Address: 9101 Oak Grove Ave, Burr Ridge, Illinois 60527

Owner: Estate of James P. Lee -C/o Herb Bluder, 9410-12 47th St. Brookfield, Illinois 60513

Agent/Attorney: Nick Ftikas, The Law Offices of Samuel V. P. Banks, 221 N. LaSalle St. 38th Floor, Chicago, Illinois 60601

Case Number: SU-18-0005 & VA-18-0017

Date Granted by Board of Commissioners: 9/26/2018

Conditions: None

Objectors: None

Legislative History : 10/24/19 - Board of Commissioners - refer to the Business and Economic Develo



Secretary

Chairman: Gainer

Vice-Chairman: Anaya

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