



Board of Commissioners of Cook County

Finance Committee

Tuesday, December 15, 2020

2:30 PM

Virtual Meeting

PUBLIC TESTIMONY

Due to the current health crisis, there is no in-person participation for the County Board meetings. The President and Commissioners will participate remotely. The public can observe the livestream <https://www.cookcountyil.gov/service/watch-live-board-proceedings>

The public can still testify to the Committee Meetings. Only written comment will be accepted for those wishing to provide Public Testimony. Written comments provided prior to the start of the meeting will be read aloud at the meeting. Three minutes per comment will be allowed, though every effort will be made to read statements in their entirety. If you have additional material for the Board to consider, please email testimony to cookcounty.board@cookcountyil.gov and indicate a desire that your testimony be entered into the record. All written comment which complies with County Board Rules will be posted online.

[20-5667](#)

Sponsored by: ALMA E. ANAYA, DONNA MILLER, JOHN P. DALEY, KEVIN B. MORRISON, SCOTT R. BRITTON and FRANK J. AGUILAR, Cook County Board of Commissioners

PROPOSED RESOLUTION

REQUESTING PRESENTATIONS FROM THE COOK COUNTY TREASURER AND COOK COUNTY ASSESSOR TO DISCUSS THE IMPACT OF INCREASED PROPERTY TAXES ON CONSTITUENTS

WHEREAS, property taxation in Cook County is a complex system that involves numerous stakeholders and factors; and

WHEREAS, the Cook County Treasurer is tasked with overseeing the second-largest property tax collection and distribution system in the United States collecting approximately \$15.6 billion each year in taxes and distributing the funds to over 2,000 local government agencies with tax collection jurisdiction; and

WHEREAS, the Cook County Assessor is tasked with establishing fair and accurate property assessments and conducts a reassessment of one-third of Cook County each year; and

WHEREAS, in October 2020 Cook County Treasurer Maria Pappas released an analysis of real property taxation in Cook County spanning a twenty-year time period titled “The Pappas Study”; and

WHEREAS, the report findings include a substantial increase in property taxes of up to 87% in Suburban Cook County and 115% in the City of Chicago, which outpaces the increase in wages throughout Cook County; and

WHEREAS, the International Association of Assessing Officers (IAAO) conducted a study of 2018 commercial assessments in Cook County and found that estimated market values of commercial properties in the City of Chicago and Cook County did not meet the IAAO’s standards for high-quality assessments; and

WHEREAS, the IAAO Report found that underassessments of commercial properties means that residential properties are paying more than their fair share of property taxes, and

WHEREAS, in addition to these issues, the COVID-19 pandemic has further strained household incomes and has forced outreach to become virtual in nature, potentially leaving constituents who lack Internet access without needed information or assistance; and

WHEREAS, the increase in property taxes has posed a growing burden on the taxpayers of Cook County who own residential and commercial property.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Treasurer and Cook County Assessor are invited to present to the Finance Committee on the following matters:

- 1) that the Cook County Treasurer present on the major findings of her office’s report, specifically on the areas within Suburban Cook County and the City of Chicago that have seen the greatest difference between an increase in property taxes and an increase in wages and cost of living;
- 2) that the Cook County Assessor present on the accuracy of assessments in Cook County and the impact of inaccurate assessments on the property tax bills that Cook County taxpayers pay.

NOW, BE IT FINALLY RESOLVED, that these presentations serve to equip the Board of Commissioners and the public with an understanding of which Cook County communities have been most impacted by an increase in property taxes, and where more outreach on how to apply for exemptions and appeals may be needed.

Legislative History : 11/19/20 - Board of Commissioners - refer to the Finance Committee



Secretary

Chairman: Daley
Vice-Chairman: Sims
Members: Committee of the Whole