



Board of Commissioners of Cook County

Business and Economic Development Committee

Wednesday, July 28, 2021

10:30 AM

**Cook County Building, Board Room
118 N. Clark, 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 virtual public speaker shall only be granted to those individuals who have submitted in writing, their name, email address, phone number, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized virtual public speakers may speak live from the Commissioners reception area 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 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 C, 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.

21-4278

COMMITTEE MINUTES

Approval of the minutes from the meeting of 6/23/2021

[21-3445](#)

Sponsored by: TONI PRECKWINKLE (President) and FRANK J. AGUILAR, Cook County Board of Commissioners

PROPOSED RESOLUTION

VCOR 47th 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: VCOR 47th LLC

Address: 4340 West 47th Street, Chicago, Illinois

Municipality or Unincorporated Township: City of Chicago

Cook County District: 16

Permanent Index Number: 19-03-400-200-0000

Municipal Resolution Number: City of Chicago Resolution Number R2018-1000

Number of month property vacant/abandoned: 51 months 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 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: 6/24/21 Board of Commissioners refer to Business and Economic Development Committee

[21-3461](#)

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

PROPOSED RESOLUTION

Great Lake Stair & Steel, Inc. 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: Great Lake Stair & Steel, Inc.

Address: 10130 & 10140 Virginia Ave., Chicago Ridge Illinois

Municipality or Unincorporated Township: Village of Chicago Ridge

Cook County District: 6

Permanent Index Number: 24-07-311-016-0000 and 24-07-311-014-0000

Municipal Resolution Number: Village of Chicago Ridge, Resolution No. 20-05-070

Number of month property vacant/abandoned: 12 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - 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: 6/24/21 Board of Commissioners refer to Business and Economic Development Committee

[21-3526](#)

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

PROPOSED RESOLUTION

ANTHONY GAMBINO D/B/A 100 MARION PARTNERS LLC 7a PROPERTY TAX INCENTIVE REQUEST

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

Applicant: Anthony Gambino d/b/a 100 Marion Partners LLC

Address: 100 Marion Street, Oak Park, Illinois

Municipality or Unincorporated Township: Oak Park

Cook County District: 1

Permanent Index Number: 16-07-302-023-0000 and 16-07-302-078-0000

Municipal Resolution Number: Village of Oak Park, Resolution No. 20-106_D_051820

Number of month property vacant/abandoned: 20 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - Restaurant

Living Wage Ordinance Compliance Affidavit Provided: No

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7a 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 7a; 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 7a 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 7a is necessary for development to occur on this specific real estate. The municipal resolution cites the five eligibility requirements set forth by the Class 7a 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

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 7a; 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: 6/24/21 Board of Commissioners refer to Business and Economic Development Committee

[21-3569](#)

Sponsored by: TONI PRECKWINKLE (President) and FRANK J. AGUILAR, Cook County Board of Commissioners

PROPOSED RESOLUTION

Fabmor, 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: Fabmor LLC

Address: 2755 Thomas Street, Melrose Park, Illinois

Municipality or Unincorporated Township: Melrose Park

Cook County District: 16

Permanent Index Number: 15-04-404-079-0000

Municipal Resolution Number: Village Melrose Park Resolution No. 50-19

Number of month property vacant/abandoned: Six (6) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehouse, 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: 6/24/21 Board of Commissioners refer to Business and Economic Development Committee

[21-3570](#)

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

PROPOSED RESOLUTION

AMB Partners II Local, L.P.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: AMB Partners II Local, L.P.

Address: 825 Arthur Avenue, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Township

Cook County District: 15

Permanent Index Number: 08-34-302-035-0000

Municipal Resolution Number: Village of Elk Grove, Resolution No.44-20

Number of month property vacant/abandoned: 18 months vacant

Special circumstances justification requested: Yes

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION
(Vacant for more than 12 months but less than 24 months - No Purchase for Value)
Justification:** Yes

Proposed use of property: Industrial use - warehousing, manufacturing, and/or distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes or No

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/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 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 as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

WHEREAS, in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

WHEREAS, Class 6b TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 6b TEERM; and

WHEREAS, the municipality states the Class 6b TEERM 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 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 TEERM; 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: 6/24/21 Board of Commissioners refer to Business and Economic Development Committee

[21-3592](#)

Presented by: SUSAN CAMPBELL, Director, Department of Planning and Development

PROPOSED GRANT AWARD

Department: Department of Planning and Development

Grantee: Cook County Bureau of Economic Development

Grantor: U.S. Department of Housing and Urban Development (HUD)

Request: Authorization to accept grant

Purpose: To support various community development, homeless and social services, affordable housing, and economic development activities in suburban Cook County

Grant Amount:

Community Development Block Grant (CDBG): \$10,766,100.00

Emergency Solutions Grant (ESG): \$881,906.00

HOME Investment Partnerships: \$6,577,051.00

Grant Period:

CDBG: 10/1/21-9/30/22
ESG: 10/1/21-9/30/23
HOME: 10/1/21-9/30/25

Fiscal Impact: None

Accounts:

Concurrences:

The Budget Department has received all requisite documents and determined the fiscal impact on Cook County, if any.

Summary: Transmitted herewith are the proposed funding sources and uses for the 2021 Program Year for the Community Development Block Grant (CDBG); Emergency Solutions Grant (ESG); and HOME Investment Partnerships (HOME) programs.

These funds are provided to Cook County via an annual formula grant through the U.S. Department of Housing and Urban Development (HUD) and are restricted for use within suburban Cook County. The Planning and Development Subcommittee of the Economic Development Advisory Council (EDAC) and the full EDAC are scheduled to approve these recommendations at public hearings which will be held in June.

The 2021 Program Year funding allocations are as follows:

CDBG: \$10,766,100
ESG: \$881,906
HOME: \$6,577,051

CDBG funding may be utilized to support various community development activities for the benefit of low- and moderate-income persons.

ESG funding may be utilized to support various shelter and service activities for the benefit of homeless persons or persons at-risk of homelessness.

HOME funding may be utilized to support affordable housing development activities for the benefit of low-income persons.

The proposed sources and uses of all program funds will be incorporated into the County's Annual Action

Plan, which will be made available for public comment prior to submittal to HUD by 8/15/2021.

I respectfully request approval of the recommended proposed funding sources and uses for the 2021 CDBG, ESG, and HOME funds; and that the Bureau Chief of Economic Development or his/her designee be authorized to execute, on behalf of the County of Cook any and all documents necessary to further the approval herein, including but not limited to, subrecipient agreements, intergovernmental agreements, amendments, and modifications thereto, loan documents, lien assignments, releases of mortgages and liens, and mortgage assumptions.

Legislative History: 6/24/21 Board of Commissioners refer to Business and Economic Development Committee

[21-3673](#)

Presented by: SUSAN CAMPBELL, Director, Department of Planning and Development, FRANK J. AGUILAR, County Commissioner

REPORT

Department: Department of Planning and Development

Report Title: Cook County 2021 Emergency Rental Assistance Program (ERA I) Status Report

Report Period: First and Second Quarters 2021

Summary: The Cook County 2021 ERA Program Status Report provides information pertaining to the number of applications and funding amounts being disbursed to assist suburban Cook County residents with financial relief for the purpose of paying rent.

The report describes the program criteria and guidelines, a map illustrating the locales from where applications were received and the amount of funding distributed, as of June 1st, 2021. The final page of the report contains a link to an online dashboard with daily updates on program status.

Legislative History: 6/24/21 Board of Commissioners refer to Business and Economic Development Committee

A handwritten signature in blue ink that reads "Matthew B. DeLeon". The signature is written in a cursive style with a large initial 'M'.

Secretary

Chairman: Gainer

Vice-Chairman: Anaya

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