



Board of Commissioners of Cook County

Business and Economic Development Committee

Wednesday, May 11, 2022

10:00 AM

Virtual meeting

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 shall 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 F, 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.

22-3254

COMMITTEE MINUTES

Approval of the minutes from the meeting of 04/05/2022

[22-2568](#)

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

PROPOSED RESOLUTION

Benziger 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: Benziger LLC

Address: 700 Touhy Ave., Elk Grove Village, Illinois 60007

Municipality or Unincorporated Township: Village of Elk Grove

Cook County District: 15th District

Permanent Index Number: 08-27-303-076-0000

Municipal Resolution Number: Village of Elk Grove Resolution Number 62-19

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

[22-2569](#)

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

PROPOSED RESOLUTION

Martin Lane Group, 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: Martin Lane Group, Inc

Address: 200 Martin Lane, Elk Grove Village, Illinois 60007

Municipality or Unincorporated Township: Village of Elk Grove

Cook County District: 15th District

Permanent Index Number: 08-22-102-224-0000

Municipal Resolution Number: Village of Elk Grove Resolution Number 77-19

Number of month property vacant/abandoned: 14 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - assembly, 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

[22-2570](#)

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

PROPOSED RESOLUTION

Harvey Real Estate Inc. CLASS 8 PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

Applicant: Harvey Real Estate Inc.

Address: 15325 Dixie Highway, Harvey, Illinois

Municipality or Unincorporated Township: City of Harvey

Cook County District: 5th District

Permanent Index Number: 29-18-111-024-0000

Municipal Resolution Number: City of Harvey, Resolution Number 2866

Number of month property vacant/abandoned: One week vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - Gas Station, minimart

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

[22-2571](#)

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

PROPOSED RESOLUTION

Actuation Group Inc. CLASS 8 PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

Applicant: Actuation Group Inc.

Address: 16660 S. Canal Street, South Holland, Illinois

Municipality or Unincorporated Township: Village of South Holland

Cook County District: 6th District

Permanent Index Number: 29-21-317-019-0000

Municipal Resolution Number: Village of South Holland approved August 3, 2020

Number of month property vacant/abandoned: Number of months vacant

Special circumstances justification requested: Yes

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 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

[22-2632](#)

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

PROPOSED RESOLUTION

Old Orchard Urban Limited Partnership 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: Old Orchard Urban Limited Partnership

Address: 4847 Old Orchard Shopping Center, Skokie, Illinois

Municipality or Unincorporated Township: Niles

Cook County District: 13th District

Permanent Index Number: 10-09-411-074-0000

Municipal Resolution Number: Village of Skokie, Resolution No. 21-12-R-1517

Number of month property vacant/abandoned: More than 24 months

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - retail

Living Wage Ordinance Compliance Affidavit Provided: N/A Commercial use

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 more than 24 months, no purchase for value 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 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 7b 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 7b 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 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

[22-2667](#)

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

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Hanover Landing LLC, Lincolnwood, IL

Request: Respectfully request the Board approve a \$1,500,000, 32-year construction and permanent loan with 0% interest and an annual \$5,000 payment to support the new construction of Hanover Landing, an affordable permanent supportive housing development in Elgin, IL

Total Development Cost: \$16,030,794.0

Project Loan Amount: \$1,500,000.00

Fiscal Impact: \$1,500,000.00

Account(s): 11900.1013.53956.580170.

Summary: The new three-story building will have forty 535 SF one-bedroom units, with one unit reserved for the onsite manager. The common areas of the building will be fully accessible, all units will be visitable, and six units will be fully accessible, four units will be adaptable and two sensory impaired units will complete the twelve-unit accessible unit mix.

The development will be located at 711 East Chicago Street and 712 East Laurel Street, in Elgin, Illinois, encompassing approximately 3.87 acres. The proposed building will have entrances on both Chicago and Laurel to facilitate public entrance and resident entry tied closely to the management office.

Currently, there is a two-story, 1,778-square-foot, single-family residential structure, and associated garage, both scheduled for demolition under the subject development. The remainder of the subject property consists primarily of a gravel parking area, lightly forested areas, and pine tree nurseries. The back half of the land will remain undisturbed as the land slopes to be inside the 100-year flood plain. Both a Phase I and Phase II have been completed, examining the property for concerns, yielding no further remediation recommendations.

The new development will have landscaping all around with walking paths connecting the building to the rest of the grounds, including picnic and gardens area approaching the rear of the property. 60 parking

spaces will be designed along Chicago Avenue, with coordinated accessible parking and entry.

UP HOLDINGS will serve as developer and property manager, delivering management through its Property Management affiliate UPA, LLC of Lincolnwood. UP Holdings LLC owns eight Illinois LIHTC developments totaling 337 units and averaging 34 units. They currently have four LIHTC projects under construction in both the Chicago metro area and outstate Illinois.

UPA, LLC, the property management affiliate currently has 1,355 units under management in developments primarily centered in Illinois, with properties in Indiana, California and one development in Ohio.

Ownership Structure

Owner/Borrower: Hanover Landing LLC

General Partner: UP Holdings or a 100% owned subsidiary

Non-Profit Sponsor: Housing Opportunity Development Corporation (HODC)

Limited Partner: CREA, NYC (CREA) 99.99% Ownership

Managing Member: UP HOLDINGS is 100% managing member for operations and decision making.

Property Management: UPA, LLC (property management affiliate of borrower)

[22-2807](#)

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

PROPOSED RESOLUTION

ARPA VITAL COMMUNITIES PROGRAM INITIATIVES IMPLEMENTED BY THE BUREAU OF ECONOMIC DEVELOPMENT

WHEREAS, on March 11, 2021, the federal government authorized the American Rescue Plan Act of 2021 (“ARPA”) which includes \$1.9 trillion in federal stimulus funds to hasten the United States’ recovery from the economic and health effects caused by the COVID-19 pandemic; and

WHEREAS, specifically, the federal government has authorized and allocated a federal award of approximately \$1,000,372,385B of ARPA funding to Cook County to assist the County in its recovery from the economic and health effects of COVID-19; and

WHEREAS, on June 24, 2021, the Cook County American Rescue Plan Act Framework (the “ARPA Framework”) was presented to the Cook County Board of Commissioners; and

WHEREAS, to effectuate the approach outlined in the ARPA Framework, the Cook County Board of Commissioners authorized the Chief Financial Officer and the Budget Director to expend a limited amount of ARPA funding via Resolution 21-3657 for the purpose of continuing and expanding existing County programs and initiatives, including any created under CRF, as well as for the purpose of building operational support capacity within County departments and offices to assist with managing the ARPA funded initiatives; and

WHEREAS, Resolution 22-0637 authorized the Chief Financial Officer, Budget Director, Chief Procurement Officer and applicable using agencies to issue grants, contracts and agreements for up to \$100M in ARPA funding for Vital Community programs approved via Resolution 22-0637; and

WHEREAS, to further the Policy Roadmap Goal to pursue inclusive economic and community growth by supporting residents, growing businesses, attracting investment and nurturing talent, the Bureau of Economic Development (BED) has developed a menu of Vital Community programs and initiatives which have undergone review and approval through the Project Management Office process to utilize ARPA funding for such programs and initiatives pursuant to the issuance of grants, contracts and agreements.

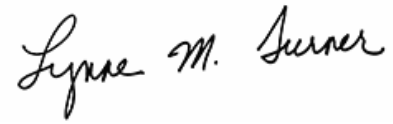
NOW THEREFORE BE IT RESOLVED that the Cook County Board of Commissioners hereby approves the issuance of the following agreements by the BED to utilize ARPA funding for the BED programs and initiatives as follows:

1. Enter into Subrecipient Agreements with the **Chicago Bar Foundation** in an amount up to \$3,482,600 and the **Illinois Housing Development Authority** in an amount up to \$1,163,600 to implement the **Cook County Legal Aid for Housing and Debt Program**, to help Cook County residents resolve eviction, foreclosure, consumer debt, and tax deed issues prior to court and during the court process.
2. Enter into a Subrecipient Agreement with the **Chicago Cook Workforce Partnership** to implement the **Investing in Families and Youth Program** in an amount up to **\$5,000,000**, to provide support to workforce and training programs that offer young adults quality paid work experiences to explore career pathways in target sectors, provide resources to additional target populations, and develop a series of hiring events focused on suburban Cook County. Under the Program, the County will also support the expansion of workforce development programs that serve hard-to-engage populations including people without stable housing, youth in care and graduates of foster care system, people with disabilities, returning residents, and pregnant and parenting youth. Program resources will support residents of suburban Cook County.
3. Enter into a Subrecipient Agreement with **Cook County Forest Preserves** to implement the **Community Conservation Corps** in an amount up to **\$1,292,000**. Under this program, the Forest Preserves will implement a year-round initiative that engages a diverse range of people

with different needs for employment and training. Participants receive relevant technical skills and training. The Corps has three main types of programming: summer high school programs, full-time seasonal adult programs, and a full-time year around adult program. Each program has different timelines and training requirements based upon the needs of program participants including their age and educational attainment, among many other factors.

4. Enter into a Subrecipient Agreement with the **North Shore Convention and Visitors Bureau (NSCVB)** to implement the **Suburban Cook County Travel, Tourism and Hospitality Economic Recovery Initiative** in an amount up to **\$5,000,000**. Under this initiative, the NSCVB will manage and coordinate the five suburban Convention and Tourism Bureaus, designated by the State of Illinois, to develop and implement a strategic action plan to support the recovery of the travel, hospitality and tourism sectors, that have been severely impacted by COVID-19.
5. Enter into a Subrecipient Agreement with **Southland Development Authority (SDA)** to implement the **Building Capacity in the Southland Program** in the amount of **\$780,000** to help small businesses recover from the interruption of business operations and the negative effects of COVID-19. This Program will help businesses and entrepreneurs in approximately 40 suburbs in southern Cook County, Illinois survive the COVID pandemic crisis, maintain and/or re-open operations safely, and identify opportunities for resiliency and growth. The SDA drives comprehensive, transformative and inclusive economic growth in Cook County's South Suburbs.
6. Enter into a Subrecipient Agreement with the **Women's Business Development Center** to develop Cook County's Small **Business Agenda**, which includes the **Small Business Assistance Program** in an amount up to **\$6,050,000**. Launched in 2020 in response to the challenges small businesses faced in the wake of COVID-19, the Small Business Assistance Program will continue to support a coordinated network of business service organizations that provide one-on-one business advising, webinars and outreach activities for small businesses with less than 20 employees. The program will also include the development of a Cook County "one-stop shop" for businesses, development of parameters and guidelines for the forthcoming Small Business Grant Program(s), development of inclusive procurement strategies and other activities to assist businesses to continue to recover from COVID.

BE IT FURTHER RESOLVED that the Cook County Board of Commissioners recognizes that time is of the essence and authorizes the Chief of the Bureau of Economic Development to negotiate and enter into the various agreements that outlines the specific metric and impact data, and compliance with all ARPA reporting and monitoring requirements with the agencies listed above to implement the above programs.



Secretary

Chairman: Gainer

Vice-Chairman: Anaya

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