



**BOARD OF COMMISSIONERS OF COOK COUNTY  
BOARD OF COMMISSIONERS**

**Cook County Building, Board Room, 118 North Clark Street, Chicago, Illinois**

**New Items Agenda**

**Thursday, February 27, 2020, 10:00 AM**

[20-1853](#)

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

**PROPOSED RESOLUTION**

**REQUESTING HEARINGS ON REAL PROPERTY TAXATION**

**WHEREAS**, the numerous components of the real property taxation system should result in local taxation that is transparent, affordable, and predictable; and

**WHEREAS**, real property is the primary asset of local residents and real property taxation is a significant expenditure for many residents and businesses; and

**WHEREAS**, local governments within Cook County rely on real property taxation to fund operations, capital expenditures, and long-term debt obligations (pensions); and

**WHEREAS**, although Cook County, specifically southern Cook County, is well-positioned in terms of national transportation routes, access to educational institutions, and an available/trainable employment base, Cook County must realize a significant change in property taxation policy to compete with neighboring Illinois counties and bordering states; and

**WHEREAS**, the aggregate property tax rates for taxpayers in the southern portion of Cook County remain significantly higher than property tax rates for taxpayers in the city of Chicago, northern Cook County, neighboring counties, and neighboring states; and

**WHEREAS**, property tax incentives will increase taxable valuation or equalized assessed valuation (EAV) in districts and may lower aggregate property tax rates, facilitating additional investment; and

**WHEREAS**: local municipal officials and their administrations and Cook County government are working tirelessly to promote economic investment in southern Cook County, with the growth in the taxable value of southern Cook County lagging behind other parts of the northeastern Illinois region; and

**WHEREAS**, real property taxation and local property tax rates and valuation methodologies impact commercial/industrial location, hiring, lending, and capital investment decisions; and

**WHEREAS**, in 2020, real property in southern Cook County will be re-valued or re-assessed for tax purposes; and

**WHEREAS**, there are multiple steps to the determination of real property valuation, including the Cook County Assessor's Office assessment of real property, the Cook County Assessor's Office valuation appeal process, and the Cook County Board of Review valuation appeal process; and

**WHEREAS**, in 2019, the Cook County Assessor's Office introduced changes to its property valuation and appeal methodologies, focusing on fair, accurate and transparent assessments; and

**WHEREAS**, taxpayers who have filed appeals at the Cook County Board of Review have the option of appealing their new valuations at the Property Tax Appeal Board (PTAB) or the Circuit Court of Cook County (Circuit Court), that may result in future refunds from local districts; and

**WHEREAS**, local districts cannot afford nor have the resources to contest valuation complaints at PTAB or Circuit Court; and

**WHEREAS**, in addition to changes in real property valuation methodologies in 2019, in 2018, there were modifications to the Cook County property tax incentive classifications. Those changes have significantly impacted the number of incentive applications and the type of proposed commercial/industrial developments; and

**WHEREAS**, there needs to be communication with the taxpayers and taxing authorities as to real property taxation policy and its impacts;

**NOW THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners conduct no more than three hearings, no later than April 23, 2020, to obtain information regarding the following:

1. Assessment and appeal methodologies to be used by the Cook County Assessor's Office and the Cook County Board of Review to value real property in Cook County, specifically in the upcoming 2020 valuation of southern Cook County;
2. Impact of changes to assessment methodologies on local real property tax rates, local district limitations under the Property Tax Extension Law Limit ("Tax Caps"), and potential PTAB/Circuit Court refund exposure;
3. Effectiveness and efficiency of current Cook County classification incentives at the local, district and County level. Included in the evaluation will be an analysis of the incentive process, current application requirements, and number and type of applications before and after September 1, 2018; and
4. Innovative economic development methodologies for increasing taxable valuation that can be implemented through changes to the Cook County Code of Ordinances or State of Illinois Statutes; and

**BE IT FURTHER RESOLVED**, that the Bureau of Economic Development shall compile information obtained from the hearings and report its findings to the President of the Cook County Board and the Cook County Board of Commissioners on or before June 18, 2020.

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

[20-0950](#)

**Presented by:** BILQIS JACOBS-EL, Director, Department of Facilities Management

**PROPOSED CONTRACT**

**Department(s):** Department of Facilities Management

**Vendor:** J. P. Simons & Co., Glendale Heights, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Lamps, Ballasts and LED Lighting

**Contract Value:** \$262,000.00

**Contract period:** 3/2/2020 - 3/1/2023, with two (2), one (1) year renewal options

**Potential Fiscal Year Budget Impact:** FY 2020 \$72,770.00, FY 2021 \$87,324.00, FY2022 \$87,324.00, FY2023 \$14,582.00

**Accounts:** 11100.1200.12355.530188

**Contract Number(s):** 1901-18010B

**Concurrences:**

The vendor has met the Minority-and Women-owned Business Enterprise Ordinance via direct participation.

The Chief Procurement Officer concurs.

**Summary:** This contract will allow the Department of Facilities Management to replace old lamps, ballasts and LED lighting in various Cook County facilities.

The Office of the Chief Procurement Officer issued a publicly advertised Invitation for Bids (IFB) for specific manufacturers of lamps, ballasts and LED lighting in accordance with the Cook County Procurement Code. J. P. Simons was the lowest, responsive and responsible bidder for RemPhos Lighting.

[20-1578](#)

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

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Bureau of Economic Development

**Vendor:** Mind Your Manners Limited d/b/a The William Everett Group, Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to increase contract

**Good(s) or Service(s):** Census 2020 Program Administration Services

**Original Contract Period:** 10/1/2019- 12/31/2020, one (1) one (1) year renewal option

**Proposed Amendment Type:** Increase]

**Proposed Contract Period:** N/A

**Total Current Contract Amount Authority:** \$2,126,200.00

**Original Approval (Board or Procurement):** Board, 9/26/2019, \$1,991,200.00

**Increase Requested:** \$1,047,883.50

**Previous Board Increase(s):** N/A

**Previous Chief Procurement Officer Increase(s):** 11/29/2019, \$135,000.00

**Previous Board Renewals:** N/A

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Potential Fiscal Impact:** FY 2020 \$1,047,883.50

**Accounts:** 11000.1027.11947.521314; 11000.1490.11947.521314.00000.00000

**Contract Number(s):** 1823-17707

**Concurrences:**

The vendor has met the Minority-and Women-owned Business Enterprise Ordinance via direct participation.

The Chief Procurement Officer concurs.

**Summary:** The Cook County Board of Commissioner approved \$2 Million for FY20 Census efforts. The Cook County Census Commission is expected to approve up to \$2 Million in census outreach grants which will exceed the \$1 Million amount that the Board authorized when the Census Outreach program was approved by the Board on 9/26/2019.

In the contract with The William Everett Group (TWEG) that was executed in October 2019, the Program Administrator was provided a budget of \$1 Million to allocate to agencies doing census outreach efforts, i.e., Local Government Complete Count Commissions (LGCCC's) and Local Complete Count Committees (LCCC's). As a result of the additional \$2 Million funding being allocated in FY20 for census efforts, there have been significantly more LGCCC's and LCCC's awarded funding than was originally anticipated in TWEG's contract. In order to effectively manage this level of grantees and oversee their census outreach programs and activities, more staffing is required by the Program Administrator. Therefore, the Bureau is requesting the approval of an additional \$125,000.00 for additional staffing for the management and oversight of the increased number of grantees.

In this amendment, it is requested that TWEG's contract be amended as follows:

\$922,883.50 for grant payments by TWEG to LGCCC's and LCCC's. These funds will be derived from the Bureau of Economic Development's FY20 Census budget that was approved by the Board. There will be no impact to the budget from this increase.

\$125,000.00 for program management and day-to-day support for LGCCC's and LCCC's. This additional funding was identified from additional resources in the County's corporate fund appropriation.

This contract was awarded through a competitive Request for Proposal (RFP) process in accordance with the Cook County Procurement Code. Mind Your Manners Limited d/b/a The William Everett Group was selected based on established evaluation criteria.

[20-1622](#)

**Presented by:** JESSICA CAFFREY, Director, Real Estate Management Division

**PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** To approve a Seventh Amendment for Retail Lease

**Landlord:** County of Cook

**Tenant:** Yong H. Park and Eun Young Shin, individually, d/b/a Ace Shoe Clinic

**Location:** 69 W. Washington Street, Suite LL-18

**Term/Extension Period:** 9/1/2019 to 8/31/2024

**Space Occupied:** Approximately 299 square feet

**Monthly Rent:** \$868.07

**Fiscal Impact:** Approximately \$54,954.00 Revenue Generating over five-year term

**Accounts:** N/A

**Option to Renew:** Option to renew for an additional five-year term

**Termination:** NA

**Utilities Included:** Yes except Tenant is responsible for electric.

**Summary:** To approve Seventh Amendment for Retail Lessee Ace Shoe Clinic so they may continue to provide shoeshine and shoe repair services in the pedway of 69 W. Washington Street

[20-1672](#)

**Presented by:** JESSICA CAFFREY, Director, Real Estate Management Division

**PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** To request approval for Third Amendment to Lease Agreement

**Landlord:** County of Cook

**Tenant:** Angileri's Barber Shop, Ltd.

**Location:** 69 W. Washington Street, Suite LL-12

**Term/Extension Period:** 10/1/2019-9/30/2024

**Space Occupied:** Approximately 996 square feet

**Monthly Rent:** \$2,635.20

**Fiscal Impact:** Approximately \$169,304.00 Revenue Generating over the five-year term

**Accounts:** N/A

**Option to Renew:** NA

**Termination:** NA

**Utilities Included:** Included except electric

**Summary:** The proposed Third Amendment to Lease, is for Retail Tenant Angileri's Barbershop, to continue to provide hair care services.

[20-1675](#)

**Presented by:** JESSICA CAFFREY, Director, Real Estate Management Division

**PROPOSED LEASE AGREEMENT**

**Department:** Department of Real Estate Management

**Request:** To give permission to the Director of Real Estate Management to terminate current lease at 1720 E. 87th Street in Chicago and to approve new lease agreement

**Landlord:** Bourdeau-Griffin Interiors & Architectural Supplies Inc.

**Tenant:** County of Cook

**Location:** 8233 S. Princeton Ave, Chicago, Illinois 60620

**Term/Extension Period:** 3/1/2020 to 11/30/2022 (33 months)

**Space Occupied:** Approximately 2,792 square feet

**Monthly Rent:** \$1,500.00

**Fiscal Impact:** \$15,000 FY2020 / \$18,000 FY2021 / \$16,500 FY2022 / Total Fiscal Impact = \$49,500

**Accounts:** 11000.1084.550130

**Option to Renew:** NA

**Termination:** Tenant may terminate with 60-days written notice.

**Utilities Included:** Yes

**Summary/Notes:** The proposed new Lease Agreement is for Commissioner Moore's Fourth District office and approval is recommended.

[20-1491](#)

**Presented by:** FRITZ KAEGI, Cook County Assessor

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Cook County Assessor's Office

**Vendor:** Adlexx Corp, Bulpitt, Illinois

**Request:** Authorization for the Chief Procurement Officer to extend and increase contract

**Good(s) or Service(s):** Printing and Processing Services

**Original Contract Period:** 2/1/2015 - 1/31/2020, with two (2), one (1) year renewal options

**Proposed Amendment Type:** Extension and Increase]

**Proposed Contract Period:** Extension 2/3/2020 - 1/31/2021

**Total Current Contract Amount Authority:** \$1,486,793.00

**Original Approval (Board or Procurement):** Board, 12/17/2014, \$877,432.00

**Increase Requested:** \$305,340.00

**Previous Board Increase(s):** (2/7/2018, \$305,081.00) and (11/14/2018, \$304,280.00)

**Previous Chief Procurement Officer Increase(s):** N/A

**Previous Board Renewals:** (2/7/2018, 2/1/2018 - 1/31/2019) and (11/14/2018, 2/1/2019 - 1/31/2020)

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Potential Fiscal Impact:** FY 2020, \$305,340.00

**Accounts:** 11000.1040.10155.520496

**Contract Number(s):** 1435-14153

**Concurrences:**

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via direct participation and a partial WBE waiver.

The Chief Procurement Officer concurs.

**Summary:** This extension and increase will allow the vendor to continue to provide the Assessor's Office with Printing, Processing and Mailing of Proposed Assessed Valuation Notices for Reassessment Townships and Printing, Data Processing, Laser Addressing, Barcoding, Mail and Return for Taxpayers Exemptions Forms.

The Assessor's Office will work with the Cook County Office of the Chief Procurement Office to complete the competitive bidding process for a new contract.

This contract was awarded through a publicly advertised Invitation for Bids (IFB) in accordance with the Cook County Procurement Code. Adlexx Corporation was the lowest, responsive and responsible bidder.

[20-1501](#)

**Presented by:** TIMOTHY C. EVANS, Chief Judge, Circuit Court of Cook County

**PROPOSED GRANT AWARD**

**Department:** Office of the Chief Judge, Circuit Court of Cook County

**Grantee:** The Office of the Chief Judge

**Grantor:** John D. & Catherine T. MacArthur Foundation

**Request:** Authorization to accept grant

**Purpose:** Seeks to reduce the Cook County Jail population while targeting racial and ethnic disparities that exist within the criminal justice system.

**Grant Amount:** \$2,500,000.00

**Grant Period:** 1/1/2020 - 12/31/2021

**Fiscal Impact:** None

**Accounts:** N/A

**Concurrences:**

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

**Summary:** The Cook County Safety and Justice Challenge (SJC) is an initiative funded by the John D. & Catherine T. MacArthur Foundation which seeks to safely reduce the jail population and address racial and ethnic disparities within the criminal justice system. SJC has been awarded a \$2.5 million grant to address the program goals over a two-year period. As the program administrator, the Office of the Chief Judge will work in collaboration with the Justice Advisory Council under the Office of the Cook County Board President, Clerk of the Circuit Court, State's Attorney, Public Defender, Sheriff, Cook County Health and Hospitals System, and the Chicago Police Department.

The funding will be utilized to implement multiple strategies including establishment of relationships with community residents through dialogue, criminal case reviews to analyze and identify patterns and opportunities to increase efficiency within the system, treatment referrals and linkage for defendants with long prior histories, expansion of current diversion programs for drug offenders, addressing warrants, and implementation of data integration to facilitate exchanges and analysis between county stakeholders and to support data driven decision making. These strategies will be implemented with a focus on addressing racial equity in the criminal justice system.