



**Board of Commissioners of Cook County
Minutes of the Business and Economic Development Committee**

10:30 AM

Wednesday, April 26, 2023

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

ATTENDANCE

Present: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

A motion was made by Commissioner Lowry, seconded by Commissioner Miller, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

PUBLIC TESTIMONY

Chairman Gainer asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Mark Armstrong- Concerned Citizen
2. Roger Romanelli - Hillside Neighbors Community Organization

23-2593

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/15/2023

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to approve 23-2593. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

23-0950

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

PROPOSED RESOLUTION

21800 S. Cicero 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: 21800 S. Cicero LLC

Address: 21800 S. Cicero Avenue, Matteson, Illinois

Municipality or Unincorporated Township: Village of Matteson

Cook County District: 6th District

Permanent Index Number: 31-28-200-014-0000, 31-28-200-018-0000 ,31-28-200-019-0000, 31-28-100-012-0000 and 31-28-201-005-0000

Municipal Resolution Number: Village of Matteson, Resolution Number R-1247-1121

Number of month property vacant/abandoned: One (1) month vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing 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

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to recommend for approval 23-0950. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

23-1757

Sponsored by: TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Calumet City Investors LLC 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: Calumet City Investors LLC

Address: 626 River Oaks Drive, Calumet City, Illinois

Municipality or Unincorporated Township: Village of Calumet City

Cook County District: 4th District

Permanent Index Number: 30-19-204-005, -006, -007, -008, -019,- 020 and -021

Municipal Resolution Number: Village of Calumet City, Resolution Number 21-38

Number of month property vacant/abandoned: Seven (7) years vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial Use - Retail

Living Wage Ordinance Compliance Affidavit Provided: N/A

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 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 12 continuous months, and there has been no purchased for value by a purchaser; 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 at least 12 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 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; 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; industrial real estate is normally assessed at 25% of its market value, qualifying industrial 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

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to recommend for approval 23-1757. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

23-1763

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

PROPOSED RESOLUTION

DIKA Homewood, LLC (17715) 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: DIKA Homewood, LLC (17715)

Address: 17715 S. Halsted, Homewood, Illinois

Municipality or Unincorporated Township: Village of Homewood

Cook County District: 6th District

Permanent Index Number: 29-33-100-060-0000 (New PIN 29-33-100-068-0000)

Municipal Resolution Number: Village of Homewood, Resolution Number R-3106

Number of month property vacant/abandoned: 19 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial - restaurant

Living Wage Ordinance Compliance Affidavit Provided: Yes or No

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 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 12 continuous months, and there has been no purchased for value by a purchaser; 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 at least 12 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 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; 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; industrial real estate is normally assessed at 25% of its market value, qualifying industrial 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

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to recommend for approval 23-1763. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

23-1766

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

PROPOSED RESOLUTION

DIKA Homewood, LLC (17825) 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: DIKA Homewood, LLC (17825)

Address: 17825 S. Halsted, Homewood, Illinois

Municipality or Unincorporated Township: Village of Homewood

Cook County District: 6th District

Permanent Index Number: 29-33-100-060-0000 (New PIN 29-33-100-076-0000)

Municipal Resolution Number: Village of Homewood, Resolution Number R-3109

Number of month property vacant/abandoned: 20 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial - retail

Living Wage Ordinance Compliance Affidavit Provided: N/A

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 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 12 continuous months, and there has been no purchased for value by a purchaser; 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 at least 12 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 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; 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; industrial real estate is normally assessed at 25% of its market value, qualifying industrial 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

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to recommend for approval 23-1766. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

23-1768

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

PROPOSED RESOLUTION

Wayne 22, 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: Wayne 22, LLC

Address: 2636 S. Clearbrook Drive, Illinois

Municipality or Unincorporated Township: Village of Arlington Heights

Cook County District: 15th District

Permanent Index Number: 08-15-309-021-0000

Municipal Resolution Number: Village of Arlington Heights, Resolution Number R 2022-004

Number of month property vacant/abandoned: Three (3) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - manufacturing, packaging, 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

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to recommend for approval 23-1768. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

23-1769

Sponsored by: TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board Of Commissioners

PROPOSED RESOLUTION

VNE Property (Illinois) 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: VNE Property (Illinois) LLC

Address: 17913-17 Torrence Ave, Lansing, Illinois

Municipality or Unincorporated Township: Village of Lansing

Cook County District: 6th District

Permanent Index Number: 30-31-102-061-0000

Municipal Resolution Number: Village of Lansing, Resolution Number 1141-3109

Number of month property vacant/abandoned: 11 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, 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 8 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 12 continuous months, and there has been no purchased for value by a purchaser; 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 at least 12 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 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; 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; industrial real estate is normally assessed at 25% of its market value, qualifying industrial 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

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to recommend for approval 23-1769. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

23-1644

Sponsored by: DONNA MILLER, Cook County Board Of Commissioners

PROPOSED ORDINANCE AMENDMENT

AN AMENDMENT TO CHAPTER 74, ARTICLE II, REAL PROPERTY TAXATION

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, Sections 74-63 and 74-64 are hereby amended as follows:

Sec. 74-63. Assessment classes.

(12) Class 7d. Real estate used for a qualifying existing grocery store, expansion or renovation of an existing grocery store, new construction of a grocery store, or re-use of vacant commercial space for a grocery store located in a food desert. For this section, a “food desert” means a location lacking fresh fruit, vegetables, and other healthful whole foods, in part due to a lack of grocery stores, farmers' markets, or healthy food providers as defined in 20 ILCS 2310/2310-22, and that location is included in the Illinois Department

of Public Health's - Illinois Food Deserts Annual Report. For this section, "grocery store" shall be defined as a commercial retail business where: (a) the majority of the sales floor area that is open and accessible to the public is occupied by produce, food, and beverage products, and household items that are packaged for preparation and consumption for daily living needs; (b) includes dedicated areas for the sale of full service items including

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meats, deli products, and ~~bakery department~~ fresh bakery goods; (c) at least 55% of its employee workforce is employed on a full time basis. For this section, full time employee shall be defined as any employee who works an average of at least 30 hours per week for more than 120 days in a year. 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 the municipality or County Board, as the case may be, has determined that the incentive provided by Class 7d is necessary for the development or retention of a grocery store located in a food desert, as defined in this section, to occur on that specific real estate and that the municipality or County Board, as the case may be, supports and consents to the Class 7d application to the Assessor. "Retention" shall mean that if the qualifying grocery store were to close or relocate, the tract of land would become a "food desert" as defined in this section.

In addition, the Ordinance or Resolution shall:

1. Provide verification that the subject property is in a food desert, as defined herein;
2. State the applicant's intended use of the property as a grocery store as defined herein; 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.

In order to determine eligibility for Class 7d, the application for Class 7d shall be submitted to the Assessor and the Bureau of Economic Development. Upon receipt of the application and the necessary supporting data, the Bureau of Economic Development shall forward the application to the Economic Development Advisory Committee of the County for its review and a resolution in support of the Class 7d application. Upon receipt of a resolution in support of the Class 7d application, the Bureau of Economic Development shall forward the resolution to the Assessor. The Assessor shall review the application, supporting data, findings of the Committee and other appropriate facts to certify the grocery store eligible for Class 7d under this Division.

The Class 7d incentive shall be for the term set out in Section 74-64 (12) and be limited to only one renewal. The applicant may apply for one renewal during or after the tenth year of the initial term of the incentive, but before the expiration of the twelfth year of the

initial term of the incentive. The applicant must obtain a municipal or County Board Ordinance or Resolution that supports and consents to the renewal and present such Ordinance or Resolution to the Assessor as a part of the process of applying for the renewal. The supporting Ordinance or Resolution need not be filed simultaneously with the application for renewal, but the supporting Ordinance or Resolution must be filed with the Assessor before the renewal of the incentive can be granted.

Sec. 74-64. Market value percentages.

(12) Class 7d: Ten percent for first ten years and for any subsequent ten-year renewal periods; if the incentive is not renewed, 15 percent in year 11 and 20 percent in year 12. ~~This incentive may be renewed once.~~ If the incentive is renewed: 10 percent through the first ten years of the renewed incentive, 15 percent in year 11 of the renewed incentive and 20 percent in year 12 of the renewed incentive.

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

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to recommend for approval 23-1644. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

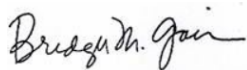
ADJOURNMENT

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to adjourn the meeting. The motion carried by the following vote:

Ayes: Gainer, Britton, Lowry, Miller, Moore, Morita, Morrison and Morrison (8)

Absent: Anaya (1)

Respectfully submitted,



Chairman



Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.