



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

11:15 AM

Thursday, October 17, 2024

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

ATTENDANCE

Present: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (9)

A motion was made by Commissioner S. Morrison, seconded by Vice Chairwoman Anaya, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, K. Morrison and S. Morrison (8)

Absent: Morita (1)

PUBLIC TESTIMONY

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

No public speakers.

24-5779

COMMITTEE MINUTES

Approval of the minutes from the meeting of 09/18/2024

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner Miller, to approve 24-5779. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (9)

24-4682

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

PROPOSED RESOLUTION

AMB Partners II Local 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: 800 Devon Avenue, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 17th District

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

Municipal Resolution Number: Village of Elk Grove Village, Resolution No. 21-23

Number of month property vacant/abandoned: 19 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - to create and build high-technology enterprises, commonly referred to as “Data Centers” or “Data Farms”.

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 24-4682. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (9)

24-4683

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

PROPOSED RESOLUTION

G2 Furniture 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: G2 Furniture

Address: 1201-1209 N. 25th Avenue, Melrose Park, Illinois

Municipality or Unincorporated Township: Village of Melrose Park

Cook County District: 16th District

Permanent Index Number: 15-03-316-010-0000 and 15-03-316-021-0000

Municipal Resolution Number: Village of Melrose Park, Resolution No. 113-23

Number of month property vacant/abandoned: 45 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use- light manufacturing 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 more than 24 continuous months, there has been no purchase 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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 24-4683. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (9)

24-4687

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

PROPOSED RESOLUTION

PKS Holding 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: PKS Holding LLC

Address: 2301-2311 Touhy Ave., Elk Grove Village, Illinois

Municipality or Unincorporated Township: Village of Elk Grove Village

Cook County District: 15th District

Permanent Index Number: 08-35-200-036-0000

Municipal Resolution Number: Village of Elk Grove Village, Resolution No. 65-20

Number of month property vacant/abandoned: 25 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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 24-4687. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (9)

24-4688

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

**PROPOSED RESOLUTION
VILLAGE OF SCHAUMBURG PROPERTY TAX INCENTIVE REVOCATION REQUEST**

WHEREAS, the Cook County Bureau of Economic Development received a revocation request from the Village of Schaumburg containing the following information:

Tax Incentive Recipient: Brooklyn Imports, Inc

Address: 851 E. State Parkway, Schaumburg, Illinois

Municipality or Unincorporated Township: Village of Schaumburg

Cook County District: 15

Permanent Index Number: 07-11-400-058-0000

Explanation of Revocation Request: as of January 2024, Brooklyn Imports, Inc. has failed to meet the conditions of the 6B Renewal and Development Agreement, namely being short 14 employees of their committed employment and \$74,000 behind on their capital investment.

Proposed use of property: Industrial use - warehousing and distribution

WHEREAS, Section 74-73 of Division 2 of the Cook County Municipal Code, CLASSIFICATION SYSTEM FOR ASSESSMENT, provides that the following Incentive Classifications Class 6b; Class 6b (special circumstances); Class 6b TEERM; Class 6b SER; Class 7a; Class 7b; Class 7c; Class 7d; Class 8; and Class 8 TEERM are subject to suspension, revocation or cancellation herein pursuant the provisions of section 74-73; and

WHEREAS, Section 74-73 further provides that an incentive may be suspended, revoked, or cancelled by the Assessor under the following circumstances:(1) By rule, as provided by the Assessor;(2) By the County Board by Resolution or Ordinance, which is based on a report from the Bureau of Economic Development that has been approved by the Economic Development Advisory Committee of the County;(3) By the County Board by Resolution or Ordinance at the request of the Municipality by submission of a Municipal Resolution or Ordinance;(4) By request of the taxpayer to cancel; (5) Beginning in the 2019 assessment year and for all subsequent assessment years, upon application of the municipality in which a property is located finding that the owner(s), which has received a reduction in its assessed valuation due to receiving a property tax incentive as classified in Subsection 74-73(a) for two consecutive tax years and has not provided evidence to the municipality that the owner has progressed in the leasing, development or sale of the property as contemplated in the incentive classification application submitted by the owner(s), the Assessor may suspend the property tax incentive relating to the property for a period not to exceed two years, subject to a subsequent application to the Assessor by the owner(s) of said property to restore the incentive, which application is supported by documentation of development or occupancy. After a period of two years from the date of such suspension, if said restoration application by the owner(s) is not received, the property tax incentive shall be revoked.; and

WHEREAS, In case of revocation or cancellation, the Incentive Classification shall be deemed null and void for the tax year in which the incentive was revoked or cancelled as to the subject property. In such an instance, the taxpayer shall be liable for and shall reimburse to the County Collector an amount equal to the difference in the amount of taxes that would have been collected had the subject property been assessed as a Class 5 property and the amount of taxes collected under the Incentive Classification as determined by the Assessor.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, hereby accepts the Municipal Resolution submitted by the Village of Schaumburg requesting revocation of the Class 6b incentive provided to Brooklyn Imports, Inc.; 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 Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 24-4688. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (9)

ADJOURNMENT

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

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (9)

Respectfully submitted,



Chairwoman



Secretary

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