



**Board of Commissioners of Cook County**

**Minutes of the Business and Economic Development Committee**

**Wednesday, April 1, 2015**

**9:00 AM**

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

**ATTENDANCE**

**Present:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele (7)

**Absent:** Chairman García and Gainer (2)

**Also Present:** Commissioners Boykin, Daley, Silvestri, Suffredin, Tobolski

**PUBLIC TESTIMONY**

**Vice Chairman Murphy asked the Secretary to the Board to call upon the registered public speakers.**

1. Mary Hartsfield, community rep
2. George Blakemore, concerned citizen

**15-2430**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 3/10/2015

**A motion was made by Commissioner Steele, seconded by Commissioner Arroyo, that this Committee Minutes be recommended for approval. The motion carried by the following vote:**

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

**15-1932**

**Sponsored by:** TONI PRECKWINKLE, President and JEFFREY R. TOBOLSKI, County Commissioner

**PROPOSED RESOLUTION**

## **STANLEY RAFACZ 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:** Stanley Rafacz

**Address:** 4828 South Lawndale Avenue

**Municipality or Unincorporated Township:** McCook

**Cook County District:** 16

**Permanent Index Number:** 18-11-200-066-0000

**Municipal Resolution Number:** 15-2

**Number of month property vacant/abandoned:** 21

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 5 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 18 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 18 full-time, 0 part-time

**Estimated Number of construction jobs:** 5 full-time, 0 part-time

**Proposed use of property:** Manufacturing, warehousing and distribution of products for the mining and construction industries.

**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 Gorman, seconded by Commissioner Steele, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

**15-1945**

**Sponsored by:** TONI PRECKWINKLE, President and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

#### **PROPOSED RESOLUTION**

#### **EMPIRE TODAY LLC CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** Empire Today, LLC

**Address:** 333 Northwest Avenue, Northlake, Illinois 60164

**Municipality or Unincorporated Township:** Northlake

**Cook County District:** 17

**Permanent Index Number:** 12-31-301-026-0000

**Municipal Resolution Number:** R-17-2014

**Number of year's property occupied by same industrial user:** 11

**Special circumstances justification requested:** Yes

**Evidence of economic hardship:** Excessive vacancy in area, Obsolescence and Inadequate Utilities

**Estimated # of jobs created by this project:** N/A

**Estimated # of jobs retained at this location:** 350 full-time jobs

**Estimated # of employees in Cook County:** Same as above

**Estimated # of construction jobs:** N/A

**Proposed use of property:** Industrial - 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 Sustainable Emergency Relief (SER) Program that provides an applicant a reduction in the assessment level for a qualified 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 real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special

**WHEREAS,** Class 6b SER requires the validation by the County Board of the finding that the property is deemed qualified for purposes of Class 6b SER; and

**WHEREAS,** the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of application for the 6b SER Program;

**WHEREAS,** the industrial enterprise that occupies the premises has submitted evidence of hardship supporting a determination that participation in the SER Program is necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS,** the applicant is not receiving another Cook County property tax incentive for the same property; and

**WHEREAS,** the municipality states the Class 6b SER 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 the Class 6b SER; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER 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 SER 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 SER; 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 Gorman, seconded by Commissioner Steele, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

**15-1953**

**Sponsored by:** TONI PRECKWINKLE, President and JEFFREY R. TOBOLSKI, Cook County Commissioner

**PROPOSED RESOLUTION**

**GARY ZACK 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:** Gary Zack

**Address:** 309 Lake Street, Maywood, Illinois

**Municipality or Unincorporated Township:** Unincorporated Township Proviso

**Cook County District:** 16

**Permanent Index Number:** 15-11-129-011-0000

**Municipal Resolution Number:** R-2014-23

**Number of month property vacant/abandoned:** 15

**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

**Estimated Number of jobs created by this project:** five (5) - six (6) full-time

**Estimated Number of jobs retained at this location:** None

**Estimated Number of employees in Cook County:** None

**Estimated Number of construction jobs:** eight (8) construction jobs

**Proposed use of property:** Office, retail, multitenant units

**Living Wage Ordinance Compliance Affidavit Provided:** 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/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 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 as abandoned for purpose of the Class 8 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 8 TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 8 TEERM; and

**WHEREAS**, the municipality states the Class 8 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 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 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.

**This Resolution (Class 8) No Purchase for Value TEERM was recommended for approval.**

**A motion was made by Commissioner Gorman, seconded by Commissioner Steele, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

**15-1962**

**Sponsored by:** TONI PRECKWINKLE, President and JOAN PATRICIA MURPHY, Cook County Commissioner

**PROPOSED RESOLUTION**

**B-LINE TRUCKING, 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:** B-Line Trucking, Inc.

**Address:** 5545 Miller Circle Drive

**Municipality or Unincorporated Township:** Matteson

**Cook County District:** 6

**Permanent Index Number:** 31-21-304-010-1000

**Municipal Resolution Number:** 0996-1214

**Number of month property vacant/abandoned:** 19

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 2 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 4 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 4 full-time, 0 part-time

**Estimated Number of construction jobs:** 0 full-time, 0 part-time

**Proposed use of property:** Warehousing and distribution of goods for the metals industry

**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 Gorman, seconded by Commissioner Butler, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

**15-0147**

**Sponsored by:** TONI PRECKWINKLE, President and JEFFREY R. TOBOLSKI, Cook County Commissioner

**PROPOSED RESOLUTION**

**5800 WEST 51ST STREET ENTERPRISES, LLC CLASS 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b located in Unincorporated Cook County for a renewal of an existing Class 6b tax incentive containing the following information:

**Applicant:** 5800 West 51St Street Enterprises, LLC

**Address:** 5800 West 51St Street, Chicago, Illinois

**Municipality or Unincorporated Township:** Stickney Township

**Cook County District:** 16

**Permanent Index Number:** 19-08-202-003-0000;19-08-202-020-0000; 19-08-202-052-0000 and 19-08-202-053-0000

**Municipal Resolution Number:** Unincorporated Cook

**Special circumstances justification requested:** Yes

**Estimated # of jobs created by this project:** N/A

**Estimated # of jobs retained at this location:** 250 full-time jobs



**Estimated # of employees in Cook County:** Same as above

**Estimated # of construction jobs:** undetermined

**Proposed use of property:** Industrial - Manufacturing, warehousing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, Cook County has defined that the classification period for Class 6b shall continue for 12 years from the date such new construction (excluding demolition if any), or such substantial rehabilitation was completed and initially assessed, or in case of abandoned property, from the date of substantial pre-occupancy; 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.

**WHEREAS**, the real estate is located in an unincorporated area of Cook County, the Cook County Board must by lawful resolution or ordinance, expressly state that it supports and consents to the filing of a Renewal Class 6b Application and that it finds Class 6b necessary for development to continue on the subject property and the renewal is beneficial to the local economy; and

**WHEREAS**, the incentive may be renewed during the last year a property is entitled to a 10% assessment level or when the incentive is still at the 15% or 20% assessment level, if the taxpayer notifies the Assessor's Office of intent to request renewal of the incentive along with a certified copy of the resolution or ordinance from the municipality, or the County Board if the real estate is located in unincorporated: and

**WHEREAS**, the Cook County Board of Commissioners confirms that the nature of the original development allowing the Class 6b was demolition and new construction and the original resolution was approved October 17, 2002; and

**WHEREAS**, the applicant currently employs 250 full time jobs in Cook County and the Cook County Board of Commissioners has determined that the industrial use of the property is necessary and beneficial to the local economy and supports and consents to the renewal of the Class 6b; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the renewal Class 6b incentive on the subject property.

**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 property located at 5800 West 51st Street, Chicago, Illinois, Cook County, Illinois, is deemed eligible for the renewal of 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 Gorman, seconded by Commissioner Arroyo, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Aye:** Murphy, Arroyo, Butler, Gorman, Moore, Schneider and Steele(7)

**Absent:** Chairman García and Gainer(2)

**ADJOURNMENT**

**A motion was made by Commissioner Steele, seconded by Commissioner Gorman, to adjourn the meeting.**

Respectfully submitted,



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Chairman



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Secretary