



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

**Tuesday, January 12, 2016**

**12:00 PM**

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

**ATTENDANCE**

**Present:** Chairman García, Vice Chairman, Commissioners Murphy, Arroyo, Gainer, Morrison and Moore (6)

**Absent:** Commissioners Butler, Schneider and Steele (3)

**PUBLIC TESTIMONY**

Chairman Garcia asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107 (dd).

1. George Blakemore, Concerned Citizen

**16-1024**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 12/15/2015

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo, that this Committee Minutes be approved. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman, Commissioners Murphy, Arroyo, Gainer, Morrison and Moore (6)

**Absent:** Commissioners Butler, Schneider and Steele (3)

**16-1025**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 12/21/2015

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo, that this Committee Minutes be approved. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman, Commissioners Murphy, Arroyo, Gainer, Morrison and Moore (6)

**Absent:** Commissioners Butler, Schneider and Steele (3)

## **16-0442**

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

### **PROPOSED RESOLUTION**

#### **FLEETPARK 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:** FleetPark LLC

**Address:** 600 West 172nd Street, South Holland, Illinois 60473

**Municipality or Unincorporated Township:** South Holland

**Cook County District:** 6

**Permanent Index Number:** 29-28-100-057-0000

**Municipal Resolution Number:** Village of South Holland passed September 15, 2014

**Number of month property vacant/abandoned:** 18 months at time of application

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 3 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 30 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 50 full-time, 0 part-time

**Estimated Number of construction jobs:** 7

**Proposed use of property:** Commercial- truck repair and truck dispatch center

**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 Vice Chairman Murphy, seconded by Commissioner Arroyo, that this Resolution (Class 8) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman, Commissioners Murphy, Arroyo, Gainer, Morrison and Moore (6)

**Absent:** Commissioners Butler, Schneider and Steele (3)

**16-0443**

**Sponsored by:** TONI PRECKWINKLE, President and LARRY SUFFREDIN, County Commissioners

#### **PROPOSED RESOLUTION**

#### **R & R GLOBAL PARTNERS LLC 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:** R & R Global Partners LLC

**Address:** 6810 North McCormick Boulevard, Lincolnwood, Illinois, 60712

**Municipality or Unincorporated Township:** Lincolnwood

**Cook County District:** 13

**Permanent Index Number:** 08-07-403-017-0000; 08-07-403-018-0000

**Municipal Resolution Number:** R2015-1873

**Number of month property vacant/abandoned:** 18 months at time of application

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 76 full-time, 74 part-time

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

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

**Estimated Number of construction jobs:** 70

**Proposed use of property:** Commercial- Multi-tenant retail

**Living Wage Ordinance Compliance Affidavit Provided:** N/A

**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 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 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 qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** the Cook County Economic Development Advisory Committee (EDAC) states by Resolution No. 10-R-2015 that the project would not be economically feasible and would not go forward without the Class 7b property tax incentive; and

**WHEREAS,** commercial real estate is normally assessed at 25% of its market value, qualifying commercial 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.

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman, Commissioners Murphy, Arroyo, Gainer, Morrison and Moore (6)

**Absent:** Commissioners Butler, Schneider and Steele (3)

## **16-0459**

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

### **PROPOSED RESOLUTION**

#### **Brian Kamstra V 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:** Brian Kamstra V

**Address:** 540 & 542 E. 162nd Street, South Holland, Illinois

**Municipality or Unincorporated Township:** South Holland

**Cook County District:** 6

**Permanent Index Number:** 29-15-405-044-1006 and 29-15-405-044-1007

**Municipal Resolution Number:** Village of South Holland Resolution certified October 19, 2015

**Number of month property vacant/abandoned:** Number of months vacant 25

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 5-10 full-time

**Estimated Number of jobs retained at this location:** not available

**Estimated Number of employees in Cook County:** not available

**Estimated Number of construction jobs:** not available

**Proposed use of property:** This property will be leased for commercial retail and/or office space

**Living Wage Ordinance Compliance Affidavit Provided:** No, not applicable

**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 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 8; 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 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**; 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 Vice Chairman Murphy, seconded by Commissioner Arroyo, that this Resolution (Class 8) No Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman, Commissioners Murphy, Arroyo, Gainer, Morrison and Moore (6)

**Absent:** Commissioners Butler, Schneider and Steele (3)

**16-0460**

**Sponsored by:** TONI PRECKWINKLE, President and LUIS ARROYO JR, County Commissioner

#### **PROPOSED RESOLUTION**

#### **3456 CHI, LLC/BERMAN AUTO GROUP/MID-CITY NISSAN CLASS 7B SPECIAL CIRCUMSTANCES**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7b application containing the following information:

**Applicant:** 3456 CHI, LLC / Berman Auto Group / Mid-City Nissan

**Address:** 3430 & 3456 N. Kedzie Avenue, Chicago, Illinois

**Municipality or Unincorporated Township:** Chicago

**Cook County District:** 8

**Permanent Index Number:** 13-23-402-027-0000; 13-23-402-077-0000; 13-23-402-078-0000; 13-23-402-079-0000 and 13-23-402-080-0000

**Municipal Resolution Number:** City of Chicago Resolution October 28, 2015

**Number of month property vacant/abandoned:** Number of months vacant 17

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 80-115 full-time

**Estimated Number of jobs retained at this location:** not available

**Estimated Number of employees in Cook County:** 70 full-time and 10 part -time

**Estimated Number of construction jobs:** 250-300

**Proposed use of property:** commercial car dealership, storage and auto repair

**Living Wage Ordinance Compliance Affidavit Provided:** No, not applicable

**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 less than 24 continuous months, there has been a 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 7b; and

**WHEREAS,** in the case of abandonment of under 24 months and a 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 7b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 7b; and

**WHEREAS,** the municipality states the Class 7b 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 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.

**A motion was made by Commissioner Arroyo, seconded by Vice Chairman Murphy, that this Resolution be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman García, Vice Chairman, Commissioners Murphy, Arroyo, Gainer, Morrison and Moore (6)

**Absent:** Commissioners Butler, Schneider and Steele (3)

### **ADJOURNMENT**

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Morrison to adjourn the meeting.**

Respectfully submitted,



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Chairman



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Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com>