



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

**Wednesday, August 3, 2016**

**9:30 AM**

**Cook County Building, Board Room 569  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

**PUBLIC TESTIMONY**

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

1. George Blakemore, concerned citizen

**16-4634**  
**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 7/13/2016

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

**Ayes:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

## 16-3925

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

### PROPOSED RESOLUTION

#### ILLIANA FEDERAL CREDIT UNION 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:** Illiana Federal Credit Union

**Address:** 645 East 170<sup>th</sup> Street, South Holland, Illinois, 60473

**Municipality or Unincorporated Township:** South Holland

**Cook County District:** 6

**Permanent Index Number:** 29-27-204-024-0000

**Municipal Resolution Number:** Village of South Holland Resolution Approved July 6, 2015

**Number of month property vacant/abandoned:** 12

**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:** 12 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 40 full-time, 0 part-time

**Estimated Number of construction jobs:** 5

**Proposed use of property:** Commercial- Office

**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 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 11<sup>th</sup> year and 20% in the 12<sup>th</sup> 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 Steele, seconded by Commissioner Morrison, that this Resolution (Class 8) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

## **16-4159**

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

### **PROPOSED RESOLUTION**

#### **WINDY CITY ICE CREAM 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:** Windy City Ice Cream LLC

**Address:** 11641 South Ridgeland Avenue, Alsip, Illinois 60603

**Municipality or Unincorporated Township:** Alsip

**Cook County District:** 6

**Permanent Index Number:** 24-20-300-017-0000

**Municipal Resolution Number:** 2016-5-R-3

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

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 4 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 5 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 5 full-time, 0 part-time

**Estimated Number of construction jobs:** 15

**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 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 11<sup>th</sup> year and 20% in the 12<sup>th</sup> 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 Steele, seconded by Commissioner Morrison, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

## **16-4166**

**Sponsored by:** TONI PRECKWINKLE, President and RICHARD R. BOYKIN, County Commissioner

### **PROPOSED RESOLUTION**

#### **GRAYMILLS CORPORATION 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:** Graymills Corporation

**Address:** 2601 South 25th Avenue, Broadview, Illinois 60155

**Municipality or Unincorporated Township:** Broadview

**Cook County District:** 1

**Permanent Index Number:** 15-22-300-013-0000; 15-22-300-019-0000

**Municipal Resolution Number:** R-2016-3

**Number of month property vacant/abandoned:** 13

**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:** 70 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 70 full-time, 0 part-time

**Estimated Number of construction jobs:** 150

**Proposed use of property:** Industrial-manufacturing

**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 11<sup>th</sup> year and 20% in the 12<sup>th</sup> 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 Steele, seconded by Commissioner Arroyo, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

## **16-4193**

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

### **PROPOSED RESOLUTION**

#### **ASL Properties, 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:** ASL Properties, LLC

**Address:** 12355 S. Kedvale Avenue, Alsip, Illinois 60803

**Municipality or Unincorporated Township:** Village of Alsip

**Cook County District:** 6

**Permanent Index Number:** 24-27-411-001-0000

**Municipal Resolution Number:** Village of Alsip Resolution Number 2016-5-R-4

**Number of month property vacant/abandoned:** 10 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** four (4) - five(5) full-time, four(4) - five(5) part-time

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

**Estimated Number of employees in Cook County:** 13 full-time, 12 part-time

**Estimated Number of construction jobs:** To be determined

**Proposed use of property:** 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 11<sup>th</sup> year and 20% in the 12<sup>th</sup> 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 Steele, seconded by Commissioner Morrison, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

## **16-4194**

**Sponsored by:** TONI PRECKWINKLE, President and GREGG GOSLIN, County Commissioner

### **PROPOSED RESOLUTION**

#### **3860 VENTURA, 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:** 3860 Ventura, LLC

**Address:** 3860 North Ventura, Arlington Heights, Illinois 60004

**Municipality or Unincorporated Township:** Village of Arlington Heights

**Cook County District:** 14

**Permanent Index Number:** 03-06-303-009-0000

**Municipal Resolution Number:** Village of Arlington Heights approved 5/3/2016

**Number of month property vacant/abandoned:** 20 months vacant

**Special circumstances justification requested:** Yes

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

**Estimated Number of jobs retained at this location:** Nine (9) full-time, four (4) part-time

**Estimated Number of employees in Cook County:** Not applicable

**Estimated Number of construction jobs:** One (1) to two (2) construction jobs

**Proposed use of property:** Warehousing, packaging 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 11<sup>th</sup> year and 20% in the 12<sup>th</sup> 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 Steele, seconded by Commissioner Schneider, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

## 16-4195

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

### PROPOSED RESOLUTION

#### SAM BISBIKIS 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:** Sam Bisbikis

**Address:** 16524 Vincennes Road, South Holland, Illinois

**Municipality or Unincorporated Township:** Village of South Holland

**Cook County District:** 6

**Permanent Index Number:** 29-21-201-008-0000

**Municipal Resolution Number:** Village of South Holland Resolution approved 4/15/2013

**Number of month property vacant/abandoned:** 30 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** One (1) to five (5) full-time jobs

**Estimated Number of jobs retained at this location:** 12 full-time

**Estimated Number of employees in Cook County:** two (20 to seven (7) construction jobs

**Estimated Number of construction jobs:** Not applicable

**Proposed use of property:** Commercial use

**Living Wage Ordinance Compliance Affidavit Provided:** No, not required for commercial use.

**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 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 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 11<sup>th</sup> year and 20% in the 12<sup>th</sup> 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 Morrison, seconded by Commissioner Steele, that this Resolution (Class 8) No Purchase for Value be recommended for approval. The motion carried by the following**

**Ayes:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

## **16-4196**

**Sponsored by:** TONI PRECKWINKLE, President and STANLEY MOORE, County Commissioner

### **PROPOSED RESOLUTION**

#### **JOSE L. ROJAS 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:** Jose L. Rojas

**Address:** 816 Burnham Avenue, Calumet City, Illinois

**Municipality or Unincorporated Township:** City of Calumet City

**Cook County District:** 4

**Permanent Index Number:** 30-18-228-018-0000

**Municipal Resolution Number:** Calumet City Resolution Number 16-1

**Number of month property vacant/abandoned:** 11 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Three (3) full-time, four (4) part-time

**Estimated Number of jobs retained at this location:** Three (3) full-time, four (4) part-time

**Estimated Number of employees in Cook County:** Not applicable

**Estimated Number of construction jobs:** Five (5) construction jobs

**Proposed use of property:** Commercial use.

**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 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 11<sup>th</sup> year and 20% in the 12<sup>th</sup> 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 Steele, seconded by Commissioner Morrison, that this Resolution**

**(Class 8) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

## **16-4216**

**Sponsored by:** TONI PRECKWINKLE, President and TIMOTHY O. SCHNEIDER, County Commissioner

### **PROPOSED RESOLUTION**

#### **CUSTOM PRECISION 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:** Custom Precision Inc.

**Address:** 555 Estes Avenue, Schaumburg, Illinois, 60193

**Municipality or Unincorporated Township:** Schaumburg

**Cook County District:** 15

**Permanent Index Number:** 07-33-201-089-0000

**Municipal Resolution Number:** R-15-103

**Number of month property vacant/abandoned:** 15 months at time of application to Assessor

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 3 full-time, 1 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:** 10

**Proposed use of property:** Industrial-manufacturing

**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 11<sup>th</sup> year and 20% in the 12<sup>th</sup> 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 Steele, seconded by Commissioner Schneider, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

**ADJOURNMENT**

**A motion was made by Commissioner Steele, seconded by Commissioner Schneider, that this meeting be adjourned. The motion carried by the following vote:**

**Ayes:** Chairman García, Commissioners Arroyo, Gainer, Morrison, Schneider and Steele (6)

**Absent:** Vice Chairman Murphy, Commissioners Butler and Moore (3)

Respectfully submitted,



Chairman



Secretary

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