



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

**9:30 AM**

**Wednesday, January 18, 2017**

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

**ATTENDANCE**

**Present:** García, Moody, Arroyo, Gainer, Morrison and Moore (6)

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

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

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

1. George Blakemore, Concerned Citizen

**17-1139**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 12/14/2016

**A motion was made by Vice Chairman Moody, seconded by Commissioner Morrison, to approve 17-1139. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Gainer, Morrison and Moore (6)

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

**17-0453**

**Sponsored by:** TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**ASHLAND DOOR SOLUTIONS LLC OR ITS ASSIGNEE 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:** Ashland Door Solutions LLC or its Assignee

**Address:** 185 Martin Lane, Elk Gove Village, Illinois 60007

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15

**Permanent Index Number:** 08-22-301-059-0000

**Municipal Resolution Number:** 25-15, approved May 12, 2015

**Number of month property vacant/abandoned:** 2 months at time of application to BED

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 8 full-time, 0 part-time

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

**Estimated Number of employees in Cook County:** 12 full-time, 0 part-time

**Estimated Number of construction jobs:** 3-6

**Proposed use of property:** Industrial-Manufacturing, warehousing, 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 Vice Chairman Moody, seconded by Commissioner Arroyo, to recommend for approval 17-0453. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Gainer, Morrison and Moore (6)

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

**17-0469**

**Sponsored by:** TONI PRECKWINKLE (President) and JEFFREY R. TOBOLSKI, Cook County Board Of Commissioners

## **PROPOSED RESOLUTION**

### **MICHAEL A. MARTIN AND ROBERT J. TALERICO 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:** Michael A. Martin and Robert J. Talerico

**Address:** 7224 West 60th Street, Summit, Illinois 60501

**Municipality or Unincorporated Township:** Summit

**Cook County District:** 16

**Permanent Index Number:** (3) PINs: 18-13-302-009-0000; 18-13-302-010-0000;  
18-13-408-006-0000

**Municipal Resolution Number:** Ordinance 16-O-16 approved September 1, 2016

**Number of month property vacant/abandoned:** 9 months at time of application to BED

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 35 full-time, 0 part-time

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

**Estimated Number of employees in Cook County:** 210 full-time, 0 part-time

**Estimated Number of construction jobs:** 50

**Proposed use of property:** Industrial-bakery manufacturing and warehousing

**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 Vice Chairman Moody, seconded by Commissioner Morrison, to recommend for approval 17-0469. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Gainer, Morrison and Moore (6)

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

#### **17-0491**

**Sponsored by:** TONI PRECKWINKLE (President) and JOHN P. DALEY, Cook County Board Of Commissioners

#### **PROPOSED RESOLUTION**

#### **920 VENTURE LLC OR ITS ASSIGNEE 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:** 920 Venture LLC or its Assignee

**Address:** 920 West Pershing Road, Chicago, Illinois 60609

**Municipality or Unincorporated Township:** Chicago

**Cook County District:** 11

**Permanent Index Number:** 17-32-421-007-0000

**Municipal Resolution Number:** City of Chicago Resolution, approved 7/20/2016

**Number of month property vacant/abandoned:** 14 months at time of application to BED

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 30 full-time, 0 part-time

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

**Estimated Number of employees in Cook County:** 106

**Estimated Number of construction jobs:** 25

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

**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 Vice Chairman Moody, seconded by Commissioner Morrison, to recommend for approval 17-0491. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Gainer, Morrison and Moore (6)

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

**17-0517**

**Sponsored by:** TONI PRECKWINKLE (President) and EDWARD M. MOODY, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**15300 SOUTH CICERO AVE. INC. 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:** 15300 South Cicero Ave Inc.

**Address:** 15300 South Cicero Avenue, Oak Forest, Illinois

**Municipality or Unincorporated Township:** Village of Oak Forest

**Cook County District:** District 6

**Permanent Index Number:** 28-16-2085-0000

**Municipal Resolution Number:** Village of Oak Forest Resolution No. 2016-06-0291R

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

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Two (2) full-time and two (2) part-time jobs

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

**Estimated Number of employees in Cook County:** 30 full-time and 30 part-time jobs

**Estimated Number of construction jobs:** Four (4) construction jobs

**Proposed use of property:** Commercial use Showroom room and Business Resource Center

**Living Wage Ordinance Compliance Affidavit Provided:** 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 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 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 Moody, seconded by Commissioner Morrison, to recommend for approval 17-0517. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Gainer, Morrison and Moore (6)

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

**17-0518**

**Sponsored by:** TONI PRECKWINKLE (President) and PETER N. SILVESTRI, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**HUDSON AVENUE CAPITAL, 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:** Hudson Avenue Capital, LLC

**Address:** 3999 N. 25th Avenue, Schiller Park, Illinois

**Municipality or Unincorporated Township:** Village of Schiller Park

**Cook County District:** District 9

**Permanent Index Number:** 12-21-201-007-0000

**Municipal Resolution Number:** Village of Schiller Park Resolution No. 17-16

**Number of month property vacant/abandoned:** 14 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 12 full-time jobs

**Estimated Number of jobs retained at this location:** 28 full-time jobs

**Estimated Number of employees in Cook County:** Same as retained

**Estimated Number of construction jobs:** 15-25 construction jobs

**Proposed use of property:** 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 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 Vice Chairman Moody, seconded by Commissioner Morrison, to recommend for approval 17-0518. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Gainer, Morrison and Moore (6)

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

**17-0519**

**Sponsored by:** TONI PRECKWINKLE (President) and GREGG GOSLIN, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**HUNTER FOUNDRY MACHINERY CORPORATION 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:** Hunter Foundry Machinery Corporation

**Address:** 2222 Hammond Drive, Schaumburg, Illinois

**Length of time at current location:** 47 Years

**Length of time property under same ownership:** 47 Years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** Yes

**Age of the Property (Building):** 48 Years

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

**Cook County District:** District 14

**Permanent Index Number(s):** 02-34-300-019-0000

**Municipal Resolution Number:** Village of Schaumburg Resolution No. R-16-075

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** Three (3) Dilapidation; Obsolescence and Deterioration

**Has justification for the Class 6b SER program been provided?:** Yes

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

**Estimated # of jobs retained at this location:** 44 full-time jobs

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

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

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

**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) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

**WHEREAS**, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS**, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; 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 the application for the Class 6b SER Program;

**WHEREAS**, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER 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 the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; 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 the application is approved by the Cook County Assessor. 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

**WHEREAS**, the applicant understand that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; 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 meets the requirements of the Class 6bSER Program; 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 Moody, seconded by Commissioner Morrison, to recommend for approval 17-0519. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Gainer, Morrison and Moore (6)

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

**17-0521**

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

**PROPOSED RESOLUTION**

**LANSING HOLDINGS 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:** Lansing Holdings LLC

**Address:** 17425 Torrence Avenue, Lansing, Illinois

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

**Cook County District:** District 4

**Permanent Index Number:** 30-30-305-036-0000

**Municipal Resolution Number:** Village of Lansing Resolution No. 971

**Number of month property vacant/abandoned:** Five (5) months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 20 full-time jobs

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

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

**Estimated Number of construction jobs:** 25-35 construction jobs

**Proposed use of property:** Commercial retail

**Living Wage Ordinance Compliance Affidavit Provided:** 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 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 Moody, seconded by Commissioner Morrison, to recommend for approval 17-0521. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Gainer, Morrison and Moore (6)

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

17-0293

Sponsored by: JESÚS G. GARCÍA, Cook County Board Of Commissioners

**PROPOSED ORDINANCE AMENDMENT**

**TAX INCENTIVE ORDINANCE AMENDMENT**

**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, Sec. 74-60 through 74-73 of the Cook County Code is hereby amended as follows:

**Sec. 74-60. - Short title.**

**Sec. 74-61. - Purpose.**

**Sec. 74-62. - System established; terms defined.**

**Sec. 74-63. - Assessment classes.**

**Sec. 74-64. Market value percentages.**

**Sec. 74-65. - Qualifications for commercial development project status.**

**Sec. 74-66. Property in two or more classes.**

**Sec. 74-67. - Assessor's status and progress report.**

**Sec. 74-68. Classification system to apply with tax assessment year.**

**Sec. 74-69. - Applicable assessment level.**

**Sec. 74-70. - Class 8a and 8b designation/assessment class.**

**Sec. 74-71. - ~~Definition.~~ Laws regulating the payment of wages.**

**~~Sec. 74-73—Revocation or cancellation of incentive classification.—~~**

**~~Secs. 74-752. - Compliance with Laws.~~**

**Sec. 74-743. - Revocation or cancellation of incentive classification.**

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

**COMPLETE ORDINANCE CAN BE FOUND AT:**

<https://cook-county.legistar.com/LegislationDetail.aspx?>

Item was deferred

**ADJOURNMENT**

**A motion was made by Vice Chairman Moody, seconded by Commissioner Arroyo, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Gainer, Morrison and Moore (6)

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

Respectfully submitted,



Chairman



Secretary

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