



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

**9:30 AM**

**Wednesday, February 8, 2017**

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

**NOTICE AND AGENDA**

**Present:** García, Moody, Arroyo, Butler, Gainer, Morrison, Schneider and Steele (8)

**Absent:** Moore (1)

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 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
2. Mary Hartsfield, Warriors on the Watch, Inc

**17-1584**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 1/18/2017

**A motion was made by Commissioner Steele, seconded by Vice Chairman Moody, to approve 17-1584. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Gainer, Morrison, Schneider and Steele (8)

**Absent:** Moore (1)

**17-1037**

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

## **PROPOSED RESOLUTION**

### **DNJ 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:** DNJ Properties, LLC

**Address:** 7720 W. 60th Place, Summit, Illinois

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

**Cook County District:** 16

**Permanent Index Number:** 18-13-303-036-0000 and 18-13-303-040-0000

**Municipal Resolution Number:** Resolution Number 16-O-19

**Number of month property vacant/abandoned:** 16 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Four (4) full-time jobs created

**Estimated Number of jobs retained at this location:** 11 full-time jobs retained

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

**Estimated Number of construction jobs:** Three (3) -four (4) construction jobs

**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 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 Steele, seconded by Vice Chairman Moody, to recommend for approval 17-1037. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Gainer, Morrison, Schneider and Steele (8)

**Absent:** Moore (1)

**17-1038**

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

## **PROPOSED RESOLUTION**

### **CORBIT 1590 TOUHY AVE. 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:** Corbit 1590 Touhy Ave. LLC

**Address:** 1590 Touhy Avenue, Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Elk Grove

**Cook County District:** 15

**Permanent Index Number:** 08-27-402-015-0000

**Municipal Resolution Number:** Resolution Number 42-15

**Number of month property vacant/abandoned:** Three (3) months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 10-30 within the next 3 years

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

**Estimated Number of employees in Cook County:** See jobs retained

**Estimated Number of construction jobs:** 20 - 30 construction jobs

**Proposed use of property:** Fabrication, 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 Commissioner Steele, seconded by Commissioner Butler, to recommend for approval 17-1038. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Gainer, Morrison, Schneider and Steele (8)

**Absent:** Moore (1)

#### **17-1039**

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

#### **PROPOSED RESOLUTION**

#### **STEVEN MICHAEL 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:** Steven Michael Properties, LLC

**Address:** 1251-53 Pagni Dr., Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Elk Grove

**Cook County District:** 15

**Permanent Index Number:** 08-22-400-034-0000

**Municipal Resolution Number:** Resolution Number 6-16

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

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Three (3) - 18 jobs within the first three (3) years

**Estimated Number of jobs retained at this location:** Four (4) full-time and six (6) part-time jobs

**Estimated Number of employees in Cook County:** same as above

**Estimated Number of construction jobs:** 10-15 construction jobs

**Proposed use of property:** Light assembly, warehouse 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 Steele, to recommend for approval 17-1039. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Gainer, Morrison, Schneider and Steele (8)

**Absent:** Moore (1)

**17-1125**

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

## **PROPOSED RESOLUTION**

### **RESOLUTION OF THE COOK COUNTY COMMISSION ON SOCIAL INNOVATION CALLING ON A FEASIBILITY STUDY OF CROSS-RAIL CHICAGO**

**WHEREAS**, the Cook County Commission on Social Innovation was established via ordinance, April of 2016, and codified as Chapter 14, Article IX Sections 14-89 to 14-97 to develop policy recommendations for the Cook County Board of Commissioners on matters related to economic development that address divestment and or disinvestment in areas within the Cook County region; and

**WHEREAS**, the Commission has found through the Cook County Long Range Transportation Plan that improved and expanded passenger train service is essential to maintain Cook County's economic vitality and allow for increased growth and prosperity; and

**WHEREAS**, finding major transportation projects that can unite the county's economy, by linking business centers to housing centers, convention centers and tourism destinations in order to connect disconnected populations should take precedence; and

**WHEREAS**, Cook County has ceased the diversion of Motor Fuel Tax funds; and

**WHEREAS**, the Commission on Social Innovation's committee on Public Capital learned of the Metropolitan High Speed Rail Association's Cross-Rail Chicago proposal, and collectively introduced it to the overall Commission on Social Innovation on October 20th of 2016; and

**WHEREAS**, the Cross-Rail Chicago plan seeks to connect the tens of thousands of unemployed and

underemployed residents living in the south and west sides to jobs available in and around O'Hare Airport on the northwest side and the northwest suburbs; and

**WHEREAS**, the Cross-Rail Chicago plan seeks to affirm the county's place as financial, business and cultural capital of the Midwest by attracting ridership from millions of tourists and visitors every year; and

**WHEREAS**, Cross-Rail Chicago proposes coordination between the Chicago Transit Authority, Pace and Metra to create a unified, county-wide transportation network that may be piloted through the expansion of the Metra Electric line, the Metra North Central service to O'hare via existing connections through Union Station, and the 16th Street tracks that would allow for direct rides from South Cook County to Northwest Cook County; and

**WHEREAS**, increasing the number of Metra trains, and connecting Metra lines together to Pace and Chicago Transit Authority bus lines would significantly improve service for Cook County; and

**WHEREAS**, such coordination could also provide access to and through Cook County for Amtrak and other trains transporting visitors to the region resulting in broader positive impact for the nation; and

**WHEREAS**, the Cook County Commission on Social Innovation unanimously voted in favor of encouraging the County of Cook to conduct such feasibility study of Metra Electric on December 18th, 2016; and

**NOW, THEREFORE, BE IT RESOLVED**, the Cook County Commission on Social Innovation urges the Cook County Board of Commissioners to commission a feasibility study of the Metra Electric to be conducted by the Cook County Department of Transportation and Highways; and

**BE IT FURTHER RESOLVED**, that passage of this resolution constitutes commissioning of the Department of Transportation and Highways by the Cook County Board of Commissioners for a feasibility study of Metra Electric.

**BE IT FURTHER RESOLVED**, that the Department of Transportation and Highways share the results of the study with the Cook County Board of Commissioners, the Cook County Commission on Social Innovation, the City of Chicago, Chicago Transit Authority, Chicago Department of Transportation, Pace, Metra Rail and the Regional Transportation Authority to commence discussions on coordination, integration of services, and the possibility of expansion of services to the West Side of Chicago and Western suburbs.

**BE IT FURTHER RESOLVED**, that the Commission on Social Innovation will host two community meetings to discuss the findings.

**EFFECTIVE DATE:** This resolution shall be in effect immediately upon adoption.

**A motion was made by Vice Chairman Moody, seconded by Commissioner Steele, to recommend for approval 17-1125. The motion carried by the following vote:**

**Ayes:** García, Moody, Arroyo, Butler, Gainer, Morrison, Schneider and Steele (8)



**Absent:** Moore (1)

**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:** <http://tinyurl.com/zujk219>

**This item was deferred by agreement of the committee**

**ADJOURNMENT**

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

**Ayes:** García, Moody, Arroyo, Butler, Gainer, Morrison, Schneider and Steele (8)

**Absent:** Moore (1)

Respectfully submitted,

A handwritten signature in black ink that reads "Jesús G. García". The signature is written in a cursive style with a large, stylized "J" and "G".

Chairman

A handwritten signature in blue ink that reads "Matthew B. DeLeon". The signature is written in a cursive style with a large, stylized "M" and "D".

Secretary

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