



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

9:15 AM

Wednesday, October 11, 2017

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

ATTENDANCE

Present: García, Moody, Arroyo, Deer, Gainer, Morrison and Moore (7)

Absent: Butler and Schneider (2)

PUBLIC TESTIMONY

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

There were no public speakers

17-5633

COMMITTEE MINUTES

Approval of the minutes from the meeting of 7/19/2017

A motion was made by Vice Chairman Moody, seconded by Commissioner Morrison, to approve 17-5633. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison and Moore (7)

Absent: Butler and Schneider (2)

17-5083

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

PROPOSED RESOLUTION

800 LEE STREET, 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: 800 Lee Street, LLC

Address: 800 Lee Street, Elk Grove Village, Illinois 60007

Municipality or Unincorporated Township: Village of Elk Grove Village

Cook County District: 15th

Permanent Index Number: 08-22-102-143-0000

Municipal Resolution Number: Elk Grove Village, Resolution Number 2-17

Number of month property vacant/abandoned: Four (4) months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Two (2) - five (5) full-time jobs

Estimated Number of jobs retained at this location: Eight (8) full-time, two (2) part-time

Estimated Number of employees in Cook County: same as above

Estimated Number of construction jobs: 10-20 construction jobs

Proposed use of property: Assembly of Aluminum windows and doors and the cutting and polishing of flat glass as well as the warehousing and distribution of the same.

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 17-5083. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison and Moore (7)

Absent: Butler and Schneider (2)

17-5086

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

PROPOSED RESOLUTION

TRADEWATER EGV, 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: Tradewater EGV, LLC

Address: 650 Morse Ave., Elk Grove, Illinois 60007

Municipality or Unincorporated Township: Village of Elk Grove Village

Cook County District: 15th

Permanent Index Number: 08-34-102-025-0000

Municipal Resolution Number: Elk Grove Village, Resolution Number 20-16

Number of month property vacant/abandoned: 20 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Three (3) full-time jobs

Estimated Number of jobs retained at this location: 10 full-time jobs

Estimated Number of employees in Cook County: same as above

Estimated Number of construction jobs: 30-40 construction jobs

Proposed use of property: Warehousing and processing of harmful CFC refrigerants to reduce and prevent the release of ozone depleting substance into the atmosphere.

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 Gainer, to recommend for approval 17-5086. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison and Moore (7)

Absent: Butler and Schneider (2)

17-5106

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

PROPOSED RESOLUTION

PARAMOUNT TRUCK BODY CO. OR ITS NOMINEE, UNINCORPORATED COOK COUNTY 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: Paramount Truck Body Co. or its Nominee

Address: 4929 S. Mason Avenue, Chicago, Illinois 60638

Municipality or Unincorporated Township: Unincorporated Township Stickney

Cook County District: 16

Permanent Index Number: 19-08-202-036-0000

Municipal Resolution Number: N/A Unincorporated Cook County

Number of month property vacant/abandoned: Number of months vacant 60 months

Special circumstances justification requested: No

Estimated Number of jobs created by this project: Three (3) - five (5) full-time jobs, over the next five (5) years

Estimated Number of jobs retained at this location: 13 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 10-12 construction jobs

Proposed use of property: Manufacturing and assembly of fabricated box trucks and flatbeds

Living Wage Ordinance Compliance Affidavit Provided: Yes, an **Economic Disclosure Statement** has been received by the Bureau of Economic Development

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 Gainer, to recommend for approval 17-5106. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison and Moore (7)

Absent: Butler and Schneider (2)

17-5114

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

PROPOSED RESOLUTION

MALMO PRATT LLC -MALMO DRIVE SERIES 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: Malmo Pratt LLC -Malmo Drive Series

Address: 3000 Malmo Drive, Mount Prospect, Illinois 60005

Municipality or Unincorporated Township: Mount Prospect

Cook County District: 9

Permanent Index Number: 08-23-202-035-0000

Municipal Resolution Number: Village of Mount Prospect Resolution Number 23-17

Number of month property vacant/abandoned: 12 months vacant

Special circumstances justification requested: Yes

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION
(Vacant for more than 12 months but less than 24 months - No Purchase for Value)**

Justification: Yes

Estimated Number of jobs created by this project: 20 full-time jobs over the next 3 years

Estimated Number of jobs retained at this location: 15 full-time jobs

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 15-25 construction jobs

Proposed use of property: Warehousing and distribution of used automated packaging machinery.

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/commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no 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 as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION); and

WHEREAS, in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

WHEREAS, Class 6b TEERM requires a resolution by the County Board validating the property as

abandoned for the purpose of the Class 6b TEERM; and

WHEREAS, the municipality states the Class 6b TEERM is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 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 TEERM; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

A motion was made by Vice Chairman Moody, seconded by Commissioner Arroyo, to recommend for approval 17-5114. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison and Moore (7)

Absent: Butler and Schneider (2)

17-5115

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

PROPOSED RESOLUTION

BLUETICK REAL ESTATE HOLDINGS LLC/CHRIS PALIGA 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: Bluetick Real Estate Holdings LLC/Chris Paliga

Address: 17940 Torrence Avenue, Lansing, Illinois 60438

Municipality or Unincorporated Township: Lansing

Cook County District: 4

Permanent Index Number: (2) PINs:

Municipal Resolution Number: Resolution 917 approved 2/17/2015

Number of month property vacant/abandoned: 22 months at the time of application to BED

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 4 full-time, 32 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: 7-12

Proposed use of property: Commercial-Restaurant

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 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 Arroyo, to recommend for approval 17-5115. The motion carried by the following vote:

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison and Moore (7)

Absent: Butler and Schneider (2)

ADJOURNMENT

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

Ayes: García, Moody, Arroyo, Deer, Gainer, Morrison and Moore (7)

Absent: Butler and Schneider (2)

Respectfully submitted,



Chairman



Secretary

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