



**Board of Commissioners of Cook County
Board of Commissioners**

Minutes of the Business and Economic Development Committee

1:30 PM

Tuesday, April 24, 2018

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

ATTENDANCE

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

Absent: García and Butler (2)

PUBLIC TESTIMONY

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

1. Mr. George Blakemore

18-3356

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/14/2018

A motion was made by Commissioner Deer, seconded by Commissioner Morrison, to approve 18-3356. The motion carried by the following vote:

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

Absent: García and Butler (2)

18-2521

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

PROPOSED RESOLUTION

5300 DANSHER (COUNTRYSIDE) 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: 5300 Dansher (Countryside) LLC

Address: 5300 Dansher Road, Countryside, Illinois

Municipality or Unincorporated Township: City of Countryside

Cook County District: 16

Permanent Index Number: 18-09-416-034-0000 and 18-09-416-034-0000

Municipal Resolution Number: City of Countryside Resolution Number 17-25-R

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

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 15 full-time jobs

Estimated Number of jobs retained at this location: 25 full-time jobs

Estimated Number of employees in Cook County: same as above

Estimated Number of construction jobs: 30 construction workers

Proposed use of property: Industrial - warehousing, distribution and logistics

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 Schneider, seconded by Commissioner Morrison, to recommend for approval 18-2521. The motion carried by the following vote:

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

Absent: García and Butler (2)

18-2559

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

PROPOSED RESOLUTION

EXETER 1300 PRATT, 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: Exeter 1300 Pratt, LLC

Address: 1300 Pratt, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15

Permanent Index Number: 08-34-400-004-0000; 08-34-400-005-0000; 08-34-400-017-0000; 08-34-400-018-0000; 08-34-400-019-0000

Municipal Resolution Number: Village of Elk Grove Resolution No. 30-16

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

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 37-45 full-time jobs

Estimated Number of jobs retained at this location: None

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 40 construction jobs

Proposed use of property: Industrial use, 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 Deer, seconded by Commissioner Morrison, to recommend for approval 18-2559. The motion carried by the following vote:

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

Absent: García and Butler (2)

18-2561

Sponsored by: TONI PRECKWINKLE (President) and SEAN M. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

DB CI-1794 W, 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: DB CI-1794 W, LLC

Address: 1794 Winthrop Drive, Des Plaines, Illinois

Municipality or Unincorporated Township: City of Des Plaines

Cook County District: 17

Permanent Index Number: 09-30-101-027-0000

Municipal Resolution Number: City of Des Plaines Resolution No. R-180-17

Number of month property vacant/abandoned: 13 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: 25 -75 full-time jobs depending on tenant

Estimated Number of jobs retained at this location: None

Estimated Number of employees in Cook County: None

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

Proposed use of property: The applicant plans to lease the subject property for industrial use.

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 Commissioner Morrison, seconded by Commissioner Deer, to recommend for approval 18-2561. The motion carried by the following vote:

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

Absent: García and Butler (2)

18-2570

Sponsored by: TONI PRECK WINKLE (President) and SEAN M. MORRISON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

DCT WOLF ROAD 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: DCT Wolf Road LLC

Address: 2392 Wolf Road, Des Plaines, Illinois

Municipality or Unincorporated Township: City of Des Plaines

Cook County District: 17th

Permanent Index Number: 09-30-400-042-0000

Municipal Resolution Number: City of Des Plaines, Resolution No. R-138-17

Number of month property vacant/abandoned: Vacant for more than 24 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 25 -75 full-time jobs depending on tenant

Estimated Number of jobs retained at this location: Not available

Estimated Number of employees in Cook County: Not available

Estimated Number of construction jobs: 50-60 construction jobs

Proposed use of property: The applicant intends to lease the property to an industrial user for 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 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 6b; 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 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; 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 Morrison, seconded by Commissioner Arroyo, to recommend for approval 18-2570. The motion carried by the following vote:

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

Absent: García and Butler (2)

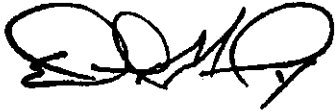
ADJOURNMENT

A motion was made by Commissioner Morrison, seconded by Commissioner Arroyo to adjourn the meeting. The motion carried by the following vote:

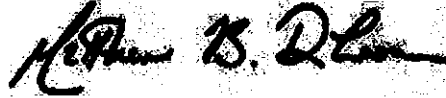
Ayes: Moody, Arroyo, Deer, Gainer, Morrison, Moore and Schneider (7)

Absent: García and Butler (2)

Respectfully submitted,



Chairman



Secretary

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