

**REPORT OF THE COMMITTEE ON REAL ESTATE & BUSINESS & ECONOMIC  
DEVELOPMENT**

**February 28, 2011**

The Honorable,  
The Board of Commissioners of Cook County

**ATTENDANCE**

Present: Chairman Garcia, Vice Chairman Murphy, Commissioners Gorman, Schneider and Steele (5)

Absent: Commissioners Butler and Reyes (2)

Also

Present: Commissioners Beavers and Collins; John P. Schneider – Director, Department of Economic Development, Bureau of Community Development; Patrick Driscoll, Jr. – Deputy State's Attorney, Chief, Civil Actions Bureau; Sara Hynes – State's Attorney's Office.

Ladies and Gentlemen:

Your Committee on Real Estate & Business & Economic Development of the Board of Commissioners of Cook County met pursuant to notice on Monday, February 28, 2011 at the hour of 10:00 A.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Your Committee has considered the following items and upon adoption of this report, the recommendations are as follows:

311142 DEPARTMENT OF ECONOMIC DEVELOPMENT, BUREAU OF COMMUNITY DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated January 27, 2011 from John P. Schneider, Director:

respectfully submitting this Resolution regarding Hansy, LLC/David Metzner d/b/a B & G Sales, Inc.'s request for a Class 6b property tax incentive located at 1750 North 25th Avenue, Melrose Park, Illinois. The applicant is a wholesale liquidation company that purchases excess domestic and international inventory to separate; sort; assemble projects and repackage for distribution to retailers.

Hansy, LLC/David Metzner d/b/a B & G Sales, Inc. requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; was purchased for value; and substantial rehabilitation will be completed under the Class 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President, Cook County Board of Commissioners.

PROPOSED RESOLUTION

**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 industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from Hansy LLC/David Metzner d/b/a B& G Sales, Inc., and Resolution No. 49-09 from the Village of Melrose Park for an abandoned industrial facility located at 1750 North 25th Avenue, Melrose Park, Cook County, Illinois, County Board District #16, Property Index Numbers 15-04-204-004-0000 and 15-04-204-026-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are 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 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 disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property is deemed abandoned for the purposes of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the buildings were abandoned for nine (9) months at the time of application, and that special circumstances are present; and

**WHEREAS**, the re-occupancy will retain 29 full-time jobs, with and additional 25 independent contractor positions and two (2) part-time jobs and create an estimated twelve (12) new full time jobs and six (6) part time jobs. The Village of Melrose Park states the Class 6b is necessary for development to occur, including the subject property was vacant for less than 24 months and there has been a purchase for value; and the subject property is in need of substantial rehabilitation in which the applicant has committed to spend over \$700,000.00 to substantially improve the subject property; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the President and Board of Commissioners validate the property located at 1750 North 25th Avenue, Melrose Park, Cook County, Illinois 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.

\* Referred to the Finance Real Estate and Business and Economic Development Subcommittee on 2/15/11.

Vice Chairman Murphy, seconded by Commissioner Steele, moved Approval of Communication No. 311142. The motion carried.

311143 DEPARTMENT OF ECONOMIC DEVELOPMENT, BUREAU OF COMMUNITY DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated January 27, 2011 from John P. Schneider, Director:

respectfully submitting this Resolution regarding KB Building, LLC's request for a Class 6b property tax incentive located at 9725 South Industrial Drive, Bridgeview, Illinois. The applicant's owner is the Chairman of the tenant company, Manitex International, Inc. which manufactures and assembles engineered lifting equipment.

KB Building, LLC requests approval of the tax incentive based on the special circumstances of having less than 24 months abandonment; purchase for value by a disinterested buyer under the Class 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President, Cook County Board of Commissioners.

#### PROPOSED RESOLUTION

**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 industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from KB Building, LLC, and Resolution No.10-10 from the Village of Bridgeview for an abandoned industrial facility located at 9725 South Industrial Drive, Bridgeview, Cook County, Illinois, County Board District #6, Property Index Number 23-12-200-025-0000; and

**WHEREAS**, Cook County has defined abandoned property as a building and other structures that, after having been vacant and unused for at least 24 months, are

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 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 disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property is deemed abandoned for the purposes of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building was abandoned for 20 months at the time of application, and that special circumstances are present; and

**WHEREAS**, the re-occupancy will create an estimated six (6) new full-time jobs, and retain 19 full-time jobs and the Village of Bridgeview states the Class 6b is necessary for development to occur on this specific real estate. The Village of Bridgeview's resolution cites the special circumstances including the building has been vacant for twenty months and there is a high level of vacant industrial properties in the village; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the President and Board of Commissioners validate the property located at 9725 South Industrial Drive, Bridgeview, Cook County, Illinois, 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.

\* Referred to the Finance Real Estate and Business and Economic Development Subcommittee on 2/15/11.

Commissioner Gorman, seconded by Vice Chairman Murphy, moved Approval of Communication No. 311143. The motion carried.

311144 DEPARTMENT OF ECONOMIC DEVELOPMENT, BUREAU OF COMMUNITY DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated January 27, 2011 from John P. Schneider, Director:

respectfully submitting this Resolution regarding VK Acquisitions, LLC's request for a Class 6b property tax incentive located at 1225-1235 Pratt Boulevard, Elk Grove Village, Illinois. The applicant will be the owner of the subject property. VK Acquisitions, LLC will lease the property to a warehousing, manufacturing and/or distribution company to be determined at a later date.

VK Acquisitions, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; will be purchased for value; and substantial rehabilitation will be completed under the Class 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President, Cook County Board of Commissioners.

#### PROPOSED RESOLUTION

**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 industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from VK Acquisitions, LLC and Resolution No. 63-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 1225-1235 Pratt Boulevard, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number 08-34-404-014-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are 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 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 disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property is deemed abandoned for the purposes of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building was abandoned for 14 months at the time of application, and that special circumstances are present; and

**WHEREAS**, the re-occupancy will create an estimated 25-30 new full-time jobs and the Village of Elk Grove Village states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances exist in that the property has been vacant and unused for less than 24 months; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the President and Board of Commissioners validate the property located at 1225-1235 Pratt Boulevard, Elk Grove Village, Cook County, Illinois, 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.

\* Referred to the Finance Real Estate and Business and Economic Development Subcommittee on 2/15/11.

**Vice Chairman Murphy, seconded by Commissioner Gorman, moved Approval of Communication No. 311144. The motion carried.**

311145 DEPARTMENT OF ECONOMIC DEVELOPMENT, BUREAU OF COMMUNITY DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated January 27, 2011 from John P. Schneider, Director:

respectfully submitting this Resolution regarding Sitex Realty Group's request for a Class 6b property tax incentive, located at 850 Lunt Avenue, Elk Grove Village, Illinois. Sitex Realty Group is a fully integrated real estate acquisition, investment and management company. The applicant plans on leasing the property to industrial users for warehousing, manufacturing, and or distribution. Currently, two tenants are in the process of moving in over the next few months. One company is a start-up with 8 employees currently. The other tenant is moving from Bensenville with 10-12 employees.

Sitex Realty Group requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; was purchased for value; and substantial rehabilitation will be completed under the Class 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President, Cook County Board of Commissioners.

PROPOSED RESOLUTION

**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 industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from Sitex Realty Group and Resolution No. 4-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 850 Lunt Avenue, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number 08-34-101-008-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are 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 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 disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a Resolution by the County Board validating the property is deemed abandoned for the purposes of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building was abandoned for 18 months at the time of application, and that special circumstances are present; and

**WHEREAS**, the re-occupancy will create an estimated 25-40 new full time jobs, and the Village of Elk Grove Village states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances exist in that the property has been vacant and unused for less than 24 months; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the President and Board of Commissioners validate the property located at 850 Lunt Avenue, Elk Grove Village, Cook County, Illinois, 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.

\* Referred to the Finance Real Estate and Business and Economic Development Subcommittee on 2/15/11.

Commissioner Gorman, seconded by Vice Chairman Murphy, moved Approval of Communication No. 311145. The motion carried.

311146 DEPARTMENT OF ECONOMIC DEVELOPMENT, BUREAU OF COMMUNITY DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated January 27, 2011 from John P. Schneider, Director:

respectfully submitting this Resolution regarding Park National Bank, Trust 32493 a.k.a. Landix Group, LLC's request for a Class 8 property tax incentive located at 274 River Oaks Drive, Calumet City, Illinois. The applicant and building owner has not had a tenant in the facility since it was purchased in 2007. They have a "letter intent to lease" from a tenant which desires to expand his current tobacco retail shop while remaining in the same municipality.

Park National Bank, Trust 32493 a.k.a. Landix Group, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for over 24 months; has no purchase for value; and substantial rehabilitation will be completed under the Class 8 Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President, Cook County Board President.

#### PROPOSED RESOLUTION

**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 a commercial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from Park National Bank, Trust 32493 a.k.a. Landix Group, LLC and Resolution No. 10-40 from the City of Calumet City for an abandoned commercial facility located at 274 River Oaks Drive, Calumet City, Cook County, Illinois, County Board District #4, Property Index Number 30-20-103-008-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are 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 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 is deemed abandoned; and

**WHEREAS**, Class 8 requires a resolution by the County Board validating the property is deemed abandoned for the purposes of Class 8; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for over 24 months with no purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy will create an estimated 3 new full-time jobs, 1 new part-time job and 3 construction jobs and the City of Calumet City states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances including the property has been vacant for over 24 months; will have no purchase for value; and is in need of substantial rehabilitation.

**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 property located at 274 River Oaks Drive, Calumet City, Cook County, Illinois, 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.

\* Referred to the Finance Real Estate and Business and Economic Development Subcommittee on 2/15/11.

Commissioner Steele, seconded by Vice Chairman Murphy, moved Approval of Communication No. 311146.

SUBSTITUTE TO COMMUNICATION NO. 311146

**RESOLUTION**

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 a commercial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from Park National Bank, Trust 32493 a.k.a. Landix Group, LLC and Resolution No. 11- 6 from the City of Calumet City for an abandoned commercial facility located at 274 River Oaks Drive, Calumet City, Cook County, Illinois, Cook County District 4, PIN 30-20-103-008-0000; and

WHEREAS, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are 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 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 is deemed abandoned; and

WHEREAS, Class 8 requires a resolution by the County Board validating the property is deemed abandoned for the purposes of Class 8; and

WHEREAS, the Cook County Board of Commissioners has determined that the building has been abandoned for over 24 months with no purchase for value and that special circumstances are present; and

WHEREAS, the re-occupancy will create an estimated 3 new full-time jobs, 1 new part-time job and 3 construction jobs and the City of Calumet City states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances including the property has been vacant for over 24 months; will have no purchase for value; and is in need of substantial rehabilitation. The subject property's location in Thornton Township helps qualify its eligibility for Class 8 as it is in one of the five pre-determined communities automatically eligible for Class 8.

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 property located at 274 River Oaks Drive, Calumet City, Cook County, Illinois, 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.

Commissioner Steele, seconded by Vice Chairman Murphy, moved to accept the Substitute to the Proposed Resolution (Communication No. 311146). The motion carried.

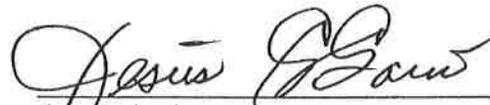
Vice Chairman Murphy, seconded by Commissioner Steele, moved the approval of the Communication No. 311146 as amended. The motion carried.

Vice Chairman Murphy moved to adjourn the meeting, seconded by Commissioner Steele. The motion carried and the meeting was adjourned.

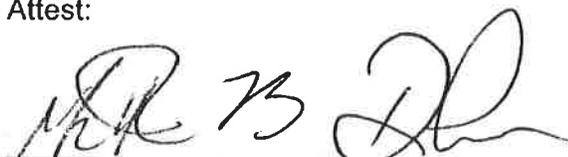
**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE MATTERS NAMED HEREIN:**

Communication Number 311142	Approved
Communication Number 311143	Approved
Communication Number 311144	Approved
Communication Number 311145	Approved
Communication Number 311146	Approved As Amended

Respectfully submitted,  
Committee on Real Estate & Business  
& Economic Development

  
Jesus G. Garcia, Chairman

Attest:

  
Matthew B. DeLeon, Secretary

\*\* The audio recording for this meeting is available from the Office of the Secretary to the Board, 118 North Clark Street, Room 567, Chicago, IL 60602.