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

April 6, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Garcia, Vice Chairman Murphy, Commissioners Gorman, Reyes, Schneider and Steele (6)

Absent: Commissioner Butler (1)

Also Present: Commissioners Beavers and Goslin; Patrick Driscoll, Jr. – Deputy State's Attorney, Chief, Civil Actions Bureau;

Ladies and Gentlemen:

Your Committee on Real Estate & Business & Economic Development of the Board of Commissioners of Cook County met pursuant to notice on Wednesday, April 6, 2011 at the hour of 9:15 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:

311325 DEPARTMENT OF ECONOMIC DEVELOPMENT, BUREAU OF COMMUNITY DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated February 10, 2011 from John P. Schneider, Director.

Respectfully submitting this Resolution regarding Almare Development Company, Inc.'s request for a Class 6b property tax incentive located at 560 Bonnie Lane, Elk Grove Village, Illinois. The applicant is leasing the building to Best Restoration, LLC. This new company provides complete remanufacturing and restoration services designed to assist those suffering from the affects of property damage due to fire, water, storm, mold and more. The company will store; clean; refurbish and remanufacture equipment, furniture and electronics.

Almare Development Company, Inc. requests approval of the tax incentive based on the special circumstances that the property has been vacant for over 24 months; will have no purchase 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 Almare Development Company, Inc. and Resolution No. 42-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 560 Bonnie Lane, Elk Grove Village, Cook County, Illinois, County Board District #17, PIN 08-27-102-060-0000; 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 the 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 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 has been abandoned for 26 months, at the time of application, with no purchase for value and that special circumstances are present; and

WHEREAS, the re-occupancy will create an estimated 12 to 20 new full-time jobs and 3 to 5 construction 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 include that the property has been vacant for over 24 months; will have no purchase for value; and is in need of substantial rehabilitation; 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, that the President and Board of Commissioners validate the property located at 560 Bonnie Lane, 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 Committee on Real Estate & Business & Economic Development on 3/1/11.**

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 311325. The motion carried.

311326 DEPARTMENT OF ECONOMIC DEVELOPMENT, BUREAU OF COMMUNITY DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated February 20, 2011 from John P. Schneider, Director.

Respectfully submitting this Resolution regarding Valkyrie Ventures LLC.'s request for a Class 6b property tax incentive located at 2020 Touhy Avenue Elk Grove Village Illinois. The applicant's member is the owner of the tenant company Permatron Corporation which designs manufactures warehouses and distributes air filters.

Valkyrie Ventures, LLC. requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; has been purchased for value; and that 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 Valkyrie Ventures, LLC and Resolution No. 40-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 2020 Touhy Avenue, Elk Grove Village, Cook County, Illinois, County Board District #17, PINs 08-26-304-007-0000 and 08-26-304-008-0000; 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 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 Cook County Board of Commissioners has determined that the building was abandoned for 10 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 3 to 5 new full-time jobs; retain 30 full-time jobs; and create 28 construction jobs; and

WHEREAS, 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 that special circumstances exist in that the property has been vacant and unused for less than 24 months and that the applicant intends to improve the subject property upon purchase; 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 2020 Touhy 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 Committee on Real Estate & Business & Economic Development on 3/1/11.**

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 311326. The motion carried.

311327 DEPARTMENT OF ECONOMIC DEVELOPMENT, BUREAU OF COMMUNITY DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated February 10, 2011 from John P. Schneider, Director.

Respectfully submitting this Resolution regarding Brian J. Kamstra's request for a Class 8 property tax incentive located at 536 East 162nd Street, South Holland, Illinois. The applicant's business is merchant servicing. As the tenant, Select Merchant Services, Inc. sells and leases credit card transaction equipment.

Brian J. Kamstra requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; is being purchased for value; and that substantial rehabilitation will be completed under the Class 8 Ordinance. 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. 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 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 Brian J. Kamstra and a Resolution from the Village of South Holland for an abandoned commercial facility located at 536 East 162nd Street, South Holland, Cook County, Illinois, County Board District #4, PIN 29-15-405-044-1004; 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 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 Cook County Board of Commissioners has determined that the building was abandoned for two months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create two new full-time jobs, and 10 part-time jobs; retain 21 full-time jobs and 30 part-time jobs; and create eight construction jobs. 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; and

WHEREAS, the Village of South Holland states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites that special circumstances exist in that the property has been vacant and unused for less than 24 months; there will be a purchase for value with substantial rehabilitation and that revitalization will not take place without this incentive.

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 536 East 162nd Street, South Holland, 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 Committee on Real Estate & Business & Economic Development on 3/1/11.**

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 311327. The motion carried.

311622 DEPARTMENT OF ECONOMIC DEVELOPMENT, BUREAU OF COMMUNITY DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated February 24, 2011 from John P. Schneider, Director.

respectfully submitting this Resolution regarding Gullo International Development Corporation's request for a Class 6b property tax incentive for special circumstances for an industrial building located at 2195 Arthur Avenue, Elk Grove Village, Illinois. The applicant has leased the property to Focus Transport Inc., a transportation and distribution company.

Gullo International Development Corporation requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 months; there has been no purchase for value and that 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 Gullo International Development Corporation and Resolution No. 38-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 2195 Arthur Avenue, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-35-301-066-0000; 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 more than 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 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 39 months at the time of application, and that special circumstances are present; and

WHEREAS, the re-occupancy will retain 30 full-time jobs and three to five part time jobs; and

WHEREAS, The Village of Elk Grove Village finds that special circumstances exist in that the Class 6b tax incentive is necessary for development to occur and that special circumstances exist which include the subject property has been vacant for over 24 months; there has been no purchase for value; and Gullo International Corporation is planning substantial rehabilitation which consist of adding 11 new loading docks and 4 drive-in doors and repairing the roof, structural walls and foundation; 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 2195 Arthur 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 Committee on Real Estate & Business & Economic Development on 3/15/11.**

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 311622. The motion carried.

311623 DEPARTMENT OF ECONOMIC DEVELOPMENT, BUREAU OF COMMUNITY DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated February 24, 2011 from John P. Schneider, Director.

respectfully submitting this Resolution regarding 4201 Raymond, LLC's request for a Class 6b property tax incentive located at 4201 Raymond Drive, Hillside, Illinois. The applicant/owner's company, Dynamic Manufacturing, Inc., provides light remanufacturing, warehousing and distribution of automatic and manual transmissions and torque converters for vehicular and industrial applications. The subject property will help the company expand to its third location.

4201 Raymond, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; has been purchased for value; and that 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 4201 Raymond LLC and Resolution No. 10-14 from the Village of Hillside for an abandoned industrial facility located at, 4201 Raymond Drive, Hillside, Cook County, Illinois, County Board District #16, Property Index Number: 15-17-200-012-0000; 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 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 Cook County Board of Commissioners has determined that the building was abandoned for 23 months at the time of purchase, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create five (5) new full-time jobs and; retain 15 full-time jobs at this site and 670 jobs throughout other Cook County locations; and create 30 construction jobs; and

WHEREAS, the Village of Hillside states that the Class 6b tax incentive is necessary and beneficial to the local economy on this specific real estate. The municipal resolution cites that special circumstances exist which include that the subject property has been vacant and unused for less than 24 months and there has been a purchase for value; 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 4201 Raymond Drive, Hillside, 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 Committee on Real Estate & Business & Economic Development on 3/15/11.**

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 311623. The motion carried.

Chairman Garcia asked the Secretary to the Board to call upon the registered public speaker, in accordance with Cook County Code, Sec. 2-107(dd):

Public Speaker

1) George Blakemore – Concerned Citizen

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

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

Communication Number 311325	Approved
Communication Number 311326	Approved
Communication Number 311327	Approved
Communication Number 311622	Approved
Communication Number 311623	Approved

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

Jesus G. Garcia, Chairman

Attest:

Matthew B. DeLeon, Secretary