REPORT OF THE FINANCE REAL ESTATE & BUSINESS & ECONOMIC DEVELOPMENT SUBCOMMITTEE

May 2, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

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

Absent: Commissioners Reyes and Steele (2)

Also Present: Patrick Driscoll, Jr. – Deputy State's Attorney, Chief, Civil Actions Bureau.

Ladies and Gentlemen:

Your Subcommittee on Real Estate & Business & Economic Development of the Board of Commissioners of Cook County met pursuant to notice on Monday, May 2, 2011 at the hour of 2:15 P.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:

312099 DEPARTMENT OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated March 18, 2011 from John P. Schneider, Deputy Director.

respectfully submitting this Resolution regarding DL Acquisition, Inc.'s request for a Class 6b property tax incentive located at 1776 Commerce Drive, Elk Grove Village, Illinois. The applicant is an Industrial and Commercial Real Estate Broker and plans to lease the subject property to an industrial user.

DL Acquisition, Inc. 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 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 DL Acquisitions, Inc. and Resolution No. 34-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 1776 Commerce Drive, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Numbers: 08-26-100-014-0000, 08-26-100-015-0000, 08-26-100-016-0000, 08-26-100-017-0000; 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 four (4) months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create an estimate 55-60 new full-time 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 the property is at a competitive disadvantage in that it is located only blocks away from Devon Avenue and the DuPage County line where real estate taxes are less; 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 1776 Commerce Drive, 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 4/6/11.**

Commissioner Schneider, seconded by Commissioner Butler, moved Approval of Communication No. 312099. The motion carried.

312100 DEPARTMENT OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated March 18, 2011 from John P. Schneider, Deputy Director:

respectfully submitting this Resolution regarding Ella Holdings, LLC's request for a Class 6b property tax incentive, for special circumstances and substantial rehabilitation for an industrial building located at 1501 Morse Avenue, Elk Grove Village, Illinois. The applicant intends to occupy, approximately 40% of the site for its company's own operations as a supplier of precious metal plating services to electronic, aerospace, communications, computer and automotive manufacturers. The applicant will lease the remaining approximately 60% of the site to an industrial tenant for manufacturing, warehousing and/or distribution use.

Ella Holdings, 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 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 Ella Holdings, LLC and Resolution No. 46-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 1501 Morse Avenue, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-34-403-018-0000; 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 one (1) month at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 25 to 30 new full-time jobs within the applicant's company and additional jobs with second tenant; transfer ten (10) of the 105 full-time jobs during the company's expansion to the subject property; and the number of construction jobs to still be determined; and

WHEREAS, the Village of Elk Grove Village states 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 less than 24 months; there has been a purchase for value; and that the applicant plans to invest roughly $1,500,000.00 to $2,000,000.00 to refurbish existing facility and install new lines of production; 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 1501 Morse 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 4/6/11.**

Commissioner Schneider, seconded by Vice Chairman Murphy, moved Approval of Communication No. 312100. The motion carried.

312101 DEPARTMENT OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated March 18, 2011 from John P. Schneider, Deputy Director:

respectfully submitting this Resolution regarding US Bank successor to the Michigan Avenue National Bank of Chicago, as Trustee U/T/A dated December 21, 1971 and known as Trust No. 2036's request for a Class 6b property tax incentive located at 12635 South Hamlin, Alsip, Illinois. The applicant intends to lease the subject property to a warehousing, manufacturing and/or distribution company.

US Bank successor to the Michigan Avenue National Bank of Chicago, as Trustee U/T/A dated December 21, 1971 and known as Trust No. 2036 requests approval of the tax incentive based on the special circumstances that the property has been vacant for over 24 months; there will be 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 US Bank successor to the Michigan Avenue National Bank of Chicago, as Trustee U/T/A dated December 21, 1971 and known as Trust No. 2036 and Resolution No. 2011-1-R-3 from the Village of Alsip for an abandoned industrial facility located at 12635 South Hamlin Court, Alsip, Cook County, Illinois, County Board District #6, Property Index Number: 24-26-300-085-0000; 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 25.5 months, at the time of application, with no purchase for value and that special circumstances are present; and

WHEREAS, the re-occupancy will retain create an estimated 20-30 new full-time jobs, and over three (3) construction jobs and the Village of Alsip 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 12635 South Hamlin Court, Alsip, 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 4/6/11.**

Commissioner Schneider, seconded by Commissioner Gorman, moved Approval of Communication No. 312101. The motion carried.

312102 DEPARTMENT OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated March 18, 2011 from John P. Schneider, Deputy Director:

respectfully submitting this Resolution regarding Taiki U.S.A., Inc.'s request for a Class 6b property tax incentive located at 1460 Howard Street, Elk Grove Village, Illinois. The applicant/owner intends to use the property in its operations which consist of automobile lighting manufacturing; warehousing; and distribution.

Taiki U.S.A., Inc. 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 Taiki U.S.A., Inc. and Resolution No. 61-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 1460 Howard Street, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-27-203-035-0000.

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 11 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will initially create four (4) to seven (7) new full-time jobs with plans to hire three (3) to four (4) employees over the next five (5) years and create a still to be estimated number of construction jobs; and

WHEREAS, the Village of Elk Grove Village states that the Class 6b tax incentive is necessary for development to occur on this specific real estate. The municipal resolution cites the subject property has been vacant for less than 24 months; there will be a purchase for value; and the subject property is in need of substantial rehabilitation. Additionally, the applicant plans to invest approximately $40,000.00 to $60,000.00 to refurbish the existing facility; 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 1460 Howard Street, 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 4/6/11.**

Vice Chairman Murphy, seconded by Commissioner Schneider, moved Approval of Communication No. 312102. The motion carried.

312349 DEPARTMENT OF CAPITAL PLANNING AND POLICY ~~DEVELOPMENT~~, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated April 13, 2011 from Herman Brewer, Director:

respectfully submitting this Resolution regarding, LBG Enterprises, LLC's request for a Class 6b property tax incentive located at 10265 Franklin Avenue, Franklin Park, Illinois. The applicant's tenant repairs computers and provides warehousing and distribution.

LBG Enterprises, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months and has been purchased for value 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 and Jeffrey R. Tobolski, County Commissioner.

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 LBG Enterprises, LLC and Resolution No. 1011-R-34 from the Village of Franklin Park for an abandoned industrial facility located at 10265 Franklin Avenue, Franklin Park, Cook County, Illinois, County Board District # 16, Property Index Numbers: 12-21-316-001-0000, 12-21-316-002-0000, 12-21-316-003-0000, 12-21-316-004-0000 and 12-21-316-005-0000; 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 12 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create nine (9) new full-time jobs and retain seven (7) full-time jobs; and

WHEREAS, the Village of Franklin Park states 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 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 10265 Franklin Avenue, Franklin 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 Committee on Real Estate & Business & Economic Development on 4/20/11.**

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the approval of Communication No. 312349. The motion carried.

312350 DEPARTMENT OF CAPITAL PLANNING AND POLICY ~~DEVELOPMENT~~, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated April 13, 2011 from Herman Brewer, Director:

respectfully submitting this Resolution regarding, MGD Consulting, LLC's request for a Class 8 commercial property tax incentive located at 14017 South Cicero Avenue, Crestwood, Illinois. The applicant's tenant sells; warehouses and distributes home repair products.

MGD Consulting, 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 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 and Joan Patricia Murphy, County Commissioner.

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 an commercial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from MGD Consulting, LLC and Resolution No. 933-10 from the Village of Crestwood for an abandoned commercial facility located at 14017 South Cicero Avenue, Crestwood, Cook County, Illinois, County Board District # 6, Property Index Number: 28-03-301-003-0000; 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 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 14 months at the time of application and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 30 new full-time jobs and retain ten (10) full-time jobs and the number of construction jobs has not yet been determined; and

WHEREAS, the Village of Crestwood states that the Class 8 tax incentive is necessary for development to occur and that special circumstances exist which include the subject property has been vacant for less than 24 months; there has been a purchase for value; and that the subject property is in need of substantial rehabilitation.

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 14017 South Cicero Avenue, Crestwood, 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 4/20/11.**

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the approval of Communication No. 312350. The motion carried.

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

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

Communication Number 312099	Approved
Communication Number 312100	Approved
Communication Number 312101	Approved
Communication Number 312102	Approved
Communication Number 312349	Approved
Communication Number 312350	Approved

Respectfully submitted,
Subcommittee 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.