

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

June 14, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Garcia, Vice Chairman Murphy, Commissioners Gorman and Schneider (4)

Absent: Commissioners Butler, Reyes, and Steele (3)

Ladies and Gentlemen:

Your Committee on Real Estate & Business & Economic Development of the Board of Commissioners of Cook County met pursuant to notice on Tuesday, June 14, 2011 at the hour of 9:00 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:

312493 COUNTY HIGHWAY DEPARTMENT, by Rupert F. Graham, Jr., P.E., Superintendent of Highways, transmitting a communication:

respectfully requesting permission to discuss the following matter with the Board of Commissioners, or the Real Estate & Business & Economic Development Subcommittee thereof, pursuant to Cook County Code, Section 34-127 Sale or Purchase of Real Estate.

- I. Joe Orr Road,
Bishop Ford Freeway (IL 394) to Burnham Avenue
in the Village of Lynwood in County Board District #6
Section: 04-B6736-02-LA
Parcel: 0026

***Referred to the Finance Real Estate & Business & Economic Development Subcommittee on 5/4/11.**

Vice Chairman Murphy, seconded by Commissioner Schneider, moved Approval of Communication Nos. 312493. The motion carried.

312741 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 18, 2011 from Herman Brewer, Director:

respectfully submitting this resolution regarding Ascent CH2, LLC's request for a Class 6b property tax incentive located at 505-520 Railroad Avenue, ~~Elk Grove Village~~ Northlake, Illinois. The applicant is a data center developer who intends to develop a multi-tenant facility.

Ascent CH2, 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 and Elizabeth "Liz" Doody Gorman, 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 Ascent CH2, LLC and Resolution No. R-11-2010 from the City of Northlake for an abandoned industrial facility located at 505 - 520 Railroad Avenue, Northlake, Cook County, Illinois, County Board District #17, Property Index Numbers 12-31-200-023-0000 and 12-31-200-025-0000; 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

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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 400 new full-time jobs and 50 part-time jobs; and create 500 construction jobs; and

WHEREAS, the City of Northlake states that the Class 6b tax incentive is necessary for development to occur on this specific real estate. The City resolution has determined that the property is functionally obsolete for modern industrial purposes and therefore is in need of substantial rehabilitation. The further use of this subject property will provide significant present and future employment, both temporary and permanent; and will generate significant new revenues to the City in the form of additional real estate taxes and other tax revenues; 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 505 - 520 Railroad Avenue, Northlake, 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 & Business & Economic Development Subcommittee on 5/17/11.**

Commissioner Gorman, seconded by Vice Chairman Murphy, moved Approval of Communication No. 312741 as amended. The motion carried.

312742 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 28, 2011 from Herman Brewer, Director:

respectfully submitting this Resolution regarding New Great Wall Realty, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 950 Arthur Avenue, Elk Grove Village, Illinois. Applicant/owner's company is Great Wall Restaurant Supplier, Inc., a warehousing and distribution Seafood Company. The company has many locations around the country and will relocate its national headquarters to the subject property.

New Great Wall Realty, 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 and Elizabeth "Liz" Doody Gorman, 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 New Great Wall Realty, LLC and Resolution No. 57-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 950 Arthur Avenue, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number 08-34-307-012-0000; 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 nine (9) months at the time of application and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 25-30 new full-time jobs, with 75% being new hires and the applicant will hire roughly an additional 20-25 employees in the first five years; and the estimated number of construction jobs are to 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, and there has been a purchase for value. The applicant plans to invest approximately \$1,000,000.00 to \$1,500,000.00 to refurbish the existing facility; and

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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 950 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 Finance Real Estate & Business & Economic Development Subcommittee on 5/17/11.**

Commissioner Gorman, seconded by Vice Chairman Murphy, moved Approval of Communication No. 312742. The motion carried.

312743 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 28, 2011 from Herman Brewer, Director:

respectfully submitting this Resolution regarding Peter Guglielmi's a/k/a Standard Bank & Trust as Trustee under the provision of trust agreement dated January 27, 2010, known as Trust Number 20762 request for a Class 8 property tax incentive located at 2138 West 183rd Street, Homewood, Illinois. The applicant's plans include a substantial rehabilitation of the existing Mobil Gas Station and Mini Mart Convenient store at the site.

Peter Guglielmi 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 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 ~~Elizabeth "Liz" Doody Gorman~~, 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 a commercial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from Peter Guglielmi a/k/a Standard Bank & Trust as Trustee under the provision of trust agreement dated January 27, 2010, known as Trust Number 20762 and Resolution No. R-2023 from the Village of Homewood for an abandoned commercial facility located at 2138 West 183rd Street, Homewood, Cook County, Illinois, County

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Board District #6, Property Index Numbers 29-31-315-012-0000 and 29-31-315-013-0000;
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 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 38 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 four (4) new full-time jobs, six (6) new part-time jobs and 12 to 15 construction jobs and the Village of Homewood states the Class 8 is necessary for development to occur on this specific real estate and 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.

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 2138 West 183rd Street, Homewood, 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 & Business & Economic Development Subcommittee on 5/17/11.**

Commissioner Gorman, seconded by Vice Chairman Murphy, moved Approval of Communication No. 312743 as amended. The motion carried.

313004 DEPARTMENT OF PLANNING AND DEVELOPMENT, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated May 12, 2011 from Herman Brewer, Director:

respectfully submitting this Resolution regarding MSMC Investors, LLC a/k/a MetroSouth Medical Center's (MetroSouth Hospital) request for a Class 8b property tax incentive for special circumstances and substantial rehabilitation for a hospital that consist of properties located in Blue Island, Illinois. The applicant intends to run a for-profit hospital offering a comprehensive range of medical, surgical, pediatric and obstetric care and continue to run the previous hospital's (St. Francis) nationally acclaimed cardiology program. MetroSouth Hospital requests approval of the tax incentive based on the special circumstances that real estate and improvements that house inpatient and outpatient hospital based services, where the property has been acquired for hospital use by a for-profit acquirer unrelated to the not-for-profit disposer, thereby avoiding Illinois Health Facilities and Services Review Board discontinuation, for approval under the Class 8b Ordinance. This Resolution is required so that the hospital 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 8b that provides an applicant a reduction in the assessment level for a property that has been acquired for hospital use by a for-profit acquirer unrelated to the not-for-profit disposer, thereby avoiding Illinois Health Facilities and Services Review Board discontinuation; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from MSMC Realty, LLC a/k/a MetroSouth Medical Center and Resolution No. 08-355 from the City of Blue Island for a hospital facility located in the City of Blue Island, Cook County, Illinois, County Board District #5, and the properties that comprise the Hospital are identified by Property Index Numbers that have been submitted as exhibit A; and

WHEREAS, Cook County realizes any potential closing of the Hospital, even for a single minute, will terminate the state license that authorizes the operation of the Hospital as well as severely jeopardize federal program criteria that sustain the ongoing financial operation; and

WHEREAS, the Cook County Board of Commissioners has determined that the applicant demonstrated to the satisfaction of the Cook County Assessor that approval of the Class 8b designation will materially increase the likelihood that the property will be retained for hospital use; and

WHEREAS, Class 8b requires validation by the Cook County Board of Commissioners in that it supports and consents to the designation of the property as a Class 8b property; and

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WHEREAS, the applicant employs approximately 1,300 employees, and is located in zip code 60406 which has 12.5% of families and 13.4% of individuals below the poverty level per the U.S. Census Bureau's recent figures; and

WHEREAS, the City of Blue Island states the Class 8b will significantly expand and improve the commercial tax base of the City, create additional temporary employment opportunities when completed, permanent employment positions as well as generate new real estate tax revenues and additional real estate taxes for both the City and the County of Cook; and

WHEREAS, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the Cook County Board of Commissioners validate the properties that consist of the Hospital located in Blue Island, Cook County, Illinois, are deemed eligible as properties acquired for hospital use by a for-profit acquirer unrelated to the not-for-profit disposer under the Class 8b.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the Cook County Board of Commissioners supports and consents to the designation of the properties as a class 8b property, per Sec. 74-70(b)(2)b of the Cook County Code of Ordinances; 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 & Business & Economic Development Subcommittee on 6/01/11.**

Vice Chairman Murphy, seconded by Commissioner Gorman, moved Approval of Communication No. 313004. The motion carried.

313005 DEPARTMENT OF PLANNING AND DEVELOPMENT, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated May 12, 2011 from Herman Brewer, Director:

respectfully submitting this Resolution regarding Calert Properties, LLC's request for a Class 8 Commercial Property Tax incentive located at 1250 Torrence Avenue, Calumet City, Illinois. The applicant's company will open a restaurant franchise, Buffalo Wild Wings.

Calert Properties, 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 a commercial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from Calert Properties LLC and Resolution No. 11-5 from the City of Calumet City for an abandoned commercial facility located at 1250 Torrence Avenue, Calumet City, Cook County, Illinois, County Board District #6, and Property Index Number: 29-24-200-038-0000; 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 five (5) months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 70 new full-time jobs, five (5) new part-time jobs and create 115 construction jobs; and

WHEREAS, the City of Calumet City states the Class 8 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 1250 Torrence Avenue, 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 & Business & Economic Development Subcommittee on 6/01/11.

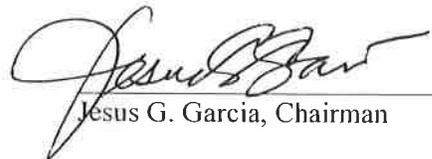
Vice Chairman Murphy, seconded by Commissioner Gorman, moved Approval of Communication No. 313005. The motion carried.

Vice Chairman Murphy 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 MATTER NAMED HEREIN:**

Communication Number 312493	Approved
Communication Number 312741	Approved As Amended
Communication Number 312742	Approved
Communication Number 312743	Approved As Amended
Communication Number 313004	Approved
Communication Number 313005	Approved

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.