

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

July 27, 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: Commissioner Tobolski; Patrick Driscoll, Jr. – Deputy State's Attorney, Chief, Civil Actions Bureau.

Ladies and Gentlemen:

Your Subcommittee on Finance Real Estate & Business & Economic Development of the Board of Commissioners of Cook County met pursuant to notice on Wednesday, July 27, 2011 at the hour of 9:30 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:

313610 SYSTEM DEVELOPMENT INTEGRATION, INC. (SDI) (PROPOSED CONTRACT AMENDMENT), Herman Brewer, Director, transmitting a communication, dated May 31, 2011:

requesting authorization for the Purchasing Agent to amend Contract No. 10-41-83 with System Development Integration, Inc. (SDI), Chicago, Illinois for the Juvenile Temporary Detention Center (JTDC) Digital Video Project, to add the design of a new wireless telecommunication infrastructure system.

Reason: The current telecommunications infrastructure at the Juvenile Temporary Detention Center has limited bandwidth and cannot meet the needs of the facility. This new wireless system will allow the facility to utilize a real-time guard tour system and an electronic medical records system.

Estimated Fiscal Impact: \$63,000.00. 32000 Juvenile Temporary Detention Center.

Vendor has met the Minority and Women Business Enterprise Ordinance.

***Referred to the Finance Subcommittee on Real Estate & Business & Economic Development on 7/12/2011.**

Vice Chairman Murphy, seconded by Commissioner Schneider, moved Approval of Communication No. 313610. The motion carried.

313611

DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated June 23, 2011 from Herman Brewer, Director:

respectfully submitting this resolution regarding George Gullo Development Corporation's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 1260 Landmeier Road, Elk Grove Village, Illinois. The applicant has leased the property to Vermak, a metal fabrication company.

George Gullo 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 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 Chicago Title Land Trust Company, Trust Company Customer Number: B7900578641, 171 North Clark Street, Suite 575, Chicago, Illinois 60601; Trust Agreement Number 5786 a/k/a George Gullo Development Corporation and Resolution No. 65-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 1260 Landmeier Road, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-27-400-094-0000; 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 over 24 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 15 new full-time jobs, and 10 new part-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 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 1260 Landmeier Road, 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 Subcommittee on Real Estate & Business & Economic Development on 7/12/2011.**

Commissioner Schneider, seconded by Vice Chairman Murphy, moved Approval of Communication No. 313611. The motion carried.

313612 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated June 23, 2011 from Herman Brewer, Director:

respectfully submitting this Resolution regarding Gullo International Development Corporation's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 2316 Touhy Avenue, Elk Grove Village, Illinois. The applicant has leased the property to Marubeni Citizen-Cincom, Inc. who will be using this facility as their North American headquarters for light assembly, warehousing and distribution.

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 and there has been no purchase 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 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 Giovanni and Maria Gullo Family Limited Partnership a/k/a Gullo International Development Corporation and Resolution No. 31-10 from the Village of Elk Grove Village for an abandoned industrial I facility located at 2316 Touhy Avenue, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-26-403-020-0000; 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 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 15 new full-time job(s); and the tenant hopes to add more employees should its business thrive at the subject property. 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; and will have no 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, that the President and Board of Commissioners validate the property located at 2316 Touhy Ave., 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 Subcommittee on Real Estate & Business & Economic Development on 7/12/2011.**

313613

DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated June 23, 2011 from Herman Brewer, Director:

respectfully submitting this resolution regarding Scalet Real Estate Holdings, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 1390 Howard Street, Elk Grove Village, Illinois. The applicant intends to lease the property to their own company, Gem Exteriors, Inc., for the warehousing and distribution of roofing and side equipment parts.

Scalet Real Estate 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 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 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 Scalet Real Estate Holdings, LLC and Resolution No. 3-11 from the Village of Elk Grove Village for an abandoned industrial facility located at 1390 Howard Street, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-27-203-031-0000; 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 22 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create five (5) to seven (7) new full-time jobs within the next two (2) years; retain 10 full-time jobs and; and create two (2) to seven (7) 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 which include the subject property has been vacant for less than 24 months; there will be a purchase for value; and that the subject property 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, State of Illinois, that the President and Board of Commissioners validate the property located at 1390 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 Finance Subcommittee on Real Estate & Business & Economic Development on 7/12/2011.**

Commissioner Gorman, seconded by Commissioner Schneider, moved Approval of Communication Nos. 313612 and 313613. The motion carried.

313614 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated June 23, 2011 from Herman Brewer, Director:

respectfully submitting this resolution regarding Entropy Consortium II, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation of four industrial buildings located at 11100 Belmont Avenue, Franklin Park, Illinois. The applicant intends to lease a portion of one (1) of the three (3) buildings to its own company, Hill Mechanical Group for manufacturing, warehousing and distribution of its products. In addition, Entropy will complete over seven (7) million dollars of substantial rehabilitation on all buildings and lease to industrial users.

Entropy Consortium II, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months at the time of application, has been 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 and Jeffrey R. Tobolski, ~~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 Entropy Consortium II, LLC and Resolution No. 0910-R-36 from the Village of Franklin Park for abandoned industrial facilities located at 11100 Belmont Avenue, 3201 Wolf Road and 3205 Wolf Road, Franklin Park, Cook County, Illinois, County Board District # 16, with all buildings being contained within the same Property Index Number: 12-20-300-003-0000; 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 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 two (2) of the three (3) buildings were vacant for 14 months at the time of application and the third (3rd) building was vacant for one (1) month at the time of application, and that special circumstances are present; and

WHEREAS, the re-occupancy will create 25 new full time jobs currently; additional jobs to be determined based on the tenants that our secured; retain 850 full time jobs and retain five (5) part time jobs. The Village of Franklin Park states the Class 6b is necessary for development to occur on this specific real estate. The municipal Resolution cites the special circumstances including the property was vacant for less than 24 months at the time of purchase and the applicant intends to substantially rehabilitate each building; 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 11100 Belmont 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 Finance Subcommittee on Real Estate & Business & Economic Development on 7/12/2011.**

Commissioner Schneider, seconded by Commissioner Gorman, moved Approval of Communication No. 313614. The motion carried.

313615 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated June 23, 2011 from Herman Brewer, Director:

respectfully submitting this resolution regarding Ralph Edgar a/k/a Chicago Title Land Trust Company's request for a Class 8 property tax incentive for special circumstances for a commercial building located at 530 Torrence Avenue, Calumet City, Illinois. The applicant is currently marketing the property, which is structurally designed as a commercial banking branch to banking institutions.

Ralph Edgar a/k/a Chicago Title Land Trust Company 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 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 William M. Beavers, 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 Ralph Edgar a/k/a Chicago Title Land Trust Company, Trust No. 8002356204 and Resolution No. 11-1 from the City of Calumet City for an abandoned industrial facility located at 530 Torrence Avenue, Calumet City, Cook County, Illinois, County Board District #4, Property Index Numbers: 29-12-415-017-0000; 29-12-415-018-0000; 29-12-415-019-0000; 29-12-415-020-0000; 29-12-415-021-0000; 29-12-415-022-0000; 29-12-415-023-0000; 29-12-415-024-0000; and 29-12-415-025-0000; 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 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 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 eight (8) new full-time job and two (2) part-time jobs; and create 10 construction jobs; the applicant currently retains 10 full-time jobs and two (2) part time jobs; and

WHEREAS, the City of Calumet City states that the Class 8 tax incentive is necessary for development to occur on this specific real estate 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; and

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 530 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 Subcommittee on Real Estate & Business & Economic Development on 7/12/2011.**

Commissioner Schneider, seconded by Commissioner Steele, moved Approval of Communication No. 313615. The motion carried.

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

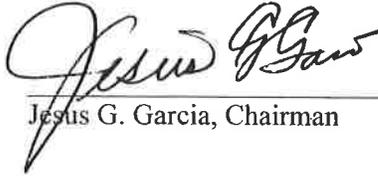
1. George Blakemore, Concerned Citizen

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 MATTER NAMED HEREIN:**

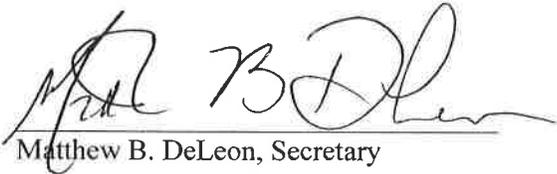
Communication Number 313610	Approved
Communication Number 313611	Approved
Communication Number 313612	Approved
Communication Number 313613	Approved
Communication Number 313614	Approved
Communication Number 313615	Approved

Respectfully submitted,
Finance on Real Estate & Business &
Economic Development Subcommittee



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.