

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

November 15, 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)

Also

Present: Commissioners Beavers, Daley, Goslin, Silvestri and Suffredin; Herman Brewer – Director, Department of Capital Planning and Policy, Bureau of Economic Development. (5)

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 Tuesday, November 15, 2011 at the hour of 09:00 AM 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:

314832 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated September 15, 2011 from Herman Brewer, Director:

respectfully submitting this resolution regarding CF III 1001 Morse, LLC's request for a Class 6b property tax incentive for special circumstances for an industrial building located at 1001 Morse Avenue, Elk Grove Village, Illinois. The applicant has leased the property to Championship, LLC a manufacturing and distributing company of billiard supplies and equipment.

CF III 1001 Morse, LLC 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 CF III 1001 Morse, LLC and Resolution No. 10-11 from the Village of Elk Grove Village for an abandoned industrial facility located at 1001 Morse Avenue, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-34-308-002-0000; 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 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 a resolution by the County Board validating the property is deemed abandoned for the purpose of Class 6b; and

WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for 29 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 7-8 new full-time jobs and retain 23 full-time 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 that special circumstances exist which include that the subject property has been vacant and unused for more than 24 months and there has been 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, State of Illinois, that the President and Board of Commissioners validate the property located at 1001 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 Finance Subcommittee on Real Estate & Business & Economic Development 10/4/2011.**

Commissioner Gorman, seconded by Commissioner Murphy, moved Approval of Communication No. 314832. The motion carried.

314833 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated September 15, 2011 from Herman Brewer, Director:

respectfully submitting this resolution regarding Sitex Realty Group, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 301 Holbrook, Wheeling, Illinois. The applicant has leased the subject property to Handi-Foil Aluminum Corp., the manufacturers of disposable aluminum foil pans and containers and other aluminum products for the home and food service industry.

Sitex Realty Group, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; there has been a 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 Gregg Goslin, 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 Sitex Realty Group, LLC or Assignee Holbrook SRG, LLC and Resolution No. 11-10 from the Village of Wheeling for an abandoned industrial facility located at 301 Holbrook Drive, Wheeling Cook County, Illinois, County Board District #14, Property Index Numbers: 03-14-303-006-0000; 03-14-303-007-0000; 03-14-303-008-0000 and 03-14-303-009-0000; 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 application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 40-75 new full-time jobs and create 25-30 construction jobs and

WHEREAS, the Village of Wheeling states that the Class 6b tax incentive is necessary for development to occur 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; there has been a purchase for value; and that the applicant plans to invest roughly \$889,500 to refurbish 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 301 Holbrook Drive, Wheeling, 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 10/4/2011.**

Commissioner Schneider, seconded by Commissioner Gorman, moved Approval of Communication No. 314833. The motion carried.

315191 DEPARTMENT OF PLANNING AND DEVELOPMENT, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated October 13, 2011 from Herman Brewer, Director:

respectfully submitting this Resolution regarding E. Formella & Sons, Inc.'s request for a Class 6b property tax incentive for special circumstances of an industrial building located at 411 East Plainfield Road, Countryside, Illinois. The applicant intends to produce quality Italian style food products for wholesale, institutional use and retail distribution.

E. Formella & Sons, Inc. 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 E. Formella & Sons, Inc. and Resolution No. 10-20-R from the City of Countryside for an abandoned industrial facility located at 411 East Plainfield Road, Countryside, Cook County, Illinois, County Board District #16, Property Index Number: 18-09-417-003-0000; 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 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 6 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 10 new full-time jobs and retain 5 full-time job(s) and Formella contracts with a third party employment agency for approximately 18 additional outsource workers; and

WHEREAS, the City of Countryside states that the Class 6b tax incentive is necessary for development to occur 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 411 East Plainfield Road, Countryside, 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 11/1/2011.**

Commissioner Gorman, seconded by Commissioner Schneider, moved Approval of Communication No. 315191. The motion carried.

315192 DEPARTMENT OF PLANNING AND DEVELOPMENT, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated October 13, 2011 from Herman Brewer, Director:

respectfully submitting this Resolution regarding Sheridan Plumbing & Sewer, Inc.'s request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 6754 West 74th Street, Bedford Park, Illinois. The applicant intends to consolidate two facilities currently leased in Bedford Park, to the new facility and expand the overall operations.

Sheridan Plumbing & Sewer, Inc. requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; will be purchased for value pending approval of the Class 6b; 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 John P. Daley, 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 Sheridan Plumbing & Sewer, Inc. and Resolution No. 11-006 from the Village of Bedford Park for an abandoned industrial facility located at 6754 West 74th Street, Bedford Park, Cook County, Illinois, County Board District # 11, Property Index Number: 19-30-200-020-0000; 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 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 14 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 3-5 new full-time jobs; retain 30 full-time jobs and create 5-10 construction jobs; and

WHEREAS, the Village of Bedford Park 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 less 24 months; there will be a purchase for value pending approval of the Class 6b; 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 6754 West 74th Street, Bedford 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 11/1/2011.**

Commissioner Gorman, seconded by Vice Chairman Murphy, moved Approval of Communication No. 315192. The motion carried.

315193

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

respectfully submitting this Resolution regarding Heartech Precision, Inc.'s request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 641 Fargo Avenue, Elk Grove Village, Illinois. The applicant manufactures industrial machining component parts and the facility will be used for warehousing, distribution, and some assembly.

Heartech Precision, Inc. requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; will be purchased for value pending approval of the Class 6b; 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 Heartech Precision, Inc. and Resolution No. 36-11 from the Village of Elk Grove Village for an abandoned industrial facility located at 641 Fargo Avenue, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-27-300-047-0000; 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 18 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will retain nine (9) full-time jobs and two (2) part-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 the special circumstances include that the property has been vacant for less than 24 months; will be purchased for value pending approval of the Class 6b; 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 641 Fargo 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 Subcommittee on Real Estate & Business & Economic Development 11/1/2011.**

Commissioner Gorman, seconded by Vice Chairman Murphy, moved Approval of Communication No. 315193. The motion carried.

315194 DEPARTMENT OF PLANNING AND DEVELOPMENT, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication dated October 13, 2011 from Herman Brewer, Director:

respectfully submitting this Resolution regarding Electro-Mech Industries, Inc.'s request for a Class 6b property tax incentive for an industrial building located at 250 Hamilton, Arlington Heights, Illinois. Electro-Mech Industries Inc is a manufacturer and distributor of elevator systems components for commercial and residential elevators. The applicant is currently located in Arlington Heights and will be moving to a larger facility.

Electro-Mech Industries, Inc. requests approval of the tax incentive based on the circumstances that the property has been vacant for more than 24 months and is being purchased for value pending approval of Class 6b under the Class 6b Ordinance. The property is located in unincorporated Cook County and 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 incentive 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 Electro-Mech Industries, Inc. in the unincorporated area of the Village of Elk Grove Village for an abandoned industrial facility located at 250 Hamilton, Arlington Heights, Cook County, Illinois, County Board District #17, Property Index Number 08-26-204-002-0000; 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, the real estate is located in an unincorporated area of Cook County, the Cook County Board must by lawful resolution or ordinance, expressly state that it supports and consents to the filling of a Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property; and

WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for 25 months at the time of application; and

WHEREAS, the applicant estimates that the re-occupancy will create 2-3 new full-time jobs; retain three (3) full-time jobs and five (5) part-time jobs; and create 5-10 construction jobs; and

WHEREAS, the County of Cook finds that the Class 6b tax incentive is necessary for development to occur on this specific real estate. The County of Cook further cites that the subject property has been vacant and unused for more than 24 months and there will be a purchase for value pending the approval of the Class 6b; 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 250 Hamilton, Arlington Heights, 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 11/1/2011.**

Commissioner Gorman, seconded by Vice Chairman Murphy, moved Approval of Communication No. 315194. 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).

1. George Blakemore, Concerned Citizen

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

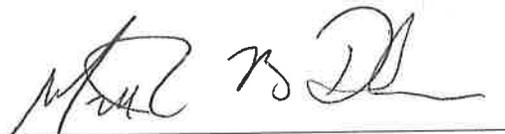
**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION
WITH REGARD TO THE MATTER NAMED HEREIN:**

Communication Number 314832	Approved
Communication Number 314833	Approved
Communication Number 315191	Approved
Communication Number 315192	Approved
Communication Number 315193	Approved
Communication Number 315194	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.