

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

**March 13, 2012**

The Honorable,  
The Board of Commissioners of Cook County

**ATTENDANCE**

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

Absent: Commissioners Reyes (1)

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

Ladies and Gentlemen:

Your Finance Subcommittee on Real Estate & Business & Economic Development of the Board of Commissioners of Cook County met pursuant to notice on Tuesday, March 13, 2012 at the hour of 9:55 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:

316946 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated February 10, 2012 from Herman Brewer, Director:

respectfully submitting this resolution regarding Cobalt REIT's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 2001 North Mount Prospect Road, Des Plaines, Illinois. The applicant intends to lease the building to Warehouse Direct a warehousing and distribution company of workplace products and supplies.

Cobalt REIT requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 months; has not 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 Cobalt Industrial REIT and Resolution No. R -133-11 from the Village of Des Plaines for an abandoned industrial facility located at 2001 North Mount Prospect Road, Des Plaines, Cook County, Illinois, County Board District #17, Property Index Number: 09-30-300-058-0000; 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**, industrial real estate is normally assessed at 25% of its market value. Qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; 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 purpose of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for 49 months, at the time of application, with no purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy will retain 250 job; create an estimated 5 to 50 new jobs and 10-15 construction jobs; and

**WHEREAS**, the Village of Des Plaines 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; there has been no purchase for value; and 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, that the President and Board of Commissioners validate the property located at 2001 North Mount Prospect Road, Des Plaines, 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 03-01-12.**

**Commissioner Gorman, seconded by Vice Chairman Murphy, moved Approval of Communication No. 316946. The motion carried.**

316947 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated February 10, 2012 from Herman Brewer, Director:

respectfully submitting this resolution regarding Elmhurst Landmeier Property, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 2501 Landmeier Road, Elk Grove Village, Illinois. The applicant has leased Unit B to Atlas Regional Customer Center Central a manufacturer and distributor of Air Compressor parts and piping. The applicant intends to lease Unit A to a warehousing, manufacturing and/or distribution company.

Elmhurst Landmeier Property, LLC requests approval of the tax incentive based on the special circumstances that the property had been vacant for less than 24 months; has been purchased for value; and substantial rehabilitation has been 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 Elmhurst Landmeier Property, LLC and Resolution No. 29-09 from the Village of Elk Grove Village for an abandoned industrial facility located at 2501 Landmeier Road, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-26-411-014-0000; 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**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; 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 purchase, and that special circumstances are present; and

**WHEREAS**, the applicant estimates that the re-occupancy will create 35-40 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 the special circumstances include that the property has been vacant for less than 24 months; has been purchased 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 2501 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 03-01-12.**

Commissioner Gorman, seconded by Vice Chairman Murphy, moved Approval of Communication No. 316947. The motion carried.

316948

DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated February 10, 2012 from Herman Brewer, Director:

respectfully submitting this resolution regarding Toryon Technologies, Inc.'s request for a Class 6b property tax incentive for special circumstances for an industrial building located at 380 Roma Jean Parkway, Streamwood, Illinois. The applicant intends to occupy the property to manufacture and distribute products to three related industry segments-PC Manufacturing, Wide-format Digital Printing and the Industrial Specialty Chemical Markets.

Toryon Technologies, Inc. requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months and will be purchased for value pending approval of 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 Timothy O. Schneider, 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 Toryon Technologies, Inc. and Resolution No. 2011-25 from the Village of Streamwood for an abandoned industrial facility located at 380 Roma Jean Parkway, Streamwood, Cook County, Illinois, County Board District #17, Property Index Number: 06-26-366-001-0000; 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 16 months at the time of application, and that special circumstances are present; and

**WHEREAS**, the applicant estimates that the re-occupancy will create 14 new full-time jobs; and

**WHEREAS**, the Village of Streamwood 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 and will be purchased for value pending 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, that the President and Board of Commissioners validate the property located at 380 Roma Jean Parkway, Streamwood, 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 03-01-12.**

**Commissioner Schneider, seconded by Vice Chairman Murphy, moved Approval of Communication No. 316948. The motion carried.**

316949 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated February 10, 2012 from Herman Brewer, Director:

respectfully submitting this resolution regarding MLRP Bridgeview Complex, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 7770 West 71st Street, Bridgeview, Illinois. The applicant leased the building to M Block & Sons, a warehousing and distribution company.

MLRP Bridgeview Complex, LLC requests approval of the tax incentive based on the special circumstances that the property had 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 Joan Patricia Murphy, 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 MLRP Bridgeview Complex, LLC and Resolution No. 11-18 from the Village of Bridgeview for an abandoned industrial facility located at 7770 West 71st Street, Bridgeview, Cook County, Illinois, County Board District #6, Property Index Number: 18-24-302-018-0000; 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**, industrial real estate is normally assessed at 25% of its market value. Qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; 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 purpose of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for 31 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 50-60 new full-time jobs, and 5-10 construction jobs; and

**WHEREAS**, the Village of Bridgeview 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; there has been 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 7770 West 71st Street, Bridgeview, 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 03-01-12.**

**Vice Chairman Murphy, seconded by Commissioner Schneider, moved Approval of Communication No. , 316949. The motion carried.**

316950 DEPARTMENT OF CAPITAL PLANNING AND POLICY, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated February 10, 2012 from Herman Brewer, Director:

respectfully submitting this resolution regarding George Devries's request for a Class 8 property tax incentive for special circumstances and substantial rehabilitation for a commercial building located at 1407 Huntington Drive, Calumet City, Illinois. The applicant has leased the property to WOW Cable a high-speed wireless internet, home phone service and Cable TV service company.

George Devries requests approval of the tax incentive based on the special circumstances that the property had been vacant for more than 24 months and there has been no purchase 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 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 George Devries a/k/a Steel City National Bank of Chicago, As Trustee, U/T/A dated January 5, 1990, A/KA Trust #3142, 17130 Torrence, Lansing, Illinois 60438 and Resolution No. 10-8 from the City of Calumet City for an abandoned commercial facility located at 1407 Huntington Drive, Calumet City, Cook County, Illinois, County Board District #6, Property Index Number: 29-24-400-109-0000 (F/K/A29-24-400-031-0000); 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**; commercial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; 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 purpose of Class 8; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for more than 24 months, at the time of application, with no purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy will retain 28 full time jobs; create an estimated 3-5 new full-time jobs and 15 construction jobs; and

**WHEREAS**, the City of Calumet City states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include the property has been vacant for over 24 months and there will be no purchase for value.

**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 1407 Huntington Drive, 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 03-01-12.**

**Vice Chairman Murphy, seconded by Commissioner Schneider, moved the approval of Communication No. 316950. 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 316946	Approved
Communication Number 316947	Approved
Communication Number 316948	Approved
Communication Number 316949	Approved
Communication Number 316950	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.