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OFFICE OF THE  
**BOARD OF COMMISSIONERS OF COOK COUNTY**

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TONI PRECKWINKLE  
 PRESIDENT

MATTHEW B. DELEON  
 SECRETARY TO THE BOARD

**FEBRUARY 14, 2013**

**NOTICE AND AGENDA**

There will be a meeting of the **Finance Subcommittee on Real Estate & Business & Economic Development Committee** of the Board of Commissioners of Cook County on **Wednesday, February 20, 2013** at the hour of **11:30 A.M.** in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois to consider the following:

321834 BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated January 16, 2013 from Herman Brewer, Chief:

respectfully submitting this Resolution regarding 221 Lively Building Venture request for a Class 6B property tax incentive for special circumstances for an industrial building located at 201 Lively Boulevard, Elk Grove Village, Illinois. The applicant has leased the property to Pillarhouse USA For the manufacturing of warehousing of selective soldering and coil winding equipment for the electronics and PCB related industries.

221 Lively Building Venture 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 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

**FINANCE SUBCOMMITTEE ON REAL ESTATE & BUSINESS &  
ECONOMIC DEVELOPMENT NOTICE**

**FEBRUARY 14, 2013**

**PAGE 2**

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from 221 Lively Building Venture and Resolution No. 54-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 201 Lively Boulevard, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-22-402-085-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, 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 20 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 12-18 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 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 201 Lively Boulevard, Elk Grove Village, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b; and

**FINANCE SUBCOMMITTEE ON REAL ESTATE & BUSINESS &  
ECONOMIC DEVELOPMENT NOTICE**

**FEBRUARY 14, 2013**

**PAGE 3**

**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 2/5/13.**

321835

BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated January 16, 2013 from Herman Brewer, Chief:

respectfully submitting this Resolution regarding Bob H. Lu's request for a Class 6B property tax incentive for special circumstances for an industrial building located at 1951 Landmeier Road, Elk Grove Village, Illinois. The applicant plans to use the property for their headquarters and the warehousing and distribution of high quality human and synthetic wigs, weaves, extensions styling videos and accessories.

Bob H. Lu 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 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 Bob H. Lu and Resolution No. 33-12 from the Village of Elk Grove Village for an abandoned industrial facility located at 1951 Landmeier Road, Elk Grove Village Cook County, Illinois, County Board District #17, Property Index Number: 08-26-304-053-0000; 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

**FINANCE SUBCOMMITTEE ON REAL ESTATE & BUSINESS &  
ECONOMIC DEVELOPMENT NOTICE**

**FEBRUARY 14, 2013**

**PAGE 4**

**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 under 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 purpose of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for 18 months, at the time of application, with no purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy will retain 17 full-time jobs; create an estimated nine (9) new full-time jobs, and 10-15 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 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 1951 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 2/5/13.**

321836

BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated January 16, 2013 from Herman Brewer, Chief:

respectfully submitting this Resolution regarding Gendreau Homewood Holdings, LLC's request for a Class 8 property tax incentive for special circumstances for an industrial building located at 2034 Ridge Road, Homewood, Illinois. The applicant intends to redevelop the vacant bank building and under utilized land into a boutique hotel and restaurant/piano bar.

**FINANCE SUBCOMMITTEE ON REAL ESTATE & BUSINESS &  
ECONOMIC DEVELOPMENT NOTICE**

**FEBRUARY 14, 2013**

**PAGE 5**

Gendreau Homewood Holdings, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months and has been purchased for value under the Class 8 Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President and Joan Patricia Murphy, County Commissioner.

PROPOSED RESOLUTION

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an commercial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from Gendreau Homewood Holdings, LLC and Resolution No. 2137 from the Village of Homewood for an abandoned industrial facility located at 2034 Ridge Road, Homewood, Cook County, Illinois, County Board District #17, Property Index Numbers: 29-31-307-001-0000, 29-31-307-002-0000, 29-31-307-008-0000, 29-31-307-009-0000, 29-31-307-010-0000, 29-31-307-011-0000, 29-31-307-012-0000, 29-31-307-013-0000, 29-31-307-014-0000 and 29-31-307-017-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, industrial 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 under 24 months and a 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 six (6) months, at the time of application, with no purchase for value and that special circumstances are present; and

**FINANCE SUBCOMMITTEE ON REAL ESTATE & BUSINESS &  
ECONOMIC DEVELOPMENT NOTICE**

**FEBRUARY 14, 2013**

**PAGE 6**

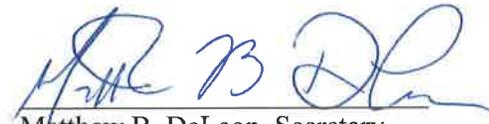
**WHEREAS**, the re-occupancy will create an estimated seven (7) new full-time jobs; 18 new part-time jobs and 60 construction jobs; and

**WHEREAS**, the Village of Homewood states the Class 8 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

**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 2034 Ridge Road, 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 Subcommittee on Real Estate & Business & Economic Development on 2/5/13.**

  
Matthew B. DeLeon, Secretary

Chairman: Garcia  
Vice-Chairman: Murphy  
Members: Butler, Gorman, Reyes, Schneider, Steele