

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

June 18, 2013

The Honorable,
The Board of Commissioners of Cook County

SECTION 1

ATTENDANCE

Present: Chairman Garcia, Vice Chairman Murphy, Commissioners Butler, Gorman, Reyes, Schneider and Steele (7)

Absent: None (0)

Ladies and Gentlemen:

Your Committee on Finance Subcommittee on Real Estate & Business & Economic Development of the Board of Commissioners of Cook County met pursuant to notice on Tuesday, June 18, 2013 at the hour of 12:00 P.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

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

1. Delores Quinn, Concerned Citizen
2. George Blakemore, Concerned Citizen

Your Committee has considered the following items and upon adoption of this report, the recommendations are as follows:

323360 BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 19, 2013 from Herman Brewer, Chief:

respectfully submitting this Resolution regarding National Ellis Enterprises, LLC's request for a Class 8 property tax incentive for special circumstances and substantial rehabilitation for a commercial building located at 1050 East 162nd Street, South Holland, Illinois. The applicant intends to lease to Rib n Bibs restaurant serving ribs and other restaurant foods.

National Ellis Enterprises, LLC 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 8 Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

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Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President and Stanley Moore, 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 National Ellis Enterprises, LLC and a Resolution from the Village of South Holland for an abandoned commercial facility located at 1050 East 162nd Street, South Holland, Cook County, Illinois, County Board District #4, Property Index Number: 29-14-317-032-0000; 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 commercial 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 seven (7) years, at the time of application, with no purchase for value and that special circumstances are present; and

WHEREAS, the re-occupancy will retain two (2) full -time jobs and two (2) part-time jobs; create an estimated two to four (2-4) new full-time jobs and two (2) to four (4) new part-time jobs, and five (5) construction jobs; and

WHEREAS, the Village of South Holland 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 over 24 months; will have no purchase for value; and is in need of substantial rehabilitation.

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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 1050 East 162nd Street, South Holland, 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 5-8-13.**

Commissioner Gorman, seconded by Commissioner Butler, moved the Approval of Communication Nos. 323360. The motion carried.

323361 BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 19, 2013 from Herman Brewer, Chief:

respectfully submitting this Resolution regarding George Gullo Development Corporation's request for a Class 6b property tax incentive for special circumstances for an industrial building located at 1220 Landmeier Road, Elk Grove Village, Illinois. The applicant has leased the property to DHL Same Day a customized shipping solution company, domestic and international, freight and air.

George Gullo Development Corporation requests approval of the tax incentive based on the special circumstances that the property had been vacant for more than 24 months and there had been no purchase 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 facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from George Gullo Development Corporation and Resolution No. 45-11 from the Village of Elk Grove Village for an abandoned industrial facility located at 1220 Landmeier Road, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-27-400-092-0000; 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

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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 30 months, at the time of application, with no purchase for value and that special circumstances are present; and

WHEREAS, the re-occupancy will create 10-15 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 and there will be 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 1220 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 5-8-13.**

Commissioner Gorman, seconded by Commissioner Schneider, moved the Approval of Communication Nos. 323361. The motion carried.

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BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 19, 2013 from Herman Brewer, Chief:

respectfully submitting this Resolution regarding SIELC Technologies' request for a Class 6b property tax incentive for special circumstances for an industrial building located at 800-804 Seton Court, Wheeling, Illinois. The applicant intends to manufacture and sell supplies and equipment for pharmaceutical, food preparation and environmental companies and universities.

SIELC Technologies 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 Greg 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 SIELC Technologies and Resolution No. 12-116 from the Village of Wheeling for an abandoned industrial facility located at 800-804 Seton Court, Wheeling, Cook County, Illinois, County Board District #14, Property Index Numbers: 03-10-402-028-1001, 03-10-402-028-1002 and 03-10-402-028-1003; 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 commercial 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

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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 13 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create six (6) new full-time jobs, and two (2) part-time jobs; retain eight (8) full-time jobs and two (2) part-time jobs; and create four (4) to five (5) construction jobs; and

WHEREAS, the Village of Wheeling states the Class 6b is necessary for development to occur on this specific real estate. The municipal Resolution cites that special circumstances exist in that the property has been vacant and unused for less than 24 months and there will be a purchase for value pending approval of 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 800-804 Seton Court, 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 on 5-8-13.**

Commissioner Schneider, seconded by Vice Chairman Murphy, moved the Approval of Communication Nos. 323362. The motion carried.

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

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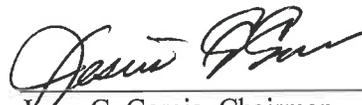
SECTION 2

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

Communication Number 323360
Communication Number 323361
Communication Number 323362

Recommend for Approval
Recommend for Approval
Recommend for Approval

Respectfully submitted,
Committee on Real Estate & Business &
Economic Development



Jesus G. Garcia, Chairman

Attest:



Matthew B. DeLeon, Secretary

*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at <http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>