Board of Commissioners of Cook County

Report of the Finance Subcommittee on Real Estate and Business and Economic Development

Tuesday, October 1, 2013 *12:00 PM* *Cook County Building, Board Room, 569 118 North Clark Street, Chicago, Illinois*

SECTION 1

ATTENDANCE

Present: Chairperson García, Vice Chair Murphy, Gorman, Moore, Reyes, Schneider and Steele (7)

Absent: Butler (1)

Also Present: Michael Jaso - Director of Planning & Development; Courtney Pogue – Deputy Director of Economic Development; Cheryl Caldwell – Project Director, Bureau of Economic Development.

PUBLIC TESTIMONY

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

1. George Blakemore, Concerned Citizen

13-1393

Presented by: HERMAN BREWER, Chief, Bureau of Economic Development

respectfully submitting this Resolution regarding 2XL Corporation or Assignee's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 7550 Industrial Drive, Forest Park, Illinois. The applicant intends to use the facility for the warehousing, manufacturing and distribution of wet wipes supplied to large facilities such as hotels, gyms and convention centers.

2XL Corporation or Assignee requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; has 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 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 2XL Corporation or Assignee and Resolution No. R-74-12 from the Village of Forest Park for an abandoned industrial facility located at 7550 Industrial Drive, Forest Park, Cook County, Illinois, County Board District #16, Property Index Number: 15-24-404-016-0000; 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 six (6) months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will retain 10 full-time jobs, one (1) part-time job, 9-14 new full-time jobs and 35-45 construction jobs; and

WHEREAS, the Village of Forest 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 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 6bincentive 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 7550 Industrial Drive, Forest 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.

Legislative History: 9/11/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (Board Agenda Item #47)

A motion was made by Commissioner Gorman, seconded by Commissioner Steele, that this Resolution be recommended for approval. The motion carried.

13-1398

Presented by: HERMAN BREWER, Chief, Bureau of Economic Development

respectfully submitting this Resolution regarding KTR Illinois, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 200 East Oakton Street, Des Plaines, Illinois. The applicant intends to lease the property to Motor Coach Industries (MCI) for the warehousing and distribution of its motor coaches and motor coach parts and supplies as well as service and maintenance of its motor coaches.

KTR Illinois, 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 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 KTR Illinois, LLC and Resolution No. R-5-13 from the City of Des Plaines for an abandoned industrial facility located at 200 East Oakton Street, Des Plaines, Cook County, Illinois, County Board District #17, Property Index Numbers: 09-19-301-017-0000 and 09-19-301-026-0000; 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 61 months, at the time of application, with no purchase for value and that special circumstances are present; and

WHEREAS, the re-occupancy will retain 67 full-time jobs; create an estimated 12 full-time jobs and create 35 construction jobs; and

WHEREAS, the City 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 and there will be no 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, that the President and Board of Commissioners validate the property located at 200 East Oakton Street, 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.

Legislative History: 9/11/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (Board Agenda Item #48)

A motion was made by Commissioner Gorman, seconded by Commissioner Reyes, that this Resolution be recommended for approval. The motion carried.

13-1399

Presented by: HERMAN BREWER, Chief, Bureau of Economic Development

respectfully submitting this Resolution regarding 7040 North Lawndale Building, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 5540 Meadowbrook Industrial Court, Rolling Meadows, Illinois. The applicant intends to lease over 33% of the property to ATS Sortimat USA, LLC for the manufacturing, warehousing and distribution of high quality custom assembly machinery. The remaining portion of the building will be leased to an industrial user. 7040 North Lawndale Building, 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 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 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 7040 North Lawndale Building LLC and Resolution No. 12-R-106 from the City of Rolling Meadows for an abandoned industrial facility located at 5540 Meadowbrook Industrial Court, Rolling Meadows, Cook County, Illinois, County Board District #15, Property Index Number: 08-08-301-048-0000; 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 42 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 54 new full-time jobs; and create 20 new construction jobs; and

WHEREAS, the City of Rolling Meadows 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 will be no 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, that the President and Board of Commissioners validate the property located at 5540 Meadowbrook Industrial Court, Rolling Meadows, 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.

Legislative History: 9/11/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (Board Agenda Item #49)

A motion was made by Commissioner Gorman, seconded by Commissioner Reyes, that this Resolution be recommended for approval. The motion carried.

13-1407

Presented by: HERMAN BREWER, Chief, Bureau of Economic Development

respectfully submitting this Resolution regarding Brian J. Kamstra's request for a Class 8 property tax incentive for special circumstances and substantial rehabilitation for a commercial condominium unit located at 548 East 162nd Street, South Holland, Illinois. The applicant intends to purchase this unit and remodel the unit for use as a commercial retail store.

Brian J. Kamstra requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; is being purchased for value; and substantial rehabilitation will be completed under the Class 8 Ordinance. The subject property's location in Thornton Township helps qualify its eligibility or Class 8 as it is in one of the five pre-determined communities automatically eligible for Class 8. 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 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 a commercial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from Brian J. Kamstra and a Resolution from the Village of South Holland for an abandoned commercial facility located at 548 East 162nd Street, South Holland, Cook County, Illinois, County Board District #4, Property Index Number: 29-15-405-044-1010; 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 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 16 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) to ten (10) new full-time jobs; retain 32 full-time jobs and 41 part-time jobs; and create seven (7) construction jobs. The subject property's location in Thornton Township helps qualify its eligibility for Class 8 as it is in one of the five (5) pre-determined communities automatically eligible for Class 8; 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 that special circumstances exist in that the property has been vacant and unused for less than 24 months; there will be a purchase for value with substantial rehabilitation and that revitalization will not take place without this incentive.

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 548 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.

Legislative History: 9/11/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (Board Agenda Item #50)

A motion was made by Commissioner Gorman, seconded by Commissioner Reyes, that this Resolution be recommended for approval. The motion carried.

ADJOURNMENT

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

SECTION 2

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

Communication Number 13-1393.....Recommended for Approval
Communication Number 13-1398.....Recommended for Approval
Communication Number 13-1399.....Recommended for Approval
Communication Number 13-1407.....Recommended for Approval

Respectfully submitted,

Chairman

Secretary

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