Board of Commissioners of Cook County

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

Wednesday, October 23, 2013 *9:30 AM* *Cook County Building, Board Room, 569 118 North Clark Street, Chicago, Illinois*

SECTION 1

ATTENDANCE

Present: Chairman García, Vice Chairman Murphy, Gorman, Moore and Schneider (5)

Absent: Butler, Reyes and Steele (3)

13-1704

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

Sponsored by: TONI PRECKWINKLE, President, and JOAN PATRICIA MURPHY, County Commissioner

PROPOSED RESOLUTION

Thomas Molk/Old Derby LLC Class 6B Property Tax Incentive request

Respectfully submitting this resolution regarding Thomas Molk / Old Derby LLC's request for a Class 6b property tax incentive for special circumstances for an industrial building located at 7200 W. 66th Street, Bedford Park, Illinois. This property is located in your District. The applicant intends to occupy the property as Thomas Sales & Marketing for the warehousing and distribution of electrical products to wholesale businesses.

Thomas Molk / Old Derby LLC 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.

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 Thomas Molk / Old Derby, LLC and a Resolution from the Village of Bedford Park for an abandoned industrial facility located at 7200 W. 66th Street, Bedford Park, Cook County, Illinois, Cook County District 6, Property Index Number 18-24-215-009-0000.

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 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

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

WHEREAS, the applicant estimates that the re-occupancy will create two (2) new full-time jobs; retain five (5) full-time jobs and create two (2) 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 that special circumstances exist in that the property has been vacant and unused for less than 24 months; 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 7200 W. 66th 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.

Legislative History: 10/2/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development.

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

13-1705

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

Sponsored by: TONI PRECKWINKLE, President and LARRY SUFFREDIN, County Commissioner

PROPOSED RESOLUTION

GHP Group, Inc. Class 6B Property Tax Incentive Request

Respectfully submitting this resolution regarding GHP Group, Inc.'s request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 6440 West Howard Street, Niles, Illinois. The applicant intends to occupy the building for the manufacturing, warehousing and distribution of seasonal consumer goods sold in national home improvement centers.

GHP Group, Inc. 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.

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 GHP Group, Inc. and Resolution No. 2012-28R from the Village of Niles for an abandoned industrial facility located at 6440 West Howard Street, Niles, Cook County, Illinois, Cook County District 13, Permanent Index Number 10-30-201-033-0000; 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 eight (8) months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will retain 45 full-time jobs, 30 part-time jobs, five (5) new full-time jobs and five (5) part-time jobs and 25-30 construction jobs; and

WHEREAS, the Village of Niles 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; there has been a purchase for value and the 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 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 6440 West Howard Street, Niles, 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: 10/2/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development.

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

13-1709

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

Sponsored by: TONI PRECKWINKLE, President and GREGG GOSLIN, County Commissioner

PROPOSED RESOLUTION

120 Palatine, LLC's for a Class 6b property tax incentive REQUEST

Respectfully submitting this resolution regarding 120 Palatine, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 120 West Palatine, Illinois. This property is located in your District. The applicant intends to lease a portion of the property to Hot Mama's Food for the warehousing and distribution of food products.

120 Palatine, 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.

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 120 Palatine, LLC and Resolution No. 13-04 from the Village of Wheeling for an abandoned industrial facility located at 120 West Palatine Road, Wheeling, Cook County, Illinois, Cook County District 14, Permanent Index Numbers 03-14-301-015-0000 and 03-14-301-017-0000; 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 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 four (4) months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will retain 85 full-time jobs; 10-15 new full-time jobs and 6 part-time jobs and create 20-25 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 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 120 West Palatine Road, 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.

Legislative History: 10/2/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development.

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

13-1715

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

Sponsored by: TIMOTHY O. SCHNEIDER, County Commissioner and TONI PRECKWINKLE, President, Cook County Board of Commissioners

PROPOSED RESOLUTION

Realty Associates Fund VII, L.P. class 6b property tax incentive

respectfully submitting this resolution regarding Realty Associates Fund VII, L.P.'s request for a Class 6bproperty tax incentive for special circumstances for an industrial building located at 800 Albion Avenue, Schaumburg, Illinois. This property is located in your District. The applicant intends to lease to the property to 3D Exhibits an exhibit and events services company for warehousing and programing of interactive software.

Realty Associates Fund VII, L.P. 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.

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 Realty Associates Fund VII, L.P. and Resolution No. R-13-010 from the Village of Schaumburg for an abandoned industrial facility located at 800 Albion Avenue, Schaumburg, Cook County, Illinois, Cook County District 15, Permanent Index Number 07-33-402-004-0000; 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 34 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 TBD new full-time jobs; and

WHEREAS, the Village of Schaumburg 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 800 Albion Avenue, Schaumburg, 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: 10/2/13 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development.

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

Commissioner Gorman, seconded by Vice Chairman Murphy, 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:

File Id Number 13-1704.....Recommended for Approval
File Id Number 13-1705.....Recommended for Approval
File Id Number 13-1709.....Recommended for Approval
File Id Number 13-1715.....Recommended for Approval

Respectfully submitted,

Jesús G. García
Chairman

Matthew B. De Leon
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/.