

## COMMISSIONERS

EARLEAN COLLINS 1st DISTRICT  
 ROBERT STEELE 2nd DISTRICT  
 JERRY BUTLER 3rd DISTRICT  
 WILLIAM M. BEAVERS 4th DISTRICT  
 DEBORAH SIMS 5th DISTRICT  
 JOAN PATRICIA MURPHY 6th DISTRICT  
 JESUS G. GARCIA 7th DISTRICT  
 EDWIN REYES 8th DISTRICT



## COMMISSIONERS

PETER N. SILVESTRI 9TH DISTRICT  
 BRIDGET GAINER 10TH DISTRICT  
 JOHN P. DALEY 11TH DISTRICT  
 JOHN A. FRITCHEY 12TH DISTRICT  
 LARRY SUFFREDIN 13TH DISTRICT  
 GREGG GOSLIN 14TH DISTRICT  
 TIMOTHY O. SCHNEIDER 15TH DISTRICT  
 JEFFREY R. TOBOLSKI 16TH DISTRICT  
 ELIZABETH "LIZ" DOODY GORMAN 17TH DISTRICT

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

118 NORTH CLARK STREET #567  
 CHICAGO, ILLINOIS 60602  
 (312) 603-6398  
[www.cookcountygov.com/secretary](http://www.cookcountygov.com/secretary)

TONI PRECKWINKLE  
 PRESIDENT

MATTHEW B. DELEON  
 SECRETARY TO THE BOARD

**DECEMBER 28, 2012**

**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 **Tuesday, January 15, 2013** at the hour of **12:30 P.M.** in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois to consider the following:

321058 BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated November 15, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

respectfully submitting this Resolution regarding CRP Holdings A-2, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 1500 Bishop Court, Mount Prospect, Illinois. The applicant intends to lease the site to an industrial user for warehousing, manufacturing and/or distribution use.

CRP Holdings A-2, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 months; there will be 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 Gregg 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 CRP Holdings A-2, LLC and Resolution No. 28-11 from the Village of Mount Prospect for an abandoned industrial facility located at 1500 Bishop Court, Mount Prospect, Cook County, Illinois, County Board District #14, Property Index Number: 03-35-200-045-0000; and



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

**DECEMBER 28, 2012**

**PAGE 2**

**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 24 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 50-100 new full-time jobs; and

**WHEREAS**, the Village of Mount Prospect 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 1500 Bishop Court, Mount Prospect, 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 12/4/12.**

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

**DECEMBER 28, 2012**

**PAGE 3**

321059 BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated November 15, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

respectfully submitting this Resolution regarding Prologis 2, L.P.'s request for a Class 6b property tax incentive for special circumstances for an industrial building located at 7400 Richard Road, Bridgeview, Illinois. The applicant intends to lease the property to World Imports Chicago, LLC for the warehousing and distribution of wholesale furniture.

Prologis 2, L.P. requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 month and there has been no purchase 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 Earlean Collins, 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 Prologis 2, L.P. and Resolution No. 11-26 from the Village of Bridgeview for an abandoned industrial facility located at 7400 Richard Road, Bridgeview, Cook County, Illinois, County Board District #1, Property Index Numbers: 23-12-210-009-0000 and 23-12-210-010-0000; 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

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

**DECEMBER 28, 2012**

**PAGE 4**

**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 28 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 30 new full-time 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 month and will have 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 7400 Richard Road, 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 12/4/12.**

321060 BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated November 15, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

respectfully submitting this Resolution regarding JNTALPHA, LLC and JNTBETA, LLC's request for a Class 6b property tax incentive for special circumstances for an industrial building located at 2525 Gardner Road, Broadview, Illinois. The applicant intends to lease the property to Nu-Puttie Corporation for the manufacturing of mastic compounds for the construction industry.

JNTALPHA, LLC and JNTBETA, 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 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

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

**DECEMBER 28, 2012**

**PAGE 5**

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President and Earlean Collins, 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 JNTALPHA, LLC and JNTBETA, LLC and Resolution No. RO-11-23 from the Village of Broadview for an abandoned industrial facility located at 2525 Gardner Road, Broadview, Cook County, Illinois, County Board District #17, Property Index Number: 15-21-202-099-0000; 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 application, and that special circumstances are present; and

**WHEREAS**, the applicant estimates that the re-occupancy will retain 18 full-time jobs and one (1) part-time jobs, create 12 new full-time jobs and 10 construction jobs; and

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

**DECEMBER 28, 2012**

**PAGE 6**

**WHEREAS**, the Village Broadview 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 2525 Gardner Road, Broadview, 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 12/4/12.**

321061

BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated November 15, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

respectfully submitting this Resolution regarding Airtech Holdings, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 1371 Brummel Ave., Elk Grove Village, Illinois. The applicant intends to fully occupy the property for its own use consisting of testing air pollution emissions and storing, maintaining and repairing testing equipment.

Airtech Holdings, 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.

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 COMMITTEE NOTICE**

**DECEMBER 28, 2012**

**PAGE 7**

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from Airtech Holdings, LLC and Resolution No. 28-11 from the Village of Elk Grove Village for an abandoned industrial facility located at 1371 Brummel Avenue, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-27-202-054-0000; 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 application, and that special circumstances are present; and

**WHEREAS**, the applicant estimates that the re-occupancy create 20-21 new full-time jobs and 5-10 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 less than 24 months; will be purchased for value pending approval of the Class 6b; 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.

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

**DECEMBER 28, 2012**

**PAGE 8**

**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 1371 Brummel Avenue, 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 12/4/12.**

321062

BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated November 15, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

respectfully submitting this Resolution regarding Illinois Process Equipment, Inc.'s request for a Class 6b property tax incentive for special circumstances for an industrial building located at 1110 Morse Avenue, Schaumburg, Illinois. The applicant intends to occupy the property for the warehousing and distribution of industrial sump/sewage, and wastewater products.

Illinois Process Equipment, Inc. requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months and is being 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 Illinois Process Equipment, Inc. and Resolution No. R-12 from the Village of Schaumburg for an abandoned industrial facility located at 1110 Morse Avenue, Schaumburg, Cook County, Illinois, County Board District #15, Property Index Numbers: 07-33-102-045-0000 and 07-33-102-051-0000; 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

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

**DECEMBER 28, 2012**

**PAGE 9**

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

**WHEREAS**, the re-occupancy will retain 14 jobs and create an estimated one (1) 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 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 1110 Morse 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.

**\*Referred to the Finance Subcommittee on Real Estate & Business & Economic Development on 12/4/12.**

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

**DECEMBER 28, 2012**

**PAGE 10**

321063 BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated November 14, 2012 from Anna Ashcraft, Director, Real Estate Management Division and John Cooke, Director, Office of Capital Planning and Policy:

requesting permission to discuss with the Finance Committee's Real Estate and Business and Economic Development Subcommittee in executive session the possible acquisition or lease of property to be utilized by the Clerk of the Circuit Court as a records center.

**\*Referred to the Finance Subcommittee on Real Estate & Business & Economic Development on 12/4/12.**

  
Matthew B. DeLeon, Secretary

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