

CLASS 6b TAX INCENTIVE

Board Meeting	July 16, 2026	Board Item Number	26-1836												
Action Requested	Class 6b occupation of abandoned property for greater than twelve months with no purchase for value, special circumstances, and substantial rehabilitation.														
Name of Applicant	Chicago Industrial LL, LLC														
LLC Members	IVC CD Industrial Capital, LLC – 95%; Taurus CD Industrial Capital LP – 5%														
Applicant Contact	Mike Crawford, Taurus Investment Holdings, LLC, 404-585-0496, mcrawford@tiholdings.com														
Attorney Contact	Mark Rogers, Liston & Tsantilis														
Address of the Project	350 Howard Ave, Des Plaines, IL 60018														
Property PIN	09-30-101-029-0000														
Size of Building	34,780 sq. ft.	Size of Land	94,787 sq. ft.												
Tenant/Company Name	TBD, in lease negotiations														
Commissioner	Sean M. Morrison														
District	17 th District														
Commissioner Support Letter:	Pending														
Township	Maine														
Municipal Resolution	Village of Des Plaines Resolution #49-26, approved February 17, 2026														
Vacancy Period	12/31/2023-2/19/2026(application date) 28 months vacant														
Purchase Price	N/A	Date Purchased	N/A												
Rehabilitation Cost	\$350,000														
Total Project Cost	\$350,000														
Previous Location	Address: N/A	Owned or Leased: N/A													
Living Wage	Included														
EDS Affidavit	Included														
Prevailing Wage	Yes, subject to prevailing wage application received after September 1, 2018														
Description	Industrial use – warehousing, manufacturing and distribution														
Description of Tenant/Company	TBD, in lease negotiations														
Employment	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 30%;">Job</th> <th style="width: 30%;">Full-Time</th> <th style="width: 30%;">Part-Time</th> </tr> </thead> <tbody> <tr> <td>Created</td> <td>70</td> <td>TBD</td> </tr> <tr> <td>Retained</td> <td>NA</td> <td>NA</td> </tr> <tr> <td>Construction Jobs</td> <td>25</td> <td>TBD</td> </tr> </tbody> </table>			Job	Full-Time	Part-Time	Created	70	TBD	Retained	NA	NA	Construction Jobs	25	TBD
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Tax Model Definition	Industrial real estate would be normally assessed at 25% of its market value. 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.														

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION



200 S. WACKER, SUITE 820 CHICAGO, ILLINOIS 60606
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

February 19, 2026

VIA MAIL & EMAIL

Sheryl Caldwell
Cook County Bureau of Economic Development
69 W. Washington Street, Suite 2900
Chicago, Illinois 60602

RE: Class 6b Application Filing
Chicago Industrial LL, LLC
350 Howard Avenue,
Des Plaines, IL 60018
PIN: 09-30-101-029-0000

Dear Sheryl:

With regard to the above-referenced property, enclosed please find the Class 6b Eligibility Application (the "Application") based on occupation of abandoned property for greater than twelve (12) months continuous vacancy with no purchase for value, special circumstances and substantial rehabilitation.

1. Cook County 6b Application
2. \$1,000.00 Application Fee
3. 6b Resolution from the City of Des Plaines

As indicated in the above documents, the subject property has been vacant for greater than twelve (12) continuous months with no purchase for value, special circumstances and substantial rehabilitation. Consequently, the applicant requests a Resolution from the Cook County Board of Commissioners approving the Class 6b Classification under these circumstances. Upon your review of the enclosed, if satisfactory, please provide a letter in lieu of the necessary Resolution indicating that the Application is being processed by the Bureau of Economic Development. In addition, please place this Class 6b request on the agenda for the next Cook County Board of Commissioners' meeting. Should you have any questions or concerns please do not hesitate to contact me at (312) 604-3898.

Regards,

Mark Rogers

Mark Rogers
Encls.

CITY OF DES PLAINES

RESOLUTION R - 49 - 26

**A RESOLUTION SUPPORTING AND CONSENTING TO A
COOK COUNTY CLASS 6B REAL ESTATE INCENTIVE
FOR 350 HOWARD AVENUE.**

WHEREAS, Chicago Industrial LL, LLC ("*Applicant*") is the owner of that certain property, comprising 94,787 square feet in the City of Des Plaines, commonly known as 350 Howard Avenue and legally described in **Exhibit A** attached to, and by this reference made a part of, this Resolution ("*Subject Property*"); and

WHEREAS, the Subject Property is improved with a single story, 34,780 square-foot masonry building originally constructed in 1964 ("*Building*"); and

WHEREAS, the Building on the Subject Property is currently and has been vacant since January 2024; and

WHEREAS, pursuant to Section 74-63 of the Cook County Real Property Assessment Classification Ordinance ("*Classification Ordinance*"), certain real property that qualifies as "abandoned property" pursuant to Section 74-62(b) of the Classification Ordinance, or is substantially renovated, or is the site of new construction and used primarily for industrial purposes may be classified as Class 6b, which temporarily reduces the property tax assessment in order to promote the construction of and rehabilitation of industrial facilities; and

WHEREAS, the Applicant proposes to lease the Subject Property and establish a new commercial snow and ice management operation on the premises ("*Proposed Use*"); and

WHEREAS, in furtherance of establishing the Proposed Use the Applicant proposes to invest in new permanent improvements to the Building ("*Proposed Improvements*") with an estimated cost of approximately \$365,845.00; and

WHEREAS, the construction and installation of the Proposed Improvements will constitute a substantial rehabilitation of the Building on the Subject Property; and

WHEREAS, the Proposed Use on the Subject Property is expected to employ at least 70 full-time employees within two years after the completion of the Proposed Improvements; and

WHEREAS, the Applicant's Proposed Use of and Proposed Improvements to the Subject Property will provide economic benefits to the City of Des Plaines, Cook County, and the greater Chicagoland region; and

WHEREAS, the Applicant intends to file with the Office of the Assessor of Cook County an application for approval of the Class 6b classification of the Subject Property for a period of 12 years; and

WHEREAS, the Applicant has filed with the City an Economic Disclosure Statement; and

WHEREAS, if the Class 6b classification for the Subject Property is approved, the Applicant will complete the Proposed Improvements and cause the Subject Property to continue to be occupied for industrial purposes; and

WHEREAS, the Applicant's use of the Subject Property will provide needed employment opportunities to residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION 2: DETERMINATION OF ELIGIBILITY AND APPROPRIATENESS. The City Council hereby finds and determines that: (a) the Subject Property is appropriate for the Class 6b classification pursuant to the Classification Ordinance; (b) Class 6b classification of the Subject Property is necessary for the reoccupation of the Subject Property; and (c) the ongoing vacancy of the Subject Property qualifies as "abandoned property" pursuant to Section 74-62(b) of the Classification Ordinance warranting the grant of the Class 6b classification.

SECTION 3: SUPPORT AND CONSENT TO CLASS 6b CLASSIFICATION. Pursuant to the County Classification Ordinance, the City Council hereby approves, consents to, and supports the classification of the Subject Property as Class 6b property, but only if the Subject Property is used for the Proposed Use by the Applicant, or one of its affiliates or successors.

SECTION 4: DELIVERY. The City Clerk is hereby directed to transmit a certified copy of this Resolution to the Applicant. The Applicant shall be responsible for presenting such certified copy to the Board of Commissioners of Cook County and filing such certified copy with the Office of the Assessor.

SECTION 5: CONDITIONS OF SUPPORT. The Applicant or its successor-in-interest shall submit proof, in a form satisfactory to the City Attorney, that no fewer than 70 full-time employment positions have been generated and maintained by the Proposed Use on the Subject Property no later than two years after a certificate of occupancy is issued for the Building after completion of the Proposed Improvement. In the event that the Applicant is unable to provide proof of its satisfaction of this condition within the required time period, the City will have the right, but not the obligation, to repeal this Resolution and withdraw its consent and support for the 6b Classification of the Subject Property. The City Council may only withdraw its consent by a resolution duly adopted by the City Council and transmitted to the Secretary of the Board of Commissioners of Cook County and the Office of the Assessor.

SECTION 6: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

PASSED this 17th day of February, 2026.

APPROVED this 17th day of February, 2026.

VOTE: AYES 6 NAYS 0 ABSENT 2

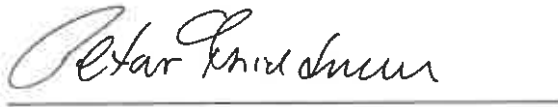


MAYOR

ATTEST:


CITY CLERK

Approved as to form:



Peter M. Friedman, General Counsel



CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of \$500.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Chicago Industrial LL, LLC Telephone: (404) 585-0496
Company: N/A
Address: 251 Little Falls Drive
City: Wilmington State: DE Zip Code: 19808
Email: mcrawford@tiholdings.com

Contact Person (if different than the Applicant)

Name: Mike Crawford Telephone: (404) 585-0496
Company: Taurus Investment Holdings, LLC
Address: 3060 Peachtree Road NW, Suite 330
City: Atlanta State: GA Zip Code: 30305
Email: mcrawford@tiholdings.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 350 Howard Avenue
Permanent Real Estate Index Number: 09-30-101-029-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Des Plaines State: IL Zip Code: 60018
Township: Maine Existing Class: 663

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Industrial Use

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant’s business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? Approx. 25+

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: N/A Part-time: N/A

How many new permanent full-time jobs will be created by this proposed development? 70+

How many new permanent ~~full~~-time jobs will be created by this proposed development? TBD
part

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- Occupation of Abandoned Property - (**CEERM Supplemental Application**)
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): ASAP

Estimated date of construction completion: TBD 2026

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

YES NO

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: _____
Date of Purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of *abandonment prior to purchase was less than 12 months*, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____

Date of purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 12 or greater continuous months (*Eligible for Special Circumstance*)
- 3 continuous months and maintain/create 250 Employees (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?
The property was last occupied by Cozzini Bros. Inc, on or about December 31, 2023.

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: TBD 2026

CEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 6B Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

*Under the CEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. **The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (*or the County Board, if the real estate is located in an unincorporated area*) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of “special circumstances” from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant’s request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an “Incentive Appeal”.

FINALIZING THE INCENTIVE PROCESS

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website (*www.cookcountyassessor.com*) to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change, a \$100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 6B designation until you file an Incentive Appeal Form, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.

Mike Crawford

Signature

01/05/26

Date

Mike Crawford

Print Name

Regional Director, Asset Management

Title



COZZINI BROS

THE SHARPER SOLUTION

OOC Properties, LLC
2023 Burr Oak Drive
Glenview, IL 60025

September 22nd, 2023

LEASE TERMINATION NOTICE - 350 HOWARD AVENUE, DES PLAINES, IL 60018

Dear OOC Properties:

This letter is in reference to the amended lease dated July 21st, 2015 between OOC Properties, LLC and Cozzini Bros., Inc. for the property located at 350 Howard Avenue, Des Plaines, IL 60018.

Due to the continued expansion of our business, we can no longer effectively utilize the property. This letter is to notify you that under Section 30 of said lease (Early Termination Right), we hereby give 90 days written notice of lease termination, with the termination date of **December 31st, 2023**.

We will work with you to ensure a smooth move out. Thank you for a good landlord-tenant relationship through the term of the lease and your support of Cozzini Bros.

Sincerely,

Paul Ainsworth

Paul Ainsworth
Chief Financial Officer
Cozzini Bros., Inc.
350 Howard Ave
Des Plaines IL 60018

EDS AFFIDAVIT

I, Mike Crawford as agent for Chicago Industrial LL, LLC (the “Applicant”) does hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

1. That I am a duly authorized agent for the Applicant, who is the owner of the property located at 350 Howard Avenue, Des Plaines, IL 60018 (PIN: 09-30-101-029-0000) (the “Subject Property”).
2. The Applicant holds title to the following property in Cook County:

4201 W. Victoria Street Chicago, IL

2511-2521 Pan Am Boulevard, Elk Grove Village, IL

900-926 Estes Court, Schaumburg, IL

350 Howard Avenue, Des Plaines, IL

410-470 W. 169th Street, South Holland, IL

3. Applicant’s ownership is as follows:

IVC CD Industrial Capital, LLC – 95% Ownership

- 280 Park Avenue, 36 W, New York, NY 10017

Taurus CD Industrial Capital LP– 5% Ownership

- 600 Northlake Blvd, Suite 130, Altamonte Springs, FL 32701

4. To my knowledge and after reviewing the Applicant’s records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not

Mike Crawford

Date: 01/05/26

Subscribed and sworn before me
This 05 day of January, 2026

Stephanie N. Martinez
Signature of Notary Public

