



Board of Commissioners of Cook County

Business and Economic Development Committee

Tuesday, April 14, 2026

11:00 AM

**Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois**

Issued on: 4/9/2026

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Collaborative Room 2, Chicago, IL. Persons authorized to provide public testimony are encouraged to speak to an item that is germane to the meeting and shall not use vulgar, abusive, discriminatory, profane, or otherwise inappropriate language when addressing the Board; failure to act appropriately, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

26-1143

COMMITTEE MINUTES

Approval of the minutes from the meeting of 03/11/2026.

[26-0914](#)

Sponsored by: TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board of Commissioners

PROPOSED RESOLUTION

Shanley Pump & Equipment, Inc. or its assignee 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Shanley Pump & Equipment, Inc. or its assignee

Address: 616 E. Brook Drive, Arlington Heights, Illinois

Municipality or Unincorporated Township: Village of Arlington Heights

Cook County District: 15th District

Permanent Index Number: 08-15-310-002-0000

Municipal Resolution Number: Village of Arlington Heights Resolution No. R2024-43

Number of month property vacant/abandoned: Five (5) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use, warehousing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

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 abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 12 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; 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 may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 12 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 12 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; 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

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 above-captioned property 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 : 3/12/26 - Board of Commissioners - refer to the Business and Economic Develop

[26-0915](#)

Sponsored by: TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board of Commissioners

PROPOSED RESOLUTION

1090 Pratt LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: 1090 Pratt LLC

Address: 1090 Pratt Avenue, Elk Grove Village, Illinois

Municipality or Unincorporated Township: Elk Grove Village

Cook County District: 15th District

Permanent Index Number: 08-34-305-028-0000

Municipal Resolution Number: Elk Grove Village Resolution No. 62-24

Number of month property vacant/abandoned: Three (3) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, manufacturing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

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 abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 12 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; 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 may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 12 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 12 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; 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

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 above-captioned property 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 : 3/12/26 - Board of Commissioners - refer to the Business and Economic Develop

[26-0936](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT

ORDINANCE CONCERNING THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE REGARDING INCENTIVE CLASSIFICATIONS

WHEREAS, Cook County is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 Illinois Constitution, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, certain portions of the Real Property Assessment Classification Ordinance regarding incentive classifications are scheduled to expire at the end of the year 2027; and

WHEREAS, minor revisions and corrections are being made to certain portions of the Real Property Assessment Classification Ordinance to increase understanding, transparency and accountability; and

WHEREAS, it is desirous that the provisions of the Real Property Assessment Classification Ordinance governing incentive classifications remain in effect.

BE IT ORDAINED, by the Cook County Board of Commissioners, Chapter 74 TAXATION, ARTICLE II. - REAL PROPERTY TAXATION, DIVISION 2. - CLASSIFICATION SYSTEM FOR ASSESSMENT, Sections 74-63, 74-65, 74-68, 74-70, 74-73 and 74-75 of the Cook County Code are hereby amended as follows:

Sec. 74-63. Assessment classes.

Sec. 74-65. Qualifications for commercial development project status.

Sec. 74-68. Classification system to apply with tax assessment year.

Sec. 74-70. Class 8a and 8b designation/assessment class.

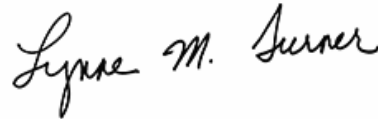
Sec. 74-73. Suspension, revocation or cancellation of incentive classification.

Sec. 74-75. Incentive classification affidavit requirement waiver.

Effective date: This ordinance shall be in effect June 1, 2026

Link to full text: <https://bit.ly/26-0936>

Legislative History : 3/12/26 - Board of Commissioners - refer to the Business and Economic Develop



Secretary

Chair: Gainer

Vice-Chair: Anaya

Members: Britton, Lowry, Miller, Moore, Morita, K. Morrison, S. Morrison