



**Board of Commissioners of Cook County
Minutes of the Business and Economic Development Committee**

11:00 AM

Tuesday, April 14, 2026

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

ATTENDANCE

Present: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Excused Absence: Gainer (1)

PUBLIC TESTIMONY

Vice Chair Anaya asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. George Blakemore- Chicago

26-1143

COMMITTEE MINUTES

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

A motion was made by Commissioner Lowry, seconded by Commissioner S. Morrison, to approve 26-1143. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Excused Absence: Gainer (1)

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

A motion was made by Commissioner K. Morrison, seconded by Commissioner S. Morrison, to recommend for approval 26-0914. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Excused Absence:Gainer (1)

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

A motion was made by Commissioner K. Morrison, seconded by Commissioner S. Morrison, to recommend for approval 26-0915. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Excused Absence:Gainer (1)

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>

A motion was made by Commissioner Britton, seconded by Commissioner Moore, to recommend for approval 26-0936. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Excused Absence:Gainer (1)

ADJOURNMENT

A motion was made by Commissioner Britton, seconded by Commissioner K. Morrison, to adjourn the meeting. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore, Morita, K. Morrison and S. Morrison (8)

Excused Absence:Gainer (1)

Respectfully submitted,



Vice Chair



Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.