



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

**11:00 AM**

**Tuesday, June 10, 2025**

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

**ATTENDANCE**

**Present:** Gainer, Anaya, Miller, K. Morrison and S. Morrison (5)

**Excused Absence:** Britton, Lowry, Moore and Morita (4)

**PUBLIC TESTIMONY**

Chairwoman Gainer asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

No public speakers.

**25-3033**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 05/13/2025.

**A motion was made by Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to approve 25-3033. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Miller, K. Morrison and S. Morrison (5)

**Absent:** Britton, Lowry, Moore and Morita (4)

**25-2054**

**Sponsored by:** TONI PRECKWINKLE (President) and SEAN M. MORRISON, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**TP Hopkins I 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:** TP Hopkins I LLC

**Address:** 6900 Santa Fe Dr., Hodgkins, Illinois

**Municipality or Unincorporated Township:** Village of Hodgkins

**Cook County District:** 17th District

**Permanent Index Number:** 18-21-403-018-0000

**Municipal Resolution Number:** Village of Hodgkins, Resolution No. 2023-02

**Number of month property vacant/abandoned:** 8 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, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; 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 at least 12 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS,** Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; 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 Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 25-2054. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Miller, K. Morrison and S. Morrison (5)

**Absent:** Britton, Lowry, Moore and Morita (4)

**25-2667**

**Sponsored by:** TONI PRECKWINKLE (President) and JOHN P. DALEY, Cook County Board Of Commissioners

## **PROPOSED RESOLUTION**

### **Calmark Group LLC CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

**Applicant:** Calmark Group LLC

**Address:** 6751 S. Sayre Avenue, Bedford Park, Illinois

**Length of time at current location:** 20 years

**Length of time property under same ownership:** 20 years

**Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy):** Yes

**Age of the Property (Building):** 47 years

**Municipality or Unincorporated Township:** Stickney

**Cook County District:** 11th District

**Permanent Index Number(s):** 19-19-301-012-0000

**Municipal Resolution Number:** Village of Bedford Park, Resolution No. 25-008

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** There are 5 blighting factors associated with the property: Dilapidation, Deterioration, Obsolescence, Lack of Ventilation/Lighting and Inadequate Utilities

**Has justification for the Class 6b SER program been provided?:** Yes

**Proposed use of property: Industrial - Manufacturing:** Industrial use

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

**WHEREAS**, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

**WHEREAS**, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

**WHEREAS**, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

**WHEREAS**, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

**WHEREAS**, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

**WHEREAS**, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER 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**, the applicant understands that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; 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 meets the requirements of the Class 6bSER Program; 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 Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 25-2667. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Miller, K. Morrison and S. Morrison (5)

**Absent:** Britton, Lowry, Moore and Morita (4)

**25-2668**

**Sponsored by:** TONI PRECKWINKLE (President) and DR. KISHA E. McCASKILL, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**LaBranche's Childcare Center Inc. CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** LaBranche's Childcare Center Inc.

**Address:** 1644 Vincennes Avenue, Chicago Heights, Illinois

**Municipality or Unincorporated Township:** City of Chicago Heights

**Cook County District:** 5th District

**Permanent Index Number:** 32-20-421-044-0000; 32-20-421-045-0000; 32-20-421-046-0000; 32-20-421-047-0000; 32-20-421-048-0000 and 32-20-421-060-0000

**Municipal Resolution Number:** City of Chicago Heights, Resolution No. 2023-90

**Number of month property vacant/abandoned:** One 1 week vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - Nursery School

**Living Wage Ordinance Compliance Affidavit Provided:** N/A

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial 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 8; 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 8 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 8 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**; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 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 8 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 8; 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 Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 25-2668. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Miller, K. Morrison and S. Morrison (5)

**Absent:** Britton, Lowry, Moore and Morita (4)

## ADJOURNMENT

**A motion was made by Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Miller, K. Morrison and S. Morrison (5)

**Absent:** Britton, Lowry, Moore and Morita (4)

Respectfully submitted,

A handwritten signature in cursive script that reads "Bridget Gainer".

Chairwoman

A handwritten signature in cursive script that reads "Lynne M. Turner".

Secretary

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