



**Board of Commissioners of Cook County**

**Business and Economic Development Committee**

**Tuesday, September 16, 2025**

**9:30 AM**

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

**Issued on: 9/10/2025**

**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 Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, 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.

**25-3782**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 07/22/2025.

[25-3250](#)

**Sponsored by:** TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**Diversified Commercial Real Estate 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:** Diversified Commercial Real Estate

**Address:** 17300 Torrence, Lansing, Illinois

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

**Cook County District:** 4th District

**Permanent Index Number:** 29-25-209-037-0000

**Municipal Resolution Number:** Village of Lansing, Resolution No. 1365

**Number of month property vacant/abandoned:** 14 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial - Restaurant

**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 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 8; 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 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; 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.

**Legislative History :** 7/24/25 - Board of Commissioners - refer to the Business and Economic Develop

[25-3273](#)

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

**PROPOSED RESOLUTION**

**G3 Enterprises, 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:** G3 Enterprises, Inc. or Its Assignee

**Address:** 6220 W. 73rd Street, Bedford Park, Illinois

**Municipality or Unincorporated Township:** Village of Bedford Park

**Cook County District:** 11th District

**Permanent Index Number:** 19-29-100-074-0000

**Municipal Resolution Number:** Village of Bedford Park Resolution No. 25-002

**Number of month property vacant/abandoned:** Two (2) 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 :** 7/24/25 - Board of Commissioners - refer to the Business and Economic Develop

[25-3276](#)

**Sponsored by:** TONI PRECKWINKLE (President) and SCOTT R. BRITTON, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**JP Wheeling 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:** JP Wheeling LLC

**Address:** 90 E. Marquardt Drive, Wheeling, Illinois

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

**Cook County District:** 14th District

**Permanent Index Number:** 03-14-406-027-0000 and 03-14-406-028-0000

**Municipal Resolution Number:** Village of Wheeling, Resolution No. 23-14

**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 :** 7/24/25 - Board of Commissioners - refer to the Business and Economic Develop

[25-3277](#)

**Sponsored by:** TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**Reyes Meats and Produce LLC 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:** Reyes Meats and Produce LLC

**Address:** 414 State Street, Calumet City, Illinois

**Municipality or Unincorporated Township:** Calumet City

**Cook County District:** 4th District Number

**Permanent Index Number:** 30-08-107-018-0000 30-08-107-027-0000, 30-08-107-028-0000, 30-08-107-029-0000, 30-08-107-030-0000, 30-08-107-031-0000, 30-08-107-032-0000, 30-08-107-033-0000, 30-08-107-036-0000, 30-08-107-038-0000, 30-08-107-013-0000, 30-08-107-014-0000, 30-08-107-015-0000, 30-08-107-016-0000, 30-08-107-017-0000

**Municipal Resolution Number:** City of Calumet City, Resolution No. 24-36

**Number of month property vacant/abandoned:** Six (6) 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 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

**Legislative History :** 7/24/25 - Board of Commissioners - refer to the Business and Economic Develop

[25-3278](#)

**Sponsored by:** TONI PRECKWINKLE (President) and SCOTT R. BRITTON, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**Reynolds Consumer Products 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:** Reynolds Consumer Products LLC

**Address:** 777 S. Wheeling Rd, Wheeling, Illinois

**Length of time at current location:** 15 years

**Length of time property under same ownership:** 15 years

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

**Age of the Property (Building):** 25 years

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

**Cook County District:** 14th District

**Permanent Index Number(s):** 03-10-402-026-0000, 03-11-302-006-0000, 03-11-302-013-0000,  
03-11-302-014-0000, 03-11-302-018-0000

**Municipal Resolution Number:** Village of Wheeling, Resolution No. 25-070

**Evidence of Economic Hardship:** Yes

**Number of blighting factors associated with the property:** Four blighting factors,

**Has justification for the Class 6b SER program been provided?:** Dilapidation, Deterioration-  
Obsolescence and Excessive Land Coverage

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

**Legislative History :** 7/24/25 - Board of Commissioners - refer to the Business and Economic Develop

[25-3280](#)

**Sponsored by:** TONI PRECKWINKLE (President) and TARA S. STAMPS, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**50 Madison, LLC d/b/a AV Chicago 7b PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7b application containing the following information:

**Applicant:** 50 Madison, LLC d/b/a AV Chicago

**Address:** 50 Madison Street, Maywood, Illinois

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

**Cook County District:** 1st District

**Permanent Index Number:** 15-14-202-014-0000 and 15-14-202-015-0000

**Municipal Resolution Number:** Village of Maywood Resolution No. R-2024-49

**Number of month property vacant/abandoned:** Vacant for more less than 12 months

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - a multi-purpose event space.

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

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7b that provides an applicant a reduction in the assessment level for an abandoned commercial property; and

**WHEREAS,** The Cook County Classification System for the Class 7b Assessment applies to all newly constructed buildings or other structures; the reutilization of vacant structures abandoned for at least twelve (12) months; or building or other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the 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 7b; and

**WHEREAS,** in the case of abandonment of more than 12 months, no purchase for value and substantial rehabilitation, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 7b requires the validation by the County Board of the qualifying abandonment in cases where the facility has been abandoned for more than 12 consecutive months with no purchase for value; and

**WHEREAS,** the municipality states the Class 7b is necessary for development to occur on this specific real estate. The municipal resolution cites the five eligibility requirements set forth by the Class 7b assessment status; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 7b 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 7b 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 7b; 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 :** 7/24/25 - Board of Commissioners - refer to the Business and Economic Develop

[25-3287](#)

**Sponsored by:** TONI PRECKWINKLE (President) and FRANK J. AGUILAR, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**4820 Joliet Ave (McCook) 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:** 4820 Joliet Ave (McCook) LLC

**Address:** 4820 Joliet Rd, McCook, Illinois

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

**Cook County District:** ~~4th~~ 16th District

**Permanent Index Number:** 18-11-203-013-0000

**Municipal Resolution Number:** Village of McCook Ordinance No. 23-3

**Number of month property vacant/abandoned:** 27 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

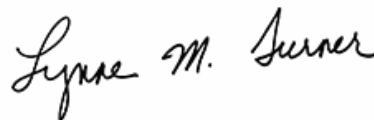
**WHEREAS;** industrial real estate is normally assessed at 25% of its market value, qualifying industrial

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

**Legislative History :** 7/24/25 - Board of Commissioners - refer as amended in the errata to the Business



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Secretary

Chair: Gainer

Vice-Chair: Anaya

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