



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

**9:00 AM**

**Tuesday, May 12, 2026**

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

**ATTENDANCE**

**Present:** Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

**Absent:** Anaya (1)

**Excused Absent:** Moore (1)

**A motion was made by Commissioner Lowry, seconded by Commissioner Britton, to allow for remote participation in meeting. The motion carried by the following vote:**

**Ayes:** Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

**Absent:** Anaya (1)

**Excused Absent:** Moore (1)

**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.

**26-1474**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 04/14/2026.

**A motion was made by Commissioner Lowry, seconded by Commissioner K. Morrison, to approve 26-1474. The motion carried by the following vote:**

**Ayes:** Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

**Absent:** Anaya (1)

**Excused Absent:** Moore (1)

**26-1086**

**Sponsored by:** TONI PRECKWINKLE (President) and BRIDGET DEGNEN, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**1300 NN Branch 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:** 1300 NN Branch LLC

**Address:** 1300 N. North Branch, Chicago, Illinois

**Municipality or Unincorporated Township:** City Chicago

**Cook County District:** 12th District

**Permanent Index Number:** 17-05-201-006-0000

**Municipal Resolution Number:** Ordinance Number O2025-0017496

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

**Special circumstances justification requested:** Yes or No

**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 Commissioner S. Morrison, seconded by Commissioner Lowry, to recommend for approval 26-1086. The motion carried by the following vote:**

**Ayes:** Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

**Absent:** Anaya (1)

**Excused Absent:** Moore (1)

**26-1088**

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

**PROPOSED RESOLUTION**

**Clear Height Acquisitions, 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:** Clear Height Acquisitions, LLC

**Address:** 2400 S 27th Ave, Broadview, Illinois

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

**Cook County District:** 1st District

**Permanent Index Number:** 15-21-202-079-0000

**Municipal Resolution Number:** Village of Broadview, Resolution Number R-2025-19

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

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use- warehousing, manufacturing, or 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 S. Morrison, seconded by Commissioner Lowry, to recommend for approval 26-1088. The motion carried by the following vote:**

**Ayes:** Gainer, Britton, Lowry, Miller, Morita and K. Morrison (6)

**Present:** S. Morrison (1)

**Absent:** Anaya (1)

**Excused Absent:** Moore (1)

**26-1089**

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

**PROPOSED RESOLUTION**

**Common Market Philadelphia, Inc.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:** Common Market Philadelphia, Inc.

**Address:** 7424 S Lockwood Ave Bedford Park, Illinois

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

**Cook County District:** 11th District

**Permanent Index Number:** 19-28-102-008-0000

**Municipal Resolution Number:** Village of Bedford Park Resolution Number 25-014

**Number of month property vacant/abandoned:** Six (6) 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 S. Morrison, seconded by Commissioner Lowry, to recommend for approval 26-1089. The motion carried by the following vote:**

**Ayes:** Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

**Absent:** Anaya (1)

**Excused Absent:** Moore (1)

## ADJOURNMENT

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

**Ayes:** Gainer, Britton, Lowry, Miller, Morita, K. Morrison and S. Morrison (7)

**Absent:** Anaya (1)

**Excused Absent:** Moore (1)

Respectfully submitted,



Chairwoman



Secretary

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