



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

11:00 AM

Tuesday, January 13, 2026

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

ATTENDANCE

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

Excused Absence: Moore and Morita (2)

PUBLIC TESTIMONY

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

1. Ken Williams Jr.

26-0563

COMMITTEE MINUTES

Approval of the minutes from the meeting of 11/03/2025.

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to approve 26-0563. The motion carried by the following vote:

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

Excused Absence: Moore and Morita (2)

26-0204

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

PROPOSED RESOLUTION

The Italian Cafe Series A or its Assignee ~~6B~~ 8 PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification ~~6B~~ 8 application containing the following information:

Applicant: The Italian Cafe Series A or its Assignee

Address: 101 Halsted St., Chicago Heights, Illinois

Municipality or Unincorporated Township: Village of Chicago Heights

Cook County District: 6th District

Permanent Index Number: 32-09-304-001-0000, 32-09-304-002-0000, 32-09-304-003-0000 and 32-09-304-004-0000

Municipal Resolution Number: Village of Chicago Heights Resolution No. 2024-11

Number of month property vacant/abandoned: 12 months vacant

Special circumstances justification requested: Yes or No

Proposed use of property: Commercial use - retail, restaurant, office space

Living Wage Ordinance Compliance Affidavit Provided: No

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification ~~6b~~ 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 ~~6b-8~~ 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 ~~6b~~ 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class ~~6b-8~~ 8; and

WHEREAS, the municipality states the Class ~~6b~~ 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; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class ~~6b~~ 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 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-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 as amended in the errata 26-0204. The motion carried by the following vote:

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

Excused Absence: Moore and Morita (2)

26-0205

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

PROPOSED RESOLUTION

1731 W. 127th Street Property 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: 1731 W. 127th Street Property LLC

Address: 1731 W. 127th Street, Calumet Park, Illinois

Municipality or Unincorporated Township: Village of Calumet Park

Cook County District: 5th District

Permanent Index Number: 25-31-218-028-0000

Municipal Resolution Number: Village of Calumet Park, Resolution Number 24-12-29

Number of month property vacant/abandoned: 24 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - retail and office space

Living Wage Ordinance Compliance Affidavit Provided: No

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 purchase 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.

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 26-0205. The motion carried by the following vote:

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

Excused Absence: Moore and Morita (2)

26-0206

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

PROPOSED RESOLUTION

Byerley Investments Group, 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: Byerley Investments Group, LLC

Address: 602 State Street, Calumet City, Illinois

Municipality or Unincorporated Township: Village of Calumet City

Cook County District: 4th District

Permanent Index Number: 30-07-201-005-0000 and 30-07-201-013-0000

Municipal Resolution Number: Village of Calumet City, Resolution No. 24-12

Number of month property vacant/abandoned: One (1) month vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use wastewater treatment facility.

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 26-0206. The motion carried by the following vote:

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

Excused Absence: Moore and Morita (2)

26-0211

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

PROPOSED RESOLUTION

Barakat Ground 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: Barakat Ground Inc.

Address: 3900 West 167th Street, Markham, Illinois

Municipality or Unincorporated Township: City of Markham

Cook County District: 5th District

Permanent Index Number: 28-23-300-056-0000

Municipal Resolution Number: City of Markham, Resolution Number 23-O-2369

Number of month property vacant/abandoned: 10 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - Logistics

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 26-0211. The motion carried by the following vote:

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

Excused Absence: Moore and Morita (2)

26-0216

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

PROPOSED RESOLUTION

1450 Feehanville Partnership 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: 1450 Feehanville Partnership LLC

Address: 1450 Feehanville Drive, Mount Prospect, Illinois

Municipality or Unincorporated Township: Village of Mount Prospect

Cook County District: 9th District

Permanent Index Number: 03-35-200-039-0000

Municipal Resolution Number: Village of Mount Prospect Resolution Number 16-24

Number of month property vacant/abandoned: Nine (9) 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 Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 26-0216. The motion carried by the following vote:

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

Excused Absence: Moore and Morita (2)

26-0315

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

PROPOSED RESOLUTION

VK 432 Diens 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: VK 432 Diens LLC

Address: 406 Diens Drive, Wheeling, Illinois

Municipality or Unincorporated Township: Village of Wheeling

Cook County District: 14th District

Permanent Index Number: 03-03-201-001-0000, 03-03-201-002-0000 and 03-03-201-003-0000

Municipal Resolution Number: Village of Wheeling Resolution No. 23-088

Number of month property vacant/abandoned: One (1) month 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 Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 26-0315. The motion carried by the following vote:

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

Excused Absence: Moore and Morita (2)

26-0317

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

PROPOSED RESOLUTION

VK 7333 Lockwood 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: VK 7333 Lockwood LLC

Address: 7333 S. Lockwood Avenue, Bedford Park, Illinois

Municipality or Unincorporated Township: Village of Bedford Park

Cook County District: 11th District

Permanent Index Number: 19-28-102-017-0000

Municipal Resolution Number: Village of Bedford Park, Resolution Number 23-014

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 Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 26-0317. The motion carried by the following vote:

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

Excused Absence: Moore and Morita (2)

ADJOURNMENT

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

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

Excused Absence: Moore and Morita (2)

Respectfully submitted,



Chairwoman



Secretary

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