



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

11:00 AM

Monday, November 3, 2025

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

ATTENDANCE

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

Absent: Anaya and Miller (2)

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

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

Absent: Anaya and Miller (2)

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.

25-4329

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10/21/2025.

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to approve 25-4329. The motion carried by the following vote:

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

Absent: Anaya and Miller (2)

Sponsored by: TONI PRECKWINKLE (President), FRANK J. AGUILAR, ALMA E. ANAYA, SCOTT R. BRITTON, JOHN P. DALEY, BRIDGET DEGNEN, BRIDGET GAINER, DR. KISHA E. McCASKILL, DONNA MILLER, STANLEY MOORE, JOSINA MORITA, KEVIN B. MORRISON, SEAN M. MORRISON, MICHAEL SCOTT JR., TARA S. STAMPS, MAGGIE TREVOR, JESSICA VÁSQUEZ and BILL LOWRY, Cook County Board Of Commissioners

PROPOSED RESOLUTION

COOK COUNTY CONTINUED SUPPORT FOR THE 2026 GREATER CHICAGOLAND ECONOMIC PARTNERSHIP

WHEREAS, the Greater Chicagoland Economic Partnership (GCEP) is an economic development initiative for the seven-county region of northeastern Illinois (the "Region") created by the economic development organizations and elected officials of the Region to partner and collaborate on specific projects, share resources, and provide data and analysis to improve and enhance economic development within the Region; and

WHEREAS, the GCEP aims to strengthen the seven-county region's resiliency and competitiveness by fostering opportunities for collaboration on initiatives that benefit the entire Region; and

WHEREAS, the GCEP serves Cook, DuPage, Kane, Kendall, Lake, McHenry and Will Counties and the City of Chicago whose diverse and dynamic economy is at the center of global trade routes and boasts major assets in transportation infrastructure, information technology and manufacturing; and

WHEREAS, said Region, which more than 30 Fortune 500 headquarters across seven counties call home, is one of the world's top ten most competitive economies and repeatedly ranks highly in global competitiveness and the pace of foreign investment; and

WHEREAS, the Chicago region is rich in assets, including diverse industries, a highly skilled workforce and essential infrastructure; has the potential to perform better economically by working collaboratively and collectively across jurisdictions; and

WHEREAS the elected leadership of the seven counties and the City of Chicago share a desire to jointly advance equity across the Region. To those ends, GCEP participants have agreed to work to:

1. Improve Chicagoland's labor market with increased access to high-quality jobs; and
2. Develop strategies to support the growth of key economic sectors through efforts to support the retention and expansion of existing businesses, attract new businesses, and showcase the Region's competitive business ecosystem; and
3. To market the Region, recognizing that improved regional economic development will benefit the individual communities and projects that the participating economic development entities represent.
4. Think and act regionally to eliminate duplicative efforts, achieve greater economies of scale, better leverage resources, and create a business environment that is more attractive to private investment; and
5. Pursue equity in the design and outcomes of regionwide initiatives to ensure that greater economic opportunity, jobs, and investment contribute to regional prosperity recognizing that regions with the least inequality perform the best; and

WHEREAS, the Cook County Board authorized Cook County's participation in the initial three-year pilot program via 22-5730, and

WHEREAS, having found positive outcomes for both Cook County and the Chicago region from this pilot program, 25-3921 extends the commitment made in 2022 through 2026 with funds in the Bureau of Economic Development's FY 2025 budget, and

WHEREAS, where World Business Chicago estimates that in partnership GCEP partners their efforts contributed to the creation of 17,300+ initial, direct and induced jobs and \$1.57 billion in earnings for the region.

WHEREAS, the GCEP will identify and agree to undertake specific projects in pursuit of the above goals (the "Project") and will identify a Project Sponsor for each project; and

WHEREAS, each Project Sponsor will manage the selected project, accept funds from the Parties and/or any third-party donors to pay related expenses from those funds, and to manage all respective compliance for such Project.

WHEREAS, World Business Chicago will continue to serve as the Project Sponsor for the 2026 project called, "Regional Business Development" as outlined in the Greater Chicagoland Economic Partnership Agreement dated 2/23/23, Attachment A; and

WHEREAS, GCEP participants will sign the First Amendment to the Greater Chicagoland Economic Partnership Agreement among the parties to provide an annual payment for this one-year continuation of the initial three-year pilot and/or reimbursement of costs incurred in connection with approved Projects. Unless otherwise provided for in said agreement, the allocation of all costs is to be divided by jurisdiction, based on a formula that incorporates the arithmetic mean of their share of the population in the Region and their share of employment in the Region. The schedule of cost allocations by Jurisdictions for 2026 is the same as prior years and is included in the Agreement dated 2/23/23

WHEREAS, Cook County will request that World Business Chicago (WBC) report to the Cook County Board in the first quarter of 2026 to review its work to date and outline plans for the coming year, and

WHEREAS, each of the seven counties and the City of Chicago via its agent, World Business Chicago, have committed to the annual costs set forth in the Agreement which vary for each of the participating jurisdictions.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners does hereby authorize the Chief of the Bureau of Economic Development, or his or her designee, to sign the First Amendment, Attachment B to the GCEP Agreement for Cook County to provide payment of \$290,462 for 2026 to World Business Chicago to support continuation of this important regional initiative.

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to recommend for approval 25-3921. The motion carried by the following vote:

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

Absent: Anaya and Miller (2)

25-3960

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

PROPOSED RESOLUTION

600 University 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: 600 University LLC

Address: 600 W. University Drive, Arlington Heights, Illinois

Municipality or Unincorporated Township: Village of Arlington Heights

Cook County District: 14th District

Permanent Index Number: 03-07-200-054-0000

Municipal Resolution Number: Village of Arlington Heights Resolution No. R2025-131

Number of month property vacant/abandoned: 14 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 Britton, seconded by Commissioner Lowry, to recommend for approval 25-3960. The motion carried by the following vote:

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

Absent: Anaya and Miller (2)

25-3961

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

PROPOSED RESOLUTION

IGS HQ, 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: IGS HQ, LLC

Address: 1474 W. Hubbard Street, Chicago, Illinois

Municipality or Unincorporated Township: City of Chicago

Cook County District: 2nd District

Permanent Index Number: 17-08-131-052-0000

Municipal Resolution Number: City of Chicago Ordinance No. 02024-0011036

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

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - assembly, 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 Britton, seconded by Commissioner Lowry, to recommend for approval 25-3961. The motion carried by the following vote:

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

Absent: Anaya and Miller (2)

25-3962

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

PROPOSED RESOLUTION

PortionPac Chemical Corp 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: PortionPac Chemical Corp

Address: 85 Bradrock Drive, Des Plaines, Illinois

Municipality or Unincorporated Township: City of Des Plaines

Cook County District: 17th District

Permanent Index Number: 09-30-100-062-0000

Municipal Resolution Number: City of Des Plaines, Resolution Number R-95-25

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 Britton, seconded by Commissioner Lowry, to recommend for approval 25-3962. The motion carried by the following vote:

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

Absent: Anaya and Miller (2)

25-3963

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

PROPOSED RESOLUTION

All Material Matter 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: All Material Matter Inc.

Address: 1820 North 30th Avenue, Melrose Park, Illinois

Municipality or Unincorporated Township: Village of Melrose Park

Cook County District: 16th District

Permanent Index Number: 15-04-201-034-0000

Municipal Resolution Number: Village of Melrose Park, Resolution No. 36-25

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

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, recycling 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 Britton, seconded by Commissioner Lowry, to recommend for approval 25-3963. The motion carried by the following vote:

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

Absent: Anaya and Miller (2)

25-3964

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

PROPOSED RESOLUTION

Ferrara Candy Company 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: Ferrara Candy Company

Address: 3000 W Washington Blvd., Bellwood, Illinois

Length of time at current location: 19 years

Length of time property under same ownership: Eight (8) years

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

Age of the Property (Building): 43 years

Municipality or Unincorporated Township: Proviso

Cook County District: 1st District

Permanent Index Number(s): 15-09-400-063-0000 and 15-09-400-064-0000

Municipal Resolution Number: Village of Bellwood, Resolution No. 25-34

Evidence of Economic Hardship: Yes

Number of blighting factors associated with the property: There are six (6) blighting factors Dilapidation, Deterioration, Obsolescence, Lack of Ventilation, Excessive Land Coverage and Inadequate Utilities

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

Proposed use of property: Industrial - Manufacturing: Industrial use - warehousing, manufacturing, and/or 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

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to recommend for approval 25-3964. The motion carried by the following vote:

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

Absent: Anaya and Miller (2)

25-3965

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

PROPOSED RESOLUTION

Toia Building Properties 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: Toia Building Properties LLC

Address: 1455 Ring Drive, Calumet City, Illinois

Municipality or Unincorporated Township: City of Calumet City

Cook County District: 4TH District

Permanent Index Number: 29-24-200-021-0000

Municipal Resolution Number: City of Calumet City, Resolution No. 24-10,

Number of month property vacant/abandoned: 18 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - 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.

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to recommend for approval 25-3965. The motion carried by the following vote:

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

Absent: Anaya and Miller (2)

25-3967

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

PROPOSED RESOLUTION

Jorge Ruiz 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: Jorge Ruiz

Address: 2760 Bernice Avenue, Lansing Illinois

Municipality or Unincorporated Township: City of Lansing

Cook County District: 4th District

Permanent Index Number: 30-30-304-022-0000

Municipal Resolution Number: Village of Lansing, Resolution No. 1462

Number of month property vacant/abandoned: One (1) 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 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 Commissioner Britton, seconded by Commissioner Lowry, to recommend for approval 25-3967. The motion carried by the following vote:

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

Absent: Anaya and Miller (2)

ADJOURNMENT

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

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

Absent: Anaya and Miller (2)

Respectfully submitted,



Chairman



Secretary

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