



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

**11:15 AM**

**Tuesday, May 14, 2024**

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

**ATTENDANCE**

**Present:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, and S. Morrison (8)

**Absent:** K. Morrison (1) excused

**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.

**24-3106**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 4/16/2024

**A motion was made by Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to approve 24-3106. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, and S. Morrison (8)

**Absent:** K. Morrison (1)

**24-2162**

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

**PROPOSED RESOLUTION**

**Stern Pinball Inc. Class 6b CEERM PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b CEERM application containing the following information:

**Applicant:** Stern Pinball Inc.

**Address:** 1001 Busse Avenue, Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Village of Elk Grove

**Cook County District:** 15th District

**Permanent Index Number:** 08-26-303-014-0000

**Municipal Resolution Number:** Village of Elk Grove, Resolution No. 55-22

**Number of month property vacant/abandoned:** Five (5) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial, manufacturing, 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 Critical Emergency Employee Retention Modification (CEERM) 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 buildings and other structures where there has been no purchase for value, and has been vacant and unused for at least 3 continuous months and the applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** the Class 6b CEERM requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for at least three (3) consecutive months; and

**WHEREAS**, the municipality states the Class 6b CEERM 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 CEERM; 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 Miller, to recommend for approval 24-2162. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, and S. Morrison (8)

**Absent:** K. Morrison (1)

#### **24-2163**

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

#### **PROPOSED RESOLUTION**

#### **Windy City Asset management 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:** Windy City Asset Management Inc.

**Address:** 14500 S. Alice Avenue, Burnham, Illinois

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

**Cook County District:** 4th District

**Permanent Index Number:** 30-06-400-037-0000

**Municipal Resolution Number:** Village of Burnham, Resolution No. 2021-R-007

**Number of month property vacant/abandoned:** Four (4) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial - production 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 24 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 24 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 24 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 S. Morrison, seconded by Commissioner Miller, to recommend for approval 24-2163. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, and S. Morrison (8)

**Absent:** K. Morrison (1)

#### **24-2170**

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

#### **PROPOSED RESOLUTION**

#### **WP 5, 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:** WP 5, LLC

**Address:** 5201 W. 167th Street, Oak Forest, Illinois

**Municipality or Unincorporated Township:** Village of Oak Forest

**Cook County District:** 6th District

**Permanent Index Number:** 28-28-103-031-0000

**Municipal Resolution Number:** Village of Oak Forest, Resolution No. 2021-06-0405

**Number of month property vacant/abandoned:** 12 months vacant

**Special circumstances justification requested:** Yes

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

**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 24 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 24 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 24 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 S. Morrison, seconded by Commissioner Miller, to recommend for approval 24-2170. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, and S. Morrison (8)

**Absent:** K. Morrison (1)

**24-2194**

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

**PROPOSED RESOLUTION**

**AJ Inter Estate 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:** AJ Inter Estate LLC

**Address:** 3241 East End Avenue, South Chicago Heights, Illinois

**Municipality or Unincorporated Township:** Village of South Chicago Heights

**Cook County District:** 6th District

**Permanent Index Number:** 32-33-101-024-0000 and 32-33-101-025-0000

**Municipal Resolution Number:** Village of South Chicago Heights, Resolution No. 2022-R-5

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

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - Commercial Truck Repair

**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 24 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 24 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 24 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 S. Morrison, seconded by Commissioner Miller, to recommend for approval 24-2194. The motion carried by the following vote:**



**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, and S. Morrison (8)

**Absent:** K. Morrison (1)

**24-2195**

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

**PROPOSED RESOLUTION**

**KeyState Holdings, 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:** KeyState Holdings, LLC

**Address:** 5859 W. 117th Place, Alsip, Illinois

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

**Cook County District:** 6th District

**Permanent Index Number:** 24-20-404-003-0000 and 24-20-404-004-0000

**Municipal Resolution Number:** Village of Alsip, Ordinance No. 2022-02-1

**Number of month property vacant/abandoned:** Nine (9) 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 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 24 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 24 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 24 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 S. Morrison, seconded by Commissioner Miller, to recommend for approval 24-2195. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, and S. Morrison (8)

**Absent:** K. Morrison (1)

**24-2794**

**Presented by:** ALMA E. ANAYA, County Commissioner

**REPORT**

**Department:** Cook County Committee on Social Innovation

**Report Title:** Cook County Committee on Social Innovation

**Report Period:** February 2023- December 2023

**Summary:** The final report of the Cook County Committee on Social Innovation

**A motion was made by Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to recommend for receiving and filing 24-2794. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita, and S. Morrison (8)

**Absent:** K. Morrison (1)

**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, Moore, Morita, and S. Morrison (8)

**Absent:** K. Morrison (1)

Respectfully submitted,



Chairwoman



Secretary

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