



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

**9:50 AM**

**Wednesday, June 28, 2023**

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

**ATTENDANCE**

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

**Absent:** Lowry (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.

1. Mark Armstrong - Chicago Urban Fine Arts Commonwealth

**23-3687**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 5/24/2023

**A motion was made by Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to approve 23-3687. The motion carried by the following vote:**

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

**Absent:** Lowry (1)

**23-2829**

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

**PROPOSED RESOLUTION**

**301 W Hintz 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:** 301 W Hintz LLC

**Address:** 301 W. Hintz Road, Wheeling, Illinois

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

**Cook County District:** 14th District

**Permanent Index Number:** 03-14-100-014-0000

**Municipal Resolution Number:** Village of Wheeling, Resolution No, 22-008

**Number of month property vacant/abandoned:** Three (3) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes or No

**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 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 6b; 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 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 24 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 Morrison, to recommend for approval 23-2829. The motion carried by the following vote:**

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

**Absent:** Lowry (1)

### **23-2830**

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

### **PROPOSED RESOLUTION**

#### **3802 Potter 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:** 3802 Potter LLC

**Address:** 390 Holbrook Drive, Wheeling, Illinois

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

**Cook County District:** 14th District

**Permanent Index Number:** 03-14-302-004-0000

**Municipal Resolution Number:** Village of Wheeling, Resolution No. 23-012

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

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, distribution and servicing

**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 more than 24 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 6b; and

**WHEREAS**, in the case of abandonment of over 24 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 Vice Chairwoman Anaya, seconded by Commissioner Morrison, to recommend for approval 23-2830. The motion carried by the following vote:**

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

**Absent:** Lowry (1)

**23-2832**

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

**PROPOSED RESOLUTION**

**Black Star Distribution 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:** Black Star Distribution Inc.

**Address:** 140 E. State Parkway, Schaumburg, Illinois

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

**Cook County District:** 15th District

**Permanent Index Number:** 07-10-401-025-0000

**Municipal Resolution Number:** Village of Schaumburg, Resolution No. R-22-049

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

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, manufacturing, and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes or No

**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 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 6b; 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 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 24 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 S. Morrison, to recommend for approval 23-2832. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Miller, Moore, Morita, K. Morrison and S. Morrison (8)  
**Absent:** Lowry (1)

**23-2834**

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

**PROPOSED RESOLUTION**

**PPFAM, 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:** PPFAM, LLC

**Address:** 81 E. 34th Street, Steger, Illinois

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

**Cook County District:** 6th District

**Permanent Index Number:** 32-33-327-041-0000 and 32-33-327-042-0000

**Municipal Resolution Number:** Village of Steger, Ordinance No. 1250

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

**Special circumstances justification requested:** Yes

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

**Living Wage Ordinance Compliance Affidavit Provided:** Yes or 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 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 Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 23-2834. The motion carried by the following vote:**

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

**Absent:** Lowry (1)

**23-2835**

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

**PROPOSED RESOLUTION**

**Windy Property Investments, 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:** Windy Property Investments, LLC

**Address:** 3950 Vollmer Road, Flossmoor, Illinois

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

**Cook County District:** 5th District

**Permanent Index Number:** 31-11-302-029-0000

**Municipal Resolution Number:** Village of Flossmoor, Resolution No. 2022-16

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

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - Gas Station, convenient store and fast food restaurant

**Living Wage Ordinance Compliance Affidavit Provided:** Yes or 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 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 Vice Chairwoman Anaya, seconded by Commissioner S. Morrison, to recommend for approval 23-2835. The motion carried by the following vote:**

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

**Absent:** Lowry (1)

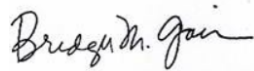
#### **ADJOURNMENT**

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

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

**Absent:** Lowry (1)

Respectfully submitted,



Chairwoman



Secretary

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