



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

**10:50 AM**

**Tuesday, June 9, 2026**

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

**ATTENDANCE**

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

**Excused Absence:** S. Morrison (1)

**PUBLIC TESTIMONY**

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

1. George Blakemore -Chicago

**26-1676**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 05/12/2026.

**A motion was made by Vice Chairwoman Anaya, seconded by Commissioner Miller, to approve 26-1676. The motion carried by the following vote:**

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

**Excused Absence:** S. Morrison (1)

**26-1326**

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

**PROPOSED RESOLUTION**

**H3 Holdings, or its assignee 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:** H3 Holdings, or its assignee

**Address:** 2929 175th Street and 2927 175th Place, Lansing, Illinois

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

**Cook County District:** 2nd District

**Permanent Index Number:** 30-30-405-029-0000 30-30-405-030-0000

**Municipal Resolution Number:** Village of Lansing, Resolution No. 25-037

**Number of month property vacant/abandoned:** One (1) months 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 Vice Chairwoman Anaya, seconded by Commissioner Miller, to recommend for approval 26-1326. The motion carried by the following vote:**

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

**Excused Absence:** S. Morrison (1)

### **26-1320**

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

### **PROPOSED RESOLUTION**

#### **5210 Hotels, 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:** 5210 Hotels, LLC

**Address:** 5210 Southwick Drive, Matteson, Illinois

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

**Cook County District:** 6th District

**Permanent Index Number:** 31-21-402-016-0000

**Municipal Resolution Number:** Village of Matteson, Resolution Number 1394-0325

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

**Special circumstances justification requested:** Yes

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

**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 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 26-1320. The motion carried by the following vote:**

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

**Excused Absence:** S. Morrison (1)

#### **26-1321**

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

#### **PROPOSED RESOLUTION**

#### **Chicago Specialty Bakers, 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:** Chicago Specialty Bakers, Inc.

**Address:** 7501 Industrial Drive, Forest Park, Illinois

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

**Cook County District:** 1st District

**Permanent Index Number:** 15-24-404-024-0000

**Municipal Resolution Number:** Village of Forest Park Resolution No. R-85-25

**Number of month property vacant/abandoned:** Two (2) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** 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 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 26-1321. The motion carried by the following vote:**

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

**Excused Absence:** S. Morrison (1)

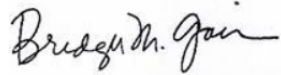
### **ADJOURNMENT**

**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 K. Morrison (8)

**Excused Absence:** S. Morrison (1)

Respectfully submitted,



Chairwoman



Secretary

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