



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

**11:00 AM**

**Wednesday, January 24, 2024**

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

**ATTENDANCE**

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

**Absent:** Anaya and S. Morrison- excused (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.

**24-1050**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 11/14/2023

**A motion was made by Commissioner Miller, seconded by Commissioner K. Morrison, to approve 24-1050. The motion carried by the following vote:**

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

**Absent:** Anaya and S. Morrison (2)

**24-0376**

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

**PROPOSED RESOLUTION**

**Brixmor SPE 3, LLC 7b PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7b application containing the following information:

**Applicant:** Brixmor SPE 3, LLC

**Address:** 4981 Cal Sag Road, Crestwood, Illinois

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

**Cook County District:** 6th District

**Permanent Index Number:** 24-33-404-021-0000

**Municipal Resolution Number:** Village of Crestwood, Resolution No. 1189-23

**Number of month property vacant/abandoned:** Vacant for more than 24 months

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - Grocery Store

**Living Wage Ordinance Compliance Affidavit Provided:** N/A

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7b that provides an applicant a reduction in the assessment level for an abandoned commercial property; and

**WHEREAS,** The Cook County Classification System for the Class 7b Assessment applies to all newly constructed buildings or other structures; the reutilization of vacant structures abandoned for at least twelve (12) months; or building or other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the 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 7b; and

**WHEREAS,** in the case of abandonment of more than 12 months, no purchase for value and substantial rehabilitation, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** the class 7b requires the validation by the County Board of the qualifying abandonment in cases where the facility has been abandoned for more than 12 consecutive months with no purchase for value; and

**WHEREAS,** the municipality states the Class 7b is necessary for development to occur on this specific real estate and the municipal resolution cites the five eligibility requirements set forth by the Class 7b assessment status; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 7b 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 7b 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 7b; 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 Miller, seconded by Commissioner K. Morrison, to recommend for approval 24-0376. The motion carried by the following vote:**

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

**Absent:** Anaya and S. Morrison (2)

**24-0377**

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

**PROPOSED RESOLUTION**

**7520 W. 159th Street LLC; Pulaski South, LLC & East Side Plaza Management LLC d/b/a Pete's Fresh Market 7b PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7b application containing the following information:

**Applicant:** 7520 W. 159th Street LLC; Pulaski South, LLC & East Side Plaza Management LLC d/b/a Pete's Fresh Market

**Address:** 6401 West 127th Street, Palos Heights, Illinois

**Municipality or Unincorporated Township:** Village of Palos Heights

**Cook County District:** 17th District

**Permanent Index Number:** 24-31-201-011-0000

**Municipal Resolution Number:** Village of Palos Heights Resolution No. R-14-22

**Number of month property vacant/abandoned:** Vacant for more than 24 months

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - Grocery Store

**Living Wage Ordinance Compliance Affidavit Provided:** N/A

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7b that provides an applicant a reduction in the assessment level for an abandoned commercial property; and

**WHEREAS**, The Cook County Classification System for the Class 7b Assessment applies to all newly constructed buildings or other structures; the reutilization of vacant structures abandoned for at least twelve (12) months; or building or other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the 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 7b; and

**WHEREAS**, in the case of abandonment of more than 12 months, no purchase for value and substantial rehabilitation, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 7b requires the validation by the County Board of the qualifying abandonment in cases where the facility has been abandoned for more than 12 consecutive months with no purchase for value; and

**WHEREAS**, the municipality states the Class 7b is necessary for development to occur on this specific real estate. The municipal resolution cites the five eligibility requirements set forth by the Class 7b assessment status; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 7b 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 7b 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 7b; 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 Miller, seconded by Commissioner K. Morrison, to recommend for approval 24-0377. The motion carried by the following vote:**

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

**Absent:** Anaya and S. Morrison (2)

**24-0385**

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

**PROPOSED RESOLUTION**

**Blue Diamond Ventures 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:** Blue Diamond Ventures LLC

**Address:** 2200 Devon Avenue, Elk Grove Village, Illinois

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

**Cook County District:** 15th District

**Permanent Index Number:** 08-35-404-074-0000

**Municipal Resolution Number:** Village of Elk Grove Resolution Number 12-22

**Number of month property vacant/abandoned:** Seven (7) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** 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 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 Commissioner Miller, seconded by Commissioner K. Morrison, to recommend for approval 24-0385. The motion carried by the following vote:**

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

**Absent:** Anaya and S. Morrison (2)

**24-0393**

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

**PROPOSED RESOLUTION**

**KDK Decorators 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:** KDK Decorators LLC

**Address:** 3147 Louis Sherman Drive, Steger, Illinois

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

**Cook County District:** 6th District

**Permanent Index Number:** 32-33-404-021-0000; 32-33-404-022-0000; 32-33-404-023-0000 and 32-33-404-024-0000

**Municipal Resolution Number:** Village of Steger, Resolution Number 1242

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

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - commercial painters

**Living Wage Ordinance Compliance Affidavit Provided:** N/A for commercial properties

**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 Miller, seconded by Commissioner K. Morrison, to recommend for approval 24-0393. The motion carried by the following vote:**

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

**Absent:** Anaya and S. Morrison (2)

**24-0396**

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

**PROPOSED RESOLUTION**

**Clear Height Acquisitions 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:** Clear Height Acquisitions LLC

**Address:** 1250-1350 Greenleaf, Elk Grove Village, Illinois

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

**Cook County District:** 15th District

**Permanent Index Number:** 08-34-205-027-0000

**Municipal Resolution Number:** Village of Elk Grove, Resolution Number 21-20

**Number of month property vacant/abandoned:** Six (6) 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 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 Commissioner Miller, seconded by Commissioner K. Morrison, to recommend for approval 24-0396. The motion carried by the following vote:**

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

**Absent:** Anaya and S. Morrison (2)

**24-0397**

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

**PROPOSED RESOLUTION**

**DPIF3 IL 10 2800 Forbs 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:** DPIF3 IL 10 2800 Forbs LLC

**Address:** 2800 Forbs Avenue, Hoffman Estates, Illinois

**Municipality or Unincorporated Township:** Village of Hoffman Estates

**Cook County District:** 15th District

**Permanent Index Number:** 01-32-401-009-0000

**Municipal Resolution Number:** Village of Hoffman Estates, Ordinance No. 4855 - 2021

**Number of month property vacant/abandoned:** Two (2) 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 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 Commissioner Miller, seconded by Commissioner K. Morrison, to recommend for approval 24-0397. The motion carried by the following vote:**

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

**Absent:** Anaya and S. Morrison (2)

### **ADJOURNMENT**

**A motion was made by Commissioner Miller, seconded by Commissioner K. Morrison, to adjourn the meeting. The motion carried by the following vote:**

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

**Absent:** Anaya and S. Morrison (2)

Respectfully submitted,



Chairwoman



Secretary

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