



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

Wednesday, September 22, 2021

10:30 AM

Virtual Meeting

ATTENDANCE

Present: Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

PUBLIC TESTIMONY

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

No Public Speakers

21-5272

COMMITTEE MINUTES

Approval of the minutes from the meeting of 07/28/2021

A motion was made by Vice Chairman Anaya, seconded by Commissioner Sean Morrison, to approve 21-5272. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

[21-4139](#)

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

PROPOSED RESOLUTION

19606 Burnham, 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: 19606 Burnham, LLC

Address: 1906 Burnham Avenue, Lynwood, Illinois

Municipality or Unincorporated Township: Village of Lynwood

Cook County District: 6th District

Permanent Index Number: 33-07-203-009-0000 and 33-07-203-010-0000

Municipal Resolution Number: Village of Lynwood Resolution Number 19-35

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

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - restaurant

Living Wage Ordinance Compliance Affidavit Provided: No not applicable

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 Chairman Anaya, seconded by Commissioner Kevin Morrison, to recommend for approval 21-4139. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

[21-4142](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Fadi Akhras d/b/a All Smiles Orthodontics, 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: Fadi Akhras d/b/a All Smiles Orthodontics, Inc.

Address: 2635 Flossmoor Road, Flossmoor, Illinois

Municipality or Unincorporated Township: Village of Flossmoor

Cook County District: 5

Permanent Index Number: 31-01-420-047-0000

Municipal Resolution Number: Village of Flossmoor Resolution No. 2018-2

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

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - Dental Office

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 Vice Chairman Anaya, seconded by Commissioner Kevin Morrison, to recommend for approval 21-4142. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

[21-4152](#)

Sponsored by: TONI PRECKWINKLE (President) and BRANDON JOHNSON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

7500 Industrial East 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: 7500 Industrial East LLC

Address: 7500 Industrial Drive, Forest Park, Illinois

Municipality or Unincorporated Township: Village of Forest Park

Cook County District: 1

Permanent Index Number: 15-24-404-021-0000

Municipal Resolution Number: Village of Forest Park Resolution No. R-22-20

Number of month property vacant/abandoned: 17 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 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 Chairman Anaya, seconded by Commissioner Kevin Morrison, to recommend for approval 21-4152. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

[21-4154](#)

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

PROPOSED RESOLUTION

Michael Manzo and Robert Trusz or an entity to be named Class 7a PROPERTY TAX INCENTIVE REQUEST

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

Applicant: Michael Manzo and Robert Trusz or an entity to be named

Address: 1901 Mc Connor Parkway, Schaumburg, Illinois

Municipality or Unincorporated Township: Village of Schaumburg

Cook County District: 15

Permanent Index Number: 07-12-402-012-0000 and 08-07-301-011- 0000

Municipal Resolution Number: Village of Schaumburg, Resolution No. R-20-017

Number of month property vacant/abandoned: 15 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - Restaurant

Living Wage Ordinance Compliance Affidavit Provided: Not applicable

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7a 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 7a; 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 7a 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 7a is necessary for development to occur on this specific real estate. The municipal resolution cites the five eligibility requirements set forth by the Class 7a assessment status; and

WHEREAS, commercial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 7a 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 7a 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 7a; 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 Chairman Anaya, seconded by Commissioner Kevin Morrison, to recommend for approval 21-4154. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

[21-4155](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board Of Commissioners

PROPOSED RESOLUTION

Michael Z. Goich 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: Michael Z. Goich

Address: 211 Dixie Hwy., Chicago Heights, Illinois

Municipality or Unincorporated Township: Village of Chicago Heights

Cook County District: 5

Permanent Index Number: 32-17-131-009-0000

Municipal Resolution Number: Chicago Heights, Resolution NO. 2019-30

Number of month property vacant/abandoned: 17 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use: office space and medical clinic

Living Wage Ordinance Compliance Affidavit Provided: No, not applicable

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 Chairman Anaya, seconded by Commissioner Kevin Morrison, to recommend for approval 21-4155. The motion carried by the following vote:

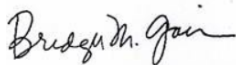
Ayes: Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

ADJOURNMENT

A motion was made by Vice Chairman Anaya, seconded by Commissioner Kevin Morrison, to adjourn this meeting. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison (9)

Respectfully submitted,



Chair

LYNNE M. TURNER

Interim Secretary

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