



**Board of Commissioners of Cook County**

**Business and Economic Development Committee**

**Thursday, June 9, 2022**

**1:30 PM**

**Virtual Meeting**

**NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

Authorization as a virtual public speaker shall only be granted to those individuals who have submitted in writing, their name, email address, phone number, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized virtual public speakers shall be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W.Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[22-3860](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 5/11/2022

[22-3091](#)

**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:** 4845 Cal Sag Road Crestwood, Illinois

**Municipality or Unincorporated Township:** Crestwood

**Cook County District:** 6th District

**Permanent Index Number:** 24-33-404-010-0000

**Municipal Resolution Number:** Village of Crestwood, Resolution No. 1155-21

**Number of month property vacant/abandoned:** More than 24 months

**Special circumstances justification requested:** Yes

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

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

**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 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 7b; and

**WHEREAS**, in the case of abandonment of more than 12 months, no purchase for value and substantial rehabilitation, 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 7b 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 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 7a 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

**Legislative History:** 5/12/22 Board of Commissioners refer to the Business and Economic Development

[22-3125](#)

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

**PROPOSED RESOLUTION**

**55th & Kedzie LLC d/b/a Pete's Fresh Markets 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:** 55th & Kedzie LLC d/b/a Pete's Fresh Markets

**Address:** 15080 S. La Grange Road, Orland Park, Illinois

**Municipality or Unincorporated Township:** Orland Park

**Cook County District:** 17th District

**Permanent Index Number:** 27-09-401-051-0000

**Municipal Resolution Number:** Village of Orland Park, Resolution No. 2128

**Number of month property vacant/abandoned:** More than 24 months

**Special circumstances justification requested:** Yes

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

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

**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 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 7b; and

**WHEREAS**, in the case of abandonment of at least 12 months, no purchase for value and substantial rehabilitation, 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 7b 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 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 7a 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

**Legislative History:** 5/12/22 Board of Commissioners refer to the Business and Economic Development

[22-3129](#)

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

**PROPOSED RESOLUTION**

**B & Z Heating and Air 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:** B & Z Heating and Air Inc.

**Address:** 15327 70th Court, Unit 1007, Oak Forest, Illinois

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

**Cook County District:** 6th District

**Permanent Index Number:** 28-18-100-050-1007

**Municipal Resolution Number:** City of Oak Forest Resolution No. 2020-09-0378R

**Number of month property vacant/abandoned:** 15 months vacant

**Special circumstances justification requested:** Yes

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION  
(Vacant for more than 12 months but less than 24 months - No Purchase for Value)  
Justification:** Yes

**Proposed use of property:** Industrial use- storage 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 industrial/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 more than 24 continuous months, there has been no purchased 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 as abandoned for purpose of the Class 8 TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION); and

**WHEREAS**, in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

**WHEREAS**, Class 8 TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 8 TEERM; and

**WHEREAS**, the municipality states the Class 8 TEERM 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 TEERM; 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.

**Legislative History:** 5/12/22 Board of Commissioners refer to the Business and Economic Development

[22-3130](#)

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

**PROPOSED RESOLUTION**

**6230 West, 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:** 6230 West, LLC

**Address:** 6230 W. 159th Street, Oak Forest, Illinois

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

**Cook County District:** 6th District

**Permanent Index Number:** 28-17-302-065-0000

**Municipal Resolution Number:** Village of Oak Forest, Resolution No. 2020-02-0366R

**Number of month property vacant/abandoned:** 11 months vacant

**Special circumstances justification requested:** Yes

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

**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

**Legislative History:** 5/12/22 Board of Commissioners refer to the Business and Economic Development

[22-3157](#)

**Sponsored by:** TONI PRECKWINKLE (President) and LARRY SUFFREDIN, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**Aarya Properties, 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:** Aarya Properties, Inc



**Address:** 8120 Central Park Avenue, Skokie, Illinois

**Municipality or Unincorporated Township:** Skokie

**Cook County District:** 13th District

**Permanent Index Number:** 10-23-325-040-0000

**Municipal Resolution Number:** Resolution Number

**Number of month property vacant/abandoned:** 23 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

**Legislative History:** 5/12/22 Board of Commissioners refer to the Business and Economic Development

[22-3188](#)

**Sponsored by:** TONI PRECKWINKLE (President) and FRANK J. AGUILAR, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**Robert Burke 6b UNINCORPORATED COOK RENEWAL PROPERTY TAX INCENTIVE REQUEST**

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

**Applicant:** Robert Burke

**Address:** 5852 W. 51st Street, Chicago, Illinois

**Municipality or Unincorporated Township:** Unincorporated Township Stickney

**Cook County District:** 11th District

**Permanent Index Number:** 19-08-202-025-0000 and 19-08-202-053-0000

**Municipal Resolution Number:** Unincorporated Cook

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

**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 newly constructed or substantially rehabilitated or abandoned commercial property; and

**WHEREAS**, the Cook County Classification System for a Class 6b assessment defines abandoned property as " property where the buildings and other structures, or portions thereof, have been vacant and unused for more than 12 continuous months and as established by rule of the Assessor; and

**WHEREAS**, Class 6b incentives that are granted are renewable and requires the validation of the County Board if located in unincorporated Cook County, Illinois. The applicant may apply for a renewal on or after the 10th year of the Incentive, but before the expiration of the 12th year of the Incentive. The applicant in an Unincorporated area of Cook County must obtain an enabling Resolution from the Board of Commissioners of Cook County as to whether it will validate the renewal; and

**WHEREAS**, the property is located in an unincorporated area of Cook County, and it is determined the renewal of the Class 6b incentive is necessary and beneficial to the local economy; and

**WHEREAS**, it is determined that the project results in the retention of jobs at the property site; and

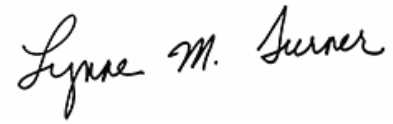
**WHEREAS**, projects which qualify for the Class 6b incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first ten years, fifteen percent (15%) for the 11th year and twenty percent (20%) for the 12th year. Without this incentive, the industrial property would normally be assessed at twenty-five percent (25%) of its market value.

**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 that the above-captioned property meets the requirements for a renewal of the Class 6b incentive; and

**BE IT FURTHER RESOLVED** that the President and Board of Commissioners hereby approves the renewal of the Class 6b incentive; 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.

**Legislative History:** 5/12/22 Board of Commissioners refer to the Business and Economic Development



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Secretary

Chairman: Gainer

Vice-Chairman: Anaya

Members: Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison