

26-0936
ORDINANCE AMENDMENT

Sponsored by
THE HONORABLE TONI PRECKWINKLE,
PRESIDENT OF THE COOK COUNTY BOARD OF COMMISSIONERS

**ORDINANCE CONCERNING THE COOK COUNTY REAL PROPERTY ASSESSMENT
CLASSIFICATION ORDINANCE REGARDING INCENTIVE CLASSIFICATIONS**

WHEREAS, Cook County is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 Illinois Constitution, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, certain portions of the Real Property Assessment Classification Ordinance regarding incentive classifications are scheduled to expire at the end of the year 2027; and

WHEREAS, minor revisions and corrections are being made to certain portions of the Real Property Assessment Classification Ordinance to increase understanding, transparency and accountability for municipalities; and

WHEREAS, it is desirable that the provisions of the Real Property Assessment Classification Ordinance governing incentive classifications remain in effect;

BE IT ORDAINED, by the Cook County Board of Commissioners, Chapter 74 TAXATION, ARTICLE II. - REAL PROPERTY TAXATION, DIVISION 2. - CLASSIFICATION SYSTEM FOR ASSESSMENT, Sections 74-63, 74-65, 74-68, 74-70, 74-73 and 74-75 of the Cook County Code are hereby amended as follows:

Sec. 74-63. Assessment classes.

Real estate is divided into the following assessment classes:

- (1) *Class 1.* Unimproved real estate.
- (2) *Class 2.* Real estate:
 - a. Used as a farm;
 - b. Used for residential purposes when improved with a house, an apartment building of not more than six living units, or residential condominium, a residential cooperative or a government subsidized housing project, if required by statute to be assessed in the lowest assessment category;
 - c. Improved with a building put to commercial and residential use, of six or less units where the building measures less than 20,000 square feet of above grade space; or
 - d. Real estate improved with a single room occupancy building, as defined in this division, provided that:

1. At least one-third of the single room occupancy units are leased at no more than 80 percent of the current "Fair Market Rent Schedule for Existing Housing for Single Room Occupancy Units" as set by the United States Department of Housing and Urban Development (hereinafter "FMR schedule");
 2. No single room occupancy units are leased at rents in excess of 100 percent of the current FMR schedule;
 3. The overall maximum average rent per unit for all single room occupancy units in the building shall not exceed 90 percent of the current FMR schedule; and
 4. The subject property is in substantial compliance with all local building, safety and health codes and requirements.
- e. Used as a licensed bed and breakfast, as defined under the laws of Cook County municipality where the property is situated, or registered as a Bed and Breakfast with the State of Illinois under the statute as established under 50 ILCS 820/1 et seq., the Illinois Bed and Breakfast Act, with six rentable units or less and with all said units contained in one improvement where one of the units is owner occupied and where the owner occupant is entitled to a Homeowner's Exemption pursuant to the Illinois Property Tax Code, Chapter 35, Title 4, Article 15, provided a Bed and Breakfast is not required to be qualified for Homeowner Exemptions.

In the event that the owner fails to comply with these requirements, the Class 2 classification shall be revoked.

- (3) *Class 3.* All improved real estate used for residential purposes which is not included in any other class.
- (4) *Class 4.* Real estate owned and used by a not-for-profit corporation in furtherance of the purposes set forth in its charter unless used for residential purposes or operating as a golf course and/or driving range. If such real estate is used for residential purposes, it shall be classified in the appropriate residential class.
- (5) *Class 5a.* All real estate not included in Class 1, Class 2, Class 3, Class 4, Class 5b, Class 6b, Class C, Class 7a, Class 7b, Class 7c, Class 7d, Class 8, Class 9, Class S or Class L of this Section.
- (6) *Class 5b.* All real estate used for industrial purposes as defined herein and not included in any other class.
- (7) *Class 6b.* Real estate used primarily for industrial purposes, consisting of all newly constructed buildings or other structures, including the land upon which they are situated; or abandoned property, including the land upon which such property is situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their market value, including qualified land related to the rehabilitation. Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel.

- a. An applicant must obtain from the municipality in which the real estate is located or the County Board if the real estate is located in an unincorporated area, an Ordinance or Resolution expressly stating that the municipality or County Board, as the case may be, has determined that the incentive provided by Class 6b is necessary for development to occur on that specific real estate and that the municipality or County Board, as the case may be, supports and consents to the Class 6b application to the Assessor.

In addition, the Ordinance or Resolution shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; and
3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be;
4. State that the applicant has provided an affidavit stating the applicant will comply with the Prevailing Wage requirements of Section 74-71(b) of this Division; and
5. State whether a redevelopment agreement has been entered into with the applicant and the agreement is attached to the Resolution.

~~A certified copy of the Ordinance or Resolution need not be filed at the time of filing the Class 6b eligibility application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 6b. If the Resolution is not filed at the time of the eligibility application, the applicant shall instead file, at that time, a letter from the municipality or the County, as the case may be, confirming that a Resolution or Ordinance supporting the incentive has been requested. If the real estate is located within an Industrial Growth Zone, prior to filing a Class 6b eligibility application with the Assessor and in lieu of an Ordinance or Resolution, an applicant may obtain from an authorized officer of the municipality or an authorized officer of the Cook County Bureau of Economic Development if the real estate is located in an unincorporated area, a letter stating that the municipality or the County Board, as the case may be, supports and consents to the filing of the Class 6b application with the Assessor. Such authorized officer shall have been designated by the legislative body of the municipality or, in the case of an unincorporated area, by the Cook County Board.~~

~~A copy of the authorized officer letter and a certified copy of the legislative action designating the authorized officer shall be included with the Class 6b application and submitted to the Cook County Bureau of Economic Development for verification prior to filing of the application with the Assessor. The applicant must demonstrate that the industrial development project qualifies for the Class 6b classification.~~

In addition, the letter from the authorized officer shall:

1. ~~Describe the redevelopment objective of the municipality;~~
2. ~~State the applicant's intended use of the property; and~~
3. ~~State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.~~

- b. ~~Following verification that the Class 6b application is in an Industrial Growth Zone and has been properly submitted with a letter from an authorized officer and a certified copy of the legislative action designating the authorized officer, the Bureau of Economic Development will forward the application to the Assessor's Office for filing.~~

~~A copy of the Resolution or letter confirming that a Resolution has been requested, or the letter from an authorized officer if the real estate is in an Industrial Growth Zone, along with and a certified copy of the legislative action designating the authorized officer, whichever is filed with the application, will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to the members of the County Board from the affected districts.~~

- b. Class 6b applications for newly constructed or substantially rehabilitated buildings and other structures must be made to the Assessor within one year ~~prior to~~ of the commencement of such new construction or substantial rehabilitation to qualify for a Class 6b incentive. With respect to abandoned property, the Class 6b application must be made to the Assessor prior to the commencement of the reoccupation of the vacant and unused property.
- c. In instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed "abandoned" for purpose of Class 6b, unless:
1. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
 2. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 12 continuous months.

The finding of abandonment, along with the specification of the special circumstances, shall be included in the Resolution or Ordinance supporting and consenting to the Class 6b application. If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "abandoned" for purposes of Class 6b, and a County Resolution to that effect shall be obtained. The applicant must obtain the municipal enabling Ordinance with the required finding of special circumstances and present such municipal Ordinance to the Board of Commissioners of Cook County prior to its determination as to whether it will validate such a finding that the property is deemed "abandoned" for purposes of Class 6b and provide a County Resolution to that effect. A certified copy of an Ordinance or Resolution finding that special circumstances exist, as well as a certified copy of a County Ordinance or Resolution validating such a finding that the property is deemed "abandoned" for purposes of Class 6b need not be filed at the time of filing the Class 6b eligibility application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 6b. ~~If the Resolution is not filed at the time of the Class 6b eligibility application, the applicant shall instead file, at that time, a letter from the municipality or the County as the case may be, confirming that a Resolution or Ordinance regarding special circumstances has been requested.~~

~~If the real estate is located within an Industrial Growth Zone, prior to filing a Class 6b eligibility application with the Assessor and in lieu of an Ordinance or Resolution, an applicant may obtain from an authorized officer of the municipality or an authorized officer of the Cook County Bureau of Economic Development if the real estate is located in an unincorporated area, a letter stating that the municipality or the County Board, as the case may be, supports and consents to the filing of the Class 6b application with the Assessor. Such authorized officer shall have been designated by the legislative body of the municipality or, in the case of an unincorporated area, by the Cook County Board.~~

~~A copy of the authorized officer letter and a certified copy of the legislative action designating the authorized officer shall be included with the Class 6b application and submitted to the Cook County Bureau of Economic Development for verification prior to filing of the application with the Assessor.~~

~~In addition, the letter from the authorized officer shall:~~

- ~~1. Describe the redevelopment objective of the municipality;~~
- ~~2. State the applicant's intended use of the property; and~~
- ~~3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.~~

~~Following verification that the Class 6b application is in an Industrial Growth Zone and has been properly submitted with a letter from an authorized officer and a certified copy of the legislative action designating the authorized officer, the Bureau of Economic Development will forward the application to the Assessor's Office for filing. A certified copy of the legislative action designating the authorized officer and the authorized officer letter shall be included with the Class 6b application at the time of filing the application with the Assessor. The applicant must demonstrate that the industrial development project qualifies for the Class 6b classification.~~

Critical Emergency Employee Retention Modification (CEERM) Program: In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed "abandoned" for purpose of a Class 6b under the CEERM Program if:

1. There has been no purchase for value; and
2. The buildings and other structures have been vacant and unused for at least three continuous months; and
3. The applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location. For purposes of this Section, the term "employee" shall mean an individual who performs duties or services at the subject location on average at least 30 hours per week in any two-week period for which such individual is paid; "hours per week" shall mean hours for which an individual is paid or entitled to payment for a period of time during which no duties are performed by such individual due to vacation, holiday, illness, incapacity, jury duty, military duty or approved leave of absence.

The finding of abandonment, along with the specification of the special circumstances, and a determination that the applicant's participation in the CEERM Program is necessary for the development to occur, and that without such designation the industrial enterprise would not be economically viable causing the property to be in imminent risk of remaining vacant and unused, shall be included in the Resolution or Ordinance supporting and consenting to the Class 6b application under the CEERM Program.

In addition, the Ordinance or Resolution where applicable shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; ~~and~~
3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be;
4. State that the applicant has provided an affidavit stating the applicant will comply with the Prevailing Wage requirements of Section 74-71(b) of this Division; and
5. State whether a redevelopment agreement has been entered into with the applicant and the agreement is attached to the Resolution.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 6b incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "abandoned" for purposes of Class 6b, and a County Resolution to that effect shall be obtained. The applicant must obtain the municipal enabling Ordinance with the required finding of special circumstances and present such municipal Ordinance to the Board of Commissioners of Cook County prior to its determination as to whether it will validate such a finding that the property is deemed "abandoned" for purposes of Class 6b under the CEERM Program and provide a County Resolution to that effect. A certified copy of an Ordinance or Resolution finding that special circumstances exist, as well as a certified copy of a County Ordinance or resolution validating such a finding that the property is deemed "abandoned" for purposes of Class 6b need not be filed at the time of filing the Class 6b application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 6b. If the Resolution is not filed at the time of the Class 6b application, the applicant shall instead file, at that time, a letter from the municipality or the County as the case may be, confirming that a Resolution or Ordinance regarding special circumstances has been requested.

Sustainable Emergency Relief (SER) Program: In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed "qualified" for purpose of Class 6b under the SER Program if:

1. The industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of application for the SER Program; and

2. The industrial enterprise that occupies the premises submits evidence of hardship supporting a determination that participation in the SER Program is necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused.

The finding that a property is qualified, along with the specification of the special circumstances, and a determination that the applicant's participation in the SER Program is necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused, shall be included in the Resolution or Ordinance supporting and consenting to the Class 6b application under the SER Program.

In addition, the Ordinance or Resolution where applicable shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; ~~and~~
3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be;
4. State that the applicant has provided an affidavit stating the applicant will comply with the Prevailing Wage requirements of Section 74-71(b) of this Division; and
5. State whether a redevelopment agreement has been entered into with the applicant and the agreement is attached to the Resolution.

If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "qualified" for purposes of Class 6b, and a County Resolution to that effect shall be obtained. The applicant must obtain the municipal enabling Ordinance with the required finding of special circumstances and present such municipal Ordinance to the Board of Commissioners of Cook County prior to its determination as to whether it will validate such a finding that the property is deemed "qualified" for purposes of Class 6b and provide a County Resolution to that effect. A certified copy of an Ordinance or Resolution finding that special circumstances exist, as well as a certified copy of a County Ordinance or Resolution validating such a finding that the property is deemed "qualified" for purposes of Class 6b need not be filed at the time of filing the Class 6b application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 6b. ~~If the Resolution is not filed at the time of the Class 6b application, the applicant shall instead file, at that time, a letter from the municipality or the County as the case may be, confirming that a Resolution or Ordinance regarding special circumstances has been requested.~~

The Assessor shall provide by rule for the filing of annual reports by recipients of Class 6b incentives granted pursuant to the SER Program as to the use of the property and the number of persons employed at the Class 6b site. In such reports, recipients shall be required to certify whether the industrial enterprise that occupied the premises at the time of the SER application continues its operations at that location. In addition, recipients of Class 6b incentives granted pursuant to the SER Program shall be required to report to the Assessor within 30 days if the industrial enterprise that occupied the premises at the time of the SER application ceases operations at that location. A copy of such reports will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the non-filing. Additionally, if the industrial enterprise that occupied the premises at the time of the SER application ceases operations at that location, then the Class 6b incentive granted pursuant to the SER program shall terminate.

- e. This classification shall continue for a period of 12 years from the date such new construction (excluding demolition, if any) or such substantial rehabilitation was completed and initially assessed, or in the case of abandoned property, from the date of substantial re-occupancy, or in the case of incentives granted pursuant to the CEERM Program, from the date of the notice of approval. In the case of incentives granted pursuant to the SER Program, this classification shall continue for a period of 12 years from the date of the notice of approval, or until the industrial enterprise that occupied the premises at the time of the SER application ceases operations at that location if that occurs sooner.
- f. Unless a Class 6b granted pursuant to the SER Program or the CEERM Program, this incentive may be renewed during the period starting with the last year a property is entitled to a ten percent assessment level pursuant to Section 74-64(7) and ending with the expiration of the incentive, if the following requirements are met:
 - 1. The municipality in which the real estate is located or the County Board, if the real estate is located in an unincorporated area, adopts a Resolution expressly stating that the municipality or the County Board, as the case may be, has determined that the industrial use of the property is necessary and beneficial to the local economy, and supports and consents to renewal of the Class 6b; and
 - 2. A copy of the Resolution and a completed renewal application are filed with the Assessor's Office before the expiration of the renewal period as set forth in this subsection.
- g. Class 6b incentives that are granted pursuant to the SER Program or the CEERM Program are not renewable. For all other Class 6b incentives, the number of renewal periods is not limited as long as the property continues to apply and meet the requirements for Class 6b.
- h. A copy of the request for renewal of the incentive will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts.
- i. ~~If no renewal is obtained, the incentive shall be phased out over the next two years, pursuant to subsection 74-64(7).~~ After expiration of the last incentive period, the real estate shall revert to the applicable classification under this Division.

- j. The Assessor may adopt rules consistent with this subsection necessary to ensure proper review of all factors relevant to determine eligibility for the benefits provided under Class 6b.
 - k. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class 6b recipients as to the use of the property and the number of persons employed at the Class 6b site. A copy of such reports will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the non-filing.
- (8) *Class C.* Real estate which is to be used for industrial or commercial purposes, including abandoned property, as defined in Section 74-62, including the land upon which such property is situated; or vacant land; where such real estate because of contamination has undergone environmental testing and remediation and has received a "No Further Remediation Letter" from the site remediation program.
- a. To be eligible for a Class C classification an applicant must have received a "No Further Remediation Letter" confirming achievement of the remediation objectives based on the industrial or commercial use.
 - b. The owner of the property is rendered ineligible for the Class C classification by having previously owned or operated the site, directly or indirectly, or having been a partner or being associated through a family or business relationship with anyone who has owned or operated the site, which ownership or operation caused the contamination which was remediated pursuant to a site remediation, except for an employee who worked for an owner, as defined herein, that operated the site. A present owner or employer who can successfully demonstrate that the owner or employer was not responsible for the contamination may be eligible for Class C classification.
 - c. An applicant must obtain from the municipality in which the real estate is located or the County Board if the real estate is located in an unincorporated area, an Ordinance or Resolution expressly stating that the municipality or County Board, as the case may be, has determined that the incentive provided by Class C is necessary for development to occur on that specific real estate and that the municipality or County Board, as the case may be, supports and consents to the Class C application to the Assessor. ~~A certified copy of the Ordinance or Resolution must be filed at the time of application for the Class C classification.~~ A certified copy of the Ordinance or Resolution need not be filed at the time of the filing of the Class C eligibility application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class C. If the Ordinance or Resolution is not filed at the time of the eligibility application, the applicant shall instead file, at that time, a letter from the municipality or the County, as the case may be, confirming that a Resolution or Ordinance supporting the incentive has been requested. A copy of that Ordinance or Resolution, whichever is submitted, will be forwarded by the Assessor's Office to the Secretary of the Board for distribution to the members of the County Board from the affected districts.

In addition, the Ordinance or Resolution shall:

1. Describe the redevelopment objective of the municipality;

2. State the applicant's intended use of the property; and
 3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.
- d. To qualify for the Class C classification, an application for Class C classification must be made within one year of the receipt of the "No Further Remediation Letter". Where an application for Class C classification encompasses less than all of the contiguous property owned by the applicant upon which remediation has been completed, the one-year limitation will be waived for any subsequent separate application for Class C classification for the remainder or for additional portions of the property, provided that such subsequent application is made within seven years.
 - e. Additionally, to qualify for the Class C classification, the estimated remediation costs, including site investigation, testing, oversight, remediation and removal costs, monitoring, and engineering and legal fees associated with the remediation process, must total at least \$100,000.00, or alternatively, must total at least 25 percent of the market value of the real estate as determined by the Assessor's property record card in the year prior to the remediation, whichever is less.
 - f. The initial Class C classification shall continue for a period of 12 years for both industrial and commercial property. For industrial property, this incentive may be renewed during the period starting with the last year a property is entitled to a ten percent assessment level pursuant to Section 74-64(7) and ending with the expiration of the incentive last year a property is entitled to a 16 percent assessment level, if the following requirements are met:
 1. The taxpayer notifies the Assessor's Office of the taxpayer's intent to request renewal of the incentive from the municipality, or the County Board if the real estate is located in an unincorporated area;
 2. The municipality in which the real estate is located or the County Board, if the real estate is located in an unincorporated area, adopts a Resolution expressly stating that the municipality or County Board, as the case may be, has determined that the industrial use of the property is necessary and beneficial to the local economy, and supports and consents to renewal of the Class C; and
 3. A copy of that Resolution and a completed renewal application are filed with the Office of the Assessor before the expiration of the 16-percent assessment level period.

The number of renewal periods is not limited as long as the property continues to apply and qualify for Class C. Any property which applies for Class C treatment on or before the adoption date of the ordinance from which this division is derived will be eligible for this renewal term at the end of their original incentive period subject to the above requirements. The notice of intent to request renewal which is filed with the Assessor's Office will be forwarded by the Assessor's Office to the Secretary of the Board for distribution to members of the County Board from the effected districts.

- g. If, on November 23, 1999, a property is receiving Class C treatment, but the assessment level is higher than 16 percent, that taxpayer may apply for renewal as outlined above and receive a 16-percent assessment level for the prescribed period beginning after the filing and approval of the resolution and renewal application. However, if, as of that effective date, the taxpayer's assessment is higher than 16 percent and the taxpayer is granted a renewal of the incentive for subsequent years, no reduction of the current assessment level based on renewal of the incentive will be granted. If no renewal is obtained, the incentive shall be phased out over the next two years, pursuant to Section 74-64. After such ten-year period expiration of the last incentive period, the real estate shall revert to the applicable classification under this Division.
 - h. For commercial properties, once the original 12-year incentive period has expired, the commercial Class C incentive will expire. The incentive classification will not be subject to renewal and the real estate shall revert to the applicable classification under this Division.
 - i. The Assessor shall review the application and supporting documentation to determine eligibility for the Class C classification. The Assessor may adopt rules consistent with the foregoing necessary to ensure proper review of all factors relevant to determine initial and continued eligibility for the benefits provided under the Class C classification.
 - j. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class C recipients as to the use of the property and the number of persons employed at the Class C site. Such reports shall be verified. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the non-filing.
- (9) *Class 7a.* Real estate used primarily for commercial purposes, comprising a qualified commercial development project, as determined pursuant to Section 74-65(a), located in an area in need of commercial development, where total development costs, exclusive of land, do not exceed \$2,000,000.00, consisting of all newly constructed buildings or other structures, including the land upon which they are situated; or abandoned property, as defined in this Division, including the land upon which such property is situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation. Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel.
- a. In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify that the property is deemed "abandoned" for purposes of Class 7a. The finding of abandonment, along with the specification of the special circumstances, shall be included in the Resolution or Ordinance supporting and consenting to the Class 7a application.

In addition, the Ordinance or Resolution shall:

- 1. Describe the redevelopment objective of the municipality;
- 2. State the applicant's intended use of the property; and

3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be. Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed "abandoned" where:
 - A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
 - B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 12 continuous months.

If a municipality enacts enabling legislation which a.) identifies, by permanent index numbers, specific retail corridors or geographies within the boundaries of such municipality that it deems to be distressed and in need of development; b.) authorizes the submission of applications for a Class 7a incentive for properties within such retail corridors, and c.) designates the authorized officer of such municipality, then applicants for a Class 7a incentive located in such retail corridors may obtain and submit, in lieu of an Ordinance or Resolution, a letter from the authorized officer of the municipality approving the submission of the Class 7a incentive application and a certified copy of the municipal enabling legislation.

A copy of the authorized officer letter and a certified copy of the municipal enabling legislation shall be included with the Class 7a application and submitted to the Cook County Bureau of Economic Development for verification prior to filing of the application with the Assessor.

In addition, the letter from the authorized officer shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; and
3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.

Following verification that the Class 7a application is in a retail corridor, as defined herein, and has been properly submitted with a letter from an authorized officer and a certified copy of the municipal enabling legislation, the Bureau of Economic Development will forward the application to the Assessor's Office for filing. The Resolution or Ordinance, or the authorization letter and a certified copy of the municipal enabling legislation (if applicable), must be filed with the eligibility application. If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "abandoned" for purposes of Class 7a and a Resolution to that effect shall be included with the Class 7a eligibility application filed with the Assessor.

- b. This classification shall continue for a period of 12 years from the date such new construction (excluding demolition, if any) or such substantial rehabilitation was completed and initially assessed, or in the case of abandoned property, from the date of substantial re-occupancy. This incentive classification will be subject to renewal. Upon termination, the real estate shall revert to the applicable classification under this Division.

- c. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class 7a recipients as to the use of the property and the number of persons employed at the Class 7a site. Such reports shall be verified. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the non-filing.
 - d. Effective June 1, for real estate which was initially classified as Class 7a, the incentive will continue and is subject to renewal on or after the tenth year of the incentive, but before the expiration of the twelfth year of the incentive. After June 1, 2026, this provision shall sunset and all new applicants seeking an incentive for real estate used primarily for commercial purposes, comprising a qualified commercial development project, as determined pursuant to section 74-65(a), located in an area in need of commercial development, shall be filed as a Class 7b incentive regardless of total development costs.
- (10) *Class 7b.* Real estate used primarily for commercial purposes, as defined in this Division, comprising a qualified commercial development project, as determined pursuant to subsection 74-65(a), located in an "area in need of commercial development", ~~where total development costs, exclusive of land, exceed \$2,000,000.00,~~ consisting of all newly constructed buildings or other structures, including the land upon which they are situated; or abandoned property, as defined herein, including the land upon which such property is situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their market value, including qualified land related to the rehabilitation. Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel.
- a. In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed "abandoned" for purposes of Class 7b. The finding of abandonment, along with the specification of the special circumstances, shall be included in the Resolution or Ordinance supporting and consenting to the Class 7b application.

In addition, the Ordinance or Resolution shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; ~~and~~
3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be;
4. State that the applicant has provided an affidavit stating the applicant will comply with the Prevailing Wage requirements of Section 74-71(b) of this Division; and
5. State whether a redevelopment agreement has been entered into with the applicant and the agreement is attached to the Resolution.

Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed "abandoned" where:

- A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
- B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 12 continuous months.

~~If a municipality enacts enabling legislation which a.) identifies, by permanent index numbers, specific retail corridors or geographies within the boundaries of such municipality that it deems to be distressed and in need of development b.) authorizes the submission of applications for a Class 7b incentive for properties within such retail corridors, and c.) designates the authorized officer of such municipality, then applicants for a Class 7b incentive located in such retail corridors may obtain and submit, in lieu of an Ordinance or Resolution, a letter from the authorized officer of the municipality approving the submission of the Class 7b incentive application and a certified copy of the municipal enabling legislation.~~

~~A copy of the authorized officer letter and a certified copy of the municipal enabling legislation shall be included with the Class 7b application and submitted to the Cook County Bureau of Economic Development for verification prior to filing of the application with the Assessor.~~

~~In addition, the letter from the authorized officer shall:~~

- ~~1. Describe the redevelopment objective of the municipality;~~
- ~~2. State the applicant's intended use of the property; and~~
- ~~3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.~~

~~Following verification that the Class 7b application is in a retail corridor, as defined herein, and has been properly submitted with a letter from an authorized officer and a certified copy of the municipal enabling legislation, the Bureau of Economic Development will forward the application to the Assessor's Office for filing.~~

~~The Resolution or Ordinance, or authorization letter and certified copy of the municipal enabling legislation (if applicable), must be filed with the eligibility application. If the ordinance or resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "abandoned" for purposes of Class 7b and a resolution to that effect shall be included with the Class 7b eligibility application filed with the Assessor.~~

- b. This classification shall continue for a period of 12 years from the date such new construction (excluding demolition, if any) or such substantial rehabilitation was completed and initially assessed, or in the case of abandoned property, from the date of substantial re-occupancy. This incentive classification will be subject to renewal. Upon termination, the real estate shall revert to the applicable classification under this Division.
- c. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class 7b recipients as to the use of the property and the number of persons employed at the

Class 7b site. Such reports shall be verified. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the non- filing.

(11) *Class 7c or Commercial Urban Relief Eligibility ("CURE")*. Real estate used primarily for commercial purposes, consisting of all newly constructed buildings or other structures, including the land upon which they are situated; or abandoned property, including the land upon which such property is situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their market value, including qualified land related to the rehabilitation. Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel.

- a. An applicant must obtain from the municipality in which the real estate is located or the County Board if the real estate is located in an unincorporated area, an Ordinance or Resolution expressly stating that:
 - (i) The property, site, or area is deemed a redevelopment priority by the municipality, and
 - (ii) The municipality or County Board, as the case may be, has determined that the incentive provided by Class 7c is necessary for development to occur on that specific real estate and that the municipality or County Board, supports and consents to the Class 7c application to the Assessor.

In addition, the Ordinance or Resolution shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; ~~and~~
3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be;
4. State that the applicant has provided an affidavit stating the applicant will comply with the Prevailing Wage requirements of Section 74-71(b) of this Division; and
5. State whether a redevelopment agreement has been entered into with the applicant and the agreement is attached to the Resolution.

~~If a municipality enacts enabling legislation which a.) identifies, by permanent index numbers, specific retail corridors or geographies within the boundaries of such municipality that it deems to be distressed and in need of development; b.) authorizes the submission of applications for a Class 7c incentive for properties within such retail corridors, and c.) designates the authorized officer of the such municipality, then applicants for a Class 7c incentive located in such retail corridors may obtain and submit, in lieu of an Ordinance or Resolution, a letter from the authorized officer of the municipality~~

~~approving the submission of the Class 7c incentive application and a certified copy of the municipal enabling legislation.~~

~~A copy of the authorized officer letter and a certified copy of the municipal enabling legislation shall be included with the Class 7c application and submitted to the Cook County Bureau of Economic Development for verification prior to filing of the application with the Assessor.~~

~~In addition, the letter from the authorized officer shall:~~

- ~~1. Describe the redevelopment objective of the municipality;~~
- ~~2. State the applicant's intended use of the property; and~~
- ~~3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.~~

~~Following verification that the Class 7c application is in a retail corridor, as defined herein, and has been properly submitted with a letter from an authorized officer and a certified copy of the municipal enabling legislation, the Bureau of Economic Development will forward the application to the Assessor's Office for filing.~~

In order to determine Class 7c applications, an application ~~for Class 7c~~ shall be submitted to the Assessor and the Bureau of Economic Development. Upon receipt of the 7c application and all the necessary supporting data, the Economic Development Advisory Committee of the County, will within 30 days return the application to the Assessor with a finding stating whether the conditions (1) - (4) below ~~of Subsections (a)(1) — (a)(4) of this Section~~ are present. The Assessor shall review the application, supporting data, findings of the Committee and other appropriate facts. Where the Assessor finds the conditions ~~of Subsections (a)(1) — (a)(4) below of this Section~~ exist, the Assessor shall, ~~within 30 days of the receipt of the Committee's findings,~~ certify the commercial development project eligible for Class 7c treatment under this Division.

Where the Economic Development Advisory Committee does not return a finding stating whether ~~the conditions of Subsections (a)(1) — (a)(4) below of this Section~~ are present ~~within 30 days~~, and upon further application of the requesting party, the Assessor may review the application, supporting data, and other appropriate facts and certify the commercial development project eligible for Class 7c treatment and grant the incentive.

- (1) That the Property's (the real estate that is subject of the Incentive application) Assessed Value, Equalized Assessed Value or Real estate taxes for three of the last six years, have declined or remained stagnant due to the depressed condition;
- (2) There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class 7c designation and will therefore result in the economic enhancement of the property;
- (3) Certification of the commercial development project for Class 7c designation will materially assist development, redevelopment or rehabilitation of the property and

the commercial development property would not go forward without the full incentive offered under Class 7c; and

- (4) Certification of the commercial development project for Class 7c designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities of the property.
- b. A certified copy of the Ordinance or Resolution, ~~or authorization letter and certified copy of the municipal enabling legislation (if applicable),~~ need not be filed at the time of filing the Class 7c eligibility application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 7c. ~~If the Resolution is not filed at the time of the eligibility application, the applicant may instead file, at that time, a letter from the municipality or the County, as the case may be, confirming that a Resolution or Ordinance supporting the incentive has been requested.~~
- c. A copy of the Resolution or letter confirming that a Resolution has been requested, whichever is filed with the application, will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to the members of the County Board from the affected districts.
- d. Class 7c applications for newly constructed or substantially rehabilitated buildings and other structures must be made to the Assessor within **one year prior t** of the commencement of such new construction or substantial rehabilitation to qualify for a Class 7c incentive. With respect to abandoned property, the Class 7c application must be made to the Assessor prior to the commencement of the reoccupation of the vacant and unused property. For the purpose of this Incentive [Class 7c] "abandoned property" shall mean 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.
- e. This classification shall continue for a period of three years from the date such new construction (excluding demolition, if any) such substantial rehabilitation was completed and initially assessed, or in the case of abandoned property, from the date of substantial occupancy.
- f. Class 7c incentives that are granted are renewable. The incentive shall be phased out after five years, pursuant to Subsection 74-64(8). After expiration of the last incentive period, the real estate shall revert to the applicable classification under this Division.
- g. The Assessor may adopt rules consistent with this subsection necessary to ensure proper review of all factors relevant to determine eligibility and continued eligibility for the benefits provided under Class 7c.
- h. Renewal. The Class 7c Incentive shall be limited to only one renewal. The applicant may apply for a renewal on or after the third year of the Incentive, but before the expiration of the fifth year of the Incentive. The applicant must obtain the municipal enabling Ordinance and present such municipal Ordinance to the Assessor as to whether it will validate the renewal. The Incentive may be renewed unless otherwise limited herein.
- i. ~~Effective Year. The Class 7c Incentive shall be effective for the tax year the application for the Incentive is filed. In addition, the Class 7c Incentive may be applied for only one year prior to the tax year in which the Incentive was applied via a certificate of error~~

- (12) *Class 7d.* Real estate used for a qualifying existing grocery store, expansion or renovation of an existing grocery store, new construction of a grocery store, or re-use of vacant commercial space for a grocery store located in a food desert. For this section, a "food desert" means a location lacking fresh fruit, vegetables, and other healthful whole foods, in part due to a lack of grocery stores, farmers' markets, or healthy food providers as defined in 20 ILCS 2310/2310-22, and that location is included in the Illinois Department of Public Health's - Illinois Food Deserts Annual Report. For this section, "grocery store" shall be defined as a commercial retail business where: (a) the majority of the sales floor area that is open and accessible to the public is occupied by produce, food, and beverage products, and household items that are packaged for preparation and consumption for daily living needs; (b) includes dedicated areas for the sale of meats, deli products, and fresh bakery goods; (c) at least 55 percent of its employee workforce is employed on a full time basis. For this section, full time employee shall be defined as any employee who works an average of at least 30 hours per week for more than 120 days in a year. An applicant must obtain from the municipality in which the real estate is located, or the County Board if the real estate is located in an unincorporated area, an Ordinance or Resolution expressly stating that the municipality or County Board, as the case may be, has determined that the incentive provided by Class 7d is necessary for the development or retention of a grocery store located in a food desert, as defined in this section, to occur on that specific real estate and that the municipality or County Board, as the case may be, supports and consents to the Class 7d application to the Assessor. "Retention" shall mean that if the qualifying grocery store were to close or relocate, the tract of land would become a "food desert" as defined in this section.

In addition, the Ordinance or Resolution shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; ~~and~~
3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be;
4. State that the applicant has provided an affidavit stating the applicant will comply with the Prevailing Wage requirements of Section 74-71(b) of this Division; and
5. State whether a redevelopment agreement has been entered into with the applicant and the agreement is attached to the Resolution.

In order to determine eligibility for Class 7d, the application for Class 7d shall be submitted to the Assessor and the Bureau of Economic Development. Upon receipt of the application and the necessary supporting data, the Bureau of Economic Development shall forward the application to the Economic Development Advisory Committee of the County for its review and a resolution in support of the Class 7d application. Upon receipt of a resolution in support of the Class 7d application, the Bureau of Economic Development shall forward the resolution to the Assessor. The Assessor shall review the application, supporting data, findings of the Committee and other appropriate facts to certify the grocery store eligible for Class 7d under this Division.

The Class 7d incentive shall be for the term set out in Section 74-64(12) and be limited to only one renewal. The applicant may apply for one renewal during or after the tenth year of the initial term of the incentive, but before the expiration of the twelfth year of the initial term of the incentive. The applicant must obtain a municipal or County Board Ordinance or Resolution that supports and consents to the renewal and present such Ordinance or Resolution to the Assessor as a part of the process of applying for the renewal. The supporting Ordinance or Resolution need not be filed simultaneously with the application for renewal, but the supporting Ordinance or Resolution must be filed with the Assessor before the renewal of the incentive can be granted.

- (13) *Class 8.* Real estate used primarily for industrial and commercial purposes, consisting of all newly constructed buildings or other structures, including the land upon which they are situated; or abandoned property, as defined in this division, including the land upon which such property is situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their market value, including qualified land related to the rehabilitation. A property, not currently on the tax roll and not having paid real estate taxes for at least five years, and purchased from a Governmental Entity, shall be considered “abandoned” for purposes of this Class 8 Ordinance. This definition of “abandoned” would not apply to a purchase by a former owner of the subject property who had previously failed to pay real estate property taxes on the property. A finding that a property was “abandoned” under this provision must be reviewed by the Bureau of Economic Development and approved by the Cook County Board by a resolution specifically finding the property is abandoned.

A “Government Entity”, for purposes of Class 8, shall be defined as municipalities, cities, townships, counties and land banks which have taken title to real estate which is located in a designated geographical area which could qualify for a Class 8 incentive. For real estate deemed abandoned under this subsection, an application for a Class 8 incentive shall be filed with the Cook County Assessor within one year of the real estate purchase from a Government Entity.

- a. Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel. Such real estate must be either obtained through the Cook County Tax Reactivation Project or must be located in one of the following designated geographical areas:
 1. An area which has been certified as in need of substantial revitalization in accordance with the provisions of Subsection 74-65(b);
 2. An enterprise community as proposed and approved by the County Board on June 22, 1994, or the Chicago City Council on May 18, 1994, and the municipality in which such real estate is located, or, if in an unincorporated area, the County must by lawful Resolution determine that such real estate is consistent with an overall plan for the rehabilitation of the area; or
 3. Any one of the following five townships: Bloom, Bremen, Calumet, Rich and Thornton.
- b. In the instance where real estate does not meet the definition of abandoned property as defined ~~herein~~ in Subsection 74-65(b), other than those properties not on the current tax

roll and not having paid real estate taxes for at least 5 years, and purchased from a Governmental Entity, shall be deemed abandoned for purposes of this Ordinance, the municipality or the County Board, as the case may be, may still determine that special circumstances justify that the property is deemed "abandoned" for purpose of Class 8, unless:

1. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
2. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 12 continuous months. The finding of abandonment, along with the specification of the special circumstances, shall be included in the Resolution or Ordinance supporting and consenting to the Class 8 application.

In addition, the Ordinance or Resolution where applicable shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; ~~and~~
3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be;
4. State that the applicant has provided an affidavit stating the applicant will comply with the Prevailing Wage requirements of Section 74-71(b) of this Division; and
5. State whether a redevelopment agreement has been entered into with the applicant and the agreement is attached to the Resolution.

If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such, a finding that the property is deemed "abandoned" for purposes of Class 8, as defined herein, and a Resolution to that effect shall be obtained. The applicant must obtain the municipal enabling Ordinance with the required finding of special circumstances and present such municipal Ordinance to the Board of Commissioners of Cook County prior to its determination as to whether it will validate such a finding that the property is deemed "abandoned" for purposes of Class 8 and provide a County Resolution to that effect. A certified copy of an Ordinance or Resolution finding that special circumstances exist, as well as a certified copy of a County Ordinance or Resolution validating such a finding that the property is deemed "abandoned" for purposes of Class 8 need not be filed at the time of filing the Class 8 application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 8.

~~If the Resolution is not filed at the time of the Class 8 application, the applicant shall instead file, at that time, a letter from the municipality or the County as the case may be, confirming that a Resolution or Ordinance regarding special circumstances has been requested.~~

~~If the real estate is located within an Industrial Growth Zone, prior to filing a Class 8 eligibility application with the Assessor and in lieu of an Ordinance or Resolution, an applicant may obtain from an authorized officer of the municipality or an authorized officer of the Cook County Bureau of Economic Development if the real estate is located in an~~

~~unincorporated area, a letter stating that the municipality or the County Board, as the case may be, supports and consents to the filing of the Class 8 application with the Assessor. Such authorized officer shall have been designated by the legislative body of the municipality or, in the case of an unincorporated area, by the Cook County Board.~~

~~A copy of the authorized officer letter and a certified copy of the legislative action designating the authorized officer shall be included with the Class 8 application and submitted to the Cook County Bureau of Economic Development for verification prior to filing of the application with the Assessor. The applicant must demonstrate that the industrial development project qualifies for the Class 8 classification.~~

~~In addition, the letter from the authorized officer shall:~~

- ~~1. Describe the redevelopment objective of the municipality;~~
- ~~2. State the applicant's intended use of the property; and~~
- ~~3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.~~

~~Following verification that the Class 8 application is in an Industrial Growth Zone and has been properly submitted with a letter from an authorized officer and a certified copy of the legislative action designating the authorized officer, the Bureau of Economic Development will forward the application to the Assessor's Office for filing.~~

Critical Emergency Employee Retention Modification (CEERM) Program: In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed "abandoned" for purpose of a Class 8 under the CEERM Program if:

1. There has been no purchase for value; and
2. The buildings and other structures have been vacant and unused for at least three continuous months; and
3. The applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location. For purposes of this Section, the term "employee" shall mean an individual who performs duties or services at the subject location on average at least 30 hours per week in any two-week period for which such individual is paid; "hours per week" shall mean hours for which an individual is paid or entitled to payment for a period of time during which no duties are performed by such individual due to vacation, holiday, illness, incapacity, jury duty, military duty or approved leave of absence.

The finding of abandonment, along with the specification of the special circumstances, and a determination that the applicant's participation in the CEERM Program is necessary for the development to occur, and that without such designation the industrial enterprise would not be economically viable causing the property to be in imminent risk of remaining vacant

and unused, shall be included in the Resolution or Ordinance supporting and consenting to the Class 8 application under the CEERM Program.

In addition, the Ordinance or Resolution where applicable shall:

1. Describe the redevelopment objective of the municipality;
2. State the applicant's intended use of the property; ~~and~~
3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be;
4. State that the applicant has provided an affidavit stating the applicant will comply with the Prevailing Wage requirements of Section 74-71(b) of this Division; and
5. State whether a redevelopment agreement has been entered into with the applicant and the agreement is attached to the Resolution.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 8 incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "abandoned" for purposes of Class 8, and a County Resolution to that effect shall be obtained. The applicant must obtain the municipal enabling Ordinance with the required finding of special circumstances and present such municipal Ordinance to the Board of Commissioners of Cook County prior to its determination as to whether it will validate such a finding that the property is deemed "abandoned" for purposes of Class 8 under the CEERM Program and provide a County Resolution to that effect.

A certified copy of an Ordinance or Resolution finding that special circumstances exist, as well as a certified copy of a County Ordinance or resolution validating such a finding that the property is deemed "abandoned" for purposes of Class 8 need not be filed at the time of filing the Class 8 application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 8. ~~If the Resolution is not filed at the time of the Class 8 application, the applicant shall instead file, at that time, a letter from the municipality or the County as the case may be, confirming that a Resolution or Ordinance regarding special circumstances has been requested.~~

- c. ~~A copy of the Resolution or letter confirming that a Resolution under the CEERM Program, as the case may be, has been requested, whichever is filed with the application, will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to the members of the County Board from the affected districts.~~
- d. This classification shall continue for a period of 12 years from the date of new construction (excluding demolition, if any) or substantial rehabilitation was completed and initially assessed, or in the case of abandoned property, from the date of substantial re-occupancy, or in the case of incentives granted pursuant to the CEERM Program from the date of the notice of approval.

- e. Unless it was granted pursuant to the CEERM Program, this incentive may be renewed during the period starting with the last year a property is entitled to a ten-percent assessment level through the expiration of the incentive pursuant to Section 74-64(11), if the following requirements are met:
 - 1. The taxpayer notifies the Assessor's Office of the taxpayer's intent to request renewal of the incentive from the municipality, or the County Board if the real estate is located in an unincorporated area;
 - 2. The municipality in which the real estate is located or the County Board, if the real estate is located in an unincorporated area, adopts a Resolution expressly stating that the municipality or County Board, as the case may be, has determined that the industrial or commercial use of the property is necessary and beneficial to the local economy, and supports and consents to renewal of the Class 8; and
 - 3. A copy of that Resolution and a completed renewal application are filed with the Assessor's Office during the period starting with the last year a property is entitled to a ten-percent assessment level through the expiration of the incentive ~~before the expiration of the ten-percent assessment level period.~~
- f. Class 8 incentives that are granted pursuant to the CEERM Program are not renewable. For all other Class 8 incentives, the number of renewal periods is not limited as long as the property continues to apply and meet the requirements for Class 8.
- g. A copy of the request for renewal of the incentive will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to the members of the County Board from the affected districts.
- h. ~~If no renewal is obtained, the incentive shall be phased out over the next two years, pursuant to Section 74-64(11).~~ After expiration of the last incentive period the real estate shall revert to the applicable classification under this Division.
- i. The Assessor may adopt rules consistent with this subsection necessary to ensure proper review of all factors relevant to determine eligibility for the benefits provided under Class 8.
- j. The certification of an area as in need of substantial revitalization shall expire five years from the date such certification is granted. The Assessor shall notify the applicant of the date of expiration of certification one year before the date of the expiration of the certification. Such certification, pursuant to the same criteria, may be extended for one additional five-year period subject to reapplication by the appropriate local governing body within the period from one year to six months prior to the expiration of the initial five-year period.
- k. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class 8 recipients as to the use of the property and the number of persons employed at the Class 8 site. A copy of such reports will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the non-filing.

(14) *Class 8 MICRO*. Real estate used for the manufacture, research or development of semiconductors, microchips, quantum computers, associated component parts, and services provided in support thereof in a manner consistent with 35 ILCS 45/Art. 110, the Manufacturing Chips for Real Opportunity Act (the "MICRO Act") or, projects located within 8080 S DuSable Lake Shore Drive as approved by the Chicago Plan Commission that are in a manner consistent with 35 ILCS 10/Art. 5, the Economic Development for a Growing Economy Tax Credit Act (the "EDGE Act"), consisting of all buildings or other structures, including the land upon which they are situated.

a. Real estate qualifies when it is located in an area which has been certified as in need of substantial revitalization in accordance with the provisions of Subsection 74-65(i);

b. (1) To qualify for a Class 8 MICRO classification, the project must meet the minimum eligibility requirements identified in 35 ILCS 45/110-20(c) and the applicant shall have entered into an agreement with the State Department of Commerce and Economic Opportunity pursuant to 35 ILCS 45/110-45(a); or,

(2) To qualify for a Class 8 MICRO classification under this subsection, the project must be located in an area certified in accordance with subsection (a), at least one or more of the parcels of real estate in the area certified in accordance with subsection (a) are already in receipt of Class 8 MICRO based on subsection b(1), and, the applicant must have met the minimum requirements as defined within 35 ILCS 10/5-20(b) and shall have entered into an agreement with the State Department of Commerce and Economic Opportunity pursuant to 35 ILCS 10/5-50.

c. An applicant must obtain an Ordinance, Resolution or letter from an authorized officer from the unit of local government in which the real estate is located that:

1. Describe the redevelopment objective of the municipality;

2. State the applicant's intended use of the property; ~~and~~

3. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be;

4. State that the applicant has provided an affidavit stating the applicant will comply with the Prevailing Wage requirements of Section 74-71(b) of this Division; and

5. State whether a redevelopment agreement has been entered into with the applicant and the agreement is attached to the Resolution.

d. A certified copy of the Ordinance or Resolution or letter from the authorized officer from the unit of local government in which the real estate shall be included with the Class 8 MICRO application and submitted to the Cook County Bureau of Economic Development for verification. A copy thereof shall be transmitted to the Assessor's Office in support of the application for the classification.

e. In order to determine eligibility for Class 8 MICRO, the application for Class 8 MICRO shall be submitted to the Assessor. The applicant must demonstrate that the project qualifies for the Class 8 MICRO classification. The Assessor shall review the application and other

appropriate documentation in determining the eligibility of the project for inclusion in Class 8 MICRO under this Division.

- f. This classification shall continue for a period of 30 years from the later of the completion of construction as evidenced by a certificate of occupancy or its equivalent, or, the submission of an executed Class 8 MICRO agreement to the Assessor's Office.
 - g. The Class 8 MICRO classification is not renewable.
 - h. The Assessor may adopt rules consistent with this subsection necessary to ensure proper review of all factors relevant to determine eligibility for the benefits provided under Class 8.
 - i. The certification of an area as in need of substantial revitalization when the MICRO 8 classification is granted need not be extended or renewed for the classification to remain in effect.
 - j. ~~The Applicant must submit a copy annually of the report required pursuant to 35 ILCS 45/110-75(a) to the Assessor's Office, the Secretary of the County Board for distribution to members of the County Board from the affected districts, and the municipality in which the project is located. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class 8 MICRO recipients as to the use of the property and the number of persons employed at the Class 8 MICRO site. Failure to file such reports within the time established by the Assessor's rules may result in loss of the incentive for the period relating to the non-filing.~~
 - k. If a property that is classified as a Class 8 MICRO transfers ownership, the transferee must establish use and compliance with 35 ILCS 45/Art. 110, the MICRO Act, in order for the classification to apply for the duration of the classification period. In the case of a transfer of property that is classified under this provision, the transferee must notify the Assessor of the change in ownership and use within 90 days. If the transferee does not establish the property's use and compliance with the Class 8 MICRO classification, including any applicable agreement with the State Department of Commerce and Economic Opportunity, the classification will terminate.
- (15) *Class 9.* All real estate otherwise entitled to Class 3 classification under this division, provided that such real estate, consisting of land and existing buildings and structures is multifamily residential real estate; either has undergone major rehabilitation, or is new construction, or both; has at least 35 percent of the dwelling units leased at rents affordable to low- or moderate-income persons or households; and is in substantial compliance with all applicable local building, safety and health requirements and codes.
- a. To qualify for the Class 9 classification, the applicant must:
 - 1. File an eligibility application with the Assessor prior to commencement of rehabilitation and/or of new construction.
 - 2. Either undertake and complete a major rehabilitation of the subject property, or undertake and complete construction of a new building;

3. Maintain the subject property, including any new construction, in substantial compliance with all local building, safety and health codes and requirements for the duration of the Class 9 classification period;
 4. Lease, for the duration of the Class 9 classification period, at least 35 percent of the dwelling units of the subject property, including any new construction, to tenants at rents which will not exceed rents affordable to low- and moderate-income persons or households;
 5. Agree to make a current listing of Class 9 tenants and their income available to the Assessor upon request;
 6. Further agrees to annually provide the tenants with a list of the permissible Class 9 rents;
 7. Agree to notify tenants of the upcoming Class 9 expiration at least one year prior to the termination of the incentive treatment; and
 8. File annually with the Assessor, on or before a date determined by the Assessor, for the duration of the Class 9 classification period, a sworn statement verifying continuous compliance with the Class 9 provisions of this Division.
- b. No applicant shall discriminate on the basis of race, color, sex, marital status, religion, national origin or ancestry, or on any other basis prohibited under Federal, State or local law.
 - c. Upon completion of the major rehabilitation, the applicant must supplement the application by submitting evidence showing that major rehabilitation did, in fact, occur, the date that the major rehabilitation was completed and that the real estate complies with all applicable local building, safety and health requirements and codes. Upon completion of the new construction, the applicant must supplement the application by submitting an occupancy permit showing the date that the new construction was completed and ready for occupancy, and evidence that the real estate complies with all applicable local building, safety and health requirements and codes.
 - d. Beginning January 1, 2000, the Class 9 classification shall have an initial duration of ten years from the date that the major rehabilitation was completed. That period may be extended for additional ten-year periods if:
 1. An application is filed with the Assessor at least 12 months before the expiration of the incentive period;
 2. The applicant presents evidence that the real estate currently complies with all applicable local building, safety and health requirements and codes; and
 3. The Assessor determines that all application qualifications, except the major rehabilitation or new construction requirement, were maintained during the incentive period.
 - e. When the Class 9 classification is due to expire or is terminated by action of the owner or the Assessor, the property owner shall, in a manner and form determined by the Assessor,

notify all Class 9 tenants of the date of the termination of Class 9 classification. Once the Class 9 classification is terminated, the real estate shall revert to the applicable classification under this Division.

(16) *Class S.* Real estate otherwise entitled to Class 3 classification under this division, consisting of land and existing buildings and structures, which is has been subject to a Section 8 contract renewal. The portion of the land and building eligible for the incentive shall be in such proportion as the number of Section 8 units bears to the total number of units. The proportion shall be applied only to property used for residential purposes, and not to portions of the property, if any, used for commercial purposes.

a. Property qualifies for the Class S classification if its Section 8 contract has been renewed pursuant to one of the following alternatives:

1. HUD has approved renewal of the Section 8 contract under the mark up to market option, after finding that:

- i. The property has received a physical inspection score of at least 60, in an inspection by HUD's Real Estate Assessment Center, confirming that the property is decent, safe, sanitary and in good repair with no uncorrected exigent health and safety (EHS) violations;
- ii. The property does not have a low- and moderate-income use restriction that cannot be eliminated by unilateral action by the owner. If, however, the current rent is lower than the use restriction, HUD may use the mark up to market option to increase the rents to the use restriction level, which would be a renewal qualifying for the S classification; and
- iii. A rent comparability study conducted by HUD has demonstrated that comparable market rents are above 100 percent of the HUD Fair Market Rent.

2. HUD has approved a contract renewal for five years of the Section 8 contract under the mark up to market under HUD's discretionary authority, after finding that the property meets at least one of the required criteria:

- i. A vulnerable population is affected,
- ii. There is a low vacancy rate in the area, which would make tenant-based assistance difficult to use, or a lack of comparable housing, or
- iii. The project is a high priority for the local community, as demonstrated by a contribution of state or local funds to the property.

3. HUD has approved renewal of a Section 8 contract for a not-for-profit corporation under any available option under HUD's renewal procedures as described in HUD's Section 8 Renewal Policy Guidelines.

b. Additional requirements for qualification for the S classification are:

1. At least 20 percent of the living units must be Section 8 units for qualifying low- and moderate-income persons.
 2. The owner must agree to retain at least the existing number of Section 8 units for at least five years after the expiration of the expiring or expired Section 8 contract.
 3. For the duration of the Class S classification period, applicant must file annually with the Assessor, on or before a date determined by the Assessor, a sworn statement verifying continuous compliance with the Class S provisions of this Division.
 4. Applicant must agree to notify the Assessor's Office if the Section 8 contract is terminated prior to its expiration date. Applicant shall provide to the Assessor's office a copy of any notice of default or notice of abatement received from HUD.
- c. When the applicant applies to HUD for a contract renewal, no less than 120 days prior to the expiration of the contract, the applicant shall notify the Assessor's Office of the application, on a form provided by that office. Upon receiving approval of the contract renewal from HUD, the applicant shall file an application for the incentive with the Assessor's Office, on a form provided by that office. The application shall be supported by a copy of HUD's letter approving the contract renewal and a copy of the executed renewal contract.
- d. Any property which, as of November 23, 1999, has an existing Section 8 contract with a mark up to market option may apply for Class S classification for the any portion of the 2001 assessment year encompassed within the contract term, and for the remainder of the contract term, including any renewals approved with the mark up to market option. The classification shall continue until the expiration or termination of the Section 8 contract. Any property which, as of [May 13, 2021], has an existing Section 8 contract renewal may apply for Class S classification for any portion of the 2006 assessment year encompassed within the contract term, and for the remainder of the contract term, including any renewals approved with the mark up to market option, mark up to market option under HUD's discretionary authority or a Section 8 contract that has been renewed by a not-for-profit corporation under any available option under HUD's renewal procedures as described in HUD's Section 8 Renewal Policy Guidelines. The classification shall continue until the expiration or termination of the Section 8 contract.
- e. The incentive may be renewed if the Section 8 contract is again renewed under any of the following three options: 1) the mark up to market option; 2) the mark up to market option under HUD's discretionary authority; or 3) by a not-for-profit corporation under any available option under HUD's renewal procedures as described in HUD's Section 8 Renewal Policy Guidelines. Upon filing an application with HUD, no less than 120 days prior to termination of the contract, for renewal of the Section 8 contract, the taxpayer shall provide notice to the Assessor's Office of its application for renewal. The taxpayer shall provide a copy to the Assessor's Office of HUD's approval of the contract renewal, or notification of other action.
- f. The Assessor's Office shall adopt rules consistent with this subsection necessary to ensure proper review of all factors relevant to determine initial and continued eligibility for the benefits provided under Class S.

(17) *Class L*. Real estate which is to be used for commercial or industrial purposes and which is designated as Class 3, Class 4, Class 5a or Class 5b pursuant to this Division; is a landmark or contributing building; and has undergone substantial rehabilitation. The substantial rehabilitation must constitute an investment by the owner of at least 50 percent of the building's full market value as determined by the Assessor in the assessment year prior to the commencement of the substantial rehabilitation.

- a. Generally, the incentive shall apply only to the building and will not apply to the land underneath the building. However, if the entire building has been vacant and unused for at least 24 continuous months prior to the filing of the eligibility application with the Assessor, the land upon which the building is situated shall also be eligible for the incentive.
- b. Prior to filing a Class L eligibility application with the Assessor, an applicant must obtain an Ordinance or Resolution from the unit of local government in which the real estate is located, which expressly states that the local government:
 1. Has determined that the incentive provided by Class L is necessary for the substantial rehabilitation of the property;
 2. Supports and consents to the granting of the incentive; and
 3. Has reviewed and accepted its preservation commission's written recommendation of the project for the Class L incentive. This recommendation will specify the project's budget and proposed scope of work and will specify that the project will meet or exceeds the Standards of the United States Department of the Interior for Rehabilitation, Preservation, Restoration, and Reconstruction of historic properties.
 4. In addition, the Ordinance or Resolution shall:
 - i. Describe the redevelopment objective of the municipality;
 - ii. State the applicant's intended use of the property; and
 - iii. State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.
- c. A certified copy of the Ordinance or Resolution need not be filed with the Assessor at the time the Class L eligibility application is filed but the Ordinance or Resolution must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class L.
- d. If the Ordinance or Resolution is not filed at the time of the eligibility application is filed, the applicant shall instead, include the following items with the eligibility application:
 1. A letter from the municipality or the County, as the case may be, confirming that a Resolution or Ordinance supporting the incentive has been requested; and
 2. A copy of the preservation commission's recommendation of the project.

- e. A copy of the Resolution or letter confirming that a Resolution has been requested, whichever is filed with the application, will be forwarded by the Assessor's Office to the Secretary of the Board for distribution to the members of the County Board from the affected districts.
- f. Additionally, to qualify a landmark building or contributing building for Class L classification, an eligibility application must be made to the Assessor within one year prior to the commencement of substantial rehabilitation. After the substantial rehabilitation has been completed, the preservation commission shall review the project to determine that it is eligible under Subsection (14) of this Section. The applicant must supplement the eligibility application with a copy of the determination of the preservation commission prior to classification of the real estate as Class L.
- g. The initial Class L classification shall continue for a period of 12 years from the date such substantial rehabilitation was completed and initially assessed.
- h. For properties classified as Class 3, 4, 5a and 5b, this incentive may be renewed as follows:
 - 1. For property which was initially classified as Class 3, 4 or 5b, this incentive may be renewed during the last year a property is entitled to a 10-percent assessment level, if the following requirements are met:
 - i. The taxpayer notifies the Assessor's Office of the taxpayer's intent to request renewal of the incentive from the municipality, or the County Board if the real estate is located in an unincorporated area;
 - ii. The municipality in which the real estate is located or the County Board, if the real estate is located in an unincorporated area, adopts a resolution expressly stating that the municipality or County Board, as the case may be, has determined that the industrial use of the property is necessary and beneficial to the local economy, and supports and consents to renewal of the Class L; and
 - iii. A copy of that Resolution and a completed renewal application are filed with the Office of the Assessor before the expiration of the incentive period. The number of renewal periods is not limited as long as the property continues to apply and qualify for Class L. The notice of intent to request renewal which is filed with the Assessor's Office will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts.
 - 2. Effective November 20, 2025, for property, which was initially classified as Class 5a, this incentive may be renewed during the last year a property is entitled to a 10-percent assessment level, if the following requirements are met:
 - i. The taxpayer notifies the Assessor's Office of the taxpayer's intent to request renewal of the incentive from the municipality , or the County Board if the real estate is located in an unincorporated area;
 - ii. The municipality in which the real estate is located or the County Board, if the real estate is located in an unincorporated area, adopts a resolution expressly stating that the municipality or County Board, as the case may be, has determined that the

commercial use of the property is necessary and beneficial to the local economy , that without such designation the property would not be economically viable causing the property to be in imminent risk of becoming vacant and unused, and supports and consents to renewal of the Class L; and

- iv. A copy of that Resolution, completed renewal application and documentation from the taxpayer and/or commercial enterprise occupying said property supporting a determination that receipt of the Class L incentive is necessary for the commercial enterprise to continue operations at its current location and maintain its staff, and that without such designation the commercial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused are filed with the Office of the Assessor before the expiration of the incentive period. The number of renewal periods is not limited as long as the property continues to apply and qualify for Class L. The notice of intent to request renewal which is filed with the Assessor's Office will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts.
3. Properties classified as 5a as of November 20, 2025, and whose Class L incentive expired in 2023 or 2024, may renew their Class L incentive pursuant to the requirements set forth in subsection h.2. above.
- i. If, as of November 23, 1999, a property is receiving Class L treatment, but the assessment level is higher than 16 percent, that taxpayer may apply for renewal as outlined above and receive a 16-percent assessment level for the prescribed period beginning after the filing and approval of the Resolution and renewal application. However, if as of the effective date, the taxpayer's assessment is higher than 16 percent and the taxpayer is granted a renewal of the incentive for subsequent years, no reduction of the current assessment level based on renewal of the incentive will be granted. If no renewal is obtained, the incentive shall be phased out over the next two years, pursuant to Section 74-64. After expiration of the last incentive period, the real estate shall revert to the applicable classification under this Division.
 - j. For properties, once the original 12-year incentive period has expired, the commercial Class L incentive will expire. The incentive classification will be subject to renewal subject to subsection (h).
 - k. The Assessor shall adopt rules consistent with the foregoing necessary to ensure proper review of all factors relevant to determine initial and continued eligibility for the benefits provided under Class L.
 - l. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class L recipients as to the continued landmark status of the property and the number of persons employed at the Class L site. Failure to file such reports within the time established by the Assessor's rules may result in loss of the incentive for the period relating to the non-filing.
 - m. The Assessor shall provide the Chairman of the Business and Economic Development Committee of the Cook County Board, annually on or before December 1, a report of each Class L that was designated in the prior year. Such report shall consist of the address of the Class L designated property, the date such designation was granted, the amount of property

taxes that were not assessed each year during which the Class L incentive was in effect for such property, and if provided by the applicant, the aggregate amount of the investment in the project and the number of jobs generated in connection with such project.

- (18) *Class 10.* Used as a licensed bed and breakfast, as defined under the laws of the Cook County municipality where the property is situated, or registered as a Bed and Breakfast with the State of Illinois Bed and Breakfast Act, as established under 50 ILCS 820/1 et seq., the Illinois Bed and Breakfast Act, with six rentable units or less and with all said units contained in one improvement where none of the units is owner occupied and a Homeowner's Exemption pursuant to the Illinois Property Tax Code, Chapter 35, Title 4, Article 15 shall be available if allowed by law, provided a Bed and Breakfast is not required to be qualified for Homeowner Exemptions.
- (19) *Class E.* Improved real estate used primarily for industrial or commercial purposes, consisting of constructed buildings or other structures with a solar energy system installed in or on one or more building(s) or other structure(s) on the parcel after January 1, 2022. The portion of improved property eligible for the Class E incentive shall be the proportion of square footage of the improved surface area that contains an installed solar energy system to the total square footage of all improvements on the parcel, up to a maximum of 50 percent of the total area of improvements on the parcel.

To qualify for the Class E classification, the applicant must:

1. File an eligibility application with the Assessor with the following information:
 - a. Parcel Identification Number (PIN) and Assessed Building Square Footage for all buildings and structures on the subject parcel.
 - b. Affidavit signed by the owner identifying the square footage of area containing installed components of a solar energy system.
 - c. Solar Energy System installation plans from the solar energy provider containing, at a minimum, the solar energy system layout/design and anticipated MWh of energy produced for off-site consumption.
2. Submit proof that the solar energy facilities have been installed and are actively producing energy for off-site consumption.
3. Maintain, directly or through a third-party contractor, the solar energy system in operating, energy-producing condition for the duration of the incentive period with the exception of temporary disruptions for system maintenance and repair.
4. Submit to the Assessor an Annual Report identifying the amount of energy generated by the solar energy system (in megawatt-hours (MWhs)) and used by off-site consumers.

This classification shall continue for a period of ten years from the date the solar energy facilities have been installed and are actively producing energy for off-site consumption. This incentive classification will not be subject to renewal. Upon termination, the real estate shall revert to the applicable classification under this Division.

For purposes of this Section, the terms are defined as follows:

1. "Solar energy" means radiant energy received from the sun at wave lengths suitable for photovoltaic use.
2. "Solar collector" means (a) An assembly, structure, mechanism or design, that absorbs solar energy and converts it into electricity.
3. "Solar storage mechanism" means equipment or elements that are utilized for storing solar energy, gathered by a solar collector, for subsequent use.
4. "Solar energy system" means:
 - a. 1. A complete assembly, structure, or design of solar collector, or a solar storage mechanism, which uses solar energy for generating electricity;
 2. The design, materials, or elements of a system and its maintenance, operation, and labor components, and the necessary components, if any, of supplemental conventional energy systems designed or constructed to interface with a solar energy system;
 3. Any legal, financial, or institutional orders, certificates, or mechanisms, including easements, leases, and agreements, required to ensure continued access to solar energy, its source, or its use in a solar energy system, and including monitoring and educational elements of a demonstration project;
 - b. "Solar energy system" does not include:
 1. Distribution equipment that is equally usable in a conventional energy system except for those components of the equipment that are necessary for meeting the requirements of efficient solar energy utilization; or
 2. Components of a solar energy system that serve only as structural, insulating, protective, shading, aesthetic, or other non-solar energy utilization purposes, as defined in the regulations of the Department of Commerce and Economic Opportunity.
 - c. The owner or its third-party contractor shall attest that solar energy system conforms to the standards for those systems established by regulation of the Department of Commerce and Economic Opportunity.

(Code 1980, § 13-14; Ord. of 6-6-1977, p. 3802; Ord. of 9-19-1977, p. 5752; Ord. of 5-16-1978, p. 4122; Ord. of 1-2-1979, p. 543; Ord. No. 80-O-14, 3-3-1980; Ord. No. 84-O-36, 10-1-1984; Ord. No. 86-O-17, 5-19-1986; Ord. No. 88-O-36, 6-20-1988; Ord. No. 90-O-02, 12-4-1989; Ord. No. 90-O-05, 12-18-1989; Ord. No. 95-O-07, 1-04-1995; Ord. No. 96-O-25, 11-19-1996; Ord. No. 97-O-13, 5-6-1997; Ord. No. 97-O-24, 11-6-1997; Ord. No. 96-O-25, 11-19-1996; Ord. No. 00-O-10, 4-18-2000; Ord. No. 01-O-24, 9-6-2001; Ord. No. 02-O-14, § 2, 4-9-2002; Ord. No. 04-O-30, 7-13-2004; Ord. No. 06-O-09, § 2, 2-15-2006; Ord. No. 06-O-47, 11-2-2006; Ord. No. 07-O-30, 5-15-2007; Ord. No. 13-O-36, 7-17-2013; Ord. No. 14-1930, 6-18-2014; Ord. No. 15-6257, 11-18-2015; Ord. No. 16-1895, 3-2-2016; Ord. No. 16-2598, 4-13-2016; Ord. No. 16-3191, 6-8-2016; Ord. No. 17-0293, 3-22-2017; Ord. No. 17-3303, 7-19-2017; Ord. No. 17-4339, 7-19-2017; Ord. No. 17-5209, 10-11-2017; Ord. No. 18-4201, 6-27-2018; Ord. No. 19-5983, 11-21-2019; Ord. No. 21-2556, 5-13-2021; Ord. No. 21-3525, 6-24-2021, eff. 5-13-2021; Ord. No. 22-

1835, 3-17-2022; Ord. No. 22-5345, 10-20-2022; Ord. No. 23-1644, 4-27-2023; Ord. No. 23-3872, 10-19-2023; Ord. No. 24-3623, 9-19-2024.)

Sec. 74-65. Qualifications for commercial development project status.

- (a) To qualify as a commercial development project under Class ~~7a-65~~ 7b, it is necessary that the project be located in an area in need of commercial development in that:
- (1) The area is currently designated by Federal, State or local agency as a conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Re-development Areas Act of 1967, as amended, or that the area is located in a Federal Empowerment Zone or Enterprise Community, as proposed and approved by the County Board on June 22, 1994, or the Chicago City Council on May 18, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or designation of like effect adopted under any similar statute or Ordinance;
 - (2) Real estate taxes within the area, during the last six years, have declined, remained stagnant or potential real estate taxes are not being fully realized due to the depressed condition of the area, and/or subject site, or property values as determined by the assessed value (AV) or equalized assessed value (EAV) for the redevelopment area or specific subject site have declined over the last six years, or property values as determined by the AV or EAV are increasing at a rate that is less than the balance of the municipality's AV or EAV for the last six years; or property values as determined by the AV or EAV for the redevelopment area/site are increasing at a rate that is less than Consumer Price Index (CPI) for All Urban Consumers as published by the US Department of Labor for last six years;
 - (3) There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class ~~7a-65~~ 7b designation and will therefore result in the economic enhancement of the area;
 - (4) Certification of the commercial development project for Class ~~7a-65~~ 7b designation will materially assist development, redevelopment or rehabilitation of the area and the commercial development project would not go forward without the full incentive offered under Class ~~7a-65~~ 7b; and
 - (5) Certification of the commercial development project for Class ~~7a-65~~ 7b designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities within the area.
- (b) Prior to filing a Class ~~7a-65~~ 7b eligibility application with the Assessor, an applicant must obtain from the municipality in which the real estate is located, or the County Board if the real estate is located in an unincorporated area, an Ordinance or a Resolution expressly stating that the municipality or County Board, as the case may be, has determined that the conditions of Subsections (a)(1)—(a)(5) of this Section are present and that the municipality or County Board, as the case may be, supports and consents to the Class ~~7a-65~~ 7b application to the Assessor.

In addition, the Ordinance or Resolution shall:

- (1) Describe the redevelopment objective of the municipality;

- (2) State the applicant's intended use of the property; ~~and~~
- (3) State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be;
- (4) State that the applicant has provided an affidavit stating the applicant will comply with the Prevailing Wage requirements of Section 74-71(b) of this Division; and
- (5) State whether a redevelopment agreement has been entered into with the applicant and the agreement is attached to the Resolution.

~~If a municipality enacts enabling legislation which identifies specific retail corridors or geographies within the boundaries of such municipality that it deems to be distressed and in need of development and which authorizes the submission of applications for Class 7a and 7b incentives for properties within such retail corridors, applicants for Class 7a and Class 7b incentives located in such retail corridors may obtain and submit to the Assessor, in lieu of an Ordinance or Resolution, a letter from an authorized officer of such municipality approving the submission of the Class 7a or 7b incentive application and a certified copy of the municipal enabling legislation.~~

~~A copy of the authorized officer letter and a certified copy of the municipal enabling legislation shall be included with the Class 7a or Class 7b application and submitted to the Cook County Bureau of Economic Development for verification prior to filing of the application with the Assessor.~~

In addition, the letter from the authorized officer shall:

- (1) ~~Describe the redevelopment objective of the municipality;~~
- (2) ~~State the applicant's intended use of the property; and~~
- (3) ~~State that an Economic Disclosure Statement, as defined in this Division, was received and filed by the municipality or County Board, as the case may be.~~

~~Following verification that the Class 7a or Class 7b application is in a retail corridor, as defined herein, and has been properly submitted with a letter from an authorized officer and a certified copy of the municipal enabling legislation, the Bureau of Economic Development will forward the application to the Assessor's Office for filing.~~

~~A certified copy of such Ordinance or Resolution or authorization letter and certified copy of the municipal enabling legislation (if applicable) shall be included with the Class 7a or 7b application at the time of filing the application with the Assessor. A copy of the Ordinance or Resolution, whichever is submitted, will be forwarded by the Assessor's Office to the Secretary of the Board for distribution to the members of the County Board from the affected districts. The application shall include any other information deemed necessary by the Assessor. The applicant must demonstrate that the commercial development project qualifies for the Class 7a or 7b classification and shall bear the expense of doing so.~~

- (c) Inasmuch as the County desires to encourage economic development in the neighborhoods of the County, support the increased use of the incentive by smaller projects and to limit the expense of such applications, the Assessor shall liberally construe the requirements of Subsections (a)(1)—(a)(5) of this Section for Class 7**b**a applications.

- (d) The Assessor shall adopt rules, including a provision to ensure a proper review of the application and supporting data.
- (e) Certification of a commercial development project shall not be denied by reason of insufficient size if it otherwise qualifies hereunder. In determining what constitutes the "full incentive offered" as provided in Subsection (a)(4) of this Section, consideration may be given to any lawful intergovernmental participation agreements under which the project developer has agreed, as a precondition to Class 7a or 7b certification, to share a portion of future profits with the appropriate taxing districts.
- (f) ~~For Class 7a applications, where the Assessor finds that the conditions of Subsections (a)(1)–(a)(5) of this Section exist, the Assessor shall, within 60 days after receipt of the application and necessary supporting data, certify the commercial development project eligible for Class 7a treatment under this Division.~~
- (g) In order to determine Class 7b applications, upon receipt of the application and all the necessary supporting data, the Assessor shall forward it to the Economic Development Advisory Committee of the County. The Committee shall ~~within 30 days~~ return the application to the Assessor with a finding stating whether the conditions of Subsections (a)(1)–(a)(5) of this Section are present. The Assessor shall review the application, supporting data, findings of the Committee and other appropriate facts. Where the Assessor finds the conditions of Subsections (a)(1)–(a)(5) of this Section exist, the Assessor shall, ~~within 30 days of the receipt of the Committee's findings,~~ certify the commercial development project eligible for Class 7b treatment under this Division.
- (h) Class ~~7a and~~ 7b certifications shall lapse within one year from the date of issuance unless new construction or substantial rehabilitation, or in the case of abandoned property, reoccupation of the commercial development project has commenced prior to its expiration.
- (i) To be certified as an area in need of substantial revitalization for purposes of Class 8 or Class 8 MICRO classification it is necessary that:
 - (1) The municipality in which the area is located or, if an unincorporated area, the County determine by lawful Resolution that the area is in a state of economic depression and that it is not economically feasible for private enterprise to accomplish the necessary modernization, rehabilitation, and development of the area without public assistance and encouragement, or a determination of similar import;
 - (2) The municipality or, if in an unincorporated area, the County apply to the Assessor for certification of the area as one in need of substantial revitalization;
 - (3) Upon receiving an application to certify an area as in need of substantial revitalization, the Assessor shall review the application, supporting data and other appropriate factors relevant to a determination of the severity of the economic conditions of the area. In determining whether the "in need of substantial revitalization" requirement is met, the Assessor shall give strong consideration and substantial weight to the fact that an area is located in a Federal empowerment zone or enterprise community, as proposed and approved by the County Board on June 22, 1994, or the Chicago City Council on May 18, 1994.
- (j) Upon finding that existing factors convincingly demonstrate that the area is in need of substantial revitalization, as defined in this Division, the Assessor shall grant such certification to the area. In making this determination statistical data relevant to the surrounding area as well as the specific area

for which certification is sought may be considered. The surrounding area for the City of Chicago shall be the community area as defined in this Division; for all other areas in the County it shall be, where applicable, the municipality in which the area is located.

- (k) If a municipality within an Enterprise Community, as proposed and approved by the County Board on June 22, 1994, or the Chicago City Council on May 18, 1994, determines by municipal Resolution that the area is in a state of economic depression and that it is not economically feasible for private enterprise to accomplish the necessary modernization, rehabilitation, and development of the area without public assistance and encouragement, or a determination of similar import and submits a request for Class 8 certification, such certification shall be automatic pursuant to this Division. However, each property eligible for a Class 8 incentive within the certified area must file an application in a timely manner.

The Assessor shall provide the Chairman of the Business and Economic Development Committee of the Cook County Board, annually on or before December 1, a report of each Class 8 area that was designated in the prior year.

- (l) Any Class 6a incentive that is still active can be renewed. The Class 6a incentive is defined in this Division. The renewal procedures described in Section 74-63 apply to Class 6a as well.

(Code 1980, § 13-14; Ord. of 6-6-1977; Ord. of 9-19-1977; Ord. of 5-16-1978, p. 4122; Ord. of 1-2-1979, p. 543; Ord. No. 80-O-14, 3-3-1980; Ord. No. 80-O-34, 8-4-1980; Ord. of 9-2-1980; Ord. No. 84-O-36, 10-1-1984; Ord. No. 86-O-17, 5-19-1986; Ord. No. 88-O-36, 6-20-1988; Ord. No. 90-O-02, 12-4-1989; Ord. No. 90-O-05, 12-18-1989; Ord. No. 02-O-02, 12-4-2001; Ord. No. 02-O-14, § 4, 4-9-2002; Ord. No. 14-1930, 6-18-2014; Ord. No. 17-0293, 3-22-2017; Ord. No. 24-3623, 9-19-2024.)

Sec. 74-68. Classification system to apply with tax assessment year.

- (a) The incentive provisions of this Division provided to qualifying parcels of real estate for Class 6b, Class C, Class 7a, Class 7b and Class 8 shall expire on December 31, 2027, unless otherwise reviewed by action of the County. Real estate granted a Class 6, Class 6a, Class 6b, Class 7 or Class 8 classification on or before December 31, 2025, shall retain such classification under the terms and conditions of this Division prior to January 1, 2026. Real estate for which an application for Class 6a, Class 6b, Class 7 or Class 8 classification is filed with the Assessor on or before December 31, 2025, and which thereafter is determined by the Assessor to be eligible for the classification under the terms and conditions of this Division after December 31, 2025, shall be entitled to receive such classification under such terms and conditions.
- (b) The incentive provisions of this Division provided to qualifying parcels of real estate for Class 6b, Class C, Class 7a, Class 7b and Class 8 shall expire on December 31, 2025, unless otherwise reviewed by action of the County. Real estate granted a Class 6, Class 6a, Class 6b, Class 7 or Class 8 classification on or before April 15, 2017, shall retain such classification under the terms and conditions of this Division prior to April 16, 2017. Real estate for which an application for Class 6a, Class 6b, Class 7 or Class 8 classification is filed with the Assessor on or before April 15, 2017, and which thereafter is determined by the Assessor to be eligible for the classification under the terms and conditions of this Division after April 16, 2017, shall be entitled to receive such classification under such terms and conditions.
- (c) Real estate granted a Class 6b, Class 6c, Class 7a, Class 7b or Class 8 classification on or before December 31, 1999, shall retain such classification under the terms and conditions of this Division prior to January 1, 2000. Real estate for which an application for Class 6b, Class 6c,

Class 7a, Class 7b or Class 8 classification is filed with the Assessor on or before December 31, 1999, and which thereafter is determined by the Assessor to be eligible for classification under the terms and conditions of this Division existing prior to January 1, 2000, shall be entitled to receive such classification under such terms and conditions.

- (d) Real Estate granted a Class 6b, Class 7a, Class 7b or Class 8 classification on or before December 31, 2004, shall retain such classification under the terms and conditions of the Ordinance prior to January 1, 2005. Real estate for which an application for Class 6b, Class 7a, Class 7b or Class 8 classification is filed with the Assessor on or before December 31, 2004, and which thereafter is determined by the Assessor to be eligible for classification under the terms and conditions of this Ordinance existing prior to January 1, 2005, shall be entitled to receive such classification under such terms and conditions.

Sec. 74-70. Class 8a and 8b designation/assessment class.

- (a) ~~Class 8a. Real estate that is used primarily for industrial or commercial purposes, which real estate would qualify for a Class 8 designation pursuant to Sections 74-62 through 74-64, except for the fact that the qualifying use of the property prior to application for the incentive does not comply with the definition of abandoned property provided for in Section 74-62(b), can receive a designation as a Class 8a property so long as the applicant can show that it has complied with all of the requirements necessary to receive a Class 8 designation per Sections 74-62 through 74-64, except for meeting the definition of abandonment provided for in Section 74-62(b), but only when the Cook County Board of Commissioners provides a Resolution or Ordinance in support of such designation absent abandonment.~~
- (1) ~~The Cook County Board of Commissioners may only provide such a Resolution or Ordinance in support of Class 8a designation absent abandonment when:-~~
 - a. ~~An applicant who collects or transmits sales tax has obtained from the municipality in which the real estate is located or the Cook County Board of Commissioners, if the real estate is located in an unincorporated area, an agreement to abate a portion of the local government's sales tax generated by the industrial or commercial enterprise located on such real estate and such abatement of sales tax must cover the period of time for which the applicant would qualify for this Class 8a incentive; and~~
 - b. ~~Applicant can demonstrate to the satisfaction of the Cook County Board of Commissioners that due to national and regional economic conditions beyond its control the industrial or commercial enterprise has undergone a significant reduction in net operating income of at least 40 percent in the year it makes application for this incentive as compared to the average net operating income of the industrial or commercial enterprise in the prior three years; and~~
 - c. ~~Applicant provides objective and credible evidence including, but not limited to, an economic impact study that demonstrates to the satisfaction of the Cook County Board of Commissioners that the ongoing industrial or commercial enterprise is not economically viable and as such it will cease operations within 60 days of the submission of an eligibility application for Class 8a designation to the Cook County Assessor, and thereafter the property will become vacant and unused for an extended period of time of at least 24 months; and~~

- d. ~~Applicant provides objective and credible evidence including, but not limited to, an economic impact study that demonstrates to the satisfaction of the Cook County Board of Commissioners that designation as a Class 8a property will allow the industrial or commercial enterprise to be economically viable and thereby continue its operations so that the industrial or commercial enterprise can continue to occupy and fully utilize the real estate for an extended period of time; and~~
- (2) ~~Such a Resolution or Ordinance must contain:~~
- a. ~~A finding that the Cook County Board of Commissioners has determined that industrial or commercial enterprise has undergone a significant reduction in net operating income of at least 40 percent in the year it makes application for the incentive as compared to the average net operating income of the industrial or commercial enterprise in the prior three years; and~~
 - b. ~~A finding that the Cook County Board of Commissioners has determined that Class 8a designation of the property is necessary for the ongoing industrial or commercial enterprise to continue its operations and that without such designation the industrial or commercial enterprise would not be economically viable causing the property to become vacant and unused; and~~
 - c. ~~A statement by the Cook County Board of Commissioners that it supports and consents to the designation of the property as a Class 8a property absent an abandonment requirement; and~~
 - d. ~~A statement by the Cook County Board of Commissioners that it supports and consents to the application made to the Cook County Assessor requesting designation as a Class 8a property absent an abandonment requirement.~~
- (3) ~~When the real estate is located in an incorporated area of the county, and designation as a Class 8a property is sought using the provisions of this Section, the municipality in which the real estate is located must provide to the Cook County Assessor a Resolution or Ordinance that contains the following:~~
- a. ~~A finding by the municipality that it has determined that Class 8a designation of the property is necessary for the ongoing industrial or commercial enterprise to continue its operations and that without such designation the industrial or commercial enterprise would not be economically viable causing the property to become vacant and unused; and~~
 - b. ~~A statement by the municipality that it supports and consents to the action by the Cook County Board of Commissioners to support designation of the property as a Class 8a property; and~~
 - c. ~~A statement by the municipality that it supports and consents to the Class 8a application to the Cook County Assessor; and~~
- (4) ~~Real estate receiving a Class 8a designation pursuant to the provisions of this Section shall be assessed at the lowest percentage of market value provided for in Section 74-64(12), however the term of the incentive will be limited to five years only and such Class 8a designation shall not be renewed.~~

- a. ~~After the initial application has been approved and granted, if the subject real estate receiving the Class 8a designation pursuant to the provisions of this Section is sold or the applicant transfers ownership of any portion of the property at any time prior to the five-year term of the 8a classification, then the property's Class 8a classification shall be subject to an eligibility review by the Cook County Board of Commissioners, the municipality, and the Assessor under the procedures set forth in this Ordinance for the remainder of the five-year term.~~
- (5) ~~In order for real estate to qualify for a Class 8a designation an eligibility application must be made to the Cook County Assessor.~~
- (6) ~~Class 8a designation cannot be applied to real estate unless the following has occurred: application is made to the Cook County Assessor; all required municipal and county Ordinances and Resolutions are provided to the Cook County Assessor; and the Cook County Assessor determines that the real estate which is the subject of the application for a Class 8a designation would qualify for designation as a Class 8 property but for the inability to comply with the definition of abandonment pursuant to Section 74-62(b).~~
- (7) ~~The Cook County Assessor may adopt rules consistent with this Section to determine eligibility for the benefits provided under Class 8a.~~
- (8) ~~Upon receipt of an eligibility application for a Class 8a designation, the Cook County Assessor shall forward such application and any supporting documentation provided with such application to the Cook County Board of Commissioners or its designee for consideration as to whether the County Board will provide a Resolution or Ordinance in support of a Class 8a designation absent abandonment.~~
- (9) ~~Real estate receiving a Class 8a designation pursuant to the provisions of this Section shall not be eligible for a Class 8a designation for any year prior to the assessment year for which an application for the designation is made to the Cook County Assessor.~~
- (10) ~~The Cook County Board of Commissioners or its designee may adopt rules consistent with this Section that may be needed to ensure proper review of information, data and documents submitted in support of a request to the County Board for a Resolution or Ordinance in support of a Class 8a designation as provided for in this Section.~~
- (11) ~~Applicants for a Class 8a designation of property can only make such an application for the following assessment years 2008, 2009, 2010, 2011, 2012, 2013 and the Cook County Assessor shall not designate any real estate as Class 8a property for assessment year 2018 or thereafter.~~
- (12) ~~Real estate that receives a designation as a Class 8a incentive property will lose such designation and the corresponding reduced level of assessment, if the industrial or commercial enterprise located on the property ceases operations and the subject real estate becomes vacant and unused.~~
- (13) ~~Real estate that receives a designation as a Class 8a incentive property will lose such designation and the corresponding reduced level of assessment upon termination of the required partial sales tax abatement by local government.~~
- (14) ~~This Section 74-70 of the Real Estate Classification Ordinance will become effective upon passage.~~

~~(b)~~ *Class 8b.* Real estate and improvements that house inpatient and outpatient hospital based services, where the property has been acquired for hospital use by a for-profit acquirer unrelated to the not-for-profit disposer, thereby avoiding Illinois Health Facilities and Services Review Board discontinuation approval, shall be considered for a Class 8b designation if it meets the requirements of this Section and the Cook County Board of Commissioners provides a Resolution or Ordinance in support of such designation.

(1) The Cook County Board of Commissioners may only provide such a Resolution or Ordinance in support of Class 8b designation when:

- a. The applicant is a hospital, as defined in the Hospital Licensing Act, or an entity that owns the real property on which a hospital is located, the hospital is licensed by the state, and the abandonment of the hospital would require the applicant, or the hospital on behalf of which the applicant owns the real property on which the hospital is located, to obtain a permit or exemption from the State of Illinois Health Facilities and Services Review Board pursuant to the Illinois Health Facilities Planning Act prior to discontinuing hospital operations and to obtain a second permit or exemption prior to reopening or otherwise reestablishing the hospital after abandonment;
- b. The applicant demonstrated to the satisfaction of the Cook County Assessor that approval of the Class 8b designation will materially increase the likelihood that the property will be retained for hospital use with the associated employment benefits relative to industrial or commercial use of the property;
- c. The subject hospital is located in a zip code which has a ten-percent or greater incidence of families and/or individuals below the poverty level, as identified by the U.S. Census Bureau's most recent census;
- d. The subject hospital employs at least 750 full-time equivalents (full-time equivalent jobs being defined as total hours worked by all non-full-time employees divided by average annual hours worked by the full-time employees); and

(2) Such a Resolution or Ordinance must contain:

- a. A finding that the Cook County Board of Commissioners has determined that the applicant demonstrated to the satisfaction of the Cook County Assessor that approval of the Class 8b designation will materially increase the likelihood that the property will be retained for hospital use; and
- b. A statement by the Cook County Board of Commissioners that it supports and consents to the designation of the property as a Class 8b property.

(3) When the real estate is located in an incorporated area of the county, and designation as a Class 8b property is sought using the provisions of this Section, the municipality in which the real estate is located must provide to the Cook County Assessor a resolution or ordinance that contains the following:

- a. A finding by the corporate authorities of the municipality that the proposed redevelopment contemplated for the subject hospital or the property on which the hospital sits is necessary and appropriate and that, without a classification having the impact of this Section, the special circumstances that exist on the property on which the subject hospital sits including, but not limited to, the unique requirement that mandates that the subject hospital's operations are continually maintained without interruption in order for the State of Illinois Health Facilities and Services Review Board to issue a certificate of need and licensure approval for the continued operation of the subject hospital and the extraordinary need for the continued operation of the subject hospital within the applicable region, will not be addressed and the property on which the subject hospital sits will become vacant and underutilized and cause the continued exasperation of blighted factors within the municipality and region;
 - b. A finding by the corporate authorities of the municipality that a classification having the impact of this Section is necessary for the redevelopment to occur on the property on which the subject hospital sits; and
 - c. A statement by the corporate authorities of the municipality supporting and consenting to the filing of an application for a classification having the impact of this Section for the property on which the subject hospital sits.
- (4) Real estate receiving a Class 8b designation pursuant to the provisions of this Section shall be assessed at the lowest percentage of market value and for the term provided for in Section 74-64(12).
 - (5) In order for real estate to qualify for a Class 8b designation, a Class 8 or Class 8b application must be made or have been made to the Cook County Assessor. Any application for Class 8 submitted with required municipal approval after July 1, 2008, for hospital property where the property was acquired for hospital use by an unrelated for-profit acquirer, avoiding the Health Facilities and Services Review Board discontinuation approval, shall be reconsidered as an application pursuant to this Section upon supplement of such Class 8 application with the additional information required in this Section, if any. Upon receipt of an application, the Cook County Assessor shall forward such application and any supporting documentation provided with the application to the Cook County Board of Commissioners for consideration as to whether the Cook County Board will provide a resolution or ordinance in support of a Class 8b designation. Real estate receiving a Class 8b designation pursuant to the provisions of this Section shall be eligible for such designation beginning in the assessment year during which an application for the classification having the impact of this Section is made to the Cook County Assessor.
 - (6) Class 8b designation cannot be applied to real estate unless the following has occurred: application is made or has been made to the Cook County Assessor, and all required municipal and county Ordinances and Resolutions are provided to the Cook County Assessor.

(Ord. No. 09-O-26, 4-15-2009; Ord. No. 10-O-21, 4-6-2010; Ord. No. 14-1930, 6-18-2014; Ord. No. 16-3191, 6-8-2016; Ord. No. 17-0293, 3-22-2017; Ord. No. 17-4339, 7-19-2017.)

Sec. 74-75. Incentive classification affidavit requirement waiver.

- (a) This Section shall apply to existing incentives classifications, pending applications and eligibility/renewal applications submitted during the 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024.

2025 and 20256 assessment years. The Assessor's Office shall liberally construe this Section to effectuate its intent as set forth in subsections (b) and (c) below.

- (b) Compliance with the existing affidavit requirements of Sections 74-71(a)(2) and (a)(8), 74-71(b)(7), 74-71(c)(2), 74-72 and 74-74(b) and (d) shall be waived for the 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025 and 20256 assessment years. Such waiver shall be lifted at the beginning of the 20267 assessment year and the affidavit requirements of Sections 74-71, 74-72 and 74-74 that are then in effect shall be effective for the 20267 assessment year and subsequent assessment years.
- (c) Existing incentives classifications, pending applications and eligibility/renewal applications submitted during the 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025 and 20256 assessment years shall not be suspended, revoked or terminated for failure to comply with the affidavit requirements of Sections 74-71(a)(2) and (a)(8), 74-71(b)(7), 74-71(c)(2), 74-72 and 74-74(b) and (d), and all affidavits submitted pursuant to such Sections shall be considered void for any purpose.

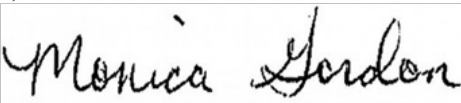
Effective date: This ordinance shall be in effect immediately upon adoption.

Approved and adopted this 16th of April 2026



TONI PRECKWINKLE, President
Cook County Board of Commissioners

(S E A L)

Attest: 
MONICA M. GORDON, County Clerk