



ORLAND
PARK

Cook County Tax Incentives

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Cook County Special Assessments

- Cook County Bureau of Economic Development coordinates an array of property tax incentives in cooperation with the Cook County Assessor's Office
- Village does not review/approve incentive applications
- However, a resolution of support must accompany any application for a special assessment
- Incentive is reviewed, potentially approved and issued by **Cook County**
- Encourage private business investment, employment, and the revitalization of properties

Cook County Special Assessments

- Specifically Designed to assist municipalities adjacent to a County with a lower effective commercial tax rate
- In every other County except Cook residential and non-residential property is assessed in equal proportions based on their value (\$1 of house taxes = \$1 of store taxes =\$1 of factory taxes; all at the same value)
- In Cook County \$1 of house taxes = \$2.50 of store or factory taxes for the same value
- Tax burden is significantly shifted from residential to non-residential
- Helps Orland Park Businesses that would normally locate in other counties given the tax burden can be **40-50% less than Cook County**

Cook County Special Assessments

- Example Costco Property Tax Bill
- 9915 159th Street, Orland Park Cook County – 2024 Taxes \$827,147.90
- 1255 E Ogden Avenue, Naperville, DuPage County – 2024 Taxes \$421,018.48
- Stores are approximately the same size
- Tax bill is 50% less in DuPage as opposed to Cook

Class 6b

- Property must be used for **industrial** purposes
- Project must include new construction, substantial rehabilitation, or the re-occupancy of abandoned property (vacant for at least 12 months)
- Approved property will be assessed 10% for 10 years, 15% for the 11th year, and 20% for the 12th year
- Standard assessment rate is 25%
- Incentive is renewable

Classes 7a and 7b

- Property must be used for commercial purposes.
- Property must involve new construction, substantial rehabilitation, or the re-occupancy of abandoned property
- 7a: Project cost less than \$2 million
- 7b: Project cost more than \$2 million
- Approved property will be assessed at 10% for 10 years, 15% for the 11th year and 20% for the 12th year.
- Standard assessment rate is 25%
- Both Incentives are renewable

Classes 7c

- Property must be used for commercial development involving newly constructed buildings or other structures
- Approved property will be assessed at 10% for 3 years, 15% for the 4th year and 20% for the 5th year.
- Standard assessment rate is 25%
- Incentive are renewable

Class 8

- Property must be in Bloom, Bremen, Calumet, Rich or Thornton Township
- Property must be used for industrial or commercial development
- Approved property will be assessed at 10% for 10 years, 15% for 11th Year and 20% for the 12th year
- Standard assessment rate is 25%
- Incentive are renewable

Village History

- As a matter of course, the Village almost always approves resolutions supporting designation as one of the Special Assessment Classifications
- Since **1991** the Village has passed **70** resolutions supporting Cook County Incentives
- Since 2017 alone, 22 similar Resolutions have been approved

| Year | No. of Resolutions Passed | Type |
|------|---------------------------|------|
| 2017 | 1 | 6b |
| 2017 | 1 | 8 |
| 2019 | 1 | 7c |
| 2019 | 1 | 6b |
| 2019 | 2 | 7c |
| 2020 | 3 | 7c |
| 2020 | 2 | 6b |
| 2021 | 1 | 8 |
| 2021 | 1 | 7c |
| 2021 | 1 | 6b |
| 2021 | 1 | 7b |
| 2023 | 3 | 7c |
| 2023 | 2 | 8 |
| 2024 | 1 | 7c |
| 2025 | 1 | 7b |

Questions Slide