



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #:	13-1709	Version:	2	Name:	120 Palatine, LLC 6b request
Type:	Resolution	Status:		Status:	Approved
File created:	9/17/2013	In control:		In control:	Finance Subcommittee on Real Estate and Business and Economic Development (Inactive. There is now a Business and Economic Development Committee and real estate items in the Asset Management Committee)
On agenda:	10/2/2013	Final action:		Final action:	10/2/2013
Title:	PROPOSED RESOLUTION				

120 Palatine, LLC's for a Class 6b property tax incentive REQUEST

Respectfully submitting this resolution regarding 120 Palatine, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 120 West Palatine, Illinois. This property is located in your District. The applicant intends to lease a portion of the property to Hot Mama's Food for the warehousing and distribution of food products.

120 Palatine, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; there has been a purchase for value; and substantial rehabilitation will be completed under the Class 6b Ordinance. This resolution is required so that the company can complete its application to the Assessor of Cook County.

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an industrial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from 120 Palatine, LLC and Resolution No. 13-04 from the Village of Wheeling for an abandoned industrial facility located at 120 West Palatine Road, Wheeling, Cook County, Illinois, Cook County District 14, Permanent Index Numbers 03-14-301-015-0000 and 03-14-301-017-0000; and

WHEREAS, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive

months upon purchase for value; and

WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for four (4) months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will retain 85 full-time jobs; 10-15 new full-time jobs and 6 part-time jobs and create 20-25 construction jobs; and

WHEREAS, the Village of Wheeling states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include that the property has been vacant for less than 24 months; has been purchased for value and is in need of substantial rehabilitation; and

WHEREAS, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 120 West Palatine Road, Wheeling, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Sponsors: TONI PRECKWINKLE (President), GREGG GOSLIN

Indexes: (Inactive) HERMAN BREWER, Chief, Bureau of Economic Development

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
10/23/2013	2	Finance Subcommittee on Real Estate and Business and Economic Development (Inactive. There is now a Business and Economic Development Committee and real estate items in the Asset Management Committee)	recommend for approval	Pass
10/2/2013	2	Board of Commissioners	approve	
10/2/2013	2	Board of Commissioners	refer	Pass

PROPOSED RESOLUTION

120 PALATINE, LLC'S FOR A CLASS 6B PROPERTY TAX INCENTIVE REQUEST

Respectfully submitting this resolution regarding 120 Palatine, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 120 West Palatine, Illinois. This property is located in your District. The applicant intends to lease a portion of the property to Hot Mama's Food for the warehousing and distribution of food products.

120 Palatine, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for less than 24 months; there has been a purchase for value; and substantial rehabilitation will be completed under the Class 6b Ordinance. This resolution is required so that the company can complete its application to the Assessor of Cook County.

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an industrial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from 120 Palatine, LLC and Resolution No. 13-04 from the Village of Wheeling for an abandoned industrial facility located at 120 West Palatine Road, Wheeling, Cook County, Illinois, Cook County District 14, Permanent Index Numbers 03-14-301-015-0000 and 03-14-301-017-0000; and

WHEREAS, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for four (4) months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will retain 85 full-time jobs; 10-15 new full-time jobs and 6 part-time jobs and create 20-25 construction jobs; and

WHEREAS, the Village of Wheeling states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include that the property has been vacant for less than 24 months; has been purchased for value and is in need of substantial rehabilitation; and

WHEREAS, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 120 West Palatine Road, Wheeling, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.