

Board of Commissioners of Cook County

Legislation Details (With Text)

| File #: | 14-2256 | Version: | 1 | Name: | ELLA HOLDINGS, LLC 6B PROPERTY TAX INCENTIVE REQUEST | | | | |
|---------------|--|--|-----------------|--|---|--|--|--|--|
| Туре: | Resolution | | | Status: | Approved | | | | |
| File created: | 3/24/2014 | | | In control: | Finance Subcommittee on Real Estate and Business and Economic Development (Inactive. There is now a Business and Economic Developement Committee and real estate items in the Asset Managment Committee) | | | | |
| On agenda: | 4/9/2014 | | | Final action: | 5/21/2014 | | | | |
| Title: | PROPOSED RESOLUTION | | | | | | | | |
| | ELLA HOLDINGS, LLC 6B PROPERTY TAX INCENTIVE REQUEST | | | | | | | | |
| | 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 Ella Holdings, LLC and Resolution No. 45-13 from the Village of Elk Grove Village for an abandoned industrial facility located at 800 Morse Avenue, Elk Grove Village, Cook County, Illinois, Cook County District 17, Permanent Index Number 08-34-102-029-0000; and | | | | | | | | |
| | WHEREAS, Cook County has defined abandoned property as buildings and other structures after having been vacant and unused for at least 24 months, are purchased for value by a purc in whom the seller has no direct financial interest; and | | | | | | | | |
| | industrial real assessment fr of abandoned | estate eligib om the date property fro | that i m the | the Class 6b can new construction date of substant | sessed at 25% of its market value, qualifying receive a significant reduction in the level of or rehabilitation has been completed, or in the case ial re-occupancy. Properties receiving Class 6b will ears, 15% for the 11th year and 20% in the 12th year; | | | | |
| | the municipalit | y or the Boa | ard of | Commissioners, | does not meet the definition of abandoned property, may determine that special circumstances justify e 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 and a purchase for value; and | | | | | | | | |
| | WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for 18 months at the time of application, and that special circumstances are present; and | | | | | | | | |
| | WHEREAS, the applicant estimates that the re-occupancy will retain five to ten (5-10) full-time jobs, two (2) part-time jobs, two to five (2-5) new full-time jobs and two (2) part-time jobs; and | | | | | | | | |
| | WHEREAS, | the Village o | of Elk | Grove Village sta | tes 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; will be purchased for value pending approval of the Class 6b; 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 800 Morse Avenue, Elk Grove Village, 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), ELIZABETH "LIZ" DOODY GORMAN

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

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|-----------|------|--|------------------------|--------|
| 5/21/2014 | 1 | Board of Commissioners | approve | |
| 5/1/2014 | 1 | Finance Subcommittee on Real Estate and Business and Economic Development (Inactive. There is now a Business and Economic Developement Committee and real estate items in the Asset Managment Committee) | recommend for approval | Pass |
| 4/9/2014 | 1 | Board of Commissioners | refer | Pass |

PROPOSED RESOLUTION

ELLA HOLDINGS, LLC 6B PROPERTY TAX INCENTIVE REQUEST

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 Ella Holdings, LLC and Resolution No. 45-13 from the Village of Elk Grove Village for an abandoned industrial facility located at 800 Morse Avenue, Elk Grove Village, Cook County, Illinois, Cook County District 17, Permanent Index Number 08-34-102-029-0000; 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 and a purchase for value; and

WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for 18 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will retain five to ten (5-10) full-time jobs, two (2) part-time jobs, two to five (2-5) new full-time jobs and two (2) part-time jobs; and

WHEREAS, the Village of Elk Grove Village 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; will be purchased for value pending approval of the Class 6b; 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 800 Morse Avenue, Elk Grove Village, 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.