



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

---

**File #:** 16-4195      **Version:** 1      **Name:** Sam Bisbikis  
**Type:** Resolution (Class 8) No Purchase for Value      **Status:** Approved  
**File created:** 6/28/2016      **In control:** Business and Economic Development Committee  
**On agenda:** 7/13/2016      **Final action:** 8/3/2016  
**Title:** PROPOSED RESOLUTION

### SAM BISBIKIS CLASS 8 PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

Applicant: Sam Bisbikis

Address: 16524 Vincennes Road, South Holland, Illinois

Municipality or Unincorporated Township: Village of South Holland

Cook County District: 6

Permanent Index Number: 29-21-201-008-0000

Municipal Resolution Number: Village of South Holland Resolution approved 4/15/2013

Number of month property vacant/abandoned: 30 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: One (1) to five (5) full-time jobs

Estimated Number of jobs retained at this location: 12 full-time

Estimated Number of employees in Cook County: two (20 to seven (7) construction jobs

Estimated Number of construction jobs: Not applicable

Proposed use of property: Commercial use

Living Wage Ordinance Compliance Affidavit Provided: No, not required for commercial use.

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist

that justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

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

WHEREAS, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

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

**Sponsors:** TONI PRECKWINKLE (President), JOAN PATRICIA MURPHY

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
8/3/2016	1	Business and Economic Development Committee	recommend for approval	Pass
8/3/2016	1	Board of Commissioners	approve	Pass
7/13/2016	1	Board of Commissioners	refer	Pass

**PROPOSED RESOLUTION**

**SAM BISBIKIS CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** Sam Bisbikis

**Address:** 16524 Vincennes Road, South Holland, Illinois

**Municipality or Unincorporated Township:** Village of South Holland

**Cook County District:** 6

**Permanent Index Number:** 29-21-201-008-0000

**Municipal Resolution Number:** Village of South Holland Resolution approved 4/15/2013

**Number of month property vacant/abandoned:** 30 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** One (1) to five (5) full-time jobs

**Estimated Number of jobs retained at this location:** 12 full-time

**Estimated Number of employees in Cook County:** two (20 to seven (7) construction jobs

**Estimated Number of construction jobs:** Not applicable

**Proposed use of property:** Commercial use

**Living Wage Ordinance Compliance Affidavit Provided:** No, not required for commercial use.

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

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

**WHEREAS**, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11<sup>th</sup> year and 20% in the 12<sup>th</sup> year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

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