

Board of Commissioners of Cook County

Legislation Details

File #:	14-3557	Version: 1	Name:	AMEND A PREVIOUSLY APPROVED ITEM # 14- 0710		
Туре:	Amendment to a Previously Approved Item 6/2/2014		Status:	Approved		
File created:			In control:	Board of Commissioners		
On agenda:	6/18/2014		Final action:	6/18/2014		
Title:	REQUEST TO AMEND A PREVIOUSLY APPROVED ITEM					
	Department: Department of Planning and Development					
	Request: Requesting authorization for the Cook County Board of Commissioners to approve as amended					
	Item Number: 14-0710					
	Previously Approved Date: 2/19/2014					
	The amendment is indicated by the underscored and stricken language.					
	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 a commercial facility; and					
	WHEREAS, the County Board of Commissioners has received and reviewed an application from Siam Marina Properties, LLC and Resolution No. 2013-R-003 from the Village Tinley Park for an abandoned commercial facility located at 16846 Oak Park Avenue, Tinley Park, Cook County, Illinois, Cook County District 6 17, and Permanent Index Number 28-30-107-001-0000 28-30-107-011-0000 and 28-30-107-020-0000; 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 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					
	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 8; 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 8 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 17 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 8 full-time jobs and 7 part-time jobs; and

WHEREAS, the Village of Tinley Park states the Class 8 is necessary for development to occur and that special circumstances exist which include the subject property has been vacant for less than 24 months and there has been a purchase for value; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the President and Board of Commissioners validate the property located at 16846 Oak Park Avenue, Tinley Park, Cook County, Illinois, 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:

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

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
6/18/2014	1	Board of Commissioners	approve	Pass