



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

---

<b>File #:</b>	14-5614	<b>Version:</b>	1	<b>Name:</b>	PT, LLC & BAPA, LLC Class 8
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Approved
<b>File created:</b>	9/23/2014	<b>In control:</b>		<b>In control:</b>	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)
<b>On agenda:</b>	10/8/2014	<b>Final action:</b>		<b>Final action:</b>	11/19/2014
<b>Title:</b>	PROPOSED RESOLUTION				

### PT, LLC & BAPA, LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST

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 PT, LLC & BAPA, LLC and Resolution No. 2013-04-0202R from the City of Oak Forest for an abandoned commercial facility located at 15301 S. Harlem, Oak Forest, Cook County, Illinois, Cook County District 6, and Permanent Index Numbers 28-18-100-041-000 and 28-18-100-055-0000; 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 over 72 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 10-12 full-time jobs; retain 175 full-time jobs; and create 10-12 construction jobs; and

WHEREAS, the City of Oak Forest 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 there has been a purchase for value; and that the subject property is in need of substantial rehabilitation; 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 15301 S. Harlem, Oak Forest, 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:** TONI PRECKWINKLE (President), JOAN PATRICIA MURPHY

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

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
11/19/2014	1	Board of Commissioners	approve	
11/18/2014	1	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 Managment Committee)	recommend for approval	Pass
10/8/2014	1	Board of Commissioners	refer	Pass

## PROPOSED RESOLUTION

### PT, LLC & BAPA, LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST

**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 PT, LLC & BAPA, LLC and Resolution No. 2013-04-0202R from the City of Oak Forest for an abandoned commercial facility located at 15301 S. Harlem, Oak Forest, Cook County, Illinois, Cook County District 6, and Permanent Index Numbers 28-18-100-041-000 and 28-18-100-055-0000; 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 11<sup>th</sup> year and 20% in the 12<sup>th</sup> 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 over 72 months at the time of application, and that special circumstances are present; and

**WHEREAS**, the applicant estimates that the re-occupancy will create 10-12 full-time jobs; retain 175 full-time jobs; and create 10-12 construction jobs; and

**WHEREAS**, the City of Oak Forest 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 there has been a purchase for value; and that the subject property is in need of substantial rehabilitation; 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 15301 S. Harlem, Oak Forest, 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.