Legislation Details

File #:	16-0443	**Version:**	1	**Name:**	R & R GLOBAL PARTNERS LLC 7B PROPERTY TAX INCENTIVE REQUEST
Type:	Resolution			**Status:**	Approved
File created:	12/1/2015			**In control:**	Business and Economic Development Committee
On agenda:	12/16/2015			**Final action:**	1/13/2016
Title:	PROPOSED RESOLUTION				

R & R GLOBAL PARTNERS LLC 7B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7b application containing the following information:

Applicant: R & R Global Partners LLC

Address: 6810 North McCormick Boulevard, Lincolnwood, Illinois, 60712

Municipality or Unincorporated Township: Lincolnwood

Cook County District: 13

Permanent Index Number: 08-07-403-017-0000; 08-07-403-018-0000

Municipal Resolution Number: R2015-1873

Number of month property vacant/abandoned: 18 months at time of application

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 76 full-time, 74 part-time

Estimated Number of jobs retained at this location: 0 full-time, 0 part-time

Estimated Number of employees in Cook County: 0 full-time, 0 part-time

Estimated Number of construction jobs: 70

Proposed use of property: Commercial- Multi-tenant retail

Living Wage Ordinance Compliance Affidavit Provided: N/A

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7b 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 at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property,

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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 7b; 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 7b 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 municipality states the Class 7b 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, the Cook County Economic Development Advisory Committee (EDAC) states by Resolution No. 10-R-2015 that the project would not be economically feasible and would not go forward without the Class 7b property tax incentive; and

WHEREAS, commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 7b 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 7b 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 7b; 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), LARRY SUFFREDIN

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
1/13/2016	1	Board of Commissioners	approve	Pass
1/12/2016	1	Business and Economic Development Committee	recommend for approval	Pass
12/16/2015	1	Board of Commissioners	refer	Pass

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