



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #:	16-0460	Version:	1	Name:	3456 CHI, LLC / Berman Auto Group / Mid-City Nissan Class 7b Special Circumstances
Type:	Resolution	Status:			Approved
File created:	12/2/2015	In control:			Business and Economic Development Committee
On agenda:	12/16/2015	Final action:			1/13/2016
Title:	PROPOSED RESOLUTION				

3456 CHI, LLC/BERMAN AUTO GROUP/MID-CITY NISSAN CLASS 7B SPECIAL CIRCUMSTANCES

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

Applicant: 3456 CHI, LLC / Berman Auto Group / Mid-City Nissan

Address: 3430 & 3456 N. Kedzie Avenue, Chicago, Illinois

Municipality or Unincorporated Township: Chicago

Cook County District: 8

Permanent Index Number: 13-23-402-027-0000; 13-23-402-077-0000; 13-23-402-078-0000; 13-23-402-079-0000 and 13-23-402-080-0000

Municipal Resolution Number: City of Chicago Resolution October 28, 2015

Number of month property vacant/abandoned: Number of months vacant 17

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 80-115 full-time

Estimated Number of jobs retained at this location: not available

Estimated Number of employees in Cook County: 70 full-time and 10 part-time

Estimated Number of construction jobs: 250-300

Proposed use of property: commercial car dealership, storage and autorepair

Living Wage Ordinance Compliance Affidavit Provided: No, not applicable

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 less than 24 continuous months, there has been a 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 7b; and

WHEREAS, in the case of abandonment of under 24 months and a 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 7b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 7b; 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; 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), LUIS ARROYO JR

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

PROPOSED RESOLUTION

3456 CHI, LLC/BERMAN AUTO GROUP/MID-CITY NISSAN CLASS 7B SPECIAL CIRCUMSTANCES

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

Applicant: 3456 CHI, LLC / Berman Auto Group / Mid-City Nissan

Address: 3430 & 3456 N. Kedzie Avenue, Chicago, Illinois

Municipality or Unincorporated Township: Chicago

Cook County District: 8

Permanent Index Number: 13-23-402-027-0000; 13-23-402-077-0000; 13-23-402-078-0000; 13-23-402-079-0000 and 13-23-402-080-0000

Municipal Resolution Number: City of Chicago Resolution October 28, 2015

Number of month property vacant/abandoned: Number of months vacant 17

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 80-115 full-time

Estimated Number of jobs retained at this location: not available

Estimated Number of employees in Cook County: 70 full-time and 10 part -time

Estimated Number of construction jobs: 250-300

Proposed use of property: commercial car dealership, storage and autorepair

Living Wage Ordinance Compliance Affidavit Provided: No, not applicable

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 less than 24 continuous months, there has been a 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 7b; and

WHEREAS, in the case of abandonment of under 24 months and a 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 7b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 7b; 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; 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.