Legislation Details (With Text)

File #:	16-2497 **Version:** 1	**Name:**	Seida Property Management, LLC
Type:	Resolution (Class 8) Purchase for Value	**Status:**	Approved
File created:	3/29/2016	**In control:**	Business and Economic Development Committee
On agenda:	4/13/2016	**Final action:**	5/11/2016
Title:	PROPOSED RESOLUTION		

SEIDA PROPERTY MANAGEMENT, LLC 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: Seida Property Management, LLC

Address: 113 W. 159th Street, South Holland, Illinois

Municipality or Unincorporated Township: South Holland

Cook County District: 6

Permanent Index Number: 29-21-200-005-0000; 29-21-200-022-0000; 29-21-200-032-0000; 29-21-200-073-0000 and 29-21-200-056-0000

Municipal Resolution Number: Resolution Village of South Holland approved January 4, 2016

Number of month property vacant/abandoned: 18 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 30 full-time

Estimated Number of jobs retained at this location: none

Estimated Number of employees in Cook County: 220 full-time

Estimated Number of construction jobs: Not applicable

Proposed use of property: This property leased by a commercial user for auto repair and auto rental.

Living Wage Ordinance Compliance Affidavit Provided: Yes

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 commercial 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 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 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
5/11/2016	1	Business and Economic Development Committee	recommend for approval	Pass
5/11/2016	1	Board of Commissioners	approve	Pass
4/13/2016	1	Board of Commissioners	refer	Pass

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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, 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 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

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