

# Board of Commissioners of Cook County

# Legislation Details (With Text)

On agenda:       10/20/2022       Final action:       11/17/2022         Title:       PROPOSED RESOLUTION         Jiffy Park Forest 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:       Jiffy Park Forest LLC         Address:       2551 Western Avenue, Park Forest, Illinois         Municipality or Unincorporated Township: Village of Park Forest       Cook County District: 5th District         Permanent Index Number:       23-0106-080-0000         Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10         Number of month property vacant/abandoned: 24 months vacant         Special circumstances justification requested: Yes         Proposed use of property: Commercial Use - car care center         Living Wage Ordinance Compliance Affidavit Provided: N/A         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 industrial facility; and         WHEREAS, the Cook County Classification System for Assessment defines abandoned property abultation; 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 esthat justify finding that the property is aban									
Furchase for Value       In control:       Business and Economic Development Committe         On agenda:       10/20/2022       Final action:       11/17/2022         Title:       PROPOSED RESOLUTION       Jiffy Park Forest 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:       Jiffy Park Forest LLC         Address:       2551 Western Avenue, Park Forest, Illinois         Municipality or Unincorporated Township: Village of Park Forest       Cook County District: 5th District         Permanent Index Number:       22:30-106-080-0000         Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10         Number of month property vacant/abandoned: 24 months vacant         Special circumstances justification requested: Yes         Proposed use of property: Commercial Use - car care center         Living Wage Ordinance Compliance Affidavit Provided: N/A         WHEREAS, the Cook County Classification System for Assessment level for an abandoned industrial facility: and         WHEREAS, in the instance where the property does not meet the definition of abandoned property is unanth, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; may         WHEREAS, in the instance where the property does not meet the definition of abandoned property th	File #:	22-5899	Version: 1	Name:	Jiffy Park Forest LLC				
On agenda:       10/20/2022       Final action:       11/17/2022         Title:       PROPOSED RESOLUTION         Jiffy Park Forest LLC CLASS & PROPERTY TAX INCENTIVE REQUEST         WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification & application containing the following information:         Applicant:       Jiffy Park Forest LLC         Address:       2551 Western Avenue, Park Forest, Illinois         Municipality or Unincorporated Township: Village of Park Forest       Cook County District: 5th District         Permanent Index Number:       323-0106-080-0000         Municipal Resolution Number:       Village of Park Forest, Resolution No. R-22-10         Number of month property vacant/abandoned:       24 months vacant         Special circumstances justification requested:       Yes         Proposed use of property:       Commercial Use - car care center         Living Wage Ordinance Compliance Affidavit Provided:       N/A         WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment classification at applicant a reduction in the assessment level for an abandoned industrial facility; and         WHEREAS, the Cook County Classification System for Assessment defines abandoned property abuildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and <td>Туре:</td> <td></td> <th></th> <td>Status:</td> <td>Approved</td>	Туре:			Status:	Approved				
Title:       PROPOSED RESOLUTION         Jiffy Park Forest 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: Jiffy Park Forest LLC         Address: 2551 Western Avenue, Park Forest, Illinois         Municipality or Unincorporated Township: Village of Park Forest         Cook County District: 5th District         Permanent Index Number: 32-30-106-080-0000         Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10         Number of month property vacant/abandoned: 24 months vacant         Special circumstances justification requested: Yes         Proposed use of property: Commercial Use - car care center         Living Wage Ordinance Compliance Affidavit Provided: N/A         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 industrial facility; and         WHEREAS, the Cook County Classification System for Assessment defines abandoned property a common applicant a reduction in the assessment defines abandoned property a 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 et that justify finding that the property is abandoned for purpose of Class 8; and <t< td=""><td>File created:</td><td>10/6/2022</td><th></th><td>In control:</td><td>Business and Economic Development Committee</td></t<>	File created:	10/6/2022		In control:	Business and Economic Development Committee				
Jiffy Park Forest 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: Jiffy Park Forest LLC Address: 2551 Western Avenue, Park Forest, Illinois Municipality or Unincorporated Township: Village of Park Forest Cook County District: 5th District Permanent Index Number: 32-30-106-080-0000 Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10 Number of month property vacant/abandoned: 24 months vacant Special circumstances justification requested: Yes Proposed use of property: Commercial Use - car care center Living Wage Ordinance Compliance Affidavit Provided: N/A 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 industrial facility; and WHEREAS, the Cook County Classification System for Assessment level for an abandoned industrial facility; 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 es that justify finding that the property abandoned for purpose and the property is in need of substantial rehabilitation; and	On agenda:	10/20/2022		Final action	n: 11/17/2022				
<ul> <li>WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:</li> <li>Applicant: Jiffy Park Forest LLC</li> <li>Address: 2551 Western Avenue, Park Forest, Illinois</li> <li>Municipality or Unincorporated Township: Village of Park Forest</li> <li>Cook County District: 5th District</li> <li>Permanent Index Number: 32-30-106-080-0000</li> <li>Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10</li> <li>Number of month property vacant/abandoned: 24 months vacant</li> <li>Special circumstances justification requested: Yes</li> <li>Proposed use of property: Commercial Use - car care center</li> <li>Living Wage Ordinance Compliance Affidavit Provided: N/A</li> <li>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 industrial facility; and</li> <li>WHEREAS, the Cook County Classification System for Assessment defines abandoned property abuildings and other structures that, after having been vacant and unused for more than 24 continum months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and</li> <li>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 et that justify finding that the property is abandoned for purpose and no purchase for value by a distingtion of abandoned property is that justify finding the the property is abandoned for purpose and no purchase for value by a distingtion of abandoned property the municipality or the Board of Commissioners, may determine that special circumstances may et that justify finding that the property is abandoned for purpose and no purchase for value by a distingtion for purpose of value by a distingtion for</li></ul>	Title:	PROPOSED RESOLUTION							
Property Assessment Classification 8 application containing the following information: Applicant: Jiffy Park Forest LLC Address: 2551 Western Avenue, Park Forest, Illinois Municipality or Unincorporated Township: Village of Park Forest Cook County District: 5th District Permanent Index Number: 32-30-106-080-0000 Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10 Number of month property vacant/abandoned: 24 months vacant Special circumstances justification requested: Yes Proposed use of property: Commercial Use - car care center Living Wage Ordinance Compliance Affidavit Provided: N/A 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 industrial facility; and WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continu months, there has been no 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 est that justify finding that the property is abandoned for purpose of Class 8; and WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property is abandoned for purpose of Class 8; and		Jiffy Park Forest LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST							
Address: 2551 Western Avenue, Park Forest, Illinois Municipality or Unincorporated Township: Village of Park Forest Cook County District: 5th District Permanent Index Number: 32-30-106-080-0000 Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10 Number of month property vacant/abandoned: 24 months vacant Special circumstances justification requested: Yes Proposed use of property: Commercial Use - car care center Living Wage Ordinance Compliance Affidavit Provided: N/A 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 industrial facility; and WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no 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 epit that justify finding that the property is abandoned for purpose of Class 8; and WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances for value by a disinterested buyer, the County may determine that special circumstances for value by a disinterested buyer, the County may determine that special circumstances for value by a disinterested buyer, the County may determine that special circumstances for value by a disinterested buyer, the County may determine that special circumstances for value by a disinterested buyer, the County may determine that special circumstances for value by a disinterested buyer, the County may determine that special circumstances for value by a disinterested buyer.									
Municipality or Unincorporated Township: Village of Park Forest Cook County District: 5th District Permanent Index Number: 32-30-106-080-0000 Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10 Number of month property vacant/abandoned: 24 months vacant Special circumstances justification requested: Yes Proposed use of property: Commercial Use - car care center Living Wage Ordinance Compliance Affidavit Provided: N/A 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 industrial facility; and WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no 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 eo that justify finding that the property is abandoned for purpose of Class 8; and WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property desinterested buyer, the County may determine that special circumstances justify finding the property disinterested buyer, the County may determine that special circumstances justify finding the property disinterested buyer, the County may determine that special circumstances justify finding the property disinterested buyer, the County may determine that special circumstances justify finding the property does not meet the definition of count special circumstances justify finding the property is abandoned for purpose of Class 8; and		Applicant: Jiffy Park Forest LLC							
Cook County District: 5th District Permanent Index Number: 32-30-106-080-0000 Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10 Number of month property vacant/abandoned: 24 months vacant Special circumstances justification requested: Yes Proposed use of property: Commercial Use - car care center Living Wage Ordinance Compliance Affidavit Provided: N/A 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 industrial facility; and WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no 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 ea that justify finding that the property is abandoned for purpose of Class 8; and WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property we design the county may determine that special circumstances justify finding the property we design that the property is abandoned for purpose of Class 8; and		Address: 2551 Western Avenue, Park Forest, Illinois							
Permanent Index Number: 32-30-106-080-0000 Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10 Number of month property vacant/abandoned: 24 months vacant Special circumstances justification requested: Yes Proposed use of property: Commercial Use - car care center Living Wage Ordinance Compliance Affidavit Provided: N/A 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 industrial facility; and WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no 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 ex- that justify finding that the property is abandoned for purpose of Class 8; and WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property we have a special circumstances in the property is abandoned for purpose of Class 8; and		Municipality or Unincorporated Township: Village of Park Forest							
Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10 Number of month property vacant/abandoned: 24 months vacant Special circumstances justification requested: Yes Proposed use of property: Commercial Use - car care center Living Wage Ordinance Compliance Affidavit Provided: N/A 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 industrial facility; and WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no 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 ex- that justify finding that the property is abandoned for purpose of Class 8; and WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the prope		Cook County District: 5th District							
Number of month property vacant/abandoned: 24 months vacant Special circumstances justification requested: Yes Proposed use of property: Commercial Use - car care center Living Wage Ordinance Compliance Affidavit Provided: N/A 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 industrial facility; and WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no 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 ex- that justify finding that the property is abandoned for purpose of Class 8; and WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the prope		Permanent Index Number: 32-30-106-080-0000							
<ul> <li>Special circumstances justification requested: Yes</li> <li>Proposed use of property: Commercial Use - car care center</li> <li>Living Wage Ordinance Compliance Affidavit Provided: N/A</li> <li>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 industrial facility; and</li> <li>WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and</li> <li>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 ear that justify finding that the property is abandoned for purpose of Class 8; and</li> <li>WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property</li> </ul>		Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10							
<ul> <li>Proposed use of property: Commercial Use - car care center</li> <li>Living Wage Ordinance Compliance Affidavit Provided: N/A</li> <li>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 industrial facility; and</li> <li>WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and</li> <li>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 exit that justify finding that the property is abandoned for purpose of Class 8; and</li> <li>WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property may determine that special circumstances is justify finding the property distribution.<td colspan="7">Number of month property vacant/abandoned: 24 months vacant</td></li></ul>		Number of month property vacant/abandoned: 24 months vacant							
Living Wage Ordinance Compliance Affidavit Provided: N/A 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 industrial facility; and WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no 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 ex- that justify finding that the property is abandoned for purpose of Class 8; and WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the prope		Special circumstances justification requested: Yes							
<ul> <li>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 industrial facility; and</li> <li>WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and</li> <li>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 extra that justify finding that the property is abandoned for purpose of Class 8; and</li> <li>WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property for the property is abandoned for purpose of Class 8; and</li> </ul>		Proposed use of property: Commercial Use - car care center							
<ul> <li>Classification 8 that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and</li> <li>WHEREAS, the Cook County Classification System for Assessment defines abandoned property a buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and</li> <li>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 exit that justify finding that the property is abandoned for purpose of Class 8; and</li> <li>WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property may determine that special circumstances is property for the property is abandoned for purpose of Class 8; and</li> </ul>		Living Wage Ordinance Compliance Affidavit Provided: N/A							
<ul> <li>buildings and other structures that, after having been vacant and unused for more than 24 continue months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and</li> <li>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 exthat justify finding that the property is abandoned for purpose of Class 8; and</li> <li>WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property may determine that special circumstances is property.</li> </ul>		Classification 8 that provides an applicant a reduction in the assessment level for an abandoned							
the municipality or the Board of Commissioners, may determine that special circumstances may exthat justify finding that the property is abandoned for purpose of Class 8; and WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the prope									
disinterested buyer, the County may determine that special circumstances justify finding the prope		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							
		disinterested buyer, the County may determine that special circumstances justify finding the property							

WHEREAS, Class 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; 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), DEBORAH SIMS

Indexes:

#### Code sections:

#### Attachments:

Date	Ver.	Action By	Action	Result
11/17/2022	1	Board of Commissioners	approve	Pass
11/16/2022	1	Business and Economic Development Committee	recommend for approval	Pass
10/20/2022	1	Board of Commissioners	refer	Pass

#### **PROPOSED RESOLUTION**

### Jiffy Park Forest 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: Jiffy Park Forest LLC

Address: 2551 Western Avenue, Park Forest, Illinois

Municipality or Unincorporated Township: Village of Park Forest

Cook County District: 5<sup>th</sup> District

**Permanent Index Number: 32-30-106-080-0000** 

Municipal Resolution Number: Village of Park Forest, Resolution No. R-22-10

Number of month property vacant/abandoned: 24 months vacant

**Special circumstances justification requested:** Yes

Proposed use of property: Commercial Use - car care center

## Living Wage Ordinance Compliance Affidavit Provided: N/A

**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 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 more than 24 continuous months, there has been no 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 8; and

**WHEREAS,** in the case of abandonment of over 24 months and no 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 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; 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 11<sup>th</sup> year and 20% in the 12<sup>th</sup> 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.