



City of Chicago



R2019-37

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/23/2019
Sponsor(s):	Hopkins (2)
Type:	Resolution
Title:	Support of Class 6(b) tax incentive for property at 1731 N Elston Ave/W Willow St
Committee(s) Assignment:	Committee on Economic, Capital and Technology Development

A RESOLUTION FOR RENEWAL OF A COOK COUNTY CLASS 6B STATUS FOR CERTAIN REAL PROPERTY IDENTIFIED AS P.I.N. 14-32-302-015-0000 AND COMMONLY KNOWN AS 1731 N. ELSTON/1430 W. WILLOW STREET IN THE CITY OF CHICAGO, ILLINOIS

WHEREAS, the City of Chicago, County of Cook, State of Illinois ("the City") is a duly organized and existing home rule unit of government created under the provisions of the law of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full power to enact ordinances and adopt resolutions for the benefit of the residents of the City; and

WHEREAS, the City desires to promote the development of industrial property within the City; and

WHEREAS, Cook County's Real Property Classification Ordinance, as amended ("the County Ordinance") provides a system for classifying certain real property located in Cook County for real estate tax assessment purposes; and

WHEREAS, the County Ordinance encourages industrial and commercial development in Cook County, which seeks to increase employment opportunities and increase the real property tax base; and

WHEREAS, the County Ordinance creates a Class 6B property tax classification ("Class 6B") that applies to certain qualifying real estate that is used primarily for industrial, warehousing, manufacturing and/or distribution purposes; and

WHEREAS, property classified as Class 6B property is given a lower assessment level by the Cook County Assessor, which creates an economic incentive for development to occur on the property; and

WHEREAS, applicant, Elston Industrial Lofts, LLC, has previously applied for and received and now seeks renewal of a 6B incentive for the continued development and occupancy of the real property located at 1731 N. Elston, Chicago, Illinois, P.I.N. 14-32-302-015-0000 (the "Subject Property"); and

WHEREAS, the Applicant has submitted to the City a request for the City to support a Class 6B incentive as applied to the Subject Property; and

WHEREAS, the continued redevelopment and occupancy of the Subject Property without the Class 6B incentive is unlikely to occur; and

WHEREAS, the Applicant estimates that the redevelopment will ultimately create new full-time jobs as part of the overall redevelopment project; and

WHEREAS, the Alderman and the City (collectively, the "Corporate Authorities") hereby determine that the incentive provided by the Class 6B is necessary for continued redevelopment to occur on the Subject Property and that the continued redevelopment of the Subject Property is, or will be, necessary and beneficial to the City's local economy;

WHEREAS, in compliance with the County Ordinance, the Corporate Authorities hereby support and consent to the Class 6B incentive application for the Subject Property;

NOW, THEREFORE, BE IT RESOLVED by the City of Chicago, Cook County, State of Illinois, as follows:



Honorable Alderman Brian Hopkins
2nd Ward

ARTICLE I.
IN GENERAL

Section 1.0 Incorporation Clause

All the recitals hereinbefore stated as contained in the preambles to this Resolution are full, true, and correct, and the Corporate Authorities do hereby, by reference, incorporate and make them part of this Resolution as legislative findings.

Section 2.0 Purpose

The purpose of this Resolution is to support, approve of, and consent to and recommend a Class 6B incentive for the Subject Property pursuant to the Cook County Ordinance and to declare that the commercial use of the Subject Property is necessary and beneficial to the local economy.

Section 3.0 Invocation of Authority

This Resolution is adopted pursuant to the authority granted to the City by the Constitution of the State of Illinois and the Illinois Compiled Statutes.

Section 4.0 State Law Adopted

All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as amended, relating to the purposes of this Resolution are hereby incorporated by reference.

ARTICLE II.

RECOMMENDATION FOR CLASS 6B PROPERTY STATUS

Section 5.0 Class 6B Property Status

The City hereby supports and consents to the Applicant's request to renew a Class 6B incentive for the Subject Property and recognizes that the renewed Class 6B incentive is necessary for the continued redevelopment of the Subject Property.

Section 6.0 Other Actions Authorized

The officers and employees of the City shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Resolution and otherwise to consummate the transactions contemplated hereby and shall take all actions in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in accordance with this Resolution.

ARTICLE III.

HEADINGS, SAVINGS CLAUSES, PUBLICATIONS, EFFECTIVE DATE

Section 8.0 Headings

The headings for the articles, sections, paragraphs, and subparagraphs of this Resolution are inserted solely for the convenience of reference and form no substantive part of this Resolution nor should they be used in any interpretation or construction of any substantive provisions of this resolution.

Section 9.0 Severability

The provisions of this Resolution are hereby declared to be severable and should any provision, clause, sentence, paragraph, subparagraph, section, or part of this Resolution be determined to conflict with any law, statute, or regulation by a court of

competent jurisdiction, said provision, clause, sentence, paragraph, subparagraph, section, or part shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valued and in full force and effect. It is hereby declared to be the legislative intent of the Corporate Authorities that this Resolution would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, subparagraph, section, or other part thereof been included.

Section 10.0 Superseder

All code provisions, ordinances, resolutions, and order, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 11.0 Publications

A full, true, complete copy of this Resolution shall be published in pamphlet form or in a newspaper published and of general circulation with the City as provided by the Illinois Municipal Code, as amended.

Section 12.0 Effective Date

This Resolution shall be in full force and effect upon its passage, approval, and publication, as provided by law.

December 26, 2018

By Hand Delivery

Ms. Jeanette Thomas
Analyst, Specific Properties
Office of the Cook County Assessor
118 N. Clark, Room 301
Chicago, Illinois 60602

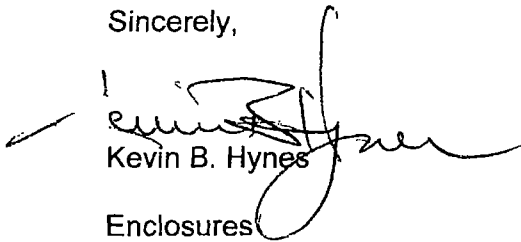
Re: 1731 N. Elston, Chicago
Class 6B Renewal
PIN: 14-32-302-015

Jeanette:

Enclosed is my client's 6B Renewal Application and \$500 check as required for the renewal. My client is working with his Alderman's office to secure the ordinance approving the renewal. My client does not have any employees on site, and therefore, is not covered by the living wage requirements.

I will be out of the office from December 27, 2018 until January 7, 2019. In my absence, any questions can be directed to Michael Friman at (312) 648-2300 extension 356. Mr. Friman is the applicant's attorney.

Sincerely,


Kevin B. Hynes

Enclosures



**CLASS 6B/8
RENEWAL APPLICATION**

Control Number

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: Elston Industrial/Lofts Telephone: (773) 958-1158
Address: 2464 N. Clybourn Ave Suite 200
City, State: Chicago IL Zip Code: 60614
Email Address: jim@ndllc.net

Agent/Representative (if any)

Name: Kevin B. Hynes Telephone: () 312-422-9175
Address: 30 N. LaSalle Street, Suite 4100
City, State: Chicago, IL Zip Code: 60602
Email Address: kevinhynes@okeefe-law.com

II. Description of Subject Property

Street address: 1731 N. Elston
City, State: Chicago, IL Zip Code: 60622
Permanent Real Estate Index Number (s): 14-32-302-015

Township: West Chicago

III. Identification of Persons or Entities Having an Interest

Attach a current and complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Attach legal description, site dimensions and square footage, and building dimensions and square footage.

IV. Property Use

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use.

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/8 designation

- New Construction
- Substantial Rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
- Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?

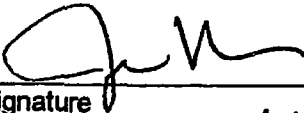
On-Site: Full-time: 0 Part-time: 1

In Cook County: Full-time: 1 Part-time: 0

VII. Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

James Moller _____, the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.



Signature
James Moller

Print Name
Manager

Title

11-16-18

Date

Revised November 4, 2014