



# City of Chicago



R2018-416

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/18/2018
<b>Sponsor(s):</b>	Beale (9)
<b>Type:</b>	Resolution
<b>Title:</b>	Support of Class 6(b) tax incentive for property at 10823 S Langley Ave
<b>Committee(s) Assignment:</b>	Committee on Economic, Capital and Technology Development

**RESOLUTION FOR RENEWAL OF  
CLASS 6(B) REAL ESTATE TAX INCENTIVE  
FOR THE BENEFIT OF  
B & B LANGLEY PROPERTIES, INC., AND  
REAL ESTATE LOCATED GENERALLY AT  
10823 S. LANGLEY AVENUE IN CHICAGO, ILLINOIS  
PURSUANT TO COOK COUNTY, ILLINOIS  
TAX INCENTIVE ORDINANCE, CLASSIFICATION SYSTEM FOR ASSESSMENT**

**WHEREAS**, the Cook County Board of Commissioners has enacted the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "County Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for industrial purposes; and

**WHEREAS**, the City of Chicago (the "City"), consistent with the County Ordinance, wishes to induce industry to locate, expand and remain in the City by supporting financial incentives in the form of property tax relief; and

**WHEREAS**, B & B Langley Properties, Inc., an Illinois corporation (the "Applicant"), is the owner of certain real estate located generally at 10823 S. Langley Avenue, Chicago, Illinois 60628 as further described on Exhibit A hereto (the "Subject Property"); and

**WHEREAS**, the Applicant purchased the Subject Property from American International Materials, LLC, an Illinois limited liability company in 2005 ("Original Owner") and owner of the Subject Property at the time of the original Class 6(b) classification;

**WHEREAS**, the Original Owner substantially rehabilitated an approximately 125,000 square foot industrial facility thereon; and

**WHEREAS**, on November 4, 1998 the City Council of the City enacted a resolution supporting and consenting to the Class 6(b) classification of the Subject Property by the Office of the Assessor of Cook County (the "Assessor"); and

**WHEREAS**, the Assessor granted the Class 6(b) tax incentive in connection with the Subject Property in 1999; and

**WHEREAS**, on March 1, 2006 the City Council of the City enacted a resolution supporting and consenting to the renewal of the Class 6(b) classification of the Subject Property by the Assessor; and

**WHEREAS**, the Assessor granted the renewal of the Class 6(b) tax incentive in connection with the Subject Property in 2007; and

**WHEREAS**, the Applicant has filed an application for another renewal of the Class 6(b) classification with the Assessor pursuant to the County Ordinance; and

**WHEREAS**, it is the responsibility of the Assessor to determine that an application for a Class 6(b) classification or renewal of a Class 6(b) classification is eligible pursuant to the County Ordinance; and

**WHEREAS**, the County Ordinance requires that, in connection with the filing of a Class 6(b) renewal application with the Assessor, an applicant must obtain from the municipality in which such real estate is located a resolution expressly stating, among other things, that the municipality has determined that the industrial use of the property is necessary and beneficial to the local economy and that the municipality supports and consents to the renewal of the Class 6(b) classification; now therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1:** That the City determines that the industrial use of the Subject Property is necessary and beneficial to the local economy in which the Subject Property is located.

**SECTION 2:** That the City supports and consents to the renewal of the Class 6(b) classification with respect to the Subject Property.

**SECTION 3:** That the Economic Disclosure Statement, as defined in the County Ordinance, has been received and filed by the City.

**SECTION 4:** That the Clerk of the City of Chicago is authorized to and shall send a certified copy of this resolution to the Assessor, and a certified copy of this resolution may be included with the Class 6(b) renewal application filed with the Assessor by the Applicant, as applicant, in accordance with the County Ordinance.

**SECTION 5:** That this resolution shall be effective immediately upon its passage and approval.

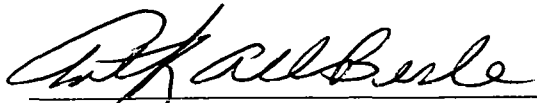
  
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Honorable Anthony Beale  
Alderman, 9th Ward

EXHIBIT A

**Legal Description of Subject Property:**

PARCEL A:

THE NORTH 454.82 FEET OF THE SOUTH 456.82 FEET OF THE EAST 278.09 FEET TOGETHER WITH THE NORTH 50.0 FEET OF THE SOUTH 52.0 FEET, LYING WEST OF THE EAST 278.09 FEET THEREOF IN LOT 4 IN ENJAY CONSTRUCTION COMPANY'S PULLMAN INDUSTRIAL DISTRICT BEING, A SUBDIVISION OF THE WEST 1/2 OF SECTION 14 AND THE EAST 1/2 OF SECTION 15, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

LOT 4 (EXCEPT THE NORTH 262.21 FEET THEREOF, AND EXCEPT THE SOUTH 456.82 FEET OF THE EAST 278.09 FEET AND EXCEPT THE SOUTH 52.0 FEET THEREOF, LYING WEST OF THE EAST 278.09 FEET) IN ENJAY CONSTRUCTION COMPANY'S PULLMAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 14, AND THE EAST 1/2 OF SECTION 15, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HYDE PARK TOWNSHIP, COOK COUNTY, ILLINOIS.

**Permanent Real Estate Tax Index Numbers (PINS) for the Subject Property:**

25-15-406-047-0000



CITY HALL, ROOM 300  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: (312) 744-3063  
FAX: (312) 744-2872

## PROCO JOE MORENO

### CITY COUNCIL CITY OF CHICAGO

ALDERMAN, 1ST WARD  
2740 WEST NORTH AVENUE  
CHICAGO, ILLINOIS 60647  
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### COMMITTEE MEMBERSHIPS

CHAIRMAN, COMMITTEE ON ECONOMIC, CAPITAL &  
TECHNOLOGY DEVELOPMENT  
COMMITTEES, RULES & ETHICS  
FINANCE  
HEALTH & ENVIRONMENTAL PROTECTION  
SPECIAL EVENTS, CULTURAL AFFAIRS & RECREATION  
ZONING, LANDMARKS & BUILDING STANDARDS

May 14, 2018

To the President and Members of the City Council:

Your committee on Economic, Capital & Technology Development, for which a meeting was held on May 14, 2018, having had under consideration three (3) items. The first, R2018-36 Support of Class 6(b) tax incentive for Paasche Airbrush Company at 4311 N Normandy Ave – renewal was introduced on January 17, 2018 by Alderman Sposato, 38<sup>th</sup> Ward. This recommendation was held in committee. The second, R2018-415 Support of Class 6(b) tax incentive for property at 700 E 107<sup>th</sup> St was introduced on April 18, 2018 by Alderman Beale, 9<sup>th</sup> Ward. This recommendation was concurred in a voice vote of all committee members present with Alderman Mitchell dissenting. The third item on the agenda, R2018-416 Support of Class 6(b) tax incentive for property at 10823 S Langley Ave was introduced on April 18, 2018 by Alderman Beale, 9<sup>th</sup> Ward. This recommendation was concurred in a voice vote of all committee members present with Alderman Mitchell dissenting.

Respectfully submitted,

Proco Joe Moreno, Chairman  
Committee on Economic, Capital & Technology Development

APPROVED



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CORPORATION COUNSEL

DATED: 6/11/18

APPROVED



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MAYOR

DATED: 6/11/18