



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: R2016-245
Type: Resolution **Status:** Adopted
File created: 4/13/2016 **In control:** City Council
Final action: 5/18/2016
Title: Support of Class 6(b) tax incentive for property at 3057 N Rockwell St
Sponsors: Mell, Deborah
Indexes: Class 6(b)
Attachments: 1. R2016-245 (V1).pdf, 2. R2016-245.pdf

Date	Ver.	Action By	Action	Result
5/31/2016	1	City Council	Signed by Mayor	
5/18/2016	1	City Council	Adopted	Pass
5/16/2016	1	Committee on Economic, Capital and Technology Development	Recommended to Pass	Pass
4/13/2016	1	City Council	Referred	

RESOLUTION CLASS 6(B) REAL ESTATE TAX INCENTIVE FOR THE BENEFIT OF ROCKWELL PROPERTIES LLC AND REAL ESTATE LOCATED AT 3057 NORTH ROCKWELL IN CHICAGO, ILLINOIS PURSUANT TO COOK COUNTY, ILLINOIS REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "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 Ordinance, wishes to induce industry to locate and expand in the City by supporting financial incentives in the form of property tax relief; and

WHEREAS, Rockwell Properties LLC, an Illinois limited liability company (the "Applicant"), is the owner of certain real estate located at 3057 North Rockwell, Chicago, Illinois 60618, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, the Applicant leases a portion of the Subject Property to Metropolis Coffee Company, LLC, an Illinois limited liability company (the "Tenant"), and Tenant uses said property for coffee roasting, warehousing, and office space, for the production and sale of coffee products, and for related uses; and

WHEREAS, the Applicant intends to rehabilitate approximately 112,000 square feet and demolish 23,000 square feet of an approximately 135,000 square foot industrial facility located on the Subject Property; and

WHEREAS, following the rehabilitation and demolition, the Applicant plans to continue leasing a portion of the Subject Property to the Tenant and target food related companies to lease the remaining portions of the Subject Property; and

WHEREAS, the Applicant has filed with the Office of the Assessor of Cook County (the "Assessor") an eligibility application for a Class 6(b) tax incentive under the Ordinance; and

WHEREAS, the Applicant purchased the Subject Property for value from a seller that has no financial interest in the Applicant; and

WHEREAS, at the time of purchase, the Subject Property had been vacant and unused for more than twenty-four continuous months; and

WHEREAS, the City's Department of Planning and Development has determined that the Subject Property is "abandoned" for the purpose of Class 6(b) classification; and

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WHEREAS, the Subject Property is located within (i) the City of Chicago Enterprise Zone No. 4 (created pursuant to the Illinois Enterprise Zone Act, 20 ILCS 665/1 et seq., as amended, and pursuant to an ordinance enacted by the City Council of the City, as amended) and (ii) the Addison South Redevelopment Project Area (created pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, and pursuant to an ordinance enacted by the City Council of the City), and the purposes of Enterprise Zones and Redevelopment Project Areas are also to provide certain incentives in order to stimulate economic activity and to revitalize depressed areas; 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 Ordinance; and

WHEREAS, the Ordinance requires that, in connection with the filing of a Class 6(b) eligibility application with the Assessor, the applicant must obtain from the municipality in which such real estate that is proposed for Class 6(b) designation is located a resolution expressly stating that the municipality has determined that the incentive provided by Class 6(b) is necessary for development to occur on such real estate and that the municipality supports and consents to the Class 6(b) classification by the Assessor; and

WHEREAS, the intended use of the Subject Property will provide significant present and future employment; and

WHEREAS, notwithstanding the Class 6(b) status of the Subject Property, the redevelopment and utilization thereof will generate significant new revenues to the City in the form of additional real estate taxes and other tax revenues; now therefore,

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

SECTION 1: That the City determines that the incentive provided by Class 6(b) is necessary for the development to occur on the Subject Property.

SECTION 2: That the City determines that the Subject Property is deemed "abandoned" for the purpose of the Class 6(b) classification.

SECTION 3: That the City supports and consents to the Class 6(b) classification by the Assessor with respect to the Subject Property.

SECTION 4: That the Clerk of the City of Chicago is authorized to and shall send a certified copy of this resolution to the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois 60602 and a certified copy of this resolution may be included with the Class 6(b) eligibility application filed with the Assessor by the Applicant, as applicant, in accordance with the Ordinance.

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

EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 150 FEET OF SAID LOT 1 THENCE NORTH ALONG THE EAST LINE OF SAID WEST 150 FEET FOR A DISTANCE OF 14.90 FEET; THENCE EAST AT RIGHT ANGLES THERETO 248.33 FEET; THENCE SOUTH ALONG A LINE, HEREINAFTER REFERRED TO AS LINE "A", TO A POINT (HEREINAFTER REFERRED TO AS POINT "A") ON THE SOUTH LINE OF LOT 1 AFORESAID 248.28 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING, ALSO LOT 2 (EXCEPT THE SOUTH 351 FEET THEREOF AND EXCEPT THE WEST 150 FEET THEREOF AND EXCEPT THAT PART OF LOT 2 LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT POINT "A" AFORESAID; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF LINE "A" AFORESAID 3.05 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 25 MINUTES 40 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 55.50 FEET TO THE WATERS EDGE OF NORTH BRANCH OF CHICAGO RIVER) ALL IN SUNDMACHER AND GLADES SUBDIVISION OF PART OF LOT 19, NORTH OF WELLINGTON STREET, IN THE SNOW ESTATE SUBDIVISION, LYING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 156.83 FEET OF LOT 1 (EXCEPT THE NORTH 0.33 FEET OF THE WEST 282 FEET THEREOF AND EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 150 FEET OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 150 FEET FOR A DISTANCE OF 14.90 FEET; THENCE EAST AT RIGHT ANGLES THERETO 248.33 FEET; THENCE SOUTH ALONG A LINE HEREINAFTER REFERRED TO AS LINE "A" TO A POINT, HEREINAFTER REFERRED TO AS POINT "A", ON THE SOUTH LINE OF LOT 1 AFORESAID 248.28 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING) ALSO THAT PART OF LOT 2 LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT POINT "A" AFORESAID; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF LINE "A" AFORESAID 3.05 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 25 MINUTES 40 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 55.50 FEET

TO THE WATERS EDGE OF NORTH BRANCH OF CHICAGO RIVER, ALL IN
SUNDMACHER AND GLADES SUBDIVISION OF PART OF LOT 19, NORTH OF
WELLINGTON STREET, IN THE SNOW

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ESTATE SUBDIVISION, LYING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS AND FOR THE MAINTENANCE OF THE EASEMENT PURPOSES OVER, ACROSS AND UPON THAT PART OF LOT 20 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOT 2 IN SUNDMACHER AND GLADES SUBDIVISION OF PART OF LOT 19, NORTH OF WELLINGTON STREET IN THE SNOW ESTATE SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SAID SUNDMACHER AND GLADES SUBDIVISION OF SAID SOUTHEAST CORNER ALSO BEING ON THE WEST LINE OF LOT 20 IN SAID SNOW ESTATES SUBDIVISION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2, 10.0 FEET; THENCE NORTH 21 DEGREES 45 MINUTES 08 SECONDS EAST, 21.59 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 96.0 FEET, THENCE NORTH 30 DEGREES 12 MINUTES 58 SECONDS WEST, 35.77 FEET TO THE NORTHEAST CORNER OF AN EXISTING BUILDING, THENCE NORTH 64 DEGREES 54 MINUTES 10 SECONDS WEST, 25.00 FEET; THENCE NORTH 50 DEGREES 17 MINUTES 56 SECONDS WEST 24.69 FEET; THENCE NORTH 41 DEGREES 27 MINUTES 20 SECONDS WEST, 93.97 FEET TO A POINT ON A LINE, SAID LINE BEING 243.76 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 29.35 FEET; THENCE SOUTH 41 DEGREES 27 MINUTES 20 SECONDS EAST, 72.83 FEET; THENCE SOUTH 50 DEGREES 17 MINUTES 56 SECONDS EAST, 20.00 FEET; THENCE SOUTH 65 DEGREES 50 MINUTES 47 SECONDS EAST, 20.09 FEET; THENCE SOUTH 59 DEGREES 46 MINUTES 45 SECONDS EAST, 40.01 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 128.0 FEET; THENCE SOUTH 24 DEGREES 10 MINUTES 27 SECONDS WEST, 21.98 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2 SAID POINT BEING 33.00 FEET EAST OF THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 10 MINUTES 50 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID LOT 20, 38.42 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 55 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25, 33.0 FEET TO THE WEST LINE OF SAID LOT 20; THENCE NORTH 0 DEGREES 10 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 20, 38.38 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, AS CREATED BY GRANT MADE BY AMERICAN ENVELOPE COMPANY, CONTAINED IN EASEMENT AGREEMENT

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DATED FEBRUARY 27, 1987 AND RECORDED APRIL 16, 1987 AS DOCUMENT 87202044.

PARCEL 4:

PERMANENT NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF A' TRUCK

LOAD AREA, INCLUDING EXCAVATED TRUCK LOADING DOCKS AND FOR INGRESS AND EGRESS AND FOR THE MAINTENANCE OF THE EASEMENT PURPOSE OVER, ACROSS AND UPON THAT PART OF LOT 2 IN SUNDMACHER AND GLADE'S SUBDIVISION OF PART OF LOT 19, NORTH OF WELLINGTON STREET IN THE SNOW ESTATE SUBDIVISION, LYING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH 351.0 FEET OF SAID LOT 2, SAID POINT BEING 387.02 FEET EAST OF THE WEST LINE OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 104.45 FEET ALONG THE NORTH LINE OF THE SOUTH 351.0 FEET OF SAID LOT 2 THENCE SOUTH 33 DEGREES 01 MINUTES 47 SECONDS EAST, 6.0 FEET; THENCE SOUTH 69 DEGREES 25 MINUTES 27 SECONDS EAST 8.62 FEET; THENCE SOUTH 58 DEGREES 35 MINUTES 37 SECONDS EAST, 20.00 FEET; THENCE SOUTH 40 DEGREES 11 MINUTES 01 SECONDS EAST 20.0 FEET; THENCE SOUTH 24 DEGREES 17 MINUTES 30 SECONDS EAST, 20.00 FEET; THENCE SOUTH 17 DEGREES 25 MINUTES 58 SECONDS EAST, 20.00 FEET; THENCE SOUTH 27 DEGREES 03 MINUTES 07 SECONDS EAST 20.00 FEET; THENCE SOUTH 37 DEGREES 40 MINUTES 44 SECONDS EAST 23.17 FEET TO A POINT O.N A LINE, SAID LINE BEING 243.76 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE 183.22 FEET TO THE EAST FACE OF AN EXISTING BRICK BUILDING; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 107.19 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, AS CREATED BY GRANT MADE BY AMERICAN ENVELOPE COMPANY CONTAINED IN EASEMENT AGREEMENT DATED FEBRUARY, 27, 1987 AND RECORDED APRIL 16, 1987 AS DOCUMENT 87202044.

PARCEL 5:

PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, FOR MAINTENANCE OF BUILDING ON PARCEL 1 OVER, ACROSS AND UPON THE EAST 237.02 FEET OF THE WEST 387.02 FEET OF THE NORTH 3 FEET OF THE NORTH 6.0 FEET OF THE SOUTH 354.0 FEET OF LOT 2 IN SUNDMACHER AND GLADE'S SUBDIVISION OF PART OF LOT 19, NORTH OF WELLINGTON STREET IN THE SNOW ESTATE SUBDIVISION, LYING IN THE NORTHEAST 1/4 OF SECTION 25 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS CREATED BY GRANT MADE BY AMERICAN ENVELOPE COMPANY CONTAINED IN EASEMENT AGREEMENT DATED FEBRUARY 27, 1987 AND RECORDED APRIL 16, 1987 AS DOCUMENT 87202044.

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

13-25-213-026-0000 13-25-213-027-0000

Common Addresses:

3057 North Rockwell, Chicago Illinois 60618

