



Office of the City Clerk

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Legislation Details (With Text)

File #: R2018-677
Type: Resolution **Status:** Adopted
File created: 6/27/2018 **In control:** City Council
Final action: 7/25/2018
Title: Support of Class 6(b) tax incentive for property at 2639-2659 S Damen Ave
Sponsors: Solis, Daniel
Indexes: Class 6(b)
Attachments: 1. R2018-677.pdf, 2. R2018-677 (V1).pdf

Date	Ver.	Action By	Action	Result
8/1/2018	1	Office of the Mayor	Signed by Mayor	
7/25/2018	1	City Council	Adopted	Pass
7/20/2018	1	Committee on Economic, Capital and Technology Development	Recommended to Pass	
6/27/2018	1	City Council	Referred	

**RESOLUTION CLASS 6(B) REAL ESTATE TAX INCENTIVE FOR THE
BENEFIT OF RLS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND
REAL ESTATE LOCATED GENERALLY AT 2639 - 2659 SOUTH DAMEN 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, Illinois 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 and expand in the City by supporting financial incentives in the form of property tax relief; and

WHEREAS, RLS, LLC, an Illinois limited liability company (the "Applicant"), owns certain real estate located generally at 2639-2659 South Damen Avenue, Chicago, Illinois 60608, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, the Applicant intends to lease the Subject Property to Banner Wholesale Grocers, Inc., an Illinois corporation (the "Tenant"); and

WHEREAS, the Applicant intends to construct an approximately 75,000 square foot industrial facility cold storage warehouse on the Subject Property; and

WHEREAS, the redevelopment objective of the City in connection with the Subject Property is to support the retention of a longtime Chicago company in the City of Chicago, to support the new construction of an industrial facility, retain existing jobs and create new jobs;

WHEREAS, it is intended that the Tenant will use the Subject Property for accommodating and expanding the operations of the Tenant as a grocer by providing an industrial cold storage warehouse facility; and

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

WHEREAS, the Subject Property is located within (i) City of Chicago Enterprise Zone No. 1 (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 Pilsen Industrial Corridor 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

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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 County Ordinance; and

WHEREAS, the County 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, among other things, 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 supports and consents to the Class 6(b) classification by the Assessor 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.

Alderman, 25th Ward

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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) eligibility

application filed with the Assessor by the Applicant, as applicant, in accordance with the County Ordinance. .-..

EXHIBIT A

Legal Description of Subject Property:

Lots 19 to 23, Both inclusive in Lot 3 in S.J. Walker's Dock Addition to Chicago, Being A Subdivision Of That Part Of the East V₂ Of Section 30, Township 39 North, Range 14, East Of the Third Principal Meridian, Which Lies North Of the West Branch Of the South Branch Of the Chicago River, In Cook County, Illinois.

Permanent Real Estate Tax Index Number(s): 17-30-208-005 and 17-30-208-006 Commonly known as: 2639-2659 South Damen, Avenue, Chicago, Illinois 60608

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Approved Approved