Legislation Details (With Text)

File #:	O2018-6317		
Type:	Ordinance	**Status:**	Passed
File created:	7/25/2018	**In control:**	City Council
		Final action:	9/20/2018
Title:	Support of Class 7(c) tax incentive for property at 10801 S Western Ave		
Sponsors:	Emanuel, Rahm		
Indexes:	Class 7(c)		
Attachments:	1. O2018-6317.pdf, 2. O2018-6317 (V1).pdf		

Date	Ver.	Action By	Action	Result
9/28/2018	1	Office of the Mayor	Signed by Mayor	
9/20/2018	1	City Council	Passed	Pass
9/17/2018	1	Committee on Economic, Capital and Technology Development	Recommended to Pass	
7/25/2018	1	City Council	Referred	

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois authorized to exercise any power and perform any function pertaining to its government and affairs; and

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 commercial purposes; and

WHEREAS, 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, pursuant to an ordinance adopted by the City Council of the City ("City Council"), the City established "Western Avenue/Rock Island Redevelopment Project Area" in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., finding, among other things, that Western Avenue/Rock Island Redevelopment Project Area is a depressed area; and

WHEREAS, CPMOK Properties, LLC, an Illinois limited liability company ("Applicant") owns certain real estate generally located at 10801 South Western Avenue, Chicago Illinois 60643, as further described on Exhibit A attached hereto (the "Project Site"), which is located within the boundaries ofthe Western Avenue/Rock Island Redevelopment Project Area; and

WHEREAS, the Applicant proposes to rehabilitate an approximately 22,000 square foot abandoned Project Site and redevelop it into medical office space (the "Project"); and

WHEREAS, the City's Department of Planning and Development ("DPD") has determined that the Project Site was last occupied in 2011; and

WHEREAS, the Project will increase employment opportunities, economic activity in the area and growth in the real property tax base; and

WHEREAS, the redevelopment objective of the City in connection with the Project Site is to redevelop underutilized properties, attract new businesses and retain and encourage the expansion of existing viable businesses, increase employment opportunities, increase economic activity in the area, and growth in the real property tax base; and

WHEREAS, the Applicant has filed an eligibility application for a Class 7(c) tax incentive under the County Ordinance with the Office of the Assessor of Cook County, Illinois (the "Assessor"); and

WHEREAS, it is the responsibility ofthe Assessor to determine that an application for a Class 7(c) classification is eligible pursuant to the County Ordinance; and

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WHEREAS, the County Ordinance provides that, in connection with the filing of a Class 7(c) eligibility application with the Assessor, the applicant must obtain from the municipality in which such real estate that is proposed for Class 7(c) designation is located an ordinance or resolution expressly stating that, among other things, (a) the municipality has determined that eligibility factors of the County Ordinance are present, and (b) the municipality supports and consents to the Class 7(c) application to the Assessor; and

WHEREAS, DPD has reviewed the proposed Project and has determined that it meets the necessary eligibility requirements for Class 7(c) designation, and recommends to City Council that the City expressly determine, among other things, by ordinance that (a) the required eligibility factors are present, and (b) the City supports and consents to the Class 7(c) classification by the Assessor of the Project Site; now, therefore,

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

SECTION 1. The above recitals are hereby expressly incorporated as if fully set forth herein.

SECTION 2. The City hereby determines that the Project meets eligibility factor (1) of the County Ordinance in that the Project Site is deemed a redevelopment priority by the City by being located in an area in need of commercial development and designated by the City as the Western Avenue/Rock Island Redevelopment Project Area.

SECTION 3. The City hereby determines that the Project meets eligibility factor (2) under the Classification Ordinance in that real estate taxes for the Project Site for three of the last six years have either declined or remained stagnant due to the depressed condition of the area.

SECTION 4. The City hereby determines that the Project meets eligibility factor (3) of the County Ordinance in that there is a reasonable expectation that the Project is viable and likely to go forward on a reasonably timely basis if granted Class 7(c) designation and will therefore result in the economic enhancement ofthe area.

SECTION 5. The City hereby determines that the Project meets eligibility factor (4) of the County Ordinance in that certification of the Project for Class 7(c) designation will materially assist development,

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redevelopment or rehabilitation of the area and the Project would not go forward without the full incentive offered under Class 7(c).

SECTION 6. The City hereby determines that the Project meets eligibility factor (5) of the County Ordinance in that certification of the Project for Class 7(c) designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities within the area.

SECTION 7. The City hereby expressly determines that eligibility factors (1) through (5) of the County Ordinance are present for the Project, and hereby expressly supports and consents to the Class 7(c) application of the Applicant to the Assessor for Class 7(c) designation of the Project and the Project Site.

SECTION 8. The City hereby determines that conditions exist which justify finding that the Project Site is deemed "abandoned" for the purpose of the Class 7 (c) designation.

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SECTION 9. The City has received and filed the Applicant's Economic Disclosure Statement, as defined in the County Ordinance.

SECTION 10. The Commissioner of DPD (the "Commissioner"), or a designee of the Commissioner, are each hereby authorized to deliver a certified copy of this ordinance to the Assessor and to furnish such additional information as may be required in connection with the filing of the application by the Applicant with the Assessor for Class 7(c) designation of the Project.

SECTION 11. This ordinance shall be effective from and after its passage and approval.

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EXHIBIT A

Project Site

Legal Description of the Project Site:

LOTS 1 THRU 7 INCLUSIVE IN THE RESUBDIVISION OF LOTS 50 TO 55 INCLUSIVE, IN BLOCK S IN THE RESUBDIVISION BY BLUE ISLAND LAND AND BUILDING COMPANY OF CERTAIN LOTS AND BLOCKS IN MORGAN PARK WASHINGTON HEIGHTS, IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERDIAN, AS RECORDED MAY 16, 1894 IN BOOK 61 OF MAPS, PAGE 13, AS DOCUMENT NO. 2043315, IN COOK COUNTY, ILLINOIS

Property Address of Real Estate:

10801 S. Western Avenue, Chicago, Illinois 60632

Permanent Tax Identification Numbers: 25-18-304-

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OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

July 25,2018

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CHICAGO

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Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing a Class 7c tax status for CPMOK TVB LLC.

Your favorable consideration of this ordinance will be appreciated.

Mayor

Very truly yours,

PROCO JOE MORENO

CITY COUNCIL
City of Chicago

Aldehman. 1 6i Wahij 2740 Wucr Nohtm Avenue CHICAGO. ILLINOIS 60647 Telephone. 773-278-0101 Fm: 773-27B-2541

COMMITTEE MEMBERSHIPS

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September 20, 2018

To the President and Members of the City Council:

Your Committee on Economic, Capital and Technology Development, for which a meeting was held on September 17, 2018, having had under consideration one item. 02018-6317 Support of a Class 7 (c) tax incentive for property at 10801 S Western Ave, was introduced during the July 25, 2018 City Council meeting by Mayor Emanuel. This recommendation was concurred in a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

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

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