



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: R2023-769
Type: Resolution
Status: Introduced
File created: 5/24/2023
In control: Committee on Economic, Capital and Technology Development
Final action:
Title: Support of Class 6(b) tax incentive for property at 4550 S. Packers Ave
Sponsors: Lopez, Raymond A.
Indexes: Class 6(b)
Attachments: 1. R2023-769.pdf

Date	Ver.	Action By	Action	Result
5/24/2023	1	City Council	Referred	

CLASS 6(8) REAL ESTATE TAX INCENTIVE FOR THE BENEFIT OF BERKSHIRE REFRIGERATED WAREHOUSING, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND REAL ESTATE LOCATED GENERALLY AT 4550 SOUTH PACKERS AVENUE 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, expand and remain in the City by supporting financial incentives in the form of property tax relief; and

WHEREAS, Berkshire Refrigerated Warehousing, LLC, an Illinois limited liability company (the "Applicant"), is sole lessee of certain real estate located generally at 4550 South Packers Avenue, Chicago, Illinois 60609, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, the Subject Property is owned by Standard Bank and Trust Company as Trustee under Trust dated November 4, 2002 and known as trust number 17496 by quitclaim deed (the "Owner"), the sole beneficiary of Owner is Paul R. Napleton, who also has a 99% interest in the Applicant, and the Subject Property is leased by the Owner to the Applicant pursuant to a lease agreement dated November 21, 2002; and

WHEREAS, the Applicant currently operates an industrial facility (the "Facility") also located at 4550 South Packers Avenue, Chicago, Illinois 60609; and

WHEREAS, on November 30, 2005, the City Council of the City (the "City Council") enacted a resolution which supported and consented to a Class 6(b) tax incentive under the Ordinance in connection with certain development of the property located at 4550 South Packers Avenue, Chicago, Illinois 60609 (the "First Class 6 (b)"); and

WHEREAS, the Assessor granted the First Class 6(b); and

WHEREAS, on March 9, 2011, City Council enacted a resolution which supported and consented to a Class 6(b) tax incentive under the Ordinance in connection with certain

additional development of the property located at 4550 South Packers Avenue, Chicago, Illinois 60609 (the "Second Class 6(b)"); and

WHEREAS, the Assessor granted the Second Class 6(b); and

WHEREAS, on May 28, 2014, City Council enacted a resolution which supported and consented to a Class 6(b) tax incentive under the Ordinance in connection with certain additional development of the property located at 4550 South Packers Avenue, Chicago, Illinois 60609 (the "Third Class 6(b)"); and

WHEREAS, the Assessor granted the Third Class 6(b); and

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

WHEREAS, the Assessor granted the renewal of the First Class 6(b); and

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

WHEREAS, the 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 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 supported and consented to the renewal of the First Class 6(b) classification with respect to the Subject Property.

SECTION 3: That the City supports and consents to the renewal of the Second Class 6(b) classification 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) renewal 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 of Subject Property:

J. D. LEHMERS SUB OF SEJ* SWVi PRT N & E OF LN COM AT A PT IN E LN 220FT S OF NE COR TH W PARL WITH N LN 44.67FT TH NWLY 193.06FT TO A PT 55.06FT S OF N LN & 145FT W OF E LN TH N 55.06FT TO N LN W1/2 PACKERS AVE E & ADJ N 220FT & SOD OUT

J.D. LEHMERS SUB
E PRT BNG 307.1 FT ON N LN & 197.4FT ON S LN 30FT PRIVATE ALLEY N & ADJ & EXT E 17FT W17FT PACKERS AVE E & ADJ

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

20-05-311-006 20-05-311-013