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OFFICE OF THE MAYOR
CITY OF CHICAGO

BRANDON JOHNSON
MAYOR

February 21, 2024

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

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing the provision of favorable tax incentives to various properties within the City.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

A handwritten signature in black ink, appearing to read "BJ", with a long horizontal line extending to the right.

Mayor

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 Real Property Assessment Classification Ordinance, as amended from time to time (the "Classification 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 or commercial purposes; and

WHEREAS, the City, consistent with the Classification Ordinance, desires to induce industry to locate, expand and remain in the City by supporting financial incentives in the form of property tax relief; and

WHEREAS, Peoria Packing Roosevelt Property, LLC, an Illinois limited liability company (the "Applicant"), owns certain real estate located generally at 1250 South Kilbourn Avenue, Chicago, Illinois 60623 (the "Subject Property"), as described on Exhibit A hereto; and

WHEREAS, the Subject Property has undergone environmental testing and was found to contain certain adverse environmental conditions (the "Contamination"); and

WHEREAS, neither the Applicant nor the Applicant's individual owners are directly or indirectly responsible for creating the Contamination; and

WHEREAS, the Applicant has undertaken environmental remediation at the Subject Property and received a No Further Remediation Letter from the Illinois Environmental Protection Agency's Site Remediation Program, dated December 29, 2023 (the "NFR Letter"); and

WHEREAS, the costs of remediating the Contamination exceeded \$100,000 in accordance with the eligibility requirements for Class C classification pursuant to the Classification Ordinance; and

WHEREAS, the redevelopment objective of the City in connection with the Subject Property is to encourage industrial development by supporting real estate tax incentive for the remediation of contaminated properties for the improvement of the health and safety of City residents and potential increase of the County's tax base and employment opportunities; and

WHEREAS, the Applicant owns an approximately 46,305 square foot vacant industrial building on the Subject Property and intends to demolish it and construct an approximately 109,157 square foot new facility which will include 13 truck parking stalls, 184 standard parking stalls along with a 11,375 square foot addition ("Development"); and

WHEREAS, the Applicant will use a small portion of the Development for commercial retail services and the majority of the Development will be leased to Peoria Packing, Ltd., an Illinois corporation, to be used for industrial/manufacturing purposes in accordance with the eligibility requirements for Class C classification pursuant to the Classification Ordinance; and

WHEREAS, the Applicant has filed an application for the Class C classification with the Office of the Cook County Assessor (the "Assessor") pursuant to the Classification Ordinance; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a Class C classification is eligible pursuant to the Classification Ordinance; and

WHEREAS, the Classification Ordinance requires that, in connection with the filing of a Class C application with the Assessor, an applicant must obtain from the municipality in which such real estate is located an ordinance or resolution expressly stating that the municipality has determined that the classification incentive is necessary for the operations of the Development to occur and that the municipality supports and consents to the Class C classification; 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 incentive provided by the Class C classification is necessary for the operations of the Development.

SECTION 3. The City hereby expressly supports and consents to the Class C classification with respect to the Subject Property.

SECTION 4. The Economic Disclosure Statement, as defined in the Classification Ordinance, has been received and filed by the City.

SECTION 5. The City Clerk of the City is authorized and hereby directed to and shall send a certified copy of this Ordinance to the Assessor, and a certified copy of this Ordinance may be included with the Class C application to be filed with the Assessor by the Applicant, as applicant, in accordance with the Classification Ordinance.

SECTION 6. To the extent that any ordinance, resolution, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this Ordinance, the provisions of this Ordinance shall be controlling. If any section, paragraph, clause or provision shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

SECTION 7. This Ordinance shall be effective immediately upon its passage and approval.

EXHIBIT A

Subject Property Legal Description and PINs:

PARCEL 1: THAT PART OF THE WEST HALF OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, ZANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF 665.5 FEET MORE OR LESS TO THE POINT OF INTERSECTION OF THE CENTER LINE OF WEST 13TH STREET PRODUCED WEST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER TO A POINT 303 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, BEING ON THE EAST LINE OF A TRACT OF LAND, CONVEYED TO THE CHICAGO AND WESTERN INDIANA R.R. CO., THENCE NORTH ON SAID EAST LINE OF TRACT OF LAND TO THE NORTH LINE OF NORTHEAST QUARTER OF NORTHWEST QUARTER: THENCE EAST TO THE PLACE OF BEGINNING, EXCEPT THOSE PARTS TAKEN FOR WEST ROOSEVELT AND SOUTH KILBOURN AVENUE,

PARCEL 2: AN IRREGULAR SHAPED PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22. TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 33 FEET SOUTH OF THE NORTH LINE OF SAID SECTION AND 303 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE SOUTH 460 FEET ALONG A LINE 303 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE WESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 170 FEET; THENCE NORTHWESTERLY, 462.71 FEET MORE OR LESS, TO A POINT WHICH IS 33 FEET SOUTH OF SAID NORTH LINE OF SECTION 22 AND 83 FEET EAST OF SAID WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EASTERLY ALONG A LINE 33 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, 220 FEET TO THE POINT OF BEGINNING, EXCLUDING THE FOLLOWING EASEMENT PARCEL:
AN IRREGULAR SHAPED PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMENCING AT A POINT 33 FEET SOUTH OF THE NORTH LINE OF SAID SECTION AND 83 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, THENCE EASTERLY 133 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE; THENCE SOUTH 30 FEET ON A LINE WHICH IS 216 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE WESTERLY 76.18 FEET ON A LINE WHICH IS 63 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, TO A POINT WHICH IS 139.82 FEET EAST OF SAID WEST LINE; THENCE WESTERLY AND SOUTHERLY ON A CURVED LINE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 30 FEET OF AN ARC DISTANCE OF 50.37 FEET MORE OR LESS TO A POINT WHICH IS 110.03 FEET EAST OF SAID WEST LINE AND 96.24 FEET SOUTH OF SAID NORTH LINE; THENCE SOUTHEASTERLY 399.1 FEET MORE OR LESS TO A POINT WHICH IS 493 FEET SOUTH OF SAID NORTH LINE AND 153.12 FEET EAST OF SAID WEST LINE; THENCE WEST ON A LINE 493 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE A DISTANCE OF 20.12 FEET TO A POINT WHICH IS 133 FEET EAST OF SAID WEST LINE; THENCE NORTHWESTERLY 462.71 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

Real Estate Tax Index/Parcel Index Numbers: 16-22-106-002-0000, 16-22-106-012-0000

Address Commonly Known as:

1250 South Kilbourn Avenue, Chicago, Illinois 60623