



Office of City Clerk

City Council Document Tracking Sheet

City Hall
121 North LaSalle Street
Room 107
Chicago, IL 60602
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Matter ID: O2023-0004181

Meeting Date: 9/13/2023

Sponsor(s): Johnson (Mayor) *

Type: Ordinance

Title: Support of Class 6b tax incentive for property at
3340 N. Kedzie Ave

Committee Assignment: Committee on Economic, Capital and
Technology Development

ECON



OFFICE OF THE MAYOR
CITY OF CHICAGO

BRANDON JOHNSON
MAYOR

September 14, 2023

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

Ladies and Gentlemen:

At the request of Commissioner of Planning and Development, I transmit herewith an ordinance authorizing a Class 6b tax incentive for property located at 3340 North Kedzie Avenue.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in blue ink, appearing to read "BJ", with a 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 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 and which is used primarily for industrial purposes; and

WHEREAS, the City, consistent with the County 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, Kedzie Brewery LLC, an Illinois limited liability company (the "Applicant"), is the current owner of certain real estate located generally at 3340 North Kedzie Avenue Chicago, Illinois 60618 as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, the Applicant leases the Subject Property to Revolution Beer LLC, an Illinois limited liability company which operates it as a brewery; and

WHEREAS, on July 31, 1996 the City Council of the City adopted a resolution supporting and consenting to the Class 6b classification of the Subject Property by the Office of the Assessor of Cook County (the "Assessor") on behalf of the former owner of the property, 2800 North Talman Partnership, which substantially rehabilitated an approximately 112,861 square foot industrial facility thereon; and

WHEREAS, the Assessor granted the Class 6b tax incentive in connection with the Subject Property, and

WHEREAS, 3350 N. Kedzie, L.L.C., an Illinois limited liability company (the "Prior Owner") purchased the Subject Property in 1999; and

WHEREAS, on September 5, 2001 the City Council adopted a resolution supporting and consenting to the renewal of the Class 6(b) classification of the Subject Property by the Assessor and the Assessor subsequently granted the first renewal of such Class 6(b) classification; and

WHEREAS, on June 6, 2012 the City Council adopted a resolution supporting and consenting to the renewal of the Class 6(b) classification of the Subject Property by the Assessor and the Assessor subsequently granted the second renewal of such Class 6(b) classification; and

WHEREAS, the Applicant purchased the Subject Property from the Prior Owner in 2022;
and

WHEREAS, the Applicant has filed an application for a third renewal of the Class 6b
classification with the Assessor pursuant to the County Ordinance; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a
Class 6b classification or renewal of a Class 6b classification is eligible pursuant to the County
Ordinance; and

WHEREAS, the County Ordinance requires that, in connection with the filing of a Class
6b renewal application with the Assessor, an applicant must obtain from the municipality in which
such real estate is located an ordinance expressly stating, among other things, 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 6b
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 industrial use of the Subject Property
is necessary and beneficial to the local economy in which the Subject Property is located.

SECTION 3: The City supports and consents to the renewal of the Class 6b classification
with respect to the Subject Property.

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

SECTION 5: The Clerk of the City of Chicago is authorized 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 6b renewal application filed with the Assessor by the Applicant, as applicant, in
accordance with the County Ordinance.

SECTION 6: This ordinance shall be effective immediately upon its passage and
approval.