



City of Chicago



R2021-989

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/14/2021

Sponsor(s): Hopkins (2)

Type: Resolution

Title: Support of Class 6(b) tax incentive for property at 2017 N Mendell St

Committee(s) Assignment: Committee on Economic, Capital and Technology Development

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 industrial 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, 2017 Mendell Baker, LLC, an Illinois limited liability company (the "Applicant"), owns certain real estate located generally at 2017 North Mendell Street, Chicago, Illinois 60614, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, the Applicant acquired the Subject Property in 2015 at which time it consisted of a vacant, dilapidated, deteriorating, approximately 100-year-old, 52,000 square foot warehouse structure (the "Industrial Facility"); and

WHEREAS, the Applicant substantially rehabilitated and modernized the Industrial Facility (the "Substantial Rehabilitation"); and

WHEREAS, Meds, LLC, a Delaware limited liability company (the "Tenant") is a Chicago-based, FDA-licensed, Life Science pharmaceutical manufacturer; and

WHEREAS, Tenant manufactures, warehouses, and distributes biopharmaceutical products; and

WHEREAS, Tenant commenced operations within an 8,000 square foot portion of the Industrial Facility in April 2020; and

WHEREAS, prior to April 2020, the Subject Property was continuously vacant for a period exceeding 24 months; and

WHEREAS, Tenant is considering expanding its industrial operations at the Subject Property (the "Proposed Expansion"); and

WHEREAS, the Proposed Expansion will create up to 200 permanent jobs and approximately 100 construction jobs; and

WHEREAS, the redevelopment objective of the City in connection with the Subject Property is to create new jobs and increase the City's tax base through the rehabilitation and reoccupation of the Industrial Facility on the Subject Property; and

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

WHEREAS, the City Council has determined that special circumstances exist to warrant a finding that the Subject Property was abandoned for purposes of the incentive where there was no purchase for value and the period of abandonment prior to the application for the incentive was 24 continuous months or greater; and

WHEREAS, the Subject Property is located within the Cortland and Chicago River 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 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 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 eligibility application with the Assessor, an applicant must obtain from the municipality in which such real estate that is proposed for Class 6b classification is located an ordinance expressly stating, among other things, that the municipality has determined that the incentive provided by the Class 6b classification is necessary for Proposed Expansion to occur on such real estate and that the municipality supports and consents to the Class 6b classification by the Assessor; and

WHEREAS, the Proposed Expansion will create significant employment opportunities at the Subject Property; and

WHEREAS, notwithstanding the additional Class 6b classification 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 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 6b classification is necessary to induce the Tenant to undertake the Proposed Expansion, and for future investment and development to occur at the Subject Property.

SECTION 3: The City supports and consents to the Class 6b classification by the Assessor 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 eligibility 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.

Brian Hopkins

The Honorable Alderman Hopkins, 2nd Ward

EXHIBIT A

Legal Description of Subject Property:

Parcel 1:

LOT 9 AND ACCRETIONS THERETO IN THE SUBDIVISION OF LOT 3 IN BLOCK 16 IN SHEFFIELD'S ADDITION TO CHICAGO ALL IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALSO: THAT PART OF LOT 1 AND ACCRETIONS THERETO IN BLOCK 8 IN QUENTIN'S SUBDIVISION OF BLOCK 22 AND LOTS 1 AND 2 OF SAID BLOCK 16 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID, IN SAID NORTHWEST 1/4 OF SECTION 32, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: NOTE: THE SOUTHWESTERLY LINE OF SAID LOT IS ASSUMED AS "DUE NORTH-SOUTH" FOR THE FOLLOWING COURSES: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT: THENCE "DUE SOUTH" ON SAID SOUTHWESTERLY LINE, 133.20 FEET TO A FENCE LINE FOR THE PLACE OF BEGINNING; THENCE SOUTH 82 DEGREES, 46 MINUTES EAST ALONG SAID FENCE, 108.45 FEET TO THE WESTERLY LINE OF A ONE STORY BRICK BUILDING; THENCE SOUTH 7 DEGREES, 36 MINUTES WEST ALONG THE WESTERLY FACE OF SAID BUILDING, 27.90 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING; THENCE SOUTH 82 DEGREES, 11 MINUTES EAST ALONG THE SOUTHERLY FACE OF SAID BUILDING AND ALONG SAID SOUTHERLY FACE EXTENDED EAST, 44.85 FEET TO A FENCE LINE; THENCE NORTH 7 DEGREES, 3 MINUTES EAST ALONG SAID FENCE, 24.20 FEET TO A FENCE CORNER; THENCE SOUTH 83 DEGREES, 45 MINUTES EAST ALONG SAID FENCE AND ITS EXTENSION TO THE EAST, 60 FEET (APPROX.) TO THE WATER'S EDGE AT THE WESTERLY SIDE OF THE NORTH BRANCH OF THE CHICAGO RIVER IN COOK COUNTY, ILLINOIS.

Commonly known as: 2017 MENDELL STREET
CHICAGO, ILLINOIS 60614

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

14-32-115-003-0000

14-32-115-015-0000