Committee on Economic, Capital, & Technology

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, Total Sweeteners, Inc. (also known under the assumed name Batory Foods), an Illinois corporation (the "**Applicant**"), owns certain real estate located generally at 2234 W. 43rd St., Chicago, Illinois 60609, and, as further described on Exhibit A hereto (the "**Subject Property**"); and

WHEREAS, on June 7, 2000, the City Council of the City enacted a resolution supporting and consenting to the 6b classification of the Subject Property by the Office of the Assessor of Cook County (the "**Assessor**"); and

WHEREAS, on July 28, 2011, the City Council of the City enacted a resolution supporting and consenting to the renewal of the 6b classification of the Subject Property by the Assessor; and

WHEREAS, Applicant intends to substantially renovate an existing, approximately 180,000 square foot industrial facility on the Subject Property; and

WHEREAS, the redevelopment objectives of the City in connection with the Subject Property are to rehabilitate an existing industrial structure, retain and create new jobs, increase the City's tax base, and support social equity in Chicago; and

WHEREAS, the Applicant has filed an eligibility application for renewal of the Class 6b tax incentive under the County Ordinance with the Assessor; and

WHEREAS, the Subject Property is located within the **City of Chicago Enterprise Zone No. 2**, created pursuant to the Illinois Enterprise Zone Act, 20 ILCS 665/1 *et seq*., as amended, and pursuant to an ordinance enacted by the City Council of the City, as amended; 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, the 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 development 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 development of the Subject Property will provide present and future employment; and

WHEREAS, notwithstanding the 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.

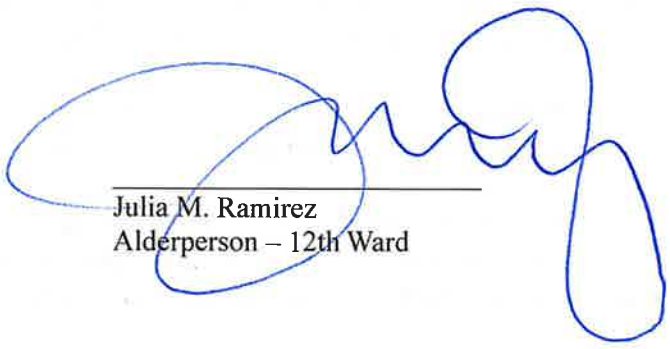
SECTION 2: The City hereby determines that the incentive provided by the Class 6b classification is necessary for the development to occur on the Subject Property.

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.



Julia M. Ramirez
Alderperson – 12th Ward