

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, West Pullman Development Partners, LLC, an Illinois limited liability company (the "Applicant"), has purchased certain real estate located generally at 1001 West 119th Street, Chicago, Illinois 60643, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, under the provisions of the County Ordinance, the Applicant applied for a Class 6(b) tax incentive with the Office of the Assessor of Cook County (the "Assessor") as an incentive for its construction of an industrial building on the Subject Property; and

WHEREAS, pursuant to an ordinance (the "Original Ordinance") adopted by the City Council of the City ("City Council") on March 12, 2025, and published at pages 25362 - 25396 of the Journal of the Proceedings of the City Council (the "Journal"), the City supported the Applicant receiving a Class 6(b) tax incentive for the Applicant's proposed use of the Subject Property, provided that the Applicant enter into a redevelopment agreement (the "Original RDA") with the City concerning the industrial building to be constructed; and

WHEREAS, since the passage of the Original Ordinance, the Applicant has neither begun construction on the Subject Property nor entered into the Original RDA with the City; and

WHEREAS, on September 18, 2026, the Applicant filed an amended eligibility application for a Class 6b tax incentive under the County Ordinance and the Assessor has accepted the amended application; and

WHEREAS, the Applicant now intends to improve the Subject Property with two speculative industrial buildings totaling approximately 404,000 square feet that will include accessory office space and will be divisible for individual industrial tenants. The facility will include approximately 208 (10 accessible) parking spaces, 107 loading stalls, 82 loading doors, and 4 drive-in dock doors (the "Project"); and

WHEREAS, such aforementioned changes to the eligibility application and the Project require an amendment to the Original Ordinance and the replacement of the Original RDA with a new redevelopment agreement (the "Replacement RDA"); now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The City hereby determines that the incentive provided by the Class 6b classification is necessary for the development, as amended, 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 Applicant has provided to the City an affidavit stating that the Applicant will comply with the prevailing wage requirements of Section 74-71(b) of the County Ordinance.

SECTION 6. 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, as amended, that has been filed with the Assessor by the Applicant, as applicant, in accordance with the County Ordinance.

SECTION 7. The Commissioner of Planning and Development (the "Commissioner") or a designee of the Commissioner are each hereby authorized, with the approval of the City's Corporation Counsel, to negotiate, execute and deliver the Replacement RDA between the Applicant and the City substantially in the form attached hereto as Exhibit B and made a part hereof, and such other supporting documents as may be necessary to carry out and comply with the provisions of the Replacement RDA, with such changes, deletions and insertions as shall be approved by the persons executing the Replacement RDA.

SECTION 8. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 9. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 10. This ordinance shall be in full force and effect immediately upon its passage and approval.