

RESOLUTION NO.

A RESOLUTION APPROVING AMENDMENT #2 TO INCENTIVE AGREEMENT (PROPERTY TAX ABATEMENT) FOR SUPERMERCADOS EL GUERO DE JOLIET, INC. AT 118 E. JACKSON STREET

WHEREAS, the City of Joliet is a home rule unit of local government and Article VII, Section 6(a) of the Illinois Constitution of 1970 provides that, except as limited by said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City of Joliet entered into a Property Tax Abatement Agreement ("Development Agreement") pursuant to Resolution No. 7362 approved on February 19, 2019, to redevelop 118 E. Jackson Street, a 55,000 square foot commercial space on 4.5 acres, legally described in Exhibit "A" (the "Property"), into a grocery store along with additional retail space for rent (the "Project"), in accordance with the Development Agreement and the zoning approvals to be granted by the City; and

WHEREAS, on May 2, 2023, the City Council adopted Ordinance No. 18497 approving Amendment #1 to the agreement, resetting the abatement schedule from tax years 2021–2025 to tax years 2024–2028 due to construction delays caused by the COVID-19 pandemic, including labor shortages and extended building material lead times; and

WHEREAS, as a result of these unforeseen delays, the Project received its first property tax abatement in tax year 2025, requiring the abatement schedule established under Amendment #1 to be revised to reflect a final five-year abatement period covering tax years 2025–2029; and

WHEREAS, the Developer has provided documentation demonstrating compliance with the terms of the original agreement, including redevelopment of the Property for retail use, with approximately 48,500 square feet occupied by a grocery store, and fulfillment of the requirement that at least 75% of construction labor be sourced locally from Will County and paid prevailing wages; and

WHEREAS, the Property qualifies for property tax abatement under 35 ILCS 200/18-165(a)(1)(C) as a commercial redevelopment project that expanded its facility and employment; and

WHEREAS, the Mayor and City Council hereby find and determine that approval of the Second Amended Property Tax Abatement Agreement, attached hereto, is in the best interest of the City of Joliet.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: Approval of Second Amended Agreement. The City of Joliet hereby approves the attached Second Amended Property Tax Abatement Agreement with Supermercados El Guero De Joliet, Inc., updating the five-year, fifty percent (50%) abatement schedule to tax years 2025–2029.

SECTION 2: The Mayor and City Clerk are hereby authorized and directed to execute the Second Amended Property Tax Abatement Agreement on behalf of the City of Joliet.

SECTION 3: The City Manager is hereby authorized to take such actions as may be reasonably required for the City to comply with the requirements of the Second Amended Agreement, including providing documentation to the Will County Clerk and Treasurer.

SECTION 4: This Resolution and every provision thereof shall be considered separable, and the invalidity of any section, clause, paragraph, sentence, or provision shall not affect the validity of any other part of this Resolution.

SECTION 5: All Ordinances or Resolutions or parts thereof conflicting with any of the provisions of this Ordinance shall be and the same hereby repealed. This would include, but not be limited to:

- Resolution No. 7362 – Development Agreement approved February 19, 2019
- Ordinance No. 18497 – First Amendment approved May 2, 2023

SECTION 6: This Resolution shall be in full force and effect from and after its passage, approval, and recording according to law.

PASSED this 2nd day of June, 2026.

_____ MAYOR	_____ CITY CLERK
VOTING YES: _____	
VOTING NO: _____	
NOT VOTING: _____	

PREPARED BY: **Diana Viveros**, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432 MAIL TO: City Clerk, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432

EXHIBIT A

Legal Description of the Property

A TRACT OF LAND BEING PART OF A. W. BOWEN'S ADDITION AND SUBDIVISION OF BLOCKS 8, 9 AND 10, JOLIET AS SHOWN IN PLAT BOOK I, PART 2, PAGE 129 AND THE RESUBDIVISION OF PARTS OF THE BLOCKS 22, 23 AND 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3/4 INCH IRON PIPE ON THE SOUTH LINE OF JACKSON STREET AT THE NORTHWEST CORNER OF LOT 2 OF SHOOK'S SUBDIVISION OF LOT 1, BLOCK 23 OF BOWEN'S ADDITION TO JOLIET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST ON THE SAID SOUTH LINE OF JACKSON STREET AND THE NORTH LINE OF LOTS 5, 6, 7 AND 8 OF THE COUNTY CLERK'S SUBDIVISION OF THE WEST PART OF BLOCK 24; BOWEN'S ADDITION TO JOLIET, SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, IN PLAT BOOK II PAGE 61, A DISTANCE OF 296.86 FEET TO A 5/8 INCH BY 30 INCH IRON ROD, THE SAID IRON ROD TO BE KNOWN AS THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST A DISTANCE OF 349.58 FEET TO A "PK" NAIL IN THE BITUMINOUS SURFACE OF FRANKLIN STREET AND ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF THE THIRD COUNTY CLERK'S SUBDIVISION OF THE WEST PART OF BLOCK 24, BOWEN'S ADDITION TO JOLIET; THENCE SOUTH 0 DEGREES 35 MINUTES 26 SECONDS EAST ON THE EAST LINE OF THE SAID LOT 1 A DISTANCE OF 132.00 FEET TO A RAILROAD SPIKE OVER A 1/2 INCH IRON ROD IN THE BITUMINOUS SURFACE OF FRANKLIN STREET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST A DISTANCE OF 20.0 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 0 DEGREES 35 MINUTES 26 SECONDS EAST ON THE WEST LINE OF THE SAID FRANKLIN STREET, BEING 50 FEET IN WIDTH, A DISTANCE OF 431.07 FEET TO A 3/4 INCH IRON PIPE AGAINST THE NORTHEAST CORNER OF A CONCRETE CURB AND ON THE NORTH LINE OF BENTON STREET; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WEST ON THE NORTH LINE OF BENTON STREET, THE SOUTH LINE OF GOODSPEED'S SUBDIVISION, PART OF BLOCK NO. 24 OF BOWEN'S ADDITION TO JOLIET, WILL COUNTY, ILLINOIS AS SHOWN IN PLAT BOOK 4, PART I, PAGE 34 AND LOT 9 OF THE SAID COUNTY CLERK'S SUBDIVISION OF THE WEST PART OF BLOCK 24, BOWEN'S ADDITION TO JOLIET, A DISTANCE OF 339.94 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 0 DEGREES 11 MINUTES 03 SECONDS EAST ON THE CENTER LINE OF A MASONRY WALL AND THE SAID CENTER LINE EXTENDED, A DISTANCE OF 244.97 FEET TO A "PK" NAIL IN THE BITUMINOUS SURFACE OF A PARKING LOT, NEAR A CONCRETE WALKWAY; THENCE NORTH 89 DEGREES 22 MINUTES 00 SECONDS EAST A DISTANCE OF 6.19 FEET TO A "PK" NAIL IN THE BITUMINOUS OF A PARKING LOT NEAR A CONCRETE WALKWAY; THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST A DISTANCE OF 316.97 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE CITY OF JOLIET ORDINANCE NUMBER 2829, AS RECORDED IN WILL COUNTY RECORDS IN BOOK 444, PAGE 596, AS DOCUMENT NUMBER 295694, VACATING A PART OF FRANKLIN STREET IN GOODSPEED'S SUBDIVISION.

Property Identification Number: 30-07-10-304-003-0000

Commonly known as: 118 East Jackson Street, Joliet, Illinois 60432