

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 22, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Cook County Class 8 Incentive Renewal – 1501 175th Street | Homewood Disposal Service

PURPOSE

Star Investments, LLC also known as “Homewood Disposal Service, Inc.” is seeking Village support to renew a Class 8 property tax designation for the property at 1501 175th Street. The Village of Homewood granted support for this designation in 2004 as a component of the redevelopment agreement to construct Homewood Disposal’s corporate headquarters at the subject property.

The Class 8 program encourages commercial development throughout Cook County by stimulating expansion, retaining existing businesses, and increasing employment opportunities. Under this program, the property is assessed at 10% during the first 10 years and for any subsequent 10-year renewal period.

The Village granted renewal of this designation in 2015. The current Class 8 property tax incentive is near the end of its 10th year. If the incentive is not renewed, the property would be assessed at 15% in year 11, 20% in year 12, and 25% in subsequent years.

PROCESS

The Cook County tax system has placed a heavy tax burden on commercial properties that must compete with the lower tax rates in adjacent counties and in Indiana, where the property tax rate is as much as 45% less. Cook County has recognized the property tax issue for the Chicago Southland and created the Class 8 Cook County Tax Incentive Program. The program identifies five (5) Cook County townships that have automatic certification for the incentive; the subject property is located in Thornton Township, one of the five designated townships.

The Cook County Assessor administers the Class 8 real estate tax to encourage industrial and commercial development in areas experiencing economic stagnation. Under this program, qualified commercial real estate is assessed at 10 percent of market value for the first 10 years, 15 percent in the 11th year, and 20 percent in the 12th year. The Class 8 designation may be renewed during the last year that a property is entitled to a 10 percent assessment, subject to approval by the Village Board and the passing of a resolution consenting to the renewal.

VILLAGE OF HOMEWOOD



Homewood Disposal Service, Inc. operates its corporate headquarters at the property at 1501 175th Street. Homewood Disposal oversees the administrative functions, operational coordination, and strategic planning for garbage collection and disposal at this site. Homewood Disposal currently employs 132 full-time and six part-time staff at this property, with a total of 231 employees in Cook County. Retaining the Class 8 incentive is vital for the financial health of this business and its ability to serve the community.

OUTCOME

Approval of this incentive renewal will assist Homewood Disposal Service, Inc. in its ability to provide residential, commercial, and industrial waste services to hundreds of thousands of our neighbors in over 80 local communities.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the Homewood Disposal Service, Inc. property at 1501 175th Street owned by Star Investments, LLC.

ATTACHMENT(S)

- Resolution
- Request for Class 8 Renewal