

A RESOLUTION NO. R-3249

A RESOLUTION SUPPORTING CLASS 8 STATUS UNDER THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE FOR REAL ESTATE AT 18155 DIXIE HIGHWAY, HOMEWOOD, COOK COUNTY, ILLINOIS

WHEREAS, the Village of Homewood desires to promote the development of commercial property within the village; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, instituting a program to encourage commercial development in Cook County known as the Cook County Real Property Assessment Classification Ordinance; and

WHEREAS, the property described below is located within Thornton Township, one of five townships targeted by the South Suburban Tax Reactivation Pilot Program, and is eligible for the Class 8 incentive without any application for certification of the area; and

WHEREAS, pursuant to the Cook County Real Property Assessment Classification Ordinance, real estate used primarily for industrial or commercial purposes that is newly constructed, substantially rehabilitated, or found abandoned and located in one of the townships targeted under the South Suburban Tax Reactivation Program may qualify for the Class 8 incentive; and

WHEREAS, Munir Bawadi has purchased the commercial building at 18155 Dixie Highway, Homewood, Cook County, Illinois, having Property Index Number 29-31-409-075-0000 and legally described in the attached Exhibit A from the Village of Homewood; and

WHEREAS, the subject property has been vacant and unused for longer than 24 continuous months; and

WHEREAS, the Applicant has applied for Class 8 real estate tax incentive and has demonstrated to this Board that the incentive is necessary for re-occupation of the subject property; and

WHEREAS, Munir Bawadi plans to complete improvements to construct a restaurant at the subject property. Revitalization of the property is not economically feasible without this incentive.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS:

1. The above recitations are incorporated herein as if fully restated.
2. The Board of Trustees of the Village of Homewood supports and consents to the application by Munir Bawadi to have the property located at 18155 Dixie Highway, Homewood, Cook County, Illinois legally described in the attached Exhibit A, and having Property Index Number 29-31-407-075-0000 declared eligible for the Class 8 real estate tax incentive, in that the incentive is necessary for re-occupation of the subject property.
3. The proposed project is consistent with the overall plan for the area.
4. The President, Village Clerk, and other appropriate Village of Homewood officials are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed on _____, 2026.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____

EXHIBIT A

Legal Description of Property

The North 100 feet of the that part of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Beginning at the Northeast corner of Lot 1 in the subdivision of Lot 6 in the County Clerks Division of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section according to Plat thereof recorded October 21, 1927, as Document Number 9616122 in Book 253 of Plats, Page 2; thence West along the North line of said Lot 1, 297 feet to the East line of Dixie Highway; thence North along said East line of Dixie Highway, 346 feet; thence East parallel with the North line of Lot 1 aforesaid, 297 feet; thence South parallel with the West line of the Southeast $\frac{1}{4}$ of said Section 346 feet to the place of beginning:

Excepting from said North 100 feet the South 16 feet of that part thereof lying West of the East 147 feet thereof; and

Excepting from said North 100 feet the North 31 feet of that part of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian bounded and described as follows: Beginning at the Northeast corner of Lot 1 in the subdivision of Lot 6 in the County Clerks Division of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section according to Plat thereof recorded October 21, 1927, as Document Number 9816722 in Book 253 of Plats, Page 2; thence West along the North line of said Lot 1 297 feet to the East line of Dixie Highway; thence North along said East line of Dixie Highway 346 feet; thence East parallel with the North line of said Lot 1, 297 feet; thence South parallel with the East line of the Southeast $\frac{1}{4}$ of said Section, 346 feet to the place of beginning; and

Excepting the North 41 feet (except the South 16 feet of that part lying West of the East 147 feet) of that part of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 36 North; Range 14, East of the Third Principal Meridian, bounded and described as follows: Beginning at the Northeast corner of Lot 1 in the subdivision of Lot 6 in the County Clerk's Division of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section according to the Plat thereof recorded October 21, 1927, as Document 9816722 in Book 253 of Plats, Page 2; thence West along the North line of said Lot 1, 297 feet to the East line of Dixie Highway; thence North along said East line of Dixie Highway, 287 feet; thence East parallel with the North line of Lot 1 aforesaid, 297 feet; thence South parallel with the

West line of the Southeast $\frac{1}{4}$ of said Section 31, 287 feet to the point of beginning, in Cook County, Illinois.

Property Index Number: 29-31-409-075-0000

Common address: 18155 Dixie Highway, Homewood, Illinois 60430