

RESOLUTION NO. R-3221

**A RESOLUTION SUPPORTING CLASS 8 STATUS UNDER THE COOK COUNTY
REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE FOR REAL
ESTATE AT 17627 HALSTED STREET, 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, Jeffrey Vierra, is the purchaser of the property at 17627 Halsted Street, Homewood, Cook County, Illinois, legally described in the attached Exhibit A; and

WHEREAS, the subject property has been vacant for longer than 12 continuous months, but less than 24 continuous months; and

WHEREAS, the Homewood Village Board finds that special circumstances justify awarding the Class 8 incentive to this property. Those circumstances include substantial renovation costs to meet the health and safety codes necessary to locate a new food service establishment. The use proposed for this property will generate sales tax, improve the village's commercial infrastructure, and attract more visitors to the area; and

WHEREAS, the Applicant has applied for a Class 8 real estate tax incentive and has demonstrated to this Board that the incentive is necessary for the continued development and growth of the property.

WHEREAS, the acquisition and 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 to have the property described in Exhibit A declared eligible for the Class 8 real estate tax incentive, in that the incentive is necessary for the continued development and growth of the 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 this 13th day of May 2025.

Village President

ATTEST:

Village Clerk

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

EXHIBIT A

Legal Description

Parcel 1:

Outlot 9 in Resubdivision of Lots 5 and 7 in Park Place Plaza Resubdivision, according to the Plat thereof recorded August 23, 2001 as Document Number 0010779395, being a Resubdivision of Park Place Plaza, being a Subdivision of part of the Northwest $\frac{1}{4}$ of Section 33, Township 36 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Non-exclusive, perpetual ingress and egress easement for the benefit of Parcel 1 as created and granted by Operation and Easement Agreement dated April 2, 2002 and recorded April 4, 2002 as Document Number 0010270061.

Property Index Number: 29-33-100-065-0000

Common Address: 17627 Halsted Street, Homewood, Illinois 60430.