

**A RESOLUTION NO. R-3261**

**A RESOLUTION SUPPORTING CLASS 8 STATUS UNDER THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE FOR REAL ESTATE AT 2345 W 183<sup>RD</sup> 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 Bloom 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**, ACE Group, LLC, has purchased the commercial building at 2345 W. 183<sup>rd</sup> Street, Homewood, Cook County, Illinois, having Property Index Numbers 32-06-100-050, 32-06-100-051, 32-06-100-052, 32-06-100-075, 32-06-100-078, and 32-06-100-079, and legally described in the attached Exhibit A; 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 and rehabilitation of the subject property; and

**WHEREAS**, the property has not been vacant for greater than 12 months or otherwise met conditions which constitute "abandonment of property" which may qualify for the Class 8 incentive program;

WHEREAS, for properties that have not been vacant for 12 months or more, the municipality where the property is located must find that “special circumstances” apply to the property, justifying waiver of the 12-month vacancy requirement for the Class 8 incentive; and

WHEREAS, the property owner and the Village of Homewood agree that the property needs substantial reinvestment and rehabilitation to comply with local codes and ordinances and to maintain a level of market competitiveness necessary to avoid abandonment of the property; and

WHEREAS, ACE Group Inc. plans to complete approximately \$2.65 million in new investment to rehabilitate the structure and meet current building codes and ordinances of the Village of Homewood; and

WHEREAS, the proposed renovation and rehabilitation of the property is not economically feasible without this incentive; and

WHEREAS, ACE Group Inc. has presented plans to the Village of Homewood to complete these renovations in the manner consistent with the owner’s Class 8 incentive application.

**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 Ace Group Inc. to have the property located at 2345 W 183<sup>rd</sup> Street, Homewood, Cook County, Illinois legally described in the attached Exhibit A, and having Property Index Numbers 32-06-100-050, 32-06-100-051, 32-06-100-052, 32-06-100-075, 32-06-100-078, and 32-06-100-079 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 Village has deemed the reoccupation and necessary rehabilitation of the property to constitute a finding of “special circumstances” to qualify the property for the Class 8 incentive;
5. 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 May 26, 2026.

---

Village President

ATTEST:

---

Village Clerk

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_

## **EXHIBIT A**

### Legal Description of Property

{INSERT LEGAL DESCRIPTION}

Property Index Numbers: 32-06-100-050, 32-06-100-051, 32-06-100-052, 32-06-100-075, 32-06-100-078, and 32-06-100-079

Common address: 2345 W. 183<sup>rd</sup> St., Homewood IL 60430