

A RESOLUTION NO. R-3235

**A RESOLUTION SUPPORTING CLASS 8 STATUS UNDER THE COOK COUNTY
REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE FOR REAL
ESTATE LOCATED AT 3003-3025 183rd 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 Rich 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, PWP Homewood LLC has purchased the approximate 13,200 square feet strip commercial center at 3003-3025 183rd Street, Homewood, Cook County, Illinois, having Property Index Number 31-01-115-001-0000 and legally described in the attached Exhibit A from the Village of Homewood; and

WHEREAS, a portion, 66% of the subject property, has been vacant and unused for at least 24 continuous months, only the vacant units will qualify and are subject to the request; 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, PWP Homewood LLC plans to complete parking lot improvements, replace the roof, install new landscaping, new signage, tenant improvements, repair the

sidewalk and knee wall, and replace entry doors. Revitalization of the subject property is not economically feasible without this incentive, and

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 PWP Homewood LLC to have the vacant units of the property located at 3003-3025 183rd Street, Homewood, Cook County, Illinois legally described in the attached Exhibit A, and having Property Index Number 31-01-115-001 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 _____, 2025.

Village President

ATTEST:

Village Clerk

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

EXHIBIT A

Legal Description of Property

Lot 43 in Pinewood Manor of Homewood, First Addition, a subdivision of part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 11, 1988, as Document 88524235, in Cook County, Illinois.

Property Index Number: 31-01-115-001-0000

Common Address: 3003-3025 183rd Street, Homewood, IL 60430