

RESOLUTION NO. R-3106

**A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 8
STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY ASSESSMENT
CLASSIFICATION ORDINANCE AS AMENDED FROM TIME TO TIME, FOR
CERTAIN REAL ESTATE LOCATED AT 17715 S. 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, DIKA Homewood, LLC is the owner of the commercial center at 17715 S. Halsted Street, Homewood, Cook County, Illinois, having Property Index Number 29-33-100-060 and legally described in the attached Exhibit A; and

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

WHEREAS, the owner plans to lease the space for retail space; and

WHEREAS, the Homewood Village Board finds that special circumstances justify awarding the Class 8 incentive to this property. Those circumstances include the owner's commitment to construct substantial interior renovations thereby enhancing the commercial viability. The use proposed for this property will generate sales tax, and attract more visitors to the area; and

WHEREAS, DIKA Homewood, LLC has applied for a Class 8 real estate tax incentive and has demonstrated to this Board that the incentive is necessary for occupation of the property.

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 DIKA Homewood, LLC 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 occupation of the property.
3. The Board of Trustees finds that special circumstances exist justifying the Class 8 incentive.
4. The proposed project is consistent with the overall plan for the area.
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 this 12th day of April 2022.

Village President

ATTEST:

Village Clerk

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

EXHIBIT A

Legal Description:

Parcel 1:

That part of Lot 1 in Final Plat of Mid-Northern Equities Resubdivision, being a Resubdivision of Lots 1 & 2 of Final Plat for Homewood Home Depot Resubdivision being a Resubdivision in the West ½ of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of said Lot 1; thence South 00°48'45" East on the East line of Lot 1 a distance of 17.10 feet to a point; thence South 89°12'24" West a distance of 678.99 feet to a point; thence North 00°48'45" West on a Line 678.99 feet West of and parallel with the East line of Lot 1 a distance of 16.88 feet to a point on the North line of said Lot 1; thence North 89°11'15" East on the North line of said Lot 1 a distance of 678.99 to the Point of Beginning, containing 11,541.23 square feet or 0.26495 acres +/- in Cook County, Illinois.

Property Index Number: 29-33-100-060

Common Address: 17715 S. Halsted Street, Homewood, IL 60430