

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION



33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

April 6, 2022

VIA E-MAIL

Angela Mesaros
Director of Economic and Community Development
2020 Chestnut Road
Homewood, IL 60430
amesaros@homewoodil.gov

RE: Class 8 Tax Incentive
PURPOSE IL1, LLC
17450 Halsted Street
Homewood, IL 60430
PINs: 29-29-409-(036, 038)

Dear Angela:

PURPOSE IL1, LLC (the "Applicant") currently owns the above referenced property and is requesting a resolution from the Village of Homewood supporting and consenting to a Class 8 Tax Incentive based on New Construction and Substantial Rehabilitation. The Applicant is currently in the process of finalizing construction for a 5,035 square foot Chick-fil-A restaurant with 98 indoor seating spaces, 16 outdoor seating spaces and upwards of 60 parking spots.

Should the Village of Homewood approve of the Applicant's Class 8 Tax Incentive request, the Applicant and its Operator will be able to continue serving the community with meals, job opportunities, donations and events. The Operator of the Subject Property currently employs 7 full time employees and 114 part time employees, a number of which are Village residents. Should the Class 8 incentive be approved, the Operator plans to employ upwards of 130 workers. When making new hires, the Operator will consider qualified Village of Homewood residents for any job openings.

Chick-Fil-A and its individual operators are passionate about being able to support and allow Chick-Fil-A team members to not only make a living but be able to thrive in their current positions. The average Chick Fil A team member at the Subject Property makes about \$16.50 an hour, or around \$40,000 per year for full time employees. The company also offers paid time off, a fantastic health care plan through Blue Cross Blue Shield for which the company pays approximately 80%, and a 401k matching program. In light of the financial challenges the company's team may be facing, as family members are losing jobs, Chick-Fil-A reimbursed thousands of dollars' worth of water, power, phone, etc. bills for our Team Members.

Chick-fil-A has been a family-owned business for over 50 years and currently franchises more than 2,400 restaurants across 47 states. It first opened its doors in 1967 by founder S. Truett Cathy in Atlanta's Greenbriar Shopping Center. Today, Chick-fil-A has the highest same-store sales and is the

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largest quick-service chicken restaurant chain in the nation. In order to provide customers with the best, healthiest options it holds to rigorous standards that only accepts whole chicken breast meat with no added fillers or hormones that is breaded by hand daily in its restaurants.

Furthermore, Chick-fil-A and its Operators have long maintained a philosophy of giving back to the community. Whether it is donating surplus food to local shelters, feeding victims and first responders at disasters, awarding over \$61,000,000 in scholarships to its team members, or working with community leaders to sponsor and support local fundraisers, Chick-fil-A provides more than just sales tax revenue and employment opportunities. It is a chance for the Village of Homewood to create a substantial partnership with one of the nation's leading quick-service restaurant chains. Additionally, the location continues to offer a \$6.00 discount to all first responders, veterans, and active military members.

If the Applicant does not receive a Class 8 Tax Incentive, the Applicant has determined that the continued development and growth is not economically feasible due to the Cook County property tax burden of over an estimated 58% of the property's assessed value. Therefore, the Applicant will be required to consider making future investments in county, state, or community that offers it a Class 8 Tax Incentive.

Since this construction of the Subject Property, the property's market value has been increased to approximately \$1,272,162. Therefore, over the course of the 12-year Tax Incentive the subject property is anticipated to produce approximately \$947,507 in real estate taxes, or \$78,958.92 annually. This is compared to approximately \$68,110 in annual taxes should the property be entitled to receive vacancy relief. Therefore, if the Village of Homewood approves of the Applicant's Class 8 tax incentive, the subject property will create an additional approximately **\$130,182** over the life of the incentive.

In addition to creating significant property tax revenues for the Village of Homewood, the Operator expects to employ 7 full time workers and 130 part time workers, all of which will be paid in excess Cook County's Living Wage Ordinance. According to the employee economic impact chart, the property's employees will generate an estimated **\$223,763** annually. The new restaurant will also attract thousands of annual patrons who will also stimulate the Village of Homewood's economy by supporting local businesses. This project is also projected to create an upwards of 20-30 construction jobs. Lastly, the Applicant projects that it will do upwards of \$6,000,000 in taxable sales at the location in 2022, further increasing the revenue generated by the project.

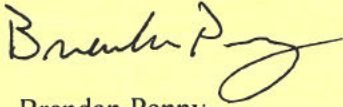
As stated above, due to Cook County's high property taxes, it will not make economic sense for the Applicant to commit to continued development and hiring without the Class 8 tax incentive. Therefore, if the Applicant does not receive a Class 8 tax incentive the Applicant has determined that the Cook County property tax burden will require it to consider moving its investment to a neighboring county, state, or community that offers it a Class 8 tax incentive.

The Applicant is requesting a Class 8 tax incentive based on new construction and substantial rehabilitation and is eager to work with the Village of Homewood to bring more jobs, tax revenues and commerce to the community. Please review this letter and the attached materials and, if possible, place the Applicant on the agenda for the next Board meeting to approve the Class 8 Incentive for this

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property. Should you have any other questions or need any additional information or documentation, please do not hesitate to contact me at (312) 580-1595.

Regards,

A handwritten signature in black ink, appearing to read "Brendan Penny", with a stylized flourish at the end.

Brendan Penny
Encls.

Class 8 application is based upon the location of the property in:

- ☐ 1) An area which has been certified for Class 8
☒ 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
☐ 3) Property obtained through the Cook County Tax Reactivation Program

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Property Use

Type of Development: Industrial or Commercial (Please circle)

General Description of Proposed Property Usage Commercial, Food Service

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- ☒ New Construction (**Read and Complete Section A**)
☒ Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
☐ Occupation of Abandoned Property - No Special Circumstance
(**Read and Complete Section B**)
☐ Occupation of Abandoned Property - With Special Circumstance
(**Read and Complete Section C**)
☐ Occupation of Abandoned Property - (**TEERM Supplemental Application**)
(**Read and Complete Section C**)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction

Commencement (*excluding demolition, if any*): TBD

Estimated date of construction completion: Q3/Q4 2022

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

[] YES [] NO

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: _____
Date of Purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 24 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 24 continuous months or greater**, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- ☐ 24 or greater continuous months (*Eligible for Special Circumstance*)
- ☐ 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- ☐ Less than 12 continuous months (*Not Eligible for Special Circumstance*)

When and by whom was the subject property last occupied prior to the filing of this application?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

EMPLOYMENT OPPORTUNITIES

How many construction jobs will be created as a result of this development? 20-30

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 7 Part-time: 114

How many new permanent full-time jobs will be created as a result of this proposed development?
TBD

How many new permanent part-time jobs will be created as a result of this proposed development?
TBD

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

DocuSigned by:
Spencer Collins
D09127A95DF042D...

Signature

Spencer Collins

Print Name

04/06/2022

Date

Senior Analyst

Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

TEERM SUPPLEMENTAL APPLICATION
(This form will ONLY be utilized for applicants who specifically elect for TEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.

*Under the **TEERM** Program, qualifying industrial/commercial real estate would be eligible for the Class 8 level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 8 will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. **The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

Revised 2/6/2020

Legal Description, Site and Building Square Footage

17450 Halsted Street
Homewood, IL 60430
PIN(s): 29-29-409-036/-038-0000

The Applicant is currently in the process of finalizing construction for a 5,035 square foot Chick-fil-A restaurant with 98 indoor seating spaces, 16 outdoor seating spaces and upwards of sixty (60) parking spots. The Operator of the Subject Property currently employs 7 full time employees and 114 part time employees, many of which are current Village residents. Should the Class 8 incentive be approved, the Operator plans to employ upwards of 130 workers.

Attached hereto please find:

- Legal description
- Aerial of Subject Property
- Site Plan, Floor Plan, Patio Plan

Legal Description of Property

Parcel 1:

Lot 2 in GMX-Midland subdivision, being a subdivision in the east half of the southeast quarter of Section 29, Township 26 North, Range 14, East of the third principal meridian, according to the plat thereof recorded September 25, 2018 as document number 1826816006 and a certificate of correction recorded October 4, 2019 as document 1927706144 in cook county, Illinois.

Parcel 2:

Non-exclusive easement for the benefit of parcel 1 as granted in the access, parking and sign easement agreement recorded October 11, 2017 as document 1728445074 for vehicular and pedestrian egress and parking over, across and upon the paved entranceway and drive lanes as described and included in the designation of letter "A" and as depicted and described on Exhibit C attached thereto.

Parcel 3:

Non-exclusive easements for the benefit of Parcel 1 as granted in the declaration of restrictions and grants of easements recorded November 19, 2018 as document 182313050 and as amended by amended and restated declaration of restrictions and grant of easement recorded September 17, 2019 as document number 1926017094, for the following:

1. Cross access easement for vehicular and pedestrian use for ingress and egress to, from and across the lots; and access to and from public and private right of ways to and from the lots as depicted on exhibit "B-1" attached thereto;
2. Cross parking easement for the purposes of parking vehicles of agents, employees, customers, and invitees on, over, across through and upon the parking areas, including the joint parking area depicted on Exhibit "B-2" attached thereto;
3. Cross easement area which includes all paved areas on the lots and joint parking area and protected drives, and excluding any buildings and improvements and other exceptions made therein as depicted on Exhibit "C" attached thereto;

All over the following described land:

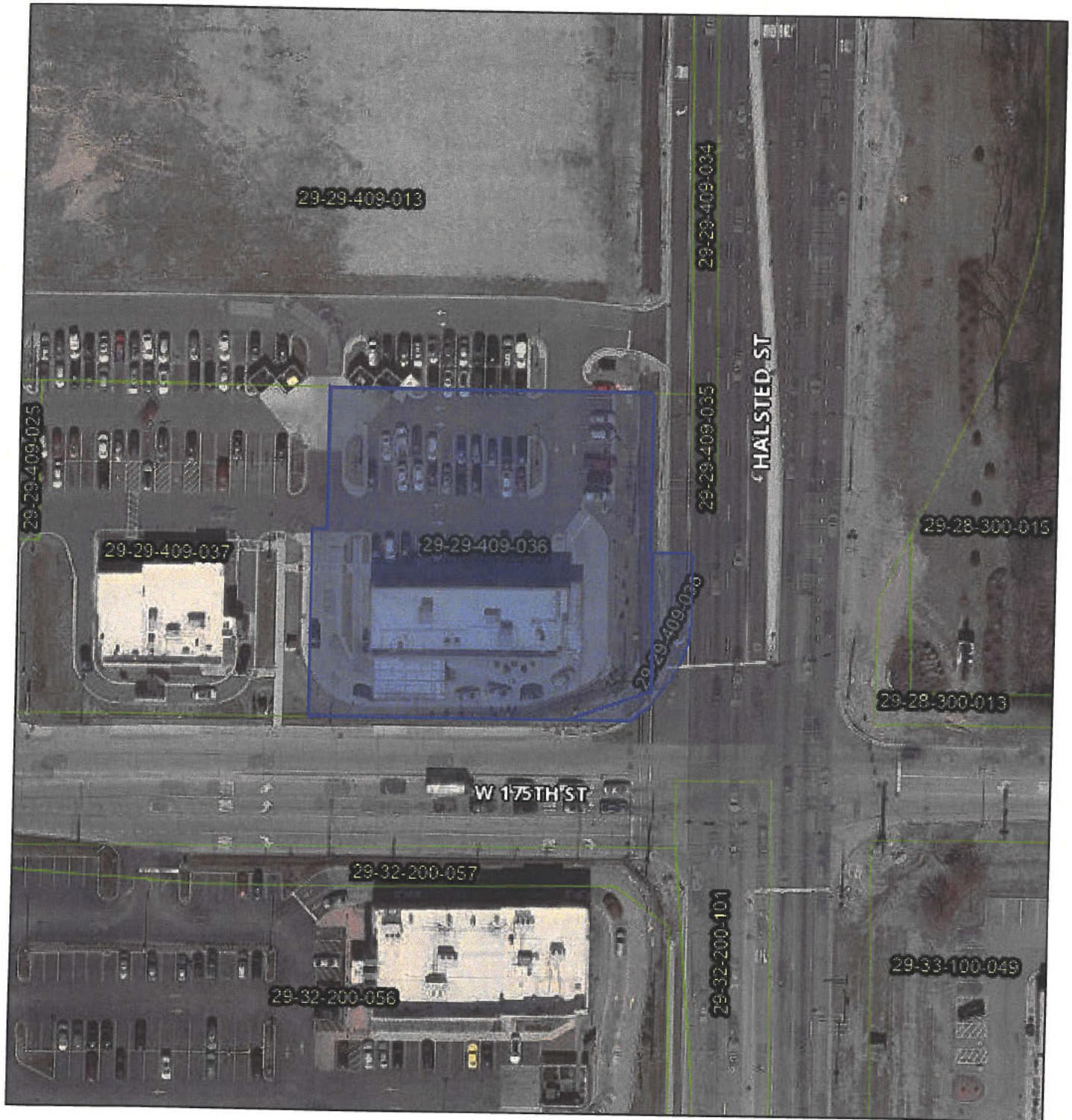
Lot 1 in GMX-Midland subdivision, being a subdivision in the east half of the southeast quarter of Section 29, Township 26 North, Range 14 east of the third principal meridian, according to the plat thereof recorded September 25, 2019 ad document number 1826816006, in cook county, Illinois.

Common Address: 17540 Halsted St., Homewood, IL

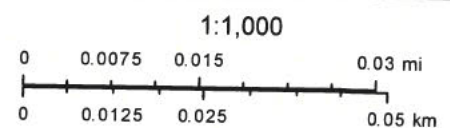
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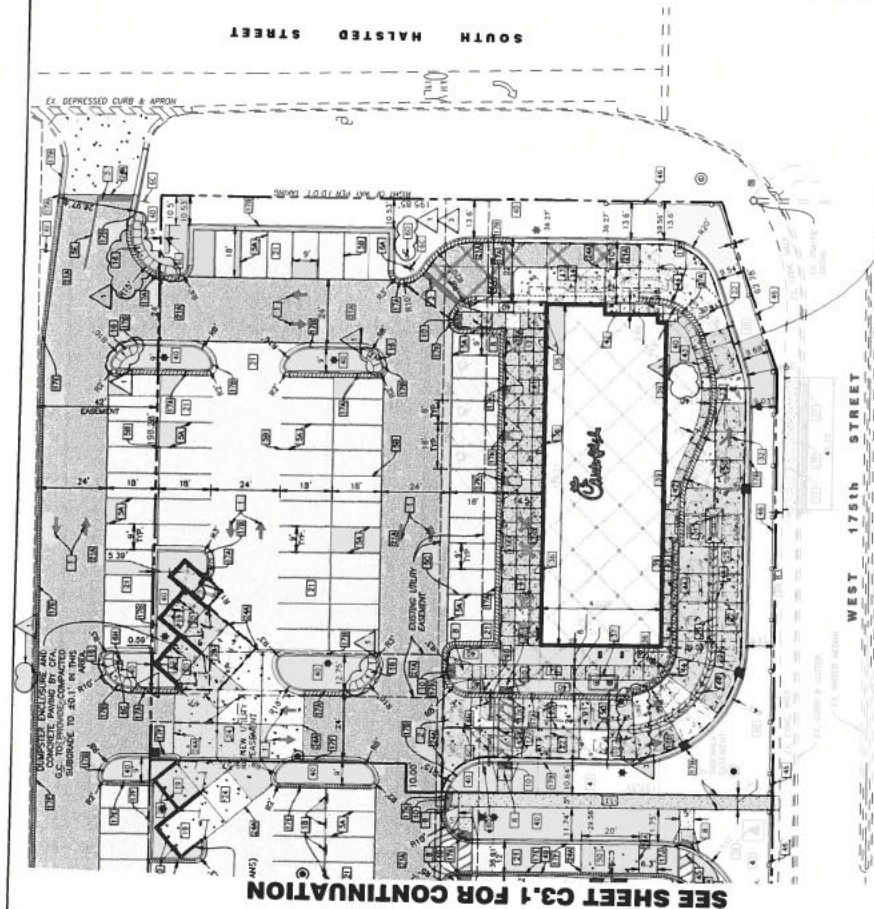
Cook County CookViewer



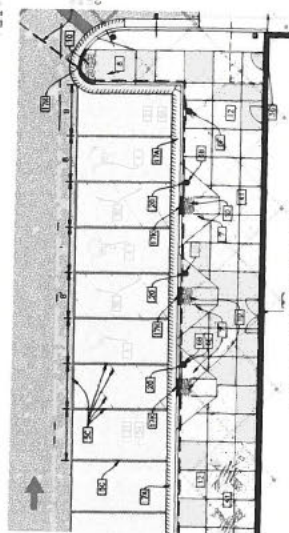
April 5, 2022



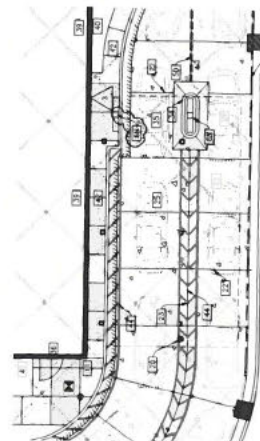
Cook County GIS Dept
Cook County GIS Department



SEE SHEET C3.1 FOR CONTINUATION



2) ADA STALL LAYOUT DETAIL



3 ORDER CANOPY LAYOUT DETAIL

[illegible]

SIGN LEGEND

	REMOVES "NO STOP ENTER" 18" x 30" x 30" (TYP)
	REMOVES "HANDICAPPED PARKING"
	REMOVES "NO LEFT TURN" 18" x 30" x 30" (TYP)
	REMOVES "NO LEFT TURN" 18" x 30" x 30" (TYP)
	REMOVES "STOP" 18" x 30" x 30" (TYP)
	REMOVES "PICKUP/DROP OFF" 12" x 18" (TYP)
	REMOVES "VAN ACCESSIBLE" 18" x 30" x 30" (TYP)
	REMOVES "NO PARKING" (W/LOADS MOUNTED WITH 60") 12" x 18" (TYP)
	REMOVES "LOADING AND UNLOADING" 12" x 18" (TYP)
	REMOVES "TRUCK TRAIL RIGHT" 14" x 20" (TYP)
	REMOVES "TRUCK TRAIL LEFT" 14" x 20" (TYP)
	REMOVES "TRUCK TRAIL AHEAD" 14" x 20" (TYP)

1] BOLLARD AND POST PER DETAIL 36/CB.2. SIGN PANEL ON PALMERA

REFUGEE ENCLOSURE FOUNDATION

CONCRETE BOLLARD

3. LOWEST MEANS INDICATING BEST

1. Name	2. Address	3. City	4. State	5. Zip	6. Phone
John Doe	123 Main St	New York	NY	10001	212-555-1234
Jane Smith	456 Elm St	Los Angeles	CA	90001	213-555-5678
Bob Johnson	789 Oak St	Chicago	IL	60601	312-555-9012
Alice Brown	101 Pine St	San Francisco	CA	94101	415-555-3456
Charlie Davis	202 Maple St	Seattle	WA	98101	206-555-7890
Eve White	303 Cedar St	Portland	OR	97201	503-555-2345
Frank Green	404 Birch St	Denver	CO	80201	303-555-6789
Grace Black	505 Spruce St	Phoenix	AZ	85001	602-555-0123
Henry Blue	606 Ash St	San Diego	CA	92101	619-555-4567
Ivy Gold	707 Hickory St	San Jose	CA	95101	408-555-8901
Jack Silver	808 Walnut St	San Antonio	TX	78201	214-555-2345
Karen Bronze	909 Chestnut St	Fort Worth	TX	76101	817-555-6789
Leo Copper	1010 Sycamore St	Dallas	TX	75201	214-555-0123
Mia Iron	1111 Magnolia St	San Jose	CA	95101	408-555-4567
Noah Steel	1212 Dogwood St	San Jose	CA	95101	408-555-8901
Olivia Tin	1313 Redwood St	San Jose	CA	95101	408-555-2345
Peter Lead	1414 Cypress St	San Jose	CA	95101	408-555-6789
Quinn Zinc	1515 Juniper St	San Jose	CA	95101	408-555-0123
Rachel Nickel	1616 Fir St	San Jose	CA	95101	408-555-4567
Sam Cobalt	1717 Hemlock St	San Jose	CA	95101	408-555-8901
Tina Manganese	1818 Spruce St	San Jose	CA	95101	408-555-2345
Umar Vanadium	1919 Cedar St	San Jose	CA	95101	408-555-6789
Victor Chromium	2020 Birch St	San Jose	CA	95101	408-555-0123
Wendy Molybdenum	2121 Walnut St	San Jose	CA	95101	408-555-4567
Xavier Selenium	2222 Chestnut St	San Jose	CA	95101	408-555-8901
Yara Tellurium	2323 Sycamore St	San Jose	CA	95101	408-555-2345
Zoe Cadmium	2424 Dogwood St	San Jose	CA	95101	408-555-6789

1 LINE INDICATES
OF CFA CONSTRUCTION

100



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

CHI 
Charter House Holdings, LLC

Charter House Holdings, LLC
200 N. Franklin Street
Zeeland, MI 49464
www.gatoCHI.com
516.192.6000

This drawing contains proprietary information by CHL. Unauthorized use or reproduction is prohibited without expressed written consent of CHL.

CHICK-FIL-A
HOMEMOOD FSU
17450 SOUTH HALSTED STREET
HOMEMOOD, IL 60430

FSR#04204
P12.1E LING

ISSUANCE SCHEDULE		
Q.	DATE	DESCRIPTION
1	11/08/2018	ISSUED FOR PERMIT
2	01/26/2019	BUILDING NEAR THE CORRECTIONS
3	01/30/2019	ISSUED FOR BID
4	03/04/2019	ISSUED FOR CONSTRUCTION

09-04-1407187 E-19	83306
ISSUED FOR CONSTRUCTION	
09-04-1407187 E-19	83306
03/04/2018	L.B.

F-201

ISSUED FOR CONSTRUCTION

[illegible]

C1 FURNITURE FLOOR PLAN - LRG
1.41 - 1.42

[illegible]

INTER HOUSE HOLDINGS, LLC
17 Franklin Street • Zionsville, IN 46084
• FAX: 317.338.4500 • Fax: 317.368.1189
General Sales Manager: John Woodhead
• 317.368.1189
at all other locations.

Management Team:
In the US Phone: 414.794.1150
Outside Phone: 414.794.1148
In Europe Phone: 414.794.1151
Outside Phone: 414.794.1150

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EXACT MODELS AND DETAILS OF THOSE ITEMS TO BE DETERMINED BY
THE MILLWORK PROVIDER. CLAYTON FEATURES CFS3.

**BUILDING SHELL USED FOR FURNITURE PLANS
PROVIDED BY SITE ADAPT ARCHITECT.**

ENERGY DRAINING ROOM DIMENSIONS FOR FURNITURE & MESSAGING.

STYLING LAYOUT PROVIDED BY ARCHITECT. MATERIALS & FINISHES

	1	2
1. BABY CAR'S STEERING		
2. BABY CAR'S TAIL		
3. BABY CAR'S WHEELS		
4. BABY CAR'S BODY		
5. BABY CAR'S ENGINE		
6. BABY CAR'S CHASSIS		
7. BABY CAR'S SEAT		
8. BABY CAR'S DASHBOARD		
9. BABY CAR'S STEERING WHEEL		
10. BABY CAR'S TAIL LIGHTS		
11. BABY CAR'S WHEELS		
12. BABY CAR'S ENGINE		

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ACCESSIBILITY KEY

[illegible][illegible][illegible][illegible][illegible]

NOT FOR CONSTRUCTION

DRAFTING ROOM OF JEFFREY BOUTEREAU ARCHITECT
ONE BRIDGEMAN COURT



Chick-fil-A
5300 Burlington Road
Atlanta, Georgia
30349-2398

CDI
CHIPMAN DESIGN
ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL: 847.298.4900

17450 S HALSTED ST
HOMewood, IL 60430

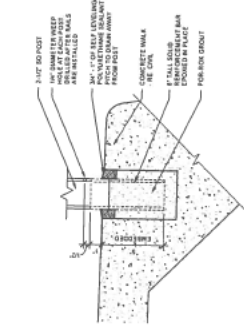
CHICK-FIL-A
HOMewood FSU
HOMewood, IL 60430

FSR#04204

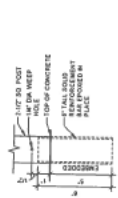
ISSUED FOR CONSTRUCTION
DATE: 11/11/11
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

PROJECT: CHICK-FIL-A
SHEET: 11/11/11
DATE: 11/11/11
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

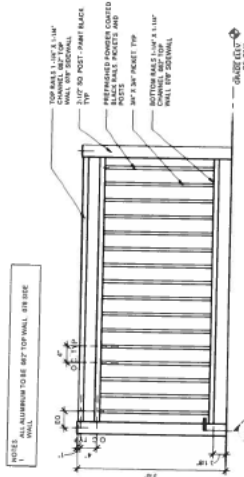
A-101



D1 TYP EXTERIOR RAILING FIELD EMBEDMENT DETAIL

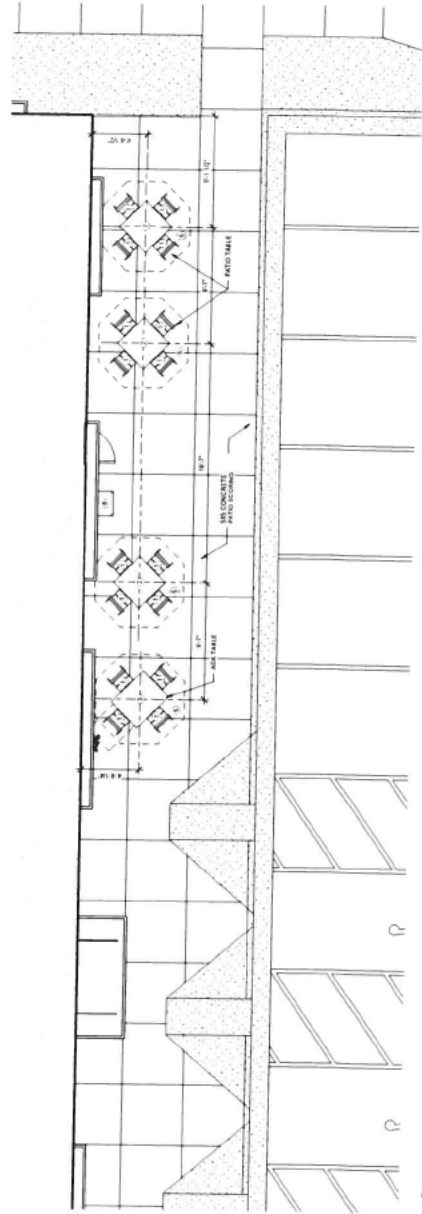


D2 EMBEDDED POST DETAIL



D3 TYP ALUMINUM RAIL

PATIO SEATING SCHEDULE									
Item	Type	Qty	Material	Notes	Unit	Notes	Unit	Notes	Unit
1	2x12	10	2x12 S4S (10' x 12')	10' x 12' S4S (10' x 12')	10' x 12'	10' x 12'	10' x 12'	10' x 12'	10' x 12'
2	4x6	10	4x6 S4S (4' x 6')	4' x 6' S4S (4' x 6')	4' x 6'	4' x 6'	4' x 6'	4' x 6'	4' x 6'
3	2x12	10	2x12 S4S (2' x 12')	2' x 12' S4S (2' x 12')	2' x 12'	2' x 12'	2' x 12'	2' x 12'	2' x 12'
4	4x6	10	4x6 S4S (4' x 6')	4' x 6' S4S (4' x 6')	4' x 6'	4' x 6'	4' x 6'	4' x 6'	4' x 6'
5	2x12	10	2x12 S4S (2' x 12')	2' x 12' S4S (2' x 12')	2' x 12'	2' x 12'	2' x 12'	2' x 12'	2' x 12'
6	4x6	10	4x6 S4S (4' x 6')	4' x 6' S4S (4' x 6')	4' x 6'	4' x 6'	4' x 6'	4' x 6'	4' x 6'
7	2x12	10	2x12 S4S (2' x 12')	2' x 12' S4S (2' x 12')	2' x 12'	2' x 12'	2' x 12'	2' x 12'	2' x 12'
8	4x6	10	4x6 S4S (4' x 6')	4' x 6' S4S (4' x 6')	4' x 6'	4' x 6'	4' x 6'	4' x 6'	4' x 6'
9	2x12	10	2x12 S4S (2' x 12')	2' x 12' S4S (2' x 12')	2' x 12'	2' x 12'	2' x 12'	2' x 12'	2' x 12'
10	4x6	10	4x6 S4S (4' x 6')	4' x 6' S4S (4' x 6')	4' x 6'	4' x 6'	4' x 6'	4' x 6'	4' x 6'



A3 DINING PATIO PLAN

Commercial Use:
PURPOSE IL1, LLC
17450 Halsted Street,
Homewood, IL 60430
PIN(s): 29-29-409-036/-038-0000

The Applicant is currently in the process of finalizing construction for a 5,035 square foot Chick-fil-A restaurant with 98 indoor seating spaces, 16 outdoor seating spaces and upwards of sixty (60) parking spots.

Should the Village of Homewood approve of the Applicant's Class 8 Tax Incentive request, the Applicant and its Operator will be able to continue serving the community with meals, job opportunities, donations and events. The Operator of the Subject Property currently employs 7 full time employees and 114 part time employees, a number of which are Village residents. Should the Class 8 incentive be approved, the Operator plans to employ upwards of 130 workers. When making new hires, the Operator will consider qualified Village of Homewood residents for any job openings.

Chick-Fil-A and its individual operators are passionate about being able to support and allow Chick-Fil-A team members to not only make a living but be able to thrive in their current positions. The average Chick Fil A team member at the Subject Property makes about \$16.50 an hour, or around \$40,000 per year for full time employees. The company also offers paid time off, a fantastic health care plan through Blue Cross Blue Shield for which the company pays approximately 80%, and a 401k matching program. In light of the financial challenges the company's team may be facing, as family members are losing jobs, Chick-Fil-A reimbursed thousands of dollars' worth of water, power, phone, etc. bills for our Team Members.

Chick-fil-A has been a family-owned business for over 50 years and currently franchises more than 2,400 restaurants across 47 states. It first opened its doors in 1967 by founder S. Truett Cathy in Atlanta's Greenbriar Shopping Center. Today, Chick-fil-A has the highest same-store sales and is the largest quick-service chicken restaurant chain in the nation. In order to provide customers with the best, healthiest options it holds to rigorous standards that only accepts whole chicken breast meat with no added fillers or hormones that is breaded by hand daily in its restaurants.

Furthermore, Chick-fil-A and its Operators have long maintained a philosophy of giving back to the community. Whether it is donating surplus food to local shelters, feeding victims and first responders at disasters, awarding over \$61,000,000 in scholarships to its team members, or working with community leaders to sponsor and support local fundraisers, Chick-fil-A provides more than just sales tax revenue and employment opportunities. It is a chance for the Village of Homewood to create a substantial partnership with one of the nation's leading quick-service restaurant chains.

Employment Opportunities
17450 Halsted Street,
Homewood, Illinois 60430
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In addition to creating significant property tax revenues for the Village of Homewood, the Operator expects to employ 7 full time workers and 130 part time workers, all of which will be paid in excess Cook County's Living Wage Ordinance. According to the employee economic impact chart, the property's employees will generate an estimated **\$223,763** annually. The new restaurant will also attract thousands of annual patrons who will also stimulate the Village of Homewood's economy by supporting local businesses. Lastly, the Applicant projects that it will do upwards of **\$6,000,000** in taxable sales at the location in 2022, further increasing the revenue generated by the project.

New Employee Business Impact Chart						
Seven Full-Time Employees						
Purchase	Emp.	%	Exp./Week	Weeks	Total	
Lunch	7	55%	\$55	50	\$10,588	
Grocery	7	30%	\$50	50	\$5,250	
Consumer Goods	7	25%	\$35	50	\$3,063	
Entertainment	7	15%	\$55	50	\$2,888	
Auto-Gas	7	75%	\$30	50	\$7,875	
120 Part-Time Employees						
Lunch	120	20%	\$55	50	\$66,000	
Grocery	120	10%	\$50	50	\$30,000	
Consumer Goods	120	10%	\$35	50	\$21,000	
Entertainment	120	7%	\$55	50	\$23,100	
Auto-Gas	120	30%	\$30	50	\$54,000	
TOTAL (Per Year)					\$223,763	

Potential Growth & Property Improvements

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PIN: 29-29-409-036/-038-0000

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Since this construction of the Subject Property, the property's market value has been increased to approximately \$1,272,162. Therefore, over the course of the 12-year Tax Incentive the subject property is anticipated to produce approximately \$947,507 in real estate taxes, or \$78,958.92 annually. This is compared to approximately \$68,110 in annual taxes should the property be entitled to receive vacancy relief. Therefore, if the Village of Homewood approves of the Applicant's Class 8 tax incentive, the subject property will create an additional approximately **\$130,182** over the life of the incentive.

Without the assistance from the 8 incentive, it will not make economic sense for the Applicant to commit to continued development and hiring with Cook County's high property taxes. Therefore, if the Applicant does not receive a Class 8 tax incentive the Applicant has determined that the Cook County property tax burden will require it to consider moving its investment to a neighboring county, state, or community that offers it a Class 8 tax incentive.

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