

RESOLUTION NO. R-3105

**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 17450 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, PURPOSE IL 1, LLC “the Applicant” is the owner of the property at 17450 S. Halsted Street, Homewood, Cook County, Illinois, having Property Index Number 29-29-409-036/-038-0000 and legally described in the attached Exhibit A; and

WHEREAS, the Homewood Village Board finds that circumstances justify awarding the Class 8 incentive to this property. Those circumstances include the owner’s commitment to new construction thereby enhancing the commercial viability. The use proposed for this property will generate sales tax and create job opportunities; 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.

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 PURPOSE IL 1, LLC to have the property described in Exhibit A declared eligible for the Class 8 real estate tax incentive commencing with the 2022 tax year, in that the incentive is necessary for 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 12th day of April 2022.

Village President

ATTEST:

Village Clerk

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

EXHIBIT A

Legal Description:

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 as document number 1826816006, in Cook County, Illinois.

Property Index Number: 29-29-409-036-0000
29-29-409-038-0000

Common Address: 17450 S. Halsted Street, Homewood, IL 60430