

**RESOLUTION NO. R-3141**

**A RESOLUTION RECOMMENDING SUSPENSION OF THE CLASS 8  
PROPERTY TAX INCENTIVE CLASSIFICATION FOR THE FORMER  
WALMART STORE AT 17550 HALSTED STREET, HOMEWOOD, COOK  
COUNTY, ILLINOIS**

**WHEREAS**, the Village of Homewood (the “Village”) desires to promote development of commercial property within the village; and

**WHEREAS**, the Cook County Assessor is operating under a county ordinance instituting a program to encourage commercial development known as the Cook County Real Property Assessment Classification Ordinance (the “Ordinance”); and

**WHEREAS**, pursuant to the Ordinance, real estate used primarily for industrial or commercial purposes that is newly constructed, substantially rehabilitated, or found abandoned may qualify for the Class 8 incentive; and

**WHEREAS**, the Village of Homewood on September 21, 2015 passed resolution R-2234 supporting an application by Walmart for a Class 8 property tax incentive at 17550 Halsted Street in the Village; and

**WHEREAS**, the Village’s support for the property tax incentive was premised upon Walmart operating a retail store at the above location; and

**WHEREAS**, based upon Walmart’s incentive application and the Village’s support, the Cook County Assessor approved the Class 8 property tax incentive for this property; and

**WHEREAS**, Walmart recently notified the Village that on March 10, 2023 it will permanently close its store at this location; and

**WHEREAS**, neither Walmart nor the property owner have provided evidence to the Village of any progress in re-leasing, redeveloping, or selling the property after the store closes.

**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, pursuant to Section 74-73(b)(5) of the Cook County Code of Ordinances, requests that the Cook County Assessor suspend the Class 8 property tax incentive for this property as provided in that ordinance.

This resolution passed this 14<sup>th</sup> day of March, 2023.

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Village President

ATTEST:

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Village Clerk

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

## EXHIBIT A

### Legal Description:

THAT PART OF LOT 1 IN KMART'S HOMEWOOD SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1993 AS DOCUMENT 93430134 AND THE CERTIFICATE OF CORRECTION RECORDED NOVEMBER 16, 1994 AS DOCUMENT 94975238, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION, SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF LOT 1 IN STATE FARM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 25688152; THENCE SOUTH 89 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 IN KMART'S HOMEWOOD SUBDIVISION, 769.50 FEET (FORMERLY A RECORD DISTANCE OF 769.51 FEET); TO THE SOUTHEAST CORNER OF GINSBURG SUBDIVISION, 340.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 175TH STREET AS DEDICATED BY DOCUMENT 26661237; THENCE SOUTH 89 DEGREES 47 MINUTES 45 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 39.89 FEET (FORMERLY A RECORD DISTANCE OF 40.00 FEET) TO THE NORTHWEST CORNER OF MOTHER TUCKER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 85113885; THENCE SOUTH 00 DEGREES 02 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID MOTHER TUCKER'S SUBDIVISION AND SAID WEST LINE EXTENDED, 280.03 FEET (FORMERLY A RECORD DISTANCE OF 280.11 FEET) TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 94.48 FEET A CHORD OF 75.99 FEET AND A CHORD BEARING OF SOUTH 28 DEGREES 45 MINUTES 02 SECONDS EAST, AN ARC DISTANCE OF 78.18 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 98.35 FEET A CHORD OF 63.07 FEET AND A CHORD BEARING OF SOUTH 23 DEGREES 40 MINUTES 16 SECONDS EAST, AN ARC DISTANCE OF 64.22 FEET TO A NON-TANGENTIAL POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 1 IN G & H CONSOLIDATION PLAT, ACCORDING NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PUBLIC UTILITIES CREATED TO THE PLAT THEREOF RECORDED AS DOCUMENT 93570547; THENCE SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF SAID CONSOLIDATION PLAT, 377.52 FEET TO THE WEST RIGHT OF WAY LINE OF HALSTED AVENUE, SAID LINE BEING ALSO THE EAST LINE OF LOTS 1 AND 2 IN

SAID KMART'S SUBDIVISION; THENCE SOUTH 00 DEGREES 01 MINUTES 23 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 434.46 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID KMART'S HOMEWOOD SUBDIVISION; THENCE NORTH 89 DEGREES 58 MINUTES 37 SECONDS WEST, 393.78 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 23 SECONDS WEST, 157.26 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 423.32 FEET (FORMERLY A RECORD DISTANCE OF 423.34 FEET); THENCE SOUTH 00 DEGREES 02 MINUTES 13 SECONDS WEST, 24.50 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 30.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 13 SECONDS WEST, 143.75 FEET TO A POINT ON THE NORTH LINE OF MAPLE LEAF SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 89072721, SAID POINT BEING 62.51 FEET WEST OF THE NORTHEAST CORNER OF SAID MAPLE LEAF SUBDIVISION; THENCE NORTH 89 DEGREES 57 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE, 400.67 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID KMART'S HOMEWOOD SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 39 SECONDS EAST ALONG THE WESTERNMOST LINE OF SAID KMART'S HOMEWOOD SUBDIVISION, 824.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-32-200-052-0000

Common Address: 17550 Halsted Street, Homewood, IL 60430