



227 W. Monroe Street
Suite 4200
Chicago, IL 60606

February 14, 2025

www.ryan.com

Village of Homewood
Attn: Angela Mesaros
2020 Chestnut Road
Homewood, IL 60430

RE: Class 8 Incentive Renewal Application

Fleetpark LLC
925 W. 175th Street Homewood, IL 60430
Thornton Township
Permanent Index Number: 29-32-200-032-0000

Dear Ms. Mesaros:

Our firm represents Fleetpark LLC in connection with the filing of a Cook County Class 8 incentive renewal. This letter represents our respectful request that the Village of Homewood pass a resolution supporting a Class 8 incentive renewal for the property referenced above (“subject property”). Enclosed with this letter are the following:

- Exhibit 1 – Cook County Class 8 Renewal Application
- Exhibit 2 – Map and Images of the Subject Property
- Exhibit 3 – Legal Description
- Exhibit 4 – Assessor AINQs
- Exhibit 5 – Tax Impact Table
- Exhibit 6 – 2023 Real Estate Taxes
- Exhibit 7 – Company Background

Fleetpark LLC is the entity and owner of the real estate at 925 W. 175th Street and runs their business out of the subject property under the entity name of “Eagle Express Lines Inc.”, d/b/a 10 Roads Express. Eagle Express Lines Inc. is a full-service asset-based contract carrier that specializes in the on-time delivery of time sensitive materials. 10 Roads Express operates from 36 terminals across the USA, including South Holland, Romeoville, Rolling Meadows, Carol Stream, Aurora, and Bedford Park.

At each of their terminals, their dedicated drivers and mechanics operate and maintain over 3,500 company-owned tractors and 5,000 company-owned trailers. They specialize in selling, servicing, and renting construction equipment and material handling. Dependable, time-definite delivery is what their customers expect and deserve. Through their growth, they continue to strive to exceed their customers’ and employees’ expectations.

The subject property is a 44,553 square-foot, irregular, interior-block site, which is zoned B-4, Shopping Center District in Homewood, Illinois. It is improved with a three-story, masonry-constructed, office building with 21,626 square-feet of gross building area and 18,834 square-feet of rentable building area that was built in 1992.

Fleetpark LLC currently employs 58 full-time employees at the subject property, 228 full-time employees in Cook County, and are committed to being a good member of the Village of Homewood community. The current Class 8 incentive was granted in 2015 and 2024 is year 10 of the incentive. Maintaining the Class 8 incentive is vital to the financial well-being of this business and its ability to serve the community. Please see the impact table for reference. Fleetpark LLC is respectfully requesting a renewal of the incentive effective in 2025.

Thank you in advance for your cooperation and consideration of this matter. If you or your staff have any questions regarding this matter, please feel free to contact me at (312) 980-1127.

Respectfully submitted,

A handwritten signature in black ink that reads "Shawn King". The signature is written in a cursive, slightly slanted style.

Shawn King

Exhibit 1 – Cook County Class 6b Renewal Application



**CLASS 6B/7/8
RENEWAL APPLICATION**

Control Number

8512

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: FLEETPARK LLC Telephone: (402) 216-0222
Address: 2200 ABBOTT DR.
City, State: CARTER LAKE, IA Zip Code: 51510
Email Address: Istarnier@drtshared.com

Agent/Representative (if any)

Name: Ryan, LLC Telephone: (312) 980-1127
Address: 227 W. Monroe Street, Suite 4200
City, State: Chicago, IL Zip Code: 60606
Email Address: shawn.king@ryan.com

II. Description of Subject Property

Street address: 925 W. 175th ST.
City, State: HOMERWOOD, IL Zip Code: 60430
Permanent Real Estate Index Number (s): 29322000320000

Township: 37-Thornton Township

III. Identification of Persons or Entities Having an Interest

Attach a current and 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.

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

IV. Property Use

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

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/7/8 designation

New Construction

Substantial Rehabilitation

Occupation of Abandoned Property - No Special Circumstance

Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?

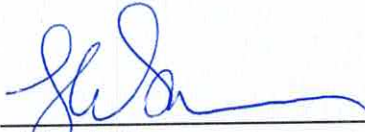
On-Site: Full-time: 58 Part-time: _____

In Cook County: Full-time: 228 Part-time: _____

VII. 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) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/7/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

I, Lori Starner - Fleetpark LLC the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal 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.



Signature

12/26/2024

Date

Lori Starner

Print Name

Sr. Director of Accounting

Title

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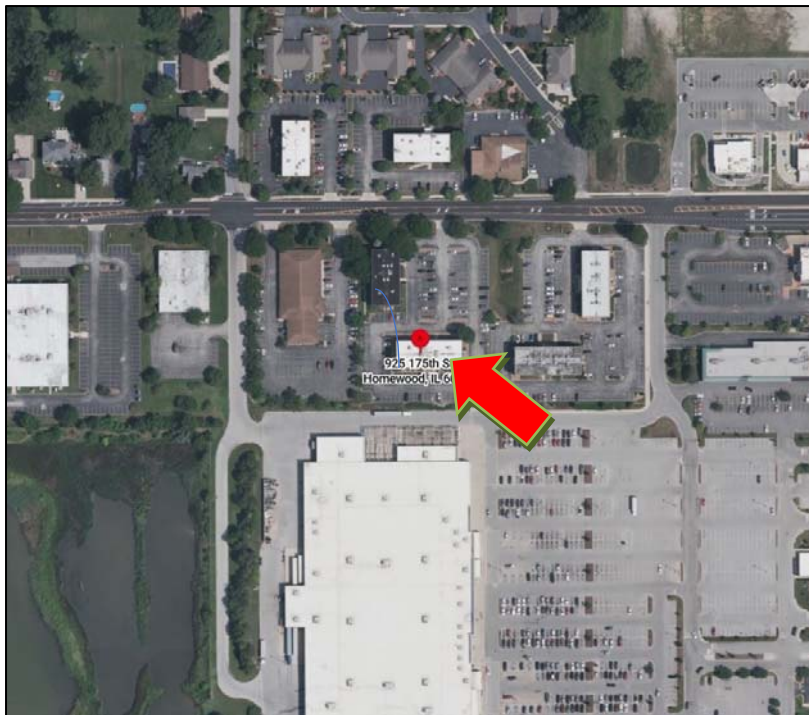
Exhibit 2 – Aerial Images, Photos, and Maps of the Subject Property

PHOTOGRAPHS

*925 W. 175th Street
Homewood, Illinois
PIN(S): 29-32-200-032*



AERIAL VIEW



North (Front) Elevation



West (Side) Elevation



South (Rear) Elevation



East (Side) Elevation



Interior - Front Entry



Elevator (Out of Service at Time of Inspection)



Interior – Stairwell (1st to 2nd Floor)



Interior – Open Office (#1W)



Interior – Break Area (#1W)



Interior – Typical Private Office (#1W)



Interior – Open Office/Break Area (#2E)



Interior – Open Office Area (#2W)



Interior – Storage Room (#2W)



Interior – Typical Restroom



Interior – Open Office Area (#3)



Water-Stained Ceiling Tile (3rd Floor)



Looking West on 175th Street



Looking East on 175th Street



Exhibit 3 – Legal Description

UNOFFICIAL COPY**STREET ADDRESS:** 925 W. 175TH STREET**CITY:** HOMEWOOD**COUNTY:** COOK**TAX NUMBER:** 29-32-200-032-0000**LEGAL DESCRIPTION:**

THAT PART OF LOT 1 IN RICHMOND SUBDIVISION FIRST ADDITION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 1980 AS DOCUMENT NUMBER 25688668, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 162.18 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, (AS MEASURED ALONG THE NORTH LINE OF SAID LOT 1); THENCE SOUTH 0 DEGREES EAST 39 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES EAST 30 FEET; THENCE SOUTH 0 DEGREES EAST 94 FEET; THENCE NORTH 90 DEGREES WEST 90 FEET; THENCE SOUTH 0 DEGREES EAST 61 FEET; THENCE NORTH 90 DEGREES WEST 71.18 FEET; THENCE SOUTH 0 DEGREES EAST 27 FEET; THENCE NORTH 90 DEGREES EAST 30 FEET; THENCE SOUTH 0 DEGREES EAST 58 FEET; THENCE NORTH 90 DEGREES EAST 48 FEET; THENCE SOUTH 0 DEGREES EAST 30 FEET; THENCE NORTH 90 DEGREES WEST 4 FEET; THENCE SOUTH 0 DEGREES EAST 31 FEET TO A POINT OF TERMINUS ON THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING 105 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 1)

Property of Cook County Clerk's Office

Exhibit 4 – Assessor AINQs

VOLUME 218 **PIN** 29-32-200-032-0000 **TOWN** Thornton **TAX_CODE** 37274 **NEIGHBORHOOD** 162 **PASS YEAR** 2024 AO Final
LOCATION 925 W 175TH ST **SALE_DATE** 7/1/2014
 HOMEWOOD **ASSESSMENT VALUATIONS** **SALE_AMOUNT** \$300,000

	<u>2022</u>	<u>2023</u>	<u>2024</u>
LAND	31,187	13,366	13,366
IMPROVEMENT	66,095	120,716	120,716
TOTAL	97,282	134,082	134,082

% change
0.00%

Estimated Taxes*
\$57,458 * Before Exemptions

Homeowner Exemption Total: #Type!

Senior Exemption EAV:

Freeze Exemption EAV:

CERTIFICATE OF ERROR

COE Number:

COE Type:

COE Reason/Status:

TAX RATE

EQUALIZER:

--LAND DESCRIPTION--

--IMPROVED LOT--

RECORD 001

LAND MEASUREMENT

UNIT PRICE

44.553

3

CLASS

LEVEL OF ASSESSMENT

ADJUSTMENT FACTOR

ASSESSED VALUE

8-00

10.00%

13,366

--IMPROVEMENT DESCRIPTION--

EXEMPT_PCT: 0

RECORD 004

Value Description: Class 8 - Commercial-Industrial Incentive

CLASS	DEPRECIATED COST	C.D.U	OCCUPANCY %	REPRODUCTION COST
8-92	\$0	AV	2024	\$0

AGE	LEVEL OF ASSESSMENT	PERCENT ASSESSED:	RELATED PARCEL	ASSESSED VALUE	MARKET VALUE
37	10.00%		No	120,155	\$1,201,550

NET_MV: #Type!

SPECIAL_FLAG:

INCENTIVE_START_YR: 2015

--IMPROVEMENT DESCRIPTION--

EXEMPT_PCT: 0

RECORD 002

Value Description: Class 8 - Commercial-Industrial Incentive

CLASS	DEPRECIATED COST	C.D.U	OCCUPANCY %	REPRODUCTION COST
8-90	\$11,094	A	2024	\$0

AGE	LEVEL OF ASSESSMENT	PERCENT ASSESSED:	RELATED PARCEL	ASSESSED VALUE	MARKET VALUE
36	10.00%		No	533	\$5,330

NET_MV: #Type!

SPECIAL_FLAG:

INCENTIVE_START_YR: 2015

--IMPROVEMENT DESCRIPTION--

EXEMPT_PCT: 0

RECORD 003

Value Description: Class 8 - Commercial-Industrial Incentive

CLASS	DEPRECIATED COST	C.D.U	OCCUPANCY %	REPRODUCTION COST
8-90	\$602	A	2024	\$0

AGE	LEVEL OF ASSESSMENT	PERCENT ASSESSED:	RELATED PARCEL	ASSESSED VALUE	MARKET VALUE
36	10.00%		No	28	\$280

NET_MV: #Type!

SPECIAL_FLAG:

INCENTIVE_START_YR: 2015

VOLUME 218 **PIN** 29-32-200-032-0000 **TOWN** Thornton **TAX_CODE** 37274 **NEIGHBORHOOD** 162 **PASS YEAR** 2024 AO Final
LOCATION 925 W 175TH ST **SALE_DATE** 7/1/2014
 HOMEWOOD **SALE_AMOUNT** \$300,000

ASSESSMENT VALUATIONS

	<u>2022</u>	<u>2023</u>	<u>2024</u>	
<u>LAND</u>	31,187	13,366	13,366	
<u>IMPROVEMENT</u>	66,095	120,716	120,716	% change
<u>TOTAL</u>	97,282	134,082	134,082	0.00%

Estimated Taxes*

\$57,458 * Before Exemptions

CLASS 8-92

LAND SQ FT 44553

Homeowner Exemption Total: #Type!

HOMEOWNER EXEMPTION

HOME IMPROVEMENT YEAR

Senior Exemption EAV:

Freeze Exemption EAV:

SENIOR EXEMPTION

CERTIFICATE OF ERROR

COE Number:

COE Type:

COE Reason/Status:

TAX RATE

EQUALIZER:

Exhibit 5 – Tax Impact Table

TAX IMPACT TABLE

Class 8 Renewal - Parcels 29-32-200-032-0000

<u>Year</u>	<u>Market Value*</u>	<u>Assessed Value With Incentive**</u>	<u>Assessed Value Without Incentive***</u>	<u>Equalized Tax Rate****</u>	<u>Taxes With Incentive</u>	<u>Taxes Without Incentive</u>
2025	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2026	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2027	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2028	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2029	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2030	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2031	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2032	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2033	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2034	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
					TOTAL \$574,576	\$1,436,440

- * 2024 Assessor Proposed Market Value
- ** Class 8 - 10% assessment ratio
- *** No Class 8 - 25% assessment ratio
- **** Using actual 2023 equalized tax rate

Exhibit 6 – 2023 Real Estate Taxes

TOTAL PAYMENT DUE

2023 Second Installment Property Tax Bill - Cook County Electronic Bill

\$0.00

By 03/01/2025

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
29-32-200-032-0000	218	37274	2023	(2024)	THORNTON	8-92

IF PAYING LATE, PLEASE PAY	03/02/2025 - 04/01/2025	04/02/2025 - 05/01/2025	05/02/2025 - 06/01/2025	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	\$0.00	\$0.00	\$0.00	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill \$57,457.23

\$5,269.00 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Difference	
TIF VII of Homewood-Northeast	\$21,086.80	\$22,587.07	-\$1,500.27	Less
Homewood School District 153	\$14,082.76	\$10,969.97	\$3,112.79	More
Homewood/Flossmoor Comm HS Dist 233	\$11,294.88	\$9,368.03	\$1,926.85	More
Village of Homewood	\$3,376.69	\$3,082.89	\$293.80	More
Homewood Flossmoor Park District	\$1,832.98	\$1,537.41	\$295.57	More
Homewood Public Library	\$1,351.70	\$1,156.69	\$195.01	More
General Assistance Thornton	\$1,062.41	\$750.15	\$312.26	More
Prairie State Comm College 515 Chgo Hts	\$1,026.57	\$880.82	\$145.75	More
Town of Thornton	\$952.34	\$927.61	\$24.73	More
County of Cook	\$435.21	\$400.05	\$35.16	More
Cook County Public Safety	\$355.85	\$171.01	\$184.84	More
Cook County Health Facilities	\$197.12	\$124.22	\$72.90	More
Cook County Forest Preserve District	\$192.00	\$130.67	\$61.33	More
Road & Bridge Thornton	\$84.48	\$67.76	\$16.72	More
Consolidated Elections	\$81.92	\$0.00	\$81.92	More
South Cook Mosquito Abatement Harvey	\$43.52	\$33.88	\$9.64	More
Thorn Creek Basin Sanitary Dist Chgo Hts	\$0.00	\$0.00	\$0.00	-

DO NOT PAY THESE TOTALS	\$57,457.23	\$52,188.23	\$5,269.00	More
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The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	97,281	2023 Total Tax Before Exemptions	57,457.23
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2023 Assessed Value	134,081	Senior Freeze Exemption	.00
2023 State Equalizer	X 3.0163		
2023 Equalized Assessed Value (EAV)	404,429	2023 Total Tax After Exemptions	57,457.23
2023 Local Tax Rate	X 14.207%	First Installment	28,703.53
2023 Total Tax Before Exemptions	57,457.23	Second Installment +	28,753.70
		Total 2023 Tax (Payable in 2024)	57,457.23

IMPORTANT MESSAGES

PROPERTY LOCATION

925 W 175TH ST
HOMEWOOD IL 60430 2048

MAILING ADDRESS

FLEETPARK LLC
2200 ABBOTT DR
CARTER LAKE IA 515101551

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
MISCELLANEOUS TAXES					
South Cook Mosquito Abatement Harvey	43.52	0.017	0.08%		33.88
Thorn Creek Basin Sanitary Dist Chgo Hts	0.00	0.000	0.00%		0.00
Homewood Public Library	1,351.70	0.528	2.35%	135.68	1,156.69
Homewood Flossmoor Park District	1,832.98	0.716	3.19%	192.00	1,537.41
Miscellaneous Taxes Total	3,228.20	1.261	5.62%		2,727.98
SCHOOL TAXES					
Prairie State Comm College 515 Chgo Hts	1,026.57	0.401	1.79%		880.82
Homewood/Flossmoor Comm HS Dist 233	11,294.88	4.412	19.66%	404.48	9,368.03
Homewood School District 153	14,082.76	5.501	24.51%	680.97	10,969.97
School Taxes Total	26,404.21	10.314	45.96%		21,218.82
MUNICIPALITY/TOWNSHIP TAXES					
TIF Vil of Homewood-Northeast	21,086.80	0.000	36.70%		22,587.07
Village of Homewood	3,376.69	1.319	5.88%	2,124.83	3,082.89
Road & Bridge Thornton	84.48	0.033	0.15%		67.76
General Assistance Thornton	1,062.41	0.415	1.85%		750.15
Town of Thornton	952.34	0.372	1.66%		927.61
Municipality/Township Taxes Total	26,562.72	2.139	46.24%		27,415.48
COOK COUNTY TAXES					
Cook County Forest Preserve District	192.00	0.075	0.33%	2.56	130.67
Consolidated Elections	81.92	0.032	0.14%		0.00
County of Cook	435.21	0.170	0.75%	79.36	400.05
Cook County Public Safety	355.85	0.139	0.62%		171.01
Cook County Health Facilities	197.12	0.077	0.34%		124.22
Cook County Taxes Total	1,262.10	0.493	2.18%		825.95
(Do not pay these totals)	57,457.23	14.207	100.00%		52,188.23

***Visit cookcountyclerk.com for information about TIFs and for TIF revenue distributions.

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

*** Please see 2023 Second Installment Payment Coupon next page ***

Exhibit 7 – Company Background



ABOUT 10 ROADS EXPRESS

Where employees make the difference

10 Roads Express is a company with a long and rich history. Our longevity and success can be attributed to one thing – our people. Our drivers, mechanics, and support staff built 10 Roads Express and remain its backbone today.

Their unwavering dedication and determination in providing timely delivery of the U.S. Mail and commercial products has strengthened our company since the beginning and will continue to take us into the future.

The group of companies that has consolidated into 10 Roads Express today traces their roots back to 1946. Over the past 74 years, each company that now makes up 10 Roads Express has grown out of a single-truck operation. Spread through various cities and towns across the United States, each of these pioneering companies bid on and received a publicly advertised contract from the United States Postal Service for scheduled truck delivery of U.S. Mail, leading them through exponential growth.

From these humble beginnings, the companies continued to grow by adding more USPS Highway Contract Routes and other dedicated commercial freight customers.

In December 1977, our ownership group acquired the first company and has steadily grown the organization over the last 43 years – while still maintaining the values we held to in the beginning.

10 Roads Express now operates from 36 terminals across the USA and has scheduled delivery points in 47 states. At each of our terminals, our dedicated drivers and mechanics operate and maintain our over 3,500 company-owned tractors and 5,000 company-owned trailers.

From the beginning, we understood that dependable, time-definite delivery is what our customers expect and deserve. Through our growth, we continue today to strive to exceed our customers' and employees' expectations.

The Journey of 10 Roads Express

Valuing employees and customers each step of the way

- Our roots trace back to 1946.

Our people make the difference. Professional drivers, mechanics, and support staff remain our backbone today.

Our road to success and growth comes from humble beginnings

- We operate in 36 terminals across 47 states.
- Our team operates and maintains over 3,500 tractors and 5,000 trailers while exceeding customer expectations.

What drivers are saying about driving for 10 Roads Express

Wonderful company. I love working here!

Rita Olson

Have questions? Click [here](#) to contact us.

10 Roads Express

2200 Abbott Dr.
Carter Lake, IA 51510

Main Phone: (708) 333-8400
Main Fax: (708) 333-7302
Driver Recruiting: (844) 886-5335
Recruiting Fax: (540) 380-8422

10 Roads Express is a full service asset-based contract carrier that specializes in the on-time delivery of time sensitive materials.

UnitedHealthcare creates and publishes the Machine-Readable Files on behalf of 10 Roads. To access to the Machine-Readable Files, please click [here](#).

Quick Links

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