

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Cook County Class 8 Incentive Renewal – 925 175th Street

PURPOSE

Fleetpark, LLC is seeking Village support to renew a Class 8 property tax designation for the property at 925 175th Street. The Village of Homewood granted support for this designation in 2014. The current Class 8 property tax incentive is reaching the end of its 11th year.

The Class 8 program encourages commercial development throughout Cook County by stimulating expansion, retaining existing businesses, and increasing employment opportunities. If the property qualifies, it is assessed at 10 percent during the first 10 years and for any subsequent 10-year renewal period. If the incentive is not renewed, it would be assessed at 15 percent in year 11, 20 percent in year 12, and 25 percent in subsequent years.

PROCESS

Fleetpark LLC owns and runs its business out of the subject property, 925 175th Street, under the entity name “Eagle Express Lines Inc.”, d/b/a 10 Roads Express. Eagle Express Lines Inc. is a full-service asset-based contract carrier specializing in on-time delivery of time-sensitive materials. Fleetpark LLC currently employs 58 full-time employees at the subject property, and 228 full-time employees in Cook County. Maintaining the Class 8 incentive is vital to the financial well-being of this business and its ability to serve the community

The Cook County Assessor administers the Class 8 real estate tax incentive. The incentive is designed to encourage industrial and commercial development in areas experiencing economic stagnation. Under this incentive program, qualified commercial real estate is assessed at 10 percent of market value for the first 10 years, 15 percent in the 11th year, and 20 percent in the 12th year. The Class 8 designation may be renewed during the last year in which a property is entitled to a 10 percent assessment level or when the incentive is still applied at the 15 percent or 20 percent assessment level upon approval of the Village Board and the passing of a resolution consenting to the renewal.

The Cook County tax system has placed a heavy tax burden on commercial properties that must compete with the lower tax rates in adjacent counties and in Indiana where the property tax rate

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is as much as 45 percent less. Cook County has recognized the property tax issue for the Chicago Southland and created the Class 8 Cook County Tax Incentive Program. The program identifies five (5) Cook County townships that have automatic certification for the incentive; the subject property is located in Thornton Township, one of the five designated townships.

OUTCOME

The property taxes without an incentive would be approximately \$143,644 annually. With a Class 8 incentive, property taxes will be reduced to \$57,458 annually, resulting in an annual savings of \$86,186.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the property at 925 175th Street owned by Fleetpark, LLC.

ATTACHMENT(S)

- Resolution
- Request for Class 8 Renewal