

RESOLUTION

WHEREAS, the Village of Thornton is a validly organized and existing Home Rule municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village therefore, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Cook County Board of Commissioners has enacted and amended an Ordinance entitled Cook County Real Property Assessment Classification (the “Classification Ordinance”) for the purpose of encouraging and assisting redevelopment and new development in areas of Cook County that are in a state of economic depression; and

WHEREAS, the Village of Thornton is located within Thornton Township and said township is one of the five townships targeted by the South Suburban Tax Reactivation Pilot Program and is eligible for Class 8 incentives 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 a Class 8 Property Tax Incentive; and

WHEREAS, JACK CSI LLC, (hereinafter “Applicant”) has presented to the Village of Thornton a plan for the rehabilitation of an existing building located at 17147 Westview Avenue, Thornton, Illinois for the warehousing and storage operations. The building and land are located at 17147 Westview Avenue, Thornton, Illinois 60476, PIN # 29-28-102-020-0000; and

WHEREAS, the Applicant has established financial viability; and

WHEREAS, the Village of Thornton acquired the property in 2022; and

WHEREAS, the Village of Thornton had prior conversations with the applicant in 2002 regarding property tax incentives. The Village indicated that they would support a Class 8 Tax Incentive for the property located at 17147 Westview Avenue. At this time, the Village and the Applicant and moving forward to complete the transfer of property once the local Class 8 incentive support has been approved by the Village Board.; and

WHEREAS, the Village of Thornton approves of the applicants plan for rehabilitation;
and

WHEREAS, the Applicant has satisfied all the requirements of the Village of Thornton;
and

WHEREAS, the plan put forward for redevelopment by applicant is consistent with the overall plan for the area; and

WHEREAS, the subject area is in need of revitalization and revitalization would not take place without this incentive.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, as follows:

- A. The President and Village Board find the following:
1. That the subject property is appropriate for Class 8 incentive assessment under the cook county Real Property Classification Ordinance, as amended.
 2. That the property will be used in compliance with the Village of Thornton’s comprehensive land use plan and zoning code.
 3. That the Village of Thornton finds that the existing building with high taxes is likely to be vacant for a long period unless the Village offers tax

incentives.

4. That the Village of Thornton finds that the project will have a positive impact on the Village by occupying vacant property, creating employment and increasing economic benefits to the community and region.
 5. That the Village of Thornton finds that the project will have a positive impact on the Village of Thornton by employing eleven (11) employees at its operation in the Village of Thornton.
 6. That the Village of Thornton finds that this project will not be financially feasible but for the Class 8 incentive and that the Class 8 incentive is necessary for development to occur on the property.
- B. That the Village Board does hereby find and declare that the property located at 17147 Westview Avenue, Thornton, Illinois is in need of revitalization, reoccupation and that it supports, consents to and authorizes the Class 8 application be prepared and submitted to the appropriate Cook County officials.

The Village of Thornton supports and consents to this Class 8 application and finds that “but for” the Class 8 incentive the redevelopment of this property is not viable and that the Class 8 Incentive is necessary for further development of this property.

Severability. If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Passed by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, this 6th day of May, 2024.

VOTE: _____
AYES: _____
NAYS: _____
ABSENT: _____

APPROVED by me this 6th day of May, 2024

Joseph Pisarzewski, Acting Mayor

PUBLISHED in pamphlet form by authority of the Corporate Authorities on

_____, 2024.

ATTEST:

Debra L. Pisarzewski, Village Clerk
Village of Thornton
Cook County, Illinois