

RESOLUTION NO. 2025-001R

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;

WHEREAS, HARCROSS CHEMICALS, INC. (the "Applicant") made application for and was approved by the Village of Thornton for Class 8 designation on September 2, 2014. (A copy of said Resolution is attached hereto); and

WHEREAS, the County of Cook has amended its Class 8 Ordinance to allow commercial businesses which have qualified for previous Class 8 designation to extend their Class 8 designation and tax benefits for an additional ten (10) years; and

WHEREAS, HARCROSS CHEMICALS, INC., has requested the Village of Thornton by Resolution grant its approval for an additional ten (10) years of tax benefits under the Class 8 tax benefit program; and

WHEREAS, the economic development objective of the Village of Thornton is to have all commercial/industrial buildings occupied with commercial/industrial uses which provide property taxes and provide employment for residents of Thornton and adjoining municipalities; and

WHEREAS, the continuing use of the property identified in this Resolution is the storage transport and warehousing of chemicals used in the food, pharmaceutical and industrial cleaning

sectors; and

WHEREAS, the Application provided an Economic Disclosure Statement as part of its application process with the Village of Thornton.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, that Class 8 property tax abatement extension is hereby granted for the parcel of property identified as PIN 29-28-104-005-0000 for **HARCROSS CHEMICALS, INC.**, whose principal address is 17021-31 Canal Street, Thornton, Illinois 60476.

BE IT FURTHER RESOLVED that the Village of Thornton supports and consents to this Class 8 extension and that it finds Class 8 necessary for development and continuation of business operations to occur on the subject property and has determined that the use of the property is necessary and beneficial to the local economy.

Passed by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, this ____ day of _____, 2025.

VOTE: _____

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2025.

Joseph Pisarzewski
Acting President
Village of Thornton

PUBLISHED in pamphlet form by authority of the Corporate Authorities on

_____, 2025.

ATTEST:

Nikki Kitakis
Acting Village Clerk
Village of Thornton
Cook County, Illinois

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VILLAGE OF THORNTON

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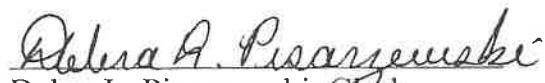
CERTIFICATION

I, Debra L. Pisarzewski, the duly qualified and elected Village Clerk of the Village of Thornton, County of Cook, State of Illinois, do hereby certify the attached is a true copy of a Resolution of the Village of Thornton, Cook County, Illinois.

This Resolution states that the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, determine that special circumstances exist that warrant waiver of the twenty-four (24) month vacancy requirement and there is justification for finding the property has been abandoned and thus the Village of Thornton is recommending that Class 8 status be granted to Parcel #29-28-104-005-0000, 17021-31 Canal Street, Thornton, Illinois.

This Resolution was approved by the Board of Trustees at the Regular Board Meeting on the 2nd day of September, 2014, and is a true and correct copy.

In witness thereof, I have hereunto set my hand and affixed the Corporate Seal of the Village of Thornton aforesaid at the Village in the County and State aforesaid this 2nd day of September, 2014.


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

RESOLUTION

WHEREAS, the Village of Thornton is a 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, HARCROS CHEMICALS, INC., (the "Applicant") has presented to the Village of Thornton a plan for the purchase and rehabilitation of an existing 90,000 square foot industrial building which has been fifty percent (50%) vacant for three (3) years and one hundred percent (100%) vacant since June of 2014. The industrial space is to be utilized for storage, transport and warehousing of chemicals used in the food, pharmaceutical and industrial cleaning sectors. The building and land are located at 17021-31 Canal Street, Thornton, Illinois 60476, PIN # 29-28-104-005-0000; and

WHEREAS, the Applicant has met the following criteria for this property to be recognized as "special circumstances" property under Class 8 for the following reasons:

- A. Substantial rehabilitation of a 90,000 square foot industrial building which has been 50% vacant for 3 years and 100% vacant since June of 2014, including construction of storage tanks, truck containment structures, HVAC upgrades and exterior site work.
- B. An estimated 20 additional jobs to the Village of Thornton.
- C. The current taxes on the property are at a level which hinders the sale of the property.
- D. Property Index Number: 29-28-104-005-0000.

WHEREAS, the Applicant has established financial viability; and

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

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

WHEREAS, the plan put forward for redevelopment by HARCROS CHEMICALS, INC., 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, that special circumstances exist that warrant waiver of the twenty-four (24) month vacancy requirement and there is justification for finding the property has been abandoned and thus The Village of Thornton is recommending that Class 8 status be granted to Parcel #29-28-104-005-0000, 17021-31 Canal Street, Thornton, Illinois.

Be it further resolved that, the Village of Thornton supports and consents to this Class 8 application and finds that "but for" the Class 8 incentive the purchase and 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 2nd day of September, 2014.

VOTE:


AYES: TRUSTEES KAYE, PISARZEWSKI, HUDSON, EHLERS, KOLOSH.

NAYS: NONE.

ABSTAIN: TRUSTEE ATKINSON.

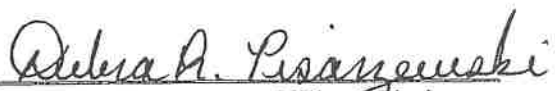
ABSENT: NONE.

APPROVED by me this 2nd day of September, 2014.


Robert Kolosh, Village President

PUBLISHED in pamphlet form by authority of the Corporate Authorities on
September 3rd, 2014.

ATTEST:


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