

RESOLUTION NO. R-2021-55

**A RESOLUTION REPEALING RESOLUTION NO. R-2021-35
THAT AUTHORIZED AND CONSENTED TO A COOK COUNTY CLASS 7c
PROPERTY TAX RATE INCENTIVE DESIGNATION FOR THE REAL PROPERTY COMMONLY
KNOWN AS 1215 SOUTH 1ST AVENUE, MAYWOOD, ILLINOIS AND IDENTIFIED AS
PROPERTY INDEX NUMBERS 15-14-204-001-0000 AND 15-14-204-010-0000
(LITTLE BEAR HOLDINGS, LLC)**

WHEREAS, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for industrial and/or commercial purposes; and

WHEREAS, the Village of Maywood (the "Village"), consistent with the Cook County Real Property Classification Ordinance, as amended, wishes to induce industrial and commercial enterprises to locate and expand in the Village by offering financial incentives in the form of property tax relief; and

WHEREAS, Little Bear Holdings, LLC (the "Applicant") plans to purchase and be the legal owner of the property located at 1215 South 1st Avenue, Maywood, Illinois (the "Subject Property") in order to redevelop the property by demolishing the existing building and constructing a new a car wash facility with three (3) pay stations and fourteen (14) to sixteen (16) vacuum stalls (the "Redevelopment Project"); and

WHEREAS, the Subject Property consists of the real estate commonly known as 1215 South 1st Avenue and legally described on Exhibit "A" attached hereto and made a part hereof. The property index numbers for the Subject Property are 15-14-204-001-0000 and 15-14-204-010-0000; and

WHEREAS, the Subject Property, and the building(s) located thereon, are currently vacant and unused; and

WHEREAS, in 2021, Little Bear Holdings, LLC submitted to the Village a Cook County Class 7c Property Tax Incentive Eligibility Application concerning the Subject Property as well as a request letter, preliminary site and building renderings, and certain other supplemental materials. This submission was in error as Little Bear Holdings, LLC and the Subject Property, as improved with the proposed Redevelopment Project, are not eligible for a Cook County Class 7c Property Tax Incentive Designation, but are eligible for a Cook County Class 7b Property Tax Incentive Designation. In order to correct this error and receive a Cook County Class 7b Property Tax Incentive Designation from the Village, on October 21, 2021, Little Bear Holdings, LLC filed with the Village an updated Application for a Cook County Class 7b Property Tax Incentive Eligibility Application concerning the Subject Property; and

WHEREAS, at a September 21, 2021 open public meeting, the Village President and Board of Trustees approved Resolution No. R-2021-35, which approved and authorized the granting of a Cook County Class 7c Property Tax Incentive Designation to Little Bear Holdings, LLC for the Subject Property for purposes of constructing and operating the Redevelopment Project; and

WHEREAS, in order to grant the appropriate Cook County Class 7b Property Tax Incentive Designation to Little Bear Holdings, LLC for the Subject Property for purposes of constructing and

operating the Redevelopment Project, the Village President and Board of Trustees agree to repeal its approval of Resolution No. R-2021-35, which will withdraw the Village’s approval of Little Bear Holdings, LLC request that the Village of Maywood consent to the Class 7b Tax Incentive Property Tax Incentive Designation for the Subject Property; and

WHEREAS, the Village President and Board of Trustees find that it is in the best interests of the Village, its residents, property owners, local businesses and the public to repeal the approval of the Resolution No. R-2021-35 for the reasons stated above.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Each of the Whereas paragraphs listed above are incorporated by reference and made a part of Section 1 of this Resolution.

SECTION 2: The President and Board of Trustees of the Village of Maywood repeal its approval of RESOLUTION NO. 2021-35: A RESOLUTION AUTHORIZING AND CONSENTING TO A COOK COUNTY CLASS 7c PROPERTY TAX RATE INCENTIVE DESIGNATION FOR THE REAL PROPERTY COMMONLY KNOWN AS 1215 SOUTH 1ST AVENUE, MAYWOOD, ILLINOIS AND IDENTIFIED AS PROPERTY INDEX NUMBERS 15-14-204-001-0000 AND 15-14-204-010-0000 (LITTLE BEAR HOLDINGS, LLC).

SECTION 3: This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

ADOPTED this 14th day of December, 2021, pursuant to a roll call vote as follows:

AYES: Mayor Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Jones, M. Lightford, A. Peppers and I. Brandon

NAYS: None

ABSENT: None

APPROVED this 14th day of December, 2021, by the Village President of the Village of Maywood, and attested by the Village Clerk on the same day.

Nathaniel George Booker, Village President

ATTEST:

Gwaine Dianne Williams, Village Clerk

Exhibit "A"

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOTS 1 THROUGH 10, INCLUSIVE, IN BLOCK 2, ALL IN STEELE AND BROWN'S ADDITION TO MAYWOOD, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY, LYING EAST OF AND ADJOINING SAID LOTS 1 THROUGH 10, INCLUSIVE, IN BLOCK 2, AFORESAID, AS VACATED BY ORDINANCE RECORDED NOVEMBER 3, 2005 AS DOCUMENT NO. 0530734069, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1215 South 1st Avenue, MAYWOOD, ILLINOIS.
PIN # 15-14-204-001-0000 and 15-14-204-010-0000

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Gwaine Dianne Williams, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, certify that the attached is a true and correct copy of that certain Resolution now on file in my Office, entitled:

RESOLUTION NO. R-2021-55

**A RESOLUTION REPEALING RESOLUTION NO. R-2021-35
THAT AUTHORIZED AND CONSENTED TO A COOK COUNTY CLASS 7c
PROPERTY TAX RATE INCENTIVE DESIGNATION FOR THE REAL PROPERTY COMMONLY
KNOWN AS 1215 SOUTH 1ST AVENUE, MAYWOOD, ILLINOIS AND IDENTIFIED AS
PROPERTY INDEX NUMBERS 15-14-204-001-0000 AND 15-14-204-010-0000
(LITTLE BEAR HOLDINGS, LLC)**

which Resolution was passed by a roll call vote of the Board of Trustees of the Village of Maywood at a Special Village Board Meeting on the 14th day of December, 2021, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 14th day of December, 2021.

I further certify that the roll call vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

AYES: Mayor Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Jones, M. Lightford, A. Peppers and I. Brandon

NAYS: None

ABSENT: None

I do further certify that the original Resolution, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 15th day of December, 2021.

Gwaine Dianne Williams, Village Clerk

[SEAL]