

HAZEL CREST ECONOMIC DEVELOPMENT

VILLAGE OVERVIEW & DEMOGRAPHICS

The Village of Hazel Crest is a peaceful, suburban community of approximately 14,000 residents. Founded in 1912, its name originated from the hazel nut trees that were known for the area. Still known for its trees, green space and streams, Hazel Crest is located 25 miles south of downtown Chicago. You'll find several TIF districts, tax-reducing strategies, engaged elected officials, and enthusiastic professional staff all waiting to help you make Hazel Crest the home of your next project!

GOAL & PRIORITIES

It is the goal of the Village of Hazel Crest to retain and create quality full-time permanent jobs by attracting private investment for office, industrial, warehouse, distribution, and related businesses, in addition to retail establishments and restaurants.

BUSINESS INCENTIVES

CAL SAG ENTERPRISE ZONE

Business developers may benefit from discounts on village permits, state sales tax, construction costs and real estate incentives via the Cal Sag Enterprise Zone. For more information about the Cal Sag Enterprise Zone business development incentives, log on to the website at <http://calsagezone.com/>.

COOK COUNTY PROPERTY TAX INCENTIVES

Cook County offers certain incentives to reduce property taxes. For qualifying projects, rates can be lowered for years. Incentives must be approved by both the Village of Hazel Crest and Cook County. Contact the Cook County Assessor - <http://www.cookcountyassessor.com/>.

STATE OF ILLINOIS

For information about available business development programs, contact the Illinois Department of Commerce and Economic Opportunity - <https://www.illinois.gov/dceo>.

TAX INCREMENT FINANCING (TIF)

TIF incentives are offered on a case-by-case basis up to 50% reimbursement of eligible expenses. The use of TIF is restricted by state statute. Currently, there are three active TIF districts located in the Village of Hazel Crest: Along 167th Street, along 183rd Street and in the original section of the village called The Proper. (The fourth, Cherry Creek TIF, is not active).

ALSIP
BLUE ISLAND
CALUMET PARK
COUNTRY CLUB HILLS
DIXMOOR
EAST HAZEL CREST
HARVEY
HAZEL CREST
HOMEWOOD



CAL SAG ENTERPRISE ZONE
708-653-3122
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www.calsagezone.org

MARKHAM
MERRIONETTE PARK
MIDLOTHIAN
OAK FOREST
PHOENIX
ROBBINS
WORTH
UNINCORPORATED COOK COUNTY

Commercial and Industrial Project Expansion Services



CAL SAG ENTERPRISE ZONE

FOR APPLICATIONS RECEIVED 1/1/2016 TO 12/31/2031

For property classes: COMMERCIAL- INDUSTRIAL

12 OR MORE RESIDENTIAL UNITS- REMAINING UNDER ONE OWNERSHIP

ALSIP, BLUE ISLAND, CALUMET PARK, COUNTRY CLUB HILLS, DIXMOOR, EAST HAZEL CREST, HARVEY, HAZEL CREST, HOMEWOOD, MARKHAM, MERRIONETTE PARK, MIDLOTHIAN, OAK FOREST, PHOENIX, ROBBINS, WORTH, PARTS OF UNINCORPORATED COOK COUNTY.

INCENTIVES

*SALES TAX ABATEMENT ON BUILDING MATERIALS FOR PROJECTS IN THE ZONE WITH VALID IDOR BUILDING MATERIAL SALES TAX EXEMPTION CERTIFICATE.

*50% ABATEMENT OF THE MUNICIPAL PORTION OF REAL ESTATE TAXES ON THE ADDED TAX VALUE THE PROJECT CREATES, FOR 5 YEARS. PROJECTS IN A TIF OR RECEIVING OTHER SUBSTANTIAL PROPERTY TAX ABATEMENTS ARE NOT ELIGIBLE FOR THIS BENEFIT.

*50% DISCOUNT ON LOCAL BUILDING PERMIT FEES
ALL OTHER FEES AND INSPECTION PROCEDURES FOLLOW LOCAL ORDINANCES

*STATE OF ILLINOIS GAS USE TAX EXEMPTION FOR ZONE BUSINESSES.

FORM RG61 TO BE COMPLETED /SUBMITTED BY THE BUSINESS TO IDOR

SEE IDOR NATURAL GAS DISTRIBUTORS, SUPPLIERS & PURCHASERS BULLETIN

ALL PROJECTS MUST COMPLETE AND SUBMIT THE CAL SAG ENTERPRISE ZONE APPLICATION TO THE ZONE OFFICE, PRIOR TO ORDERING MATERIALS, RECEIVING PERMITS, OR START OF CONSTRUCTION, TO RECEIVE FULL BENEFITS.

ZONE WILL ISSUE BMEC AND NOTIFY LOCAL BUILDING DEPARTMENTS OF THE PROJECT. ZONE WILL NOTIFY COOK COUNTY OF ENTITLED REAL ESTATE ABATEMENTS.

12159 S. Pulaski Road, Alsip, Illinois 60803

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All information is subject to verification or change without notice, and no liability for errors or omissions is assumed. This is not a prospectus.