

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

April 22, 2025

Honorable Mayor Hofeld
Village of Homewood
2020 Chestnut Ave.
Homewood, IL 60430

Re: Request for Class 8 Property Tax Incentive
Address: 17627 Halsted St.
PIN: 29-33-100-065-0000
Applicant: Jeffery Vierra (Dave's Hot Chicken)

Dear Mayor:

Class 8 Incentive for 17627 Halsted Street

Our client, Jeffery Vierra purchased the 4,392 square foot retail building located at 17627 Halsted St. The property is occupied with Dave's Hot Chicken and the building has been improved since purchase. Thus, it qualifies for a Class 8 Property Tax Incentive. We are, therefore, respectfully requesting that the Village of Homewood issue a Resolution supporting Class 8 Tax Incentive status.

Our client has made capital improvements to the property. These improvements include updating the façade, repainting the interior and exterior, and buying new dining furniture in the exterior and interior of the restaurant. The work created from this job will employ approximately 15 construction jobs. Furthermore, our client plans to bring in an additional 5 full-time employees and 4 part-time employees after completion of construction and improvements.

The current assessment for this property is \$96,552 with a Full Market Value of \$386,208. The property taxes would be \$41,000 or \$9.34 a square foot without a Class 8 Tax Incentive. With a Class 8 Tax Incentive, the taxes would be approximately \$16,500 or \$3.75 a square foot. The Class 8 tax liability is much more reasonable to sustain over time.

I have attached a copy of the Class 8 Eligibility Application we will file with the Cook County Assessor's office.



1005 175TH STREET
HOMWOOD, IL 60430
(312) 867-1515 • FAX: (312) 867-1616

KSNLAW.COM

175 NORTH ARCHER AVENUE
MUNDELEIN, IL 60060
(847) 537-0500 • FAX: (847) 537-0550



Request for Class 8 Property Tax Incentive
Address: 17627 Halsted St.
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We are, therefore, respectfully requesting that the Village of Homewood issue a Resolution supporting a Class 8 Property Tax Incentive for the subject property finding that "But For" the Class 8 Property Tax Incentive, the subsequent purchase and re-occupancy are not viable.

Should you need any additional information or documentation, please feel free to give me a call. I thank you for your help and cooperation with this matter.
Sincerely,

SANDRICK LAW FIRM, LLC

A handwritten signature in black ink, appearing to read "Adam E. Dotson", written over a horizontal line.

Adam E. Dotson
Director of Economic Development

INCOME VALUATION FOR HOTEL TAX PROJECTIONS	
Complaint No.: _____	
Building Characteristics	
Age: _____	
# of Units: _____	
Tax Load Calculator	
Tax Code: 37031	
2023 Tax Rate: 14.207%	
2023 Equalizer: 3.0163	42.85% Eff Rate
Level of Assessment: 10.000%	
Tax Load: 4.29%	
Income Valuation Calculator	
GI: _____	\$0 / TRevPAR
Vacancy Rate: _____	
Expense Ratio: _____	
Cap Rate: _____	
Cap Rate + Tax Load: 4.29%	
Market Value: \$0	\$0 / unit
Assessed Value: \$0	\$0 / unit
Est RE Tax: \$0	
Additional Vacancy (if applicable)	
Land A/V: _____	
Total Occupancy Rate: _____	
Add'l Occ Factor Applied: 0%	
PRC Column 4 Value: \$0	
1 Year A/V: \$0	\$0 / unit
Est RE Tax: \$0	
Notes: _____	

Recommended Cap Ranges	
Township:	0
Property Type:	Apartment
Low:	0.00%
High:	0.00%
Last Triennial:	

Assumed TAV	Class 5	96,552	Incentive	38,621
Eff Tax Rate	42.853%	(Based on last available)		

	25%	10%	10% re-Load
Base Year	\$ 41,375	\$ 16,550	\$ -
Year 2	\$ 42,409	\$ 16,964	\$ -
Year 3	\$ 43,470	\$ 17,388	\$ -
Year 4	\$ 44,556	\$ 17,823	\$ -
Year 5	\$ 45,670	\$ 18,268	\$ -
Year 5	\$ 46,812	\$ 18,725	\$ -
Year 6	\$ 47,982	\$ 19,193	\$ -
Year 7	\$ 49,182	\$ 19,673	\$ -
Year 8	\$ 50,411	\$ 20,165	\$ -
Year 9	\$ 51,672	\$ 20,669	\$ -
Year 10	\$ 52,964	\$ 21,185	\$ -

YEAR	TAV	FMV	/	\$ TAX Est
	\$ -	\$ -		\$ -
	\$ -	\$ -		\$ -
	\$ -	\$ -		\$ -
	\$ -	\$ -		\$ -
	\$ -	\$ -		\$ -
Proj High	\$ -	\$ -		\$ -
Proj Mid	\$ -	\$ -		\$ -
Proj Low	\$ -	\$ -		\$ -

YEAR	TAV	FMV /SF	Class 5 \$ TAX Est	Incentive \$ TAX Est
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Proj High		\$ -	\$ -	\$ -
Proj Mid		\$ -	\$ -	\$ -
Proj Low		\$ -	\$ -	\$ -

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

January 23, 2025

Ira Horwitz
Cook County Assessor's Office
Incentive Program
118 North Clark Street
Chicago, IL 60602

Re: Class 8 Application
PIN: 29-33-100-065
Address: 17627 S. Halsted Street, Homewood, IL
Jeff Vierra

Dear Ira:

Enclosed, please find a Class 8 Application along with a check in the amount of \$500.00 for the above-referenced parcel. We will forward the resolutions once we receive them.

Should you need any additional information or documentation, please feel free to give me a call. Thank you for your help and cooperation with this matter.

Sincerely,

SANDRICK LAW FIRM LLC



Adam E. Dotson
Director of Economic Development

Enclosure

The seal of Cook County, Illinois, is a circular emblem. It features a central shield with a stylized 'C' and 'H' and the date 'JANUARY 1831'. The shield is surrounded by a wreath. The outer ring of the seal contains the text 'SEAL OF COOK COUNTY' at the top and 'ILLINOIS' at the bottom, separated by small stars.

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CONTROL NUMBER

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Name: **Jeffery Vierra** Telephone: (_____) _____

Company: _____

Address _____

City: _____ State: _____ Zip Code: _____

Email: _____

Name: Adam E. Dotson Telephone: ()
Company: Sandrick Law Firm
Address: 1005 W. 175th Street
City: Homewood State: IL Zip Code: 60430
Email: adotson@ksnlaw.com

Street Address: (1) 17627 S. Halsted Street
Permanent Real Estate Index Number: 29-33-100-065
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____

City: Homewood ZIP: 60430

Township: Thornton Existing Class: 5-17

INCENTIVE DEPT

Class 8 application is based upon the location of the property in:

- ____ 1) An area which has been certified for Class 8
☒ 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
____ 3) Property obtained through the Cook County Tax Reactivation Program

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Property Use

Type of Development: ☐ Industrial or ☒ Commercial (**Please circle one**)

General Description of Proposed Property Usage Retail

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? 15

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 0 Part-time: 0

How many new permanent full-time jobs will be created by this proposed development? 5

How many new permanent part-time jobs will be created by this proposed development? 4

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- ☐ New Construction (**Read and Complete Section A**)
☐ Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
☐ Occupation of Abandoned Property - No Special Circumstance
(**Read and Complete Section B**)
☒ Occupation of Abandoned Property - With Special Circumstance
(**Read and Complete Section C**)
☐ Occupation of Abandoned Property - (CEERM)
(**Read and Complete Section C AND CEERM Supplemental Application**)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction

Commencement (*excluding demolition, if any*): _____

Estimated date of construction completion: _____

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

☐ YES

☐ NO

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: _____
Date of Purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 12 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- ☒ 12 or greater continuous months (*Eligible for Special Circumstance*)
- ☐ 3 continuous months and maintain/create 250 Employees (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- ☐ **Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?
January 2024 Subway and MOD Pizza

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: February 2025

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (*or the County Board, if the real estate is located in an unincorporated area*) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

FINALIZING THE INCENTIVE PROCESS

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website (www.cookcountyassessor.com) to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a **\$100.00 filing fee** (made out to the **Cook County Assessor**) must be included. The property cannot receive Class 8 designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.



Signature

1/27/25
Date

ADAM B. DOTSON

Print Name

AGENT FOR APPLICANT

Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

Revised 4/1/22

CEERM SUPPLEMENTAL APPLICATION

(This form will **ONLY** be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 8 Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

Under the CEERM Program, qualifying industrial real estate would be eligible for the Class 8 level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 8 will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

Revised 4/1/22