

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

January 26, 2026

Village of Homewood Village President and Board of Trustees
c/o Ms. Angela Mesaros
Director of Economic and Community Development
Village of Homewood
2020 Chestnut Rd
Homewood, IL 60430

Re: Request for Class 8 Property Tax Incentive with Special Circumstances
PIN(s): 29-31-313-003 & -004
Address: 18123 Harwood Avenue, Homewood
Applicant: JWP Interpris Corporation (Joe Peters)

Dear Ms. Mesaros:

On behalf of our client, JWP Interpris Corporation, we are respectfully requesting that the Village of Homewood issue a Resolution of Support for a Class 8 Property Tax Incentive for the multi-tenant restaurant building located at 18123 Harwood Avenue (the "Subject Property").

The Need for Relief

As a brief background, the Class 8 Property Tax Incentive is a critical economic development tool established by Cook County to encourage commercial and industrial reinvestment. It allows qualifying properties to be assessed at 10% of market value rather than the standard 25% assessment rate applied to other commercial properties. This designation does not remove the property from the tax rolls; rather, it stabilizes the tax burden to a competitive level, ensuring the property remains occupied, productive, and a generator of revenue for the Village.

Property Profile & "Special Circumstances"

The Subject Property is a mixed-use two-story building that was vacant for approximately twenty years. Our client is substantially rehabilitating this aging mixed-use structure for the installation of two restaurants. We are requesting a finding of **"Special Circumstances"** based on the substantial capital investment required to rehabilitate and re-occupy the Subject Property.

Due to the age of the structure and deferred maintenance, the property requires massive upgrades to meet modern code and health department standards. Our client is investing approximately **\$790,000** in capital improvements, including:

SLF

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

ONE OVERLOOK POINT, SUITE 590
LINCOLNSHIRE, IL 60069-4331
(847) 537-0500 • FAX: (847) 537-0550

KSNLAW.COM

KSN

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- **Infrastructure Overhaul:** Major upgrades to HVAC, plumbing, and electrical systems to support commercial cooking.
- **Build-Out:** Complete installation of commercial kitchen equipment and restaurant interiors.
- **Exterior Restoration:** Painting, façade restoration, and monument sign installation.
- **Site Work:** Comprehensive site cleanout, parking lot repairs, sealing, and striping.

Economic Impact: A New Dining Destination

Upon completion, the property will house two distinct dining concepts: **Hibbing's Hotdogs** and **Old Fashion Donuts & Cafe**.

The reactivation of this site provides immediate benefits to the Village:

- **Sales Tax Generation:** By converting residential/office space into two restaurants, the property will now generate significant food and beverage sales tax, providing a direct financial return to Homewood.
- **Job Creation:** The businesses will create **8 full-time local jobs**.
- **Corridor Vitality:** Adding two quality dining options will create a destination that serves residents and draws visitors from neighboring communities into Homewood.

Tax Analysis: The Classification Risk

Despite the owner's commitment to renovate, the tax liability represents a significant hurdle:

- **Projected Liability (Without Incentive):** ~\$46,500 (Assessed at 25%)
- **Projected Liability (With Incentive):** ~\$18,600 (Assessed at 10%)

Without the Class 8 Incentive, the tax bill will more than double. For startup restaurants operating on thin 3-5% margins, a \$46,500 tax bill creates a "gross occupancy cost" that

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is unsustainable. The Class 8 Incentive is essential to keep the tax burden at levels that ensure the renovation and re-occupancy is financially viable.

Conclusion

Therefore, we respectfully request that the Village issue a Resolution supporting a Class 8 Property Tax Incentive for the subject property finding that:

1. **"But For"** the Class 8 Property Tax Incentive, the substantial rehabilitation and subsequent re-occupancy are not viable; and
2. **"Special Circumstances"** are present. In this case, the subject's outdated interior and the substantial rehabilitation with infrastructure upgrades needed qualify for "Special Circumstances."

Should you need any additional information or documentation, please feel free to give me a call. I greatly appreciate your help and cooperation in this matter.

Sincerely,
SANDRICK LAW FIRM LLC



Michael J. Pyrchalla
Attorney

18123 Harwood Ave, Homewood, IL

Tax Projections

	Class 5	Incentive
Assumed TAV	100,775	40,310
Eff Tax Rate	46.045%	(Based on last available)

	<u>25%</u>	<u>10%</u>
Base Year	\$ 46,402	\$ 18,561
Year 2	\$ 47,562	\$ 19,025
Year 3	\$ 48,751	\$ 19,500
Year 4	\$ 49,970	\$ 19,988
Year 5	\$ 51,219	\$ 20,488
Year 6	\$ 53,812	\$ 21,525
Year 7	\$ 55,157	\$ 22,063
Year 8	\$ 56,536	\$ 22,614
Year 9	\$ 57,949	\$ 23,180
Year 10	\$ 59,398	\$ 23,759

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

November 21, 2025

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

Re: Class 8 Application
PIN: 29-31-313-003 & -004
Address: 18123 Harwood Avenue, Homewood
Joe Peters

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 resolution as soon as we receive it.

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
AED/nrb

Enclosure

SLF

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

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(847) 537-0500 • FAX: (847) 537-0550

KSN

COOK COUNTY ASSESSOR
FRITZ KAEGI



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

CLASS 8
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of \$500.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

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.

Applicant Information

Name: Joe Peters Telephone: (_____) _____
Company: JWP Interpris Corporation
Address: _____
City: Flossmoor State: IL Zip Code: 60422
Email: _____

Contact Person (if different than the Applicant)

Name: Adam E. Dotson Telephone: (312) 867-1515
Company: Sandrick Law Firm
Address: 1005 W. 175th Street
City: Homewood State: IL Zip Code: 60430
Email: adotson@ksnlaw.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 18123 Harwood Avenue
Permanent Real Estate Index Number: 29-31-313-003 & -004
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____

City: Homewood ZIP: 60430
Township: Thornton Existing Class: 2-12

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

- ___ 1) An area which has been certified for Class 8
X 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 Two restaurants

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? 52

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

Full-time: _____ Part-time: _____

How many new permanent full-time jobs will be created by this proposed development? 8

How many new permanent part-time jobs will be created by this proposed development? 0

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?
Same owner, vacant more than 12 months; special circumstances

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: First quarter of 2026

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

Adam E. Dotson

Print Name

11/21/2025

Date

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.*

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