

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

September 29, 2026

Village of Homewood Village President and Board of Trustees
c/o Noah Schumerth
Director of Economic and Community Development
Village of Homewood
2020 Chestnut Rd
Homewood, IL 60430

Re: Request for Class 8 Property Tax Incentive
Address: 18250 Harwood Avenue, Homewood, IL
PIN(s): 29-31-312-030
Applicant: Rana Bawadi/Bawadi Construction, Inc.

Dear Mr. Schumerth:

I am writing on behalf of our client, Rana Bawadi and Bawadi Construction, Inc., to respectfully request the Village of Homewood's support for a Class 8 Property Tax Incentive at 18250 Harwood Avenue. By issuing a Resolution of Support and Consent based on the re-occupancy of a vacant property, the Village can secure a corporate headquarters, eliminate a long-standing vacancy, and reinforce Homewood's reputation as a business-friendly community.

Property Background

For more than a decade, the 16,000-square-foot warehouse and office building at 18250 Harwood Avenue sat completely vacant. Formerly occupied by the Peerless Paper Company, this dark storefront was a persistent detriment to the corridor's vitality.

Mayor Hofeld and Village staff recognized these challenges during meetings with the Applicant prior to closing to discuss the project and the potential Class 8 Incentive. Based on those discussions, the Applicant reasonably believed that the Class 8 would be granted.

Acquiring this severely neglected property required a significant commitment and investment risk. Bawadi Construction stepped forward with a plan to undertake substantial renovations, transforming a blighted and non-performing asset into a modern corporate facility. The project represents a meaningful public-private partnership aimed at revitalization, economic reinvestment, and the reduction of blight within the community.

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Company Profile and Economic Impact

Securing Bawadi Construction's headquarters is a significant win for the local economy. Founded in 2015, Bawadi is a premier commercial, residential, and multi-unit builder with a portfolio of over 800 successfully completed projects across Illinois.

By finalizing their roots in Homewood, the Village secures much more than an occupied building. This operation will stimulate local job creation. It will drive daytime spending at Homewood's restaurants and retailers. It also anchors a growing, high-quality firm dedicated to building exceptional spaces. Furthermore, having an expert construction and remodeling firm headquartered locally provides a natural catalyst for further property improvements throughout the Village itself.

Tax Impact

The data underscores the absolute necessity of this incentive. Based on the property's last reassessment, the implied tax liability is approximately \$100,000 annually. This translates to \$6.25 per square foot in taxes alone.

For a small but growing construction company, a gross occupancy cost of this magnitude is unsustainable. Without the Class 8 Incentive, the cost to operate this facility vastly exceeds projected margins, threatening to stall the momentum of this revitalization. The Incentive is not a luxury. It is the crucial financial stabilizer required to help a small business absorb the massive capital costs of rehabilitating a decade-old vacancy.

Conclusion

We have enclosed a copy of the Class 8 Eligibility Application filed with the Cook County Assessor's office and property tax projections. We are, therefore, respectfully requesting that the Village of Homewood issue a Resolution supporting and consenting to a Class 8 Property Tax Incentive for the subject property based on occupancy of a vacant property. The Resolution will also need to include language similar to the following: *"WHEREAS, the Village recognized that the incentive was necessary and that the City had prior discussions with the applicant, about the Class 8 in October 2022 prior to Closing and re-occupancy of the subject property;"*

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.

Request for Class 8 Property Tax Incentive

Address: 18250 Harwood Avenue, Homewood, IL

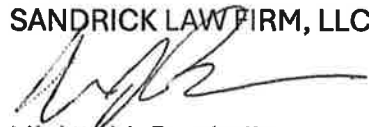
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Sincerely,

SANDRICK LAW FIRM, LLC

A handwritten signature in black ink, appearing to read 'M. Pyrchalla', is written over the printed name.

Michael J. Pyrchalla

Attorney

18250 Harwood Avenue, Homewood, IL

Aerial



Tax Projections

18250 Harwood Avenue, Homewood, IL

MODEL ASSUMPTIONS & VARIABLES

Assumed Assessed Value (TAV) Standard: \$203,159 | Incentive: \$81,264

Assumed Assessment Ratio Class 5: 25% | Incentive: 10%

Effective Tax Rate 48.716% (Based on last available)

As of 9/29/2026

Triennial Reassessment Impact

Please note that the **Base Year (2026)** is a designated reassessment year for this property.

To accurately forecast the tax burden over the 10-year term, subsequent reassessment intervals at **Year 4 (2029)**, **Year 7 (2032)**, and **Year 10 (2035)** have been modeled and are highlighted below to demonstrate the anticipated stepped increases in assessed value.

Projection Year	Estimated Calendar Year	Standard Class 5 (No Incentive)	Proposed Incentive Taxes
Base Year REASSESSMENT	2026	\$98,971	\$39,588
Year 2	2027	\$101,445	\$40,578
Year 3	2028	\$103,981	\$41,592
Year 4 REASSESSMENT	2029	\$114,379	\$45,752
Year 5	2030	\$117,238	\$46,895
Year 6	2031	\$120,169	\$48,068
Year 7 REASSESSMENT	2032	\$132,186	\$52,875
Year 8	2033	\$135,491	\$54,196
Year 9	2034	\$138,878	\$55,551
Year 10 REASSESSMENT	2035	\$152,766	\$61,106

SANDRICK LAW FIRM LLC

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September 23, 2026

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

Re: Class 8 Application
PIN: 29-31-312-030
Address: 18250 Harwood Avenue, Homewood
Applicant: Rana Bawadi/Bawadi Construction, Inc.

Dear Ira:

Enclosed, please find a Class 8 Application along with a check in the amount of \$1,000.00 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



Angela Mesaros
Director of Economic Development
AM/nrb

Enclosure

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 \$1,000.00**, 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 Rana Bawadi

Name: _____ Telephone: (_____) _____

Company: Bawadi Construction, Inc.

Address: _____

City: Orland Park State: IL Zip Code: 60462

Email: _____

Contact Person (if different than the Applicant)

Name: Angela Mesaros Telephone: (312) 867-1515

Company: Sandrick Law Firm, LLC.

Address: 1005 W. 175th Street

City: Homewood State: IL Zip Code: 60430

Email: amesaros@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) 18250 Harwood Avenue

Permanent Real Estate Index Number: 29-31-312-030-0000

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Homewood ZIP: 60430

Township: Thornton Existing Class: 5-93

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 Restaurant Coffee Business

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? 8

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

Full-time: 10 Part-time: 5

How many new permanent full-time jobs will be created by this proposed development? 10

How many new permanent part-time jobs will be created by this proposed development? 10

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?

Peerless Paper Company - property has been vacant for more than 10 years

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:	<u>TBD</u>
Date of Purchase:	<u>10/07/2022</u>
Name of purchaser:	<u>Bawadi Construction, Inc.</u>
Name of seller:	<u>Emerald City Services, Inc.</u>
Relationship of purchaser to seller:	<u>None</u>

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?

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: _____

LOCAL APPROVAL

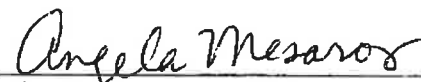
A certified copy of a resolution or ordinance from the municipality in which the real estate is located (*or the County Board, if the real estate is located in an unincorporated area*) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports 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.

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 the same to be true.



Signature

Angela Mesaros

Print Name

09/23/2026

Date

Director of Economic Development

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 12/30/25

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 12/30/25