

# SANDRICK LAW FIRM LLC

June 22, 2022

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

Re: Class 6b Renewal Resolution of Support  
Control No. 61512  
17730 Hoffman Way, Homewood  
PIN: 29-32-101-064 & 065  
Applicant: Prairie Properties, LLC

Dear Angela:

Our client, Prairie Properties, LLC, owns the approximate 36,643 square foot industrial building located at 17730 Hoffman Way. The current Class 6b Property Tax Incentive is reaching the end of its 10th year. We are therefore respectfully requesting that the Village of Homewood issue a Resolution supporting the renewal for an additional term.

As you know, the building is divided into two units. One unit is occupied by Dedert Corporation and the other unit is occupied by Feldco. The balance between property taxes and market rents are a challenge. It's the Class 6b Tax Incentive that allows our client to work with the tenants to achieve reasonable rents where the taxes and cost to maintain the property are being addressed. However, the outlook on property taxes without a Class 6b are a major concern for our client.

We attached a copy of the Class 6b Renewal Application that we filed with the Assessor's office.

We are respectfully requesting that the Village of Homewood issue a Resolution supporting the renewal for the Class 6b Property Tax Incentive for an additional ten-year term.

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.

Respectfully submitted,

SANDRICK LAW FIRM LLC



Adam E. Dotson  
Director of Economic Development

17730 Hoffman Way

Homewood, IL

Tax Projections

	Class 5	Incentive
Assumed TAV	470,000	188,000
	<div></div>	
Eff Tax Rate	48.430%	(Based on last available)

		25%		10%
Base Year	\$	227,621	\$	91,048
Year 2	\$	233,312	\$	93,325
Year 3	\$	239,144	\$	95,658
Year 4	\$	245,123	\$	98,049
Year 5	\$	251,251	\$	100,500
Year 5	\$	257,532	\$	103,013
Year 6	\$	263,971	\$	105,588
Year 7	\$	270,570	\$	108,228
Year 8	\$	277,334	\$	110,934
Year 9	\$	284,267	\$	113,707
Year 10	\$	291,374	\$	116,550

# SANDRICK LAW FIRM LLC

June 2, 2022

**FILE COPY**

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

**Re: Class 6b Renewal Application**  
**PIN: 29-32-101-064 & 065**  
**Address: 17730 Hoffman Way, South Holland, IL**  
**Applicant: Prairie Properties, LLC**

Dear Ira:

Enclosed, please find a Class 6b Application along with a check in the amount of \$500.00 for the above-referenced parcel. We will forward the Resolution and other documentation upon receipt.

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

**COOK COUNTY ASSESSOR**  
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE  
118 NORTH CLARK STREET, CHICAGO, IL 60602  
PHONE: 312.443.7550 FAX: 312.603.3352  
WWW.COOKCOUNTYASSESSOR.COM

**CLASS 6B/8  
RENEWAL APPLICATION**

Control Number

61512

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

**I. Identification of Applicant**

Name: Prairie Properties, LLC Telephone: (                      )  
Address: 3010 Highland Parkway #225  
City, State: Downers Grove, IL Zip Code: 60515  
Email Address: tad@gaincompanies.com

**Agent/Representative (if any)**

Name: Adam Dotson Telephone: (                      )  
Address: 16475 Van Dam Road  
City, State: South Holland Zip Code: 60473  
Email Address: adotson@sbtaxlaw.com

**II. Description of Subject Property**

Street address: 17730 Hoffman Way  
City, State: Homewood, IL Zip Code: 60430  
Permanent Real Estate Index Number (s): 29-32-101-064  
29-32-101-065

Township: Thornton

**III. Identification of Persons or Entities Having an Interest**

Attach a current and 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.

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

**IV. Property Use**

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

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

**V. Nature of Development**

Indicate the nature of the original development receiving the Class 6B/8 designation

☒ New Construction

☐ Substantial Rehabilitation

☐ Occupation of Abandoned Property - No Special Circumstance

☐ Occupation of Abandoned Property - With Special Circumstance

**VI. Employment**

How many permanent full-time and part-time employees do you now employ?

On-Site:                      Full-time: 30                      Part-time: 0

In Cook County:      Full-time: 30                      Part-time: 0

**VII. 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) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

**Tad Lagestee**

*I, the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal 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

**Tad Lagestee**

Print Name

Title

Date

*Revised November 4, 2014*

## INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Tad Lagestee \_\_\_\_\_ as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:  
☒ Class 6b ☐ Class 8 (Industrial property) ☐ Class 9
3. The Cook County Assessor's Office has issued the following control number regarding this application/renewal (circle as appropriate), 61512.
4. I have reviewed the Code of Ordinances of Cook County, Cook County Living Wage Ordinance, as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

☒ Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

☐ Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Tad Alan Lagestee  
Agent's Signature

Tad Lagestee

Agent's Name & Title

3010 Highland Parkway, #225, Downers Grove, IL 60515

Agent's Mailing Address

Agent's Telephone Number

Prairie Properties, LLC

Applicant's Name

Same as agent

Applicant's Mailing Address

tad@gaincompanies.com

Applicant's e-mail address

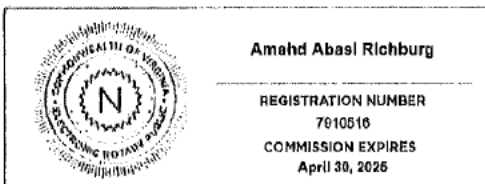
State of: VA, Prince William County

Subscribed and sworn before me this 4th day of May, 2022.

Amhd Abasi Richburg

Signature of Notary Public

1/30/15



4

Notarized online using audio-video communication

**EXHIBIT A**

**(Please type or Print)**

**PIN(8)**

**29-32-101-064 & 065**

### Common Address

17730 Hoffman Way

1/30/15



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