

Francis and Crnich General Real Estate Partnership

September 8, 2026

Board of Trustees

Village of Homewood
2020 Chestnut Road
Homewood, Illinois 60430

Dear Trustees:

We are in the process of renewing the **Class 6B real estate tax incentive classification** applicable to our Cook County property. The entities referenced in this letter are under common ownership. A brief description of the business operations conducted by the current lessees is provided below.

Dee W. Swigart, Inc. has been in continuous operation for more than fifty years. The company manufactures aluminum roof vents, primarily for residential applications. Its products are distributed throughout the Chicago metropolitan area, northeastern Indiana, and southern Wisconsin. The company currently employs eleven full-time employees.

Francis and Associates, LLC has been in business for more than forty-seven years. The company is a Certified Public Accounting firm providing accounting, tax, and consulting services to a diverse client base of businesses and individuals. The firm currently employs four full-time employees and one part-time employee.

The continuation of the Class 6B classification is important to maintaining affordable occupancy costs for the lessees and supporting the continued operation of these businesses within the Village of Homewood. Accordingly, we respectfully request that the Village of Homewood adopt a resolution or ordinance expressing its support for and consent to the filing of the Class 6B renewal application.

Thank you for your consideration of this request. We appreciate the Village's continued support of local businesses and employment opportunities within the community.

Sincerely,



Glen A. Francis
Partner

Francis and Crnich General Real Estate Partnership

<u>Owners</u>	<u>Ownership %</u>
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Michael Francis and Ann Clark	1/3
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Glen and Denise Francis	1/3
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Steven and Michelle Crnich	1/3
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Occupants

Dee W. Swigart, Inc. 1205 175 th Street Homewood, IL 60430	93%
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Francis and Associates, LLC 1205 175 th Street Homewood, IL 60430	7%
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Building description

13,390 Square foot industrial building on 28,973 square foot site.

Legal description

Lot 6 in Industrial Subdivision Unit 1, a Subdivision of part of the Northeast ¼ of the Northwest ¼ of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois. PIN 29-32-101-053-0000

TOTAL PAYMENT DUE**\$23,017.65**

By 10/01/2026

2025 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
29-32-101-053-0000	218	37329	2025	(2026)	Thornton	6-63

**IF PAYING LATE,
PLEASE PAY**10/02/2026 - 11/01/2026
\$23,190.2811/02/2026-12/01/2026
\$23,362.9112/02/2026-01/01/2027
\$23,535.54**LATE INTEREST IS 0.75% PER
MONTH, BY STATE LAW****YOUR TAXING DISTRICTS****WHERE YOUR MONEY GOES****Total 2025 Tax Bill \$35,225.39****\$13,029.44 MORE than 2024**

Taxing District	2025 Tax	2024 Tax	Difference
TIF VIL OF HOMEWOOD-NORTHEAST	\$17,185.90	\$5,176.36	\$12,009.54 More
SCHOOL DISTRICT 153	\$6,693.03	\$6,556.47	\$136.56 More
HOMEWOOD FLOSSMOOR COMM HIGH SCHOOL 233	\$5,895.96	\$5,238.84	\$657.12 More
VILLAGE OF HOMEWOOD	\$1,778.42	\$1,722.32	\$56.10 More
HOMEWOOD FLOSSMOOR PARK DISTRICT	\$906.77	\$850.24	\$56.53 More
HOMEWOOD PUBLIC LIBRARY DISTRICT	\$659.63	\$629.40	\$30.23 More
TOWN THORNTON	\$645.22	\$614.20	\$31.02 More
PRAIRIE STATE COMM COLLEGE DISTRICT 515	\$513.50	\$481.15	\$32.35 More
GENERAL ASSISTANCE THORNTON	\$377.07	\$352.04	\$25.03 More
COUNTY OF COOK	\$236.26	\$263.81	-\$27.55 Less
COUNTY OF COOK HEALTH & HOSPITAL COMM.	\$82.87	\$87.34	-\$4.47 Less
COUNTY OF COOK PUBLIC SAFETY	\$80.26	\$86.96	-\$6.70 Less
FOREST PRESERVE DISTRICT OF COOK COUNTY	\$75.23	\$76.95	-\$1.72 Less
ROAD AND BRIDGE THORNTON	\$42.63	\$40.32	\$2.31 More
CONSOLIDATED ELECTIONS	\$32.15	\$0.00	\$32.15 More
SOUTH COOK COUNTY MOSQ ABATEMENT DIST	\$20.49	\$19.55	\$0.94 More
DO NOT PAY THESE TOTALS	\$35,225.39	\$22,195.95	\$13,029.44 More

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2024 Assessed Value	48,205	2025 Total Tax Before Exemptions	35,225.39
2025 Property Value	482,049	Homeowner's Exemption	.00
2025 Assessment Level	X 15%	Senior Citizen Exemption	.00
2025 Assessed Value	72,308	Senior Freeze Exemption	.00
2025 State Equalizer	X 3.0300		
2025 Equalized Assessed Value (EAV)	219,093	2025 Total Tax After Exemptions	35,225.39
2025 Local Tax Rate	X 16.077800%	First Installment	12,207.74
2025 Total Tax Before Exemptions	35,225.39	Second Installment +	23,017.65
		Total 2025 Tax (Payable in 2026)	35,225.39

IMPORTANT MESSAGES**THANK YOU FOR YOUR PAYMENT OF: \$12207.74****PROPERTY LOCATION**1205 W 175TH ST
HOMEWOOD IL 60430**MAILING ADDRESS**FRANCIS & CRNICH
1205 WEST 175TH ST
HOMEWOOD IL 60430-4602

TAXING DISTRICT BREAKDOWN

Taxing Districts	2025 Tax	2025 Rate	2025 %	Pension	2024 Tax
MISCELLANEOUS TAXES					
SOUTH COOK COUNTY MOSQ ABATEMENT DIST	20.49	0.01826	0.06%		19.55
HOMEWOOD PUBLIC LIBRARY DISTRICT	659.63	0.58789	1.87%	54.60	629.40
HOMEWOOD FLOSSMOOR PARK DISTRICT	906.77	0.80816	2.57%	129.22	850.24
MISCELLANEOUS TAXES TOTAL	1,586.89	1.41432	4.50%		1,499.19
SCHOOL TAXES					
PRAIRIE STATE COMM COLLEGE DISTRICT 515	513.50	0.45765	1.46%		481.15
HOMEWOOD FLOSSMOOR COMM HIGH SCHOOL 233	5,895.96	5.25482	16.74%	234.60	5,238.84
SCHOOL DISTRICT 153	6,693.03	5.96519	19.00%	265.39	6,556.47
SCHOOL TAXES TOTAL	13,102.49	11.6776	37.20%		12,276.46
MUNICIPALITY/TOWNSHIP TAXES					
TIF VIL OF HOMEWOOD-NORTHEAST	17,185.90	0.00000	48.79%		5,176.36
VILLAGE OF HOMEWOOD	1,778.42	1.58503	5.05%	1,078.38	1,722.32
ROAD AND BRIDGE THORNTON	42.63	0.03799	0.12%	0.99	40.32
GENERAL ASSISTANCE THORNTON	377.07	0.33607	1.07%		352.04
TOWN THORNTON	645.22	0.57505	1.83%		614.20
MUNICIPALITY/TOWNSHIP TAXES TOTAL	20,029.24	2.53416	56.86%		7,905.24
COOK COUNTY TAXES					
FOREST PRESERVE DISTRICT OF COOK COUNTY	75.23	0.06704	0.21%	6.26	76.95
CONSOLIDATED ELECTIONS	32.15	0.02865	0.09%		0.00
COUNTY OF COOK PUBLIC SAFETY	80.26	0.07153	0.23%		86.96
COUNTY OF COOK HEALTH & HOSPITAL COMM.	82.87	0.07385	0.24%		87.34
COUNTY OF COOK	236.26	0.21056	0.67%	93.43	263.81
COOK COUNTY TAXES TOTAL	506.77	0.45165	1.44%		515.06
(Do not pay these totals)	35,225.39	16.0778	100.00%		22,195.95

***Visit COOKCOUNTYCLERKIL.GOV for info about TIFS And TIF revenue distributions

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

*** Please see 2025 Second Installment Payment Coupon next page ***