

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 13, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Cook County Class 6b Renewal Request – 1205 W 175th Street (Dee W. Swigart/Francis and Associates LLC)



Figure 1: Photo of the subject property at 1205 W 175th Street (2024)

PURPOSE

Project Information

The property owner at 1205 W. 175th Street, the Francis and Crnich General Real Estate Partnership (via Glen Francis), has requested a resolution of support for the renewal of a Cook County Class 6b property tax incentive. The property is home to two (2) businesses:

- **Dee W. Swigart** currently operates a manufacturing business as a tenant at 1205 W. 175th Street. The business manufactures aluminum residential roof vents and other building ventilation equipment. The business has 11 employees and has seen significant growth in recent years.
- **Francis and Associates, LLC** also operates an accounting office in the business. The business has five (5) employees and leases a portion of the property.

Relevant history of this property is provided below:

- **1985-1986:** The original industrial building is constructed at 1205 W. 175th Street.
- **September 2005:** The Village Board approves a resolution of support for a Class 6b real estate tax incentive. The incentive was applied for when the current owners purchased the building, and Dee W. Swigart relocated from Glenwood to Homewood. The building was vacant for over two years.
- **December 2014:** The Village Board approves a resolution of support for a renewal of the previous Class 6b real estate tax incentive.
- **September 8, 2026:** The Village receives a request for consideration of a renewal for the Class 6b incentive on the property. The current incentive is in the 11th incentive year.

VILLAGE OF HOMEWOOD



About Class 6b Incentives

The Cook County Class 6 incentive program is designed to encourage industrial development within Cook County. The County Assessor's Office states that the goal of the program is to "attract new industry in the County, stimulate expansion and retention of existing industry, and increase employment opportunities within the County." The initial application must support one or more of the following:

- new construction of industrial facilities and buildings.
- "substantial rehabilitation" of existing industrial buildings.
- reutilization of abandoned industrial buildings.

Under this program, qualified industrial real estate is assessed at 10% of the market value for the first 10 years, 15% in the 11th year, and 20% in the 12th year. The Class 6b designation may be renewed during the 10th, 11th or 12th year of the incentive. There is no limit on the number of renewals which may be approved for a single property. All applications and renewals must receive a resolution of support from the municipality in which the property is located.

PROCESS

The Village received an application for a Class 6b property tax incentive renewal on September 8, 2026. The current incentive being renewed is in its 11th year (current incentive was approved by the Village Board in December 2014). The applicant noted that the property tax bill on the property increased by more than \$13,000 in 2025 (2025 was the first "sunset" year for the existing property tax incentive, where assessments increased to 15% from 10% of market value).

Staff reviewed the application for conformance with Class 6b eligibility criteria and prepared recommendations to the Board based on the request.

OUTCOME

The Board reserves the right to approve or deny a request for a resolution of support for a Class 6b incentive renewal, which is a requirement for the incentive renewal to be approved at the County level. Staff has provided the following analysis points for consideration by the Village Board:

1. The industrial building was constructed in 2005. The building has been continuously operated as an industrial/office building since the original incentive approval. The applicant claims that the incentive has been an important retention tool for keeping their facility in Homewood.
2. The applicant saw property taxes increase from \$22,195 in 2024 to \$35,225 in 2025, increasing as the current property tax incentive is in its "sunset years." The taxes on the property increased from 10% to 15% of market value in the 2025 tax year.

VILLAGE OF HOMEWOOD



3. Without incentives, the estimated property tax bill for 2025 would be approximately \$61,285 (25% of market value) for the 13,390 square-foot building on a 28,973 square-foot (0.66 ac.) lot. The applicant has expressed concerns about the ability for the business to continue operation at the 175th Street location without the incentive.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A – based on the property’s most recent tax bill, the Village’s annual property tax levy for the property (approximately 11%) would drop from \$6,803 to \$2,460, roughly a 60% decrease.

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Pass a resolution supporting the renewal of a Cook County Class 6b real estate tax incentive for property at 1205 W. 175th Street.

ATTACHMENT(S)

- Resolution
- Application Materials