

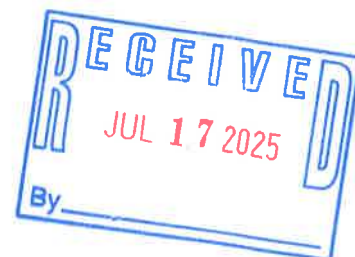


The Spearman Firm, LLC

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Homewood, Illinois 60430
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July 16, 2025

Mayor Richard Hofeld
Village of Homewood
2020 Chestnut St.
Homewood, IL 60430



RE: Class 8 Tax Incentive Request
Property Address: 17911 Harwood Ave.
Applicant: Beverly P. Spearman

Dear Mayor Hofeld:

This is a request for a Resolution supporting a Class 8 Tax Incentive Request for the above Homewood property. As you are aware, the property at 17911 Harwood Ave. has been vacant for at least 5-6 years. And, unfortunately, it was quite the eyesore for a good portion of that time. I purchased the property on September 7, 2021, but because of its condition, I have not occupied the property during the almost 4 years of ownership. I am currently making several capital improvements to the property so that it can be occupied as my law offices. The improvements include new flooring throughout the 1st floor, painting the interior and exterior, removing dead tree limbs from all surrounding trees, building an ADA compliant deck and ramp, a new front door, new windows for the entire 1st floor and a new HVAC unit. These improvements have created 6-10 construction worker jobs. I intend to also employ 1 new part-time worker in the short term and potentially 1-2 full-time workers in the future.

The property consists of 2 lots, the main lot containing the 1853 square foot 2 story building and 10 car parking lot, PIN 29-31-303-022-0000, and a smaller lot shared with a neighboring property, PIN 29-31-303-014-0000. The property's current equalized assessment is \$57,310 with a full market value assessed at \$190,000 by the Cook County Assessor's Office. The property taxes for 2023 were \$9,986.58 and for 2024 were \$8,450.61. A Class 8 Tax Incentive would significantly reduce the tax burden for this property to a more reasonably affordable level. This would allow the flexibility to continue making much needed capital improvements to the entire property and parking lot over time.

I look forward to receiving a Resolution supporting the Class 8 Tax Incentive for this property from the Village of Homewood. Feel free to contact me with any questions or if additional information is needed.

Sincerely,


Beverly P. Spearman
The Spearman Firm, LLC

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: Beverly P. Spearman Telephone: (800) 989-3717
Company: The Spearman Firm, LLC
Address: 18220 Harwood Ave., Suite 4D
City: Homewood State: IL Zip Code: 60430
Email: spearmanfirm40@yahoo.com

Contact Person (if different than the Applicant)

Name: _____ Telephone: (_____) _____
Company: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____

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) 17911 Harwood Ave
Permanent Real Estate Index Number: 29-31-303-002-0000
(2) 17911 Harwood Ave
Permanent Real Estate Index Number: 29-31-303-014-0000
(3) _____
Permanent Real Estate Index Number: _____

City: Homewood ZIP: 60430
Township: Thornton Existing Class: _____

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 Office Spaces

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? 6-10

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

Full-time: 1 Part-time: 0

How many new permanent full-time jobs will be created by this proposed development? 1-2

How many new permanent part-time jobs will be created by this proposed development? 1

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 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?

Property purchased from LPUM, LLC (Seller) 2018-2021
Beloved last occupied by Real Dobrez, LLC 1998-2018

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: August 2025
Date of Purchase: Sept. 7, 2021
Name of purchaser: The Spearman Firm, LLC
Name of seller: LPUM, LLC
Relationship of purchaser to seller: NONE

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (c) Real Estate Transfer Declaration

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.

Beverly P. Spearman
Signature

BEVERLY P. SPEARMAN
Print Name

7/16/2025
Date

member TSF
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 4/1/22

ATTACHMENT

Class 8 Tax Incentive Application – 17911 Harwood Ave., Homewood, IL 60430

Person's having Interest in the Property:

Beverly P. Spearman - owner/occupant, member of The Spearman Firm, LLC, beneficiary of land trust

Contingent Beneficiaries of The Spearman Firm, LLC is dissolved are Beverly P. Spearman and Emmanuel A. Spearman (spouse)

Current Office Address: 18220 Harwood Ave. Suite 4D, Homewood, IL 60430

Personal Address: 2311 W. 183rd St., Unit 103, Homewood, IL 60430

Property Use:

The property is zoned commercial use. The property will be utilized primarily as the law offices of The Spearman Firm, LLC.

The 100+ year old building is a 2 story 1853sf wood frame property. The building dimensions are approximately 24.38 x 52.3. Both land parcels together (PIN 29-31-303-002-0000 and 29-31-303-014-0000) measure approximately 87 x 150. A 10-car parking lot lies on the East side of the building (behind).

Legal Description: See attached **Exhibit A**

Abandoned Property with no Special Circumstances:

- (a) See sworn statement of Beverly P. Spearman attached as **Exhibit B**
- (b) See the 4-year (2017-2021) water-sewer utility transcript attached as **Exhibit C**