

**RESOLUTION NO. R-3231**

**A RESOLUTION SUPPORTING CLASS 8 STATUS UNDER THE COOK COUNTY  
REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE FOR REAL  
ESTATE LOCATED AT 17911 HARWOOD AVENUE, HOMEWOOD, COOK  
COUNTY, ILLINOIS.**

**WHEREAS**, the Village of Homewood desires to promote the development of commercial property in the Village of Homewood; and

**WHEREAS**, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, instituting a program to encourage commercial development in Cook County known as the Cook County Real Property Assessment Classification Ordinance; and

**WHEREAS**, the property described below is located within Thornton Township, one of five townships targeted by the South Suburban Tax Reactivation Pilot Program, and is eligible for Class 8 incentives without any application for certification of the area; and

**WHEREAS**, pursuant to the Cook County Real Property Assessment Classification Ordinance, real estate used primarily for industrial or commercial purposes that is newly constructed, substantially rehabilitated, or found “abandoned” and located in one of the townships targeted under the South Suburban Tax Reactivation Program may qualify for a Class 8 property tax incentive; and

**WHEREAS**, Beverly Spearman is the beneficial owner of Chicago Title Land Trust Number 8002386883, which holds title to the property at 17911 Harwood Avenue, Homewood, Cook County, Illinois, legally described in the attached Exhibit A; and

**WHEREAS**, the subject property has been vacant for longer than 12 continuous months; and

**WHEREAS**, the Applicant has applied for a Class 8 real estate tax incentive and has demonstrated to this Board that the incentive is necessary for the continued development and growth of the property.

**WHEREAS**, the subject property is located in an area planned for the revitalization and rehabilitation of commercial structures, as identified in the adopted 1999 Comprehensive Plan and the adopted 2024 Downtown Transit-Oriented Development Master Plan;

**WHEREAS**, the existing commercial structure requires physical rehabilitation, and the Applicant has determined that the rehabilitation and reoccupation of the property is not economically feasible without this incentive.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS:**

1. The above recitations are incorporated herein as if fully restated.
2. The Board of Trustees of the Village of Homewood hereby supports and consents to the application to have the property described in Exhibit A declared eligible for the Class 8 real estate tax incentive, and the incentive is necessary for the rehabilitation and reoccupation of the property.
3. The proposed project is consistent with the overall plans for the area, including adopted plans to revitalize and rehabilitate existing commercial structures.
4. The Village President, Village Clerk, and other appropriate Village of Homewood officials are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed this 12<sup>th</sup> day of August 2025.

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Village President

ATTEST:

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Village Clerk

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_

## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description:	<p>PARCEL 1: LOT 2 AND THE NORTH <math>\frac{1}{2}</math> OF LOT 3 IN BLOCK "D" IN VILLAGE OF HARTFORD IN THE NORTHEAST <math>\frac{1}{4}</math> OF THE SOUTHWEST <math>\frac{1}{4}</math> OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS</p> <p>PARCEL 2: THAT PART OF LOT 1 WHICH LIES SOUTH OF THE SOUTH LINE OF THE 66 FOOT STREET DEDICATED BY PLAT OF DEDICATION DATED OCTOBER 5, 1918 AND RECORDED JANUARY 3, 1919, AS DOCUMENT 6443372 IN BLOCK "D" IN THE VILLAGE OF HARTFORD AFORESAID, IN COOK COUNTY, ILLINOIS</p>
Permanent Index Numbers:	29-31-303-002-0000 ("PARCEL 1") and 29-31-303-014-0000 ("PARCEL 2")
Common Address:	17911 Harwood Avenue, Homewood, IL 60430