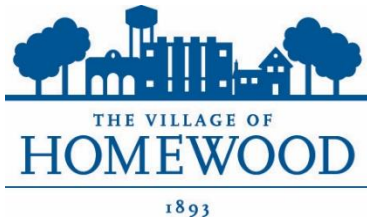


MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

September 08, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Board Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to comments@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Village Board members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Introduction of Staff

5. Minutes:

Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on August 25, 2026.

6. Claims List:

Consider a motion to approve the Claims List of September 8, 2026 in the amount of \$1,318,573.89.

7. Presentation(s):

Representatives from S.B. Friedman will present their analysis of a potential TIF Bond issuance for the North Halsted Tax Increment Financing District.

8. Hear from the Audience

9. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):

- A. Reappointment/Senior Advisory Committee/Alene Rutzky: Approve the reappointment of Alene Rutzky to the Senior Advisory Committee for a three-year term ending on September 8, 2029.
- B. M-2449/Multiple Raffle License/The Tim Early Foundation/18416 Governors Highway: Pass an ordinance authorizing the issuance of a multiple raffle license to The Tim Early Foundation with the following exception: waive the limit of conducting a raffle to once in any seven-day period between October 10, 2026 and November 15, 2026 at 18416 Governors Highway.
- C. R-3273/Proof of Financing Policy/Economic Development Projects: Pass a resolution approving the Proof of Financing Policy for Economic Development Projects for the Village of Homewood, establishing administrative procedures and minimum documentation requirements for demonstrating financial capability to complete any project receiving Village TIF incentives, property, or other public assistance.

- D. Approval/Public Art Installation/Homewood Wishing Tree/18136 Dixie Highway: Pass a motion approving a public art installation at 18136 Dixie Highway for the creation of the Homewood Wishing Tree by the Homewood Creative Alliance.
- E. Bid Award/2026 Motor Fuel Tax General Maintenance Pavement Patching Program/D. Construction: Award a bid for the 2026 Motor Fuel Tax General Maintenance Pavement Patching Program bid to D. Construction, Inc. of Coal City, IL, the lowest responsible bidder, for a contract amount not to exceed \$460,000.
- F. M-2450/Sale of Surplus Property/Whelen Light Bars: Pass an ordinance authorizing the Village Manager to sell six (6) Whelen light bars listed as surplus property to the City of Aurora for a total amount of \$1,800.
- G. R-3274/Renewal of Class 8 Real Estate Tax Classification/17759-17845 Bretz Drive: Pass a resolution supporting and consenting to the renewal of a Class 8 Cook County tax classification for the Homewood Business Park Condominium Association property located at 17759-17845 Bretz Drive.
- H. M-2451/Special Use Permit/Healthcare Innovator Institute/1820 Ridge Road: Pass an ordinance grant a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for Healthcare Innovator Institute at 1820 Ridge Road.
- I. Budget Amendment/Non-TIF Business Incentive Programs: Approve a budget amendment of \$50,000 to the General Fund to allocate additional funds to the Village's Non-TIF Business Incentive programs.
- J. M-2452/Variance/Indoor Place of Assembly/The Nap Lounge/18148 Martin Avenue: Pass an ordinance granting a variance from the Village Zoning Ordinance to allow the operation of an indoor commercial place of assembly on a local classification street for The Nap Lounge at 18148 Martin Avenue.
- K. M-2453/Special Use Permit/The Nap Lounge/18148 Martin Avenue: Pass an ordinance granting a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for The Nap Lounge at 18148 Martin Avenue.
- L. M-2454/Planned Development/1313-1351 175th Street: Pass an ordinance granting approval of an application for Planned Development zoning for the 6.38-acre site at 1313-1351 175th Street, located in the M-1 Limited Manufacturing zoning district, with modifications as proposed and subject to the stated conditions of the ordinance.

10. New Business:

- A. Presentation/Bid Review and Staff Analysis/Village-Owned Property/18157 Dixie Highway: Staff will present their analysis of the four bids received for the sale of Village-Owned property located at 18157 Dixie Highway.
- B. Discussion/Class 4A Liquor License/Reid's Southern Kitchen/2057-2059 Ridge Road: Discuss a request for a Class 4A liquor license from Reid's Southern Kitchen for their proposed location at 2057-2059 Ridge Road. After discussion, if the Board is in favor of granting the request for a liquor license to Reid's Southern Kitchen & Smokehouse, staff should be directed to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one, and to issue a permit for outdoor sales. The ordinance will be agendized at a future Board meeting, once the

petitioner successfully completes the application requirements for a Village of Homewood liquor license and permit for outdoor sales.

11. General Board Discussion

12. Adjourn

Zoom Link: <https://zoom.us/>

- To View the Meeting via Computer or Smartphone - Type in: Zoom.us into any internet browser.

Select: JOIN A MEETING from menu at top right of page. Meeting I.D.: 980 4907 6232

Meeting Password: 830183. Enter an email address (required), or

- To Listen to the Meeting via Phone - Dial: (312) 626-6799

Enter above "Meeting I.D. and Meeting Password" followed by "#" sign
