

# MEETING AGENDA



## Board of Trustees Meeting

Village of Homewood

April 14, 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](mailto: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 March 24, 2026.
6. Claims List:
  - Consider a motion to approve the Claims List of Tuesday, April 14, 2026 in the amount of \$1,300,269.55.
7. Presentation(s):
  - A. Proclamation/2026 Arbor Day: The Village Clerk will read a proclamation declaring April 24, 2026 as Arbor Day in the Village of Homewood.
  - B. Presentation/Community Emergency Response Team: Assistant Village Manager Terence Acquah will present the 2026 graduates of the Community Emergency Response Team program.
8. Hear from the Audience
9. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
  - A. Reappointment/Planning and Zoning Commission/Maureen Alfonso: Approve the reappointment of Maureen Alfonso to the Planning and Zoning Commission for a five-year term ending on April 14, 2031.
  - B. Agreement/Plan Review and Inspection Services/HR Green LLC: Approve the renewal of an agreement for plan review and inspection services with HR Green LLC of New Lenox, IL. for Fiscal Year 2026-2027.
  - C. Agreement/Grass Cutting Services/C & T Landscaping: Authorize the Village Manager to enter into an agreement with C & T Landscaping of Lynwood, IL for grass cutting, nuisance

vegetation trimming, and debris removal services for non-code compliant multi-family, commercial, and industrial properties within Homewood from May 1, 2026 through November 30, 2026.

- D. Agreement/Grass Cutting Services/Utermark and Sons: Authorize the Village Manager to enter into an agreement establishing a renewal of the existing agreement with Utermark and Sons of Homewood, IL for grass cutting, nuisance vegetation trimming, and debris removal for privately-owned non-compliant properties from May 1, 2026 through November 30, 2026.
- E. Agreement/Professional Services/HR Green Inc.: Authorize the Village Manager to enter into a professional services agreement with HR Green, Inc. of New Lenox, IL in an amount not to exceed \$100,000 for Phase II of engineering and design services related to the design and installation of high visibility crosswalks in the downtown area.
- F. R-3252/Purchase and Sales Agreement/Grand Prairie Services/18157 Dixie Highway: Approve a budget amendment in the amount of \$100,000; and, pass a resolution authorizing the Village President to enter a real estate purchase contract with Grand Prairie Services for the acquisition of the property at 18157 Dixie Highway.
- G. R-3253/Renewal of Class 8 Real Estate Tax Classification/850 183rd Street: Pass a resolution supporting and consenting to the renewal of a Class 8 Cook County tax classification for the Culver’s property located at 850 183rd Street, owned by Born Again Burgers, LLC.
- H. M-2407/Increase of Liquor Licenses/A & P Restaurant, Inc./18755 Dixie Highway: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 5 liquor licenses by one for the proposed A & P Restaurant Inc., d/b/a 3B Burger-Bird-Brew House location at 18755 Dixie Highway, subject to an approved background check.
- I. Contract/Water Meter Data Management Software/Sensus Analytics: Accept a proposal from Core and Main of St. Louis, MO; and, authorize the Village Manager to enter into a contract with Core and Main, the vendor of Sensus Analytics, in the amount of \$52,476, for the software migration of Sensus Logic to Sensus Analytics, subject to Village attorney review.
- J. M-2408/Amendment to Redevelopment Agreement/Joaquin Anguiano/18134-18138 Dixie Highway: Pass an ordinance approving an amendment to the December 10, 2024 Redevelopment Agreement between the Village of Homewood and Joaquin Anguiano for the property at 18134-18138 Dixie Highway.

10. General Board Discussion

11. Executive Session: Consider a motion to enter into executive session to discuss the following:  
Purchase or lease of real property under 5 ILCS 120/2(c)(5).

12. Adjourn

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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

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VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, MARCH 24, 2026  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE: President Hofeld led trustees in the Pledge of Allegiance.

ROLL CALL: Clerk Nakina Flores called the roll. Those present were Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld. Trustee Patrick Siemsen was absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Thomas Johnson, Fire Chief Bob Grabowski, Director of Finance Amy Zukowski, Director of Economic and Community Development Angela Mesaros, Director of Public Works Joshua Burman, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of March 10, 2026 were presented. There were no comments or corrections.

A motion was made by Trustee Mason and seconded by Trustee Harris-Jones to approve the minutes as presented.

***Roll Call: AYES -- Trustees Harris-Jones, Willis, Heiferman, Mason, Roman. NAYS -None. ABSENT-Trustee Siemsen.***

CLAIMS LIST: The Claims List in the amount of \$785,308.56 was presented. There were no questions from the Trustees.

A motion was made by Trustee Willis and seconded by Trustee Mason to approve the Claims List as presented.

***Roll Call: AYES -- Trustees Harris-Jones, Willis, Heiferman, Mason, Roman. NAYS -None. ABSENT-Trustee Siemsen.***

President Hofeld said one item totaled 50 percent of the Claims List: \$391,000 to the City of Chicago Heights for water.

OATHS OF OFFICE: The Village Clerk administered the oath of office to Detective James Strayer for the position of Police Sergeant.

Clerk Flores also administered the oath of office to Sergeant Steven Brandenburger for the position of Deputy Chief of Police.

HEAR FROM THE AUDIENCE: Resident Amy Crump read an article of how government can make policy changes and have peaceful protests. She invited everyone out on March 28<sup>th</sup> for a No King's Rally.

Mark Thompson spoke about the many areas Homewood has for community gatherings like Irwin Park, Izaak Walton, and the 21 community park benches in the area.

Rev. Doyle Landry said the HF school board should partner with the Village Police Department on a safety plan for our schools.

A saxophone player played a short selection.

OMNIBUS VOTE: The board was asked to pass, approve, authorize, accept, or award the following item(s):

- A. Agreement/Professional Auditing Services/Lauterbach and Amen: Accept and approve a proposal from Lauterbach & Amen of Naperville, IL for professional auditing service in an amount not to exceed \$38,340 for fiscal year ending April 30, 2026 and an amount not to exceed \$39,880 for fiscal year ending April 30, 2027.
- B. Budget Amendment/General Fund/Annual Payment to Police and Fire Pension Funds: Approve a budget amendment to pay the first of three (3) annual payments in the amounts of \$383,092.67 to the Police Pension Fund and \$151,235.33 to the Fire Pension Fund from General Fund reserve funds to resolve a debt owed to the pension funds created by shortfalls in Homewood's property tax collection over the past decade.
- C. MC-1098/Liquor License Requirements/BASSET Training: Pass an ordinance amending the language in Chapter 4 of the Homewood Municipal Code to remove the exception for BASSET training from Class 6 and Class 11 licenses and add language to require at least one BASSET-certified individual be present during events where alcohol is served, in order to be consistent across all liquor classes.
- D. Budget Amendment/Purchase Approval/Panasonic Toughbook 55 Units: Waive competitive bidding due to purchasing through a Joint Governmental or Cooperative purchasing program; and, approve a budget amendment of \$43,359.16 to authorize the purchase of twenty-two (22) Panasonic Toughbook 55 units from CDW Corporation of Vernon Hills, Illinois, in a total amount of \$83,359.16.
- E. R-3251/Consent to Transfer of Interest in Property/3043-3055 183rd Street: Pass a resolution consenting to the transfer of interest in property located at 3043-3055 183rd Street, formerly owned by the Village of Homewood, in the 183rd West TIF.
- F. Agreement/Homewood-Flossmoor Park District/H-F Sports Complex/18220 Morgan Avenue: Authorize the Village President to enter into a rental agreement with the Homewood-Flossmoor Park District to utilize the H-F Sport Complex located at 18220 Morgan Avenue as the venue for the Village's 2026 Holiday Market and 2027 Winter Indoor Markets.
- G. Settlement Agreement/Wind Creek LLC/Village of East Hazel Crest: Authorize the Village Attorney, as Homewood's duly authorized representative, to sign the four-year Settlement Agreement between Wind Creek LLC, the Village of East Hazel Crest, and the Village of Homewood which gives authority to enter into and to perform the obligations of the Agreement.

Item A: Amy Zukowski stated that Lauterbach & Amen was chosen as the lowest bidder because Selden Fox was unable to provide a single audit price.

Before the vote, President Hofeld invited comments.

Item D: Amy Zukowski explained to Amy Crump that the amount was already budgeted.

Item F: Terence Acquah answered Amy Crump that they were waiting to hear back from DCEO for the date of the renovation.

Item G: Trustee Mason asked why the Village would want a four-year settlement. Chris Cummings explained that the process of appealing taxes can go on for years. The Village would be able to secure a “certainty” for four years where we would not have to worry about the casino appealing the taxes triggering the Village to pay back money that would be otherwise obligated to other projects.

A motion was made by Trustee Mason and seconded by Trustee Willis to approve the Omnibus Report as presented.

***Roll Call: AYES -- Trustees Harris-Jones, Willis, Heiferman, Mason, Roman. NAYS –None. ABSENT-Trustee Siemsen.***

**NEW BUSINESS:** Discussion/Liquor License Request/3B Burger-Bird-Brew/18755 Dixie Highway: Amy Zukowski presented a Liquor License Request from 3B Burger-Bird-Brew house at 18755 Dixie Highway. She said they own 20 other restaurants and will have a well-maintained restaurant. Antoine Washington stated that they specialize in burgers, bird (chicken) and brews. He plans to franchise in the future. He said that this will be a sit-down restaurant along with carry out. He plans to open May 1. President Hofeld said that should be doable.

A motion was made by Trustee Mason and seconded by Trustee Willis to prepare an ordinance to be agendized at a future Board meeting to increase the allowed number of Class 5A liquor licenses for 3B Burger-Bird-Brew house, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license.

***Roll Call: AYES -- Trustees Harris-Jones, Willis, Heiferman, Mason, Roman. NAYS –None. ABSENT-Trustee Siemsen.***

Discussion/Fiscal Year 2026-2027 Budget: Napoleon Haney, Amy Zukowski, Lindsay Cabay, and Terence Acquah presented the Fiscal Year 2026-2027 Budget. Napoleon Haney stated that the Finance Department reviewed all five departmental budget requests while also looking at a five-year capital plan that would be stable and minimize risks. Lindsay Cabay said that projected revenue funds come from a variety of services such as property tax, sales tax, gaming tax, interest income, and places for eating taxes. There is also a projected \$2 million revenue amount from Wind Creek Casino and an additional \$800,000 from sales tax which was quickly absorbed by the General Fund due to higher prices for goods, materials and associated staff costs (risk management, insurance, Cost of Living Adjustments). There was a decline in cannabis sales due to an influx of stores in neighboring towns. Amy Zukowski stated that salaries, health insurance, police, public safety, and public works costs increased as projected. Risk management costs have more than doubled to \$1.46 million over the past 6 years. Staff plans to create a new risk management position to help reduce that amount. There is sufficient funding to satisfy the budget and handle all of the service, duties and obligations of the Village. The general fund is \$30 million and is projected to have a surplus of about \$175,000.

Trustee Roman asked which TIFs have closed that also have a surplus. Amy Zukowski answered that the Southgate and Southwest TIFs have a surplus, with \$126,000 in Southgate and \$205,000 in Southwest. Chris Cummings explained that the Village constantly monitors what and when appeals are filed. The Village of Homewood receives the bills from the appeals, so monies are held in each of the closed TIFs for future appeals that may happen in the years to come. President Hofeld said in the past the Halsted Street TIF successfully returned roughly \$50 million that was distributed back to the taxing bodies. President Hofeld also asked for more benches in the downtown. President Hofeld also asked if staff can look into converting vehicle stickers into the water bill as Flossmoor has done. President Hofeld asked when they would have the numbers for the IEPA grants to fund the 2027-2028 lead line replacements. Amy Zukowski said that staff should hear back from the IEPA in June or July 2026.

**GENERAL BOARD DISCUSSION:** Trustees thanked residents for coming to the board meeting. Trustees thanked staff for their budget presentation. The Board congratulated the new Sergeant and Deputy Chief. Trustee Willis enjoyed the saxophone player. Trustee Heiferman said he wanted to acknowledge the audience and to share that those who spoke during the meeting presented their points well. Trustee Mason thanked staff for their assistance with the Community Emergency Response Team (CERT) cohort as it was success.

**ADJOURN:** A motion was made by Trustee Mason and seconded by Trustee Heiferman to adjourn the regular meeting of the Board of Trustees.

***Roll Call: AYES -- Trustees Harris-Jones, Willis, Heiferman, Mason, Roman. NAYS –None. ABSENT-Trustee Siemsen.***

The meeting adjourned at 8:01 p.m.

Respectfully submitted,

Nakina Flores  
Village Clerk

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**From:** jenna weglarz  
**Sent:** Tuesday, March 10, 2026 4:08 PM  
**To:** Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Roman, Lauren; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments  
**Subject:** APPROVE the Southland Development Authority

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello,

The residents have spoken up over and over. We do NOT want the proposal that Hofeld and some of the board wants. The community does not want that. They want public parking and green spaces.

Why is there such a rush? Why are we trying to hurry and pass this when residents are saying no?????

There need to be more public input into this decision.

Do not rush this decision. Listen to the residents.

The residents like the Southland Development Authority. If you approve a plan, approve that.

But this needs to be slowed down and no vote should be made today.

I want my email included in the board agenda notes.

Thank you,  
Jenna Monaco

Get [Outlook for iOS](#)

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**From:** Brenna Piszewski  
**Sent:** Tuesday, March 10, 2026 4:42 PM  
**To:** Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Iroman@homewoodil.gov; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments  
**Subject:** Downtown Development

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello Village Trustees,

I do not agree with the proposed downtown development in the village parking lot.

Parking is already an issue, and the village is actively adding more businesses downtown. We do not know how these businesses are going to affect the already strained parking situation.

I feel it is not in the best interest of the village residents nor local businesses to add another development of the Hartford building magnitude.

Sincerely,  
Brenna Piszewski

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**From:** Hilary Pries  
**Sent:** Tuesday, March 10, 2026 4:42 PM  
**To:** Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Roman, Lauren; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments  
**Subject:** Southland Authority Proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Trustees,

I strongly encourage you to consider the Southland Authority proposal. I believe that it is the best option for Homewood residents in terms of affordability, greenspace, and public parking. The community has strong opinions about the need for public parking in the downtown area. If the village is going to give away TIF incentives to private businesses, they should be more seriously considering the opinions of the people who already live here. The local, small business focused downtown is a part of what makes Homewood special. This decision feels hasty and deaf to the wishes of residents who would like to see a local collective carve out a really unique development for the Matrix building and village parking lot.

I think that a government, whether local or national, works best when there is a diversity of opinion that is encouraged and cherished.

Thank you,

Hilary Juretic Pries, M.Ed

Homewood

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**From:** Nancy Baker  
**Sent:** Tuesday, March 10, 2026 4:42 PM  
**To:** Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Iroman@homewoodil.gov; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments  
**Subject:** Development of Village Hall parking lot

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

To the Board,  
I and most of the residents of Homewood are against the development of the parking lot. IT WILL NOT BE AN ENHANCEMENT TO THE VILLAGE. It is not needed will take up precious space.

Nancy Baker  
Fourth generation Homewood resident

Sent from my iPhone

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**From:** Lisa O.  
**Sent:** Tuesday, March 10, 2026 5:07 PM  
**To:** Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Iroman@homewoodil.gov; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments  
**Subject:** Please don't rush your vote tonight!

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Good afternoon,

I respectfully request that the Village Trustees delay the vote on the proposed Village Hall parking lot development. This decision has the potential to influence the direction and identity of our village for many years to come. Given the significance of this project, it would be beneficial to allow more time for thoughtful evaluation and meaningful input from residents. Taking additional time for discussion and community engagement will help ensure that the decision is thoughtful, transparent, and aligned with the long-term interests of the village. Allowing additional time for community engagement will help ensure that any decision made reflects the long-term interests and values of our beloved Homewood.

Sincerely,  
Lisa Opiola

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**From:** Lisa O.  
**Sent:** Tuesday, March 10, 2026 5:11 PM  
**To:** Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Iroman@homewoodil.gov; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments  
**Subject:** Please don't rush your vote tonight!

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Good afternoon,

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Sincerely,  
Lisa Opiola

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**From:** Lisa O.  
**Sent:** Tuesday, March 10, 2026 5:11 PM  
**To:** Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments; Roman, Lauren  
**Subject:** Please don't rush your vote tonight!

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Good afternoon,

I respectfully request that the Village Trustees delay the vote on the proposed Village Hall parking lot development. This decision has the potential to influence the direction and identity of our village for many years to come. Given the significance of this project, it would be beneficial to allow more time for thoughtful evaluation and meaningful input from residents. Taking additional time for discussion and community engagement will help ensure that the decision is thoughtful, transparent, and aligned with the long-term interests and values of our beloved Homewood.

Sincerely,  
Lisa Opiola

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**From:** Terri Riley  
**Sent:** Tuesday, March 10, 2026 6:20 PM  
**To:** Iroman@homewoodil.gov; Hofeld, Rich; Heiferman, Jay; Siemsen, Patrick; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments; Jones, Vivian  
**Subject:** The development on the vote this evening

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hi,

I appreciate wanting to further develop downtown. However there is already limited parking. When I take my daughter to piano lessons at Melody Mart I would watch people illegally park in handicapped spots or in parking that is private property. I struggle to find parking to pick up a sandwich at Bergstiens. I worry if I have to walk a long way in the dark to get my hair cut at Artistix. I see the village wants to develop the Auditorium, yet take parking away. St John is not the answer as crossing Dixie is not safe. What about the farmers market or other events downtown? I have limited ability so I need to park close but I may stay away from downtown if I can't park. I feel taking parking away for high priced apartments is doing a disservice to the businesses downtown.

Terri

[Sent from Yahoo Mail for iPad](#)

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**From:** Amy Dillman  
**Sent:** Tuesday, March 10, 2026 6:26 PM  
**To:** PublicComments  
**Subject:** Building proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello,  
I was encouraged to email with my thoughts before tonight's vote on the development of the parking lot and Matrix building.

We have so many nice stores here and no parking. The people who live here can't afford the "luxury condos" that some people want to have built! We could instead create an updated parking lot with some attractive green space which would invite people to come, park their cars and walk around town. If there's no clear space for public parking, people won't stay to shop! Why would you build yet one more place for people to live and shop when we don't have enough parking as it is? Using the space across the street at St John Neuman is ok, but it's not a space that invites people to stop by.

I hope this makes sense, I'm writing at the last minute. Please hold off from voting and give the idea some more thought.

Thank You,  
Amy Dillman

Sent from my iPhone

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**From:** Bob Robertson  
**Sent:** Friday, March 20, 2026 5:42 PM  
**To:** PublicComments; Hofeld, Rich; ; Willis,  
**Subject:** Julie; Siemsen, Patrick; Mason, Phillip; Roman, Lauren; Heiferman, Jay  
187th Street Speeding

**External Sender:** Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Right now during Friday rush hour all cars near 187th and Ashland are driving at least 31miles an hour. The speed limit is 25. We haven't seen a cop in a week. We call 911 constantly. What are you doing? We want answers.

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**From:** Bob Robertson  
**Sent:** Saturday, March 21, 2026 6:26 PM  
**To:** PublicComments; Hofeld, Rich; ; Willis,  
**Subject:** Julie; Siemsen, Patrick; Mason, Phillip; Roman, Lauren; Heiferman, Jay  
Re: 187th Street Speeding

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello? Anyone? It hasn't stopped. It's happening now.

On Fri, Mar 20, 2026, 5:42 PM Bob Robertson wrote:  
Right now during Friday rush hour all cars near 187th and Ashland are driving at least 31miles an hour. The speed limit is 25. We haven't seen a cop in a week. We call 911 constantly. What are you doing? We want answers.

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**From:** Bob Robertson  
**Sent:** Monday, March 23, 2026 5:12 PM  
**To:** PublicComments; Hofeld, Rich;

Willis,  
Julie; Siemsen, Patrick; Mason, Phillip; Roman, Lauren; Heiferman, Jay; Haney, Napoleon;  
Steinmiller, Antonia; Acquah, Terence;

**Subject:** Re: 187th Street Speeding

**External Sender:** Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Cars are flying by RIGHT NOW. We are still waiting for a reply. ANYONE? When are you going to do something about the speeding? How many more people are going to die in vehicle accidents in this town?

On Sat, Mar 21, 2026, 6:26 PM Bob Robertson wrote:  
Hello? Anyone? It hasn't stopped. It's happening now.

On Fri, Mar 20, 2026, 5:42 PM Bob Robertson wrote:  
Right now during Friday rush hour all cars near 187th and Ashland are driving at least 31miles an hour. The speed limit is 25. We haven't seen a cop in a week. We call 911 constantly. What are you doing? We want answers.

Name	Description	DEPARTMENT	Net Invoice Amount
3CMA	MARKETING	MANAGER'S OFFICE	85.00
Total 3CMA:			85.00
A & D CLEANING SERVICES	CLEANING FOR INDOOR MARKET	MANAGER'S OFFICE	185.00
Total A & D CLEANING SERVICES:			185.00
A BETTER DOOR & DOCK SERV	DOOR REPAIRS/ REMOTE SERVICE	PUBLIC WORKS	943.00
Total A BETTER DOOR & DOCK SERVICES:			943.00
AARON MEYER	BOOT REIMBURSEMENT-MEYER	PUBLIC WORKS	440.00
Total AARON MEYER:			440.00
ACCURATE EMPLOYMENT SCR	BACKGROUND	MANAGER'S OFFICE	230.43
Total ACCURATE EMPLOYMENT SCREENING LLC:			230.43
ADVANCE SWEEPING SERVICE	STREET SWEEPING	PUBLIC WORKS	9,558.79
Total ADVANCE SWEEPING SERVICES INC:			9,558.79
AIR ONE EQUIPMENT INC	RED PUMPS CANS	FIRE DEPARTMENT	1,234.00
Total AIR ONE EQUIPMENT INC:			1,234.00
AIRGAS USA LLC	PPE VM	PUBLIC WORKS	55.12
AIRGAS USA LLC	OPERATING SUPPLIES VM	PUBLIC WORKS	225.00
Total AIRGAS USA LLC:			280.12
ALEX FARKAS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	91.96
ALEX FARKAS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	99.99
Total ALEX FARKAS:			191.95
ALEXANDER EQUIPMENT	SAFETY PANTS FOR CHAINSAW	PUBLIC WORKS	308.45
Total ALEXANDER EQUIPMENT:			308.45
ALTA CONSTRUCTION EQUIPM	L&M DEPT REPAIR PARTS	PUBLIC WORKS	270.90
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			270.90
ALTA EQUIPMENT COMPANY	BARK BLOWER RENTAL	PUBLIC WORKS	1,428.00
Total ALTA EQUIPMENT COMPANY:			1,428.00
ALTORFER INDUSTRIES INC	EMERGENCY GENERATOR REPAIR	PUBLIC WORKS	2,036.20
Total ALTORFER INDUSTRIES INC:			2,036.20
AMAZON CAPITAL SERVICES IN	FLASHLIGHT	PUBLIC WORKS	185.28
AMAZON CAPITAL SERVICES IN	MEMORY HARD DRIVE AND IPAD STANDS	MANAGER'S OFFICE	795.95
AMAZON CAPITAL SERVICES IN	MATERIALS FOR HF CLEAN UP DAY	MANAGER'S OFFICE	107.97

Name	Description	DEPARTMENT	Net Invoice Amount
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	50.51
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	13.29
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	106.64
Total AMAZON CAPITAL SERVICES INC:			1,259.64
ANTHONY BURTON	QUARERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	477.40
ANTHONY BURTON	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	50.46
Total ANTHONY BURTON:			527.86
ARC DOCUMENT SOLUTIONS	HP DESIGNJET T930 PRINTER MAINTENANCE	PUBLIC WORKS	941.50
Total ARC DOCUMENT SOLUTIONS:			941.50
ARTISTIC ENGRAVING	BADGES	POLICE DEPARTMENT	465.60
ARTISTIC ENGRAVING	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	341.75
ARTISTIC ENGRAVING	BADGES	POLICE DEPARTMENT	1,396.47
Total ARTISTIC ENGRAVING:			2,203.82
ASHLAND PROPANE	PROPANE FILL	PUBLIC WORKS	150.00
Total ASHLAND PROPANE:			150.00
AUTO PALACE INC	ACCIDENT REPAIR POLICE	PUBLIC WORKS	8,308.35
Total AUTO PALACE INC:			8,308.35
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	12,001.13
AVALON PETROLEUM COMPAN	FUEL INVENTORY- GASOLINE	ASSETS	14,968.80
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	2,249.10
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	1,731.20
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	1,990.35
Total AVALON PETROLEUM COMPANY:			32,940.58
AZAVAR AUDIT SOLUTIONS	SALES TAX ANALYTICS & REPORTING	MANAGER'S OFFICE	750.00
Total AZAVAR AUDIT SOLUTIONS:			750.00
B ALLAN GRAPHICS	OFFICE SUPPLIES	FIRE DEPARTMENT	1,370.00
Total B ALLAN GRAPHICS:			1,370.00
BK EQUIPMENT CO	FUEL ISLAND PARTS	PUBLIC WORKS	285.60
BK EQUIPMENT CO	FUEL ISLAND PUMP FILTER'S	PUBLIC WORKS	103.50
Total BK EQUIPMENT CO:			389.10
BLUEBERRY HILL	FOOD ALLOWANCE	PUBLIC WORKS	187.72
BLUEBERRY HILL	FOOD ALLOWANCE	PUBLIC WORKS	80.93
Total BLUEBERRY HILL:			268.65
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	175.99
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	538.94

Name	Description	DEPARTMENT	Net Invoice Amount
Total BOUND TREE MEDICAL LLC:			714.93
BRIGHTLY SOFTWARE INC	CAPITAL PREDICTOR ENTERPRISE	MANAGER'S OFFICE	20,866.19
Total BRIGHTLY SOFTWARE INC:			20,866.19
BRITES TRANSPORATION LTD	STONE	PUBLIC WORKS	6,343.35
Total BRITES TRANSPORATION LTD:			6,343.35
BUCKEYE POWER SALES CO I	CONTRACTUAL SERVICE VM	PUBLIC WORKS	554.38
Total BUCKEYE POWER SALES CO INC:			554.38
C & M PIPE SUPPLY	SEWER MATERIALS	PUBLIC WORKS	366.00
C & M PIPE SUPPLY	BRICKS	PUBLIC WORKS	624.00
C & M PIPE SUPPLY	SEWER MATERIALS	PUBLIC WORKS	1,808.52
Total C & M PIPE SUPPLY:			2,798.52
C & T LAWN AND LANDSCAPE	POROUS PAVE TREE GRATES	PUBLIC WORKS	16,580.00
Total C & T LAWN AND LANDSCAPE:			16,580.00
CDW GOVERNMENT INC	CRADLEPOINT	FIRE DEPARTMENT	2,372.37
CDW GOVERNMENT INC	DELL CTO	FIRE DEPARTMENT	2,730.12
CDW GOVERNMENT INC	DOCKING STATION	FIRE DEPARTMENT	737.06
CDW GOVERNMENT INC	COMPUTER EQUIPMENT	POLICE DEPARTMENT	1,804.54
CDW GOVERNMENT INC	SSD FOR CIU POSITION	MANAGER'S OFFICE	300.55
CDW GOVERNMENT INC	HARD DRIVE REPLACEMENT FOR PD	MANAGER'S OFFICE	209.64
Total CDW GOVERNMENT INC:			8,154.28
CHANDLER SERVICES INC	AMB 128	FIRE DEPARTMENT	406.15
CHANDLER SERVICES INC	AMB 128	FIRE DEPARTMENT	495.00
CHANDLER SERVICES INC	MAINTENANCE AGREEMENTS	FIRE DEPARTMENT	6,950.87
Total CHANDLER SERVICES INC:			7,852.02
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHEVROLET OF HOMEWOOD	STREET DEPT REPAIR PARTS	PUBLIC WORKS	471.80
CHEVROLET OF HOMEWOOD	STREET DEPT REPAIR PARTS	PUBLIC WORKS	479.00
CHEVROLET OF HOMEWOOD	STREET DEPT REPAIR PARTS	PUBLIC WORKS	575.48
CHEVROLET OF HOMEWOOD	STREET DEPT REPAIR PARTS	PUBLIC WORKS	102.30
Total CHEVROLET OF HOMEWOOD:			1,628.58
CHICAGO COMMUNICATIONS L	NETWORK 3 EXPENSE -- CC HILLS PD	POLICE DEPARTMENT	1,641.00
Total CHICAGO COMMUNICATIONS LLC:			1,641.00
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,848.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	13,280.56

Name	Description	DEPARTMENT	Net Invoice Amount
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL WATER	PUBLIC WORKS	369.31
CHRISTOPHER J CUMMINGS P	NORTHEAST TIF GENERAL LEGAL	PUBLIC WORKS	997.14
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL 183RD WEST		110.79
Total CHRISTOPHER J CUMMINGS PC:			16,605.80
CIVICPLUS LLC	MUNICIPAL CODEBOOK CODIFICATION	MANAGER'S OFFICE	2,310.00
Total CIVICPLUS LLC:			2,310.00
COMED	UTILITIES	PUBLIC WORKS	44.99
Total COMED:			44.99
CONSTELLATION NEWENERGY	ENERGY - DEC-JAN	PUBLIC WORKS	16,129.45
CONSTELLATION NEWENERGY	ENERGY - DEC-JAN	PUBLIC WORKS	12,156.25
CONSTELLATION NEWENERGY	ENERGY - DEC -JAN	PUBLIC WORKS	4,900.19
CONSTELLATION NEWENERGY	ENERGY - DEC-JAN	PUBLIC WORKS	533.07
CONSTELLATION NEWENERGY	ENERGY - DEC-JAN	PUBLIC WORKS	51.71
CONSTELLATION NEWENERGY	JANUARY - FEBRUARY ENERGY	PUBLIC WORKS	10,455.75
CONSTELLATION NEWENERGY	JANUARY - FEBRUARY ENERGY	PUBLIC WORKS	10,475.13
CONSTELLATION NEWENERGY	JANUARY - FEBRUARY ENERGY	PUBLIC WORKS	4,141.53
CONSTELLATION NEWENERGY	JANUARY - FEBRUARY ENERGY	PUBLIC WORKS	532.88
CONSTELLATION NEWENERGY	JANUARY - FEBRUARY ENERGY	PUBLIC WORKS	50.85
Total CONSTELLATION NEWENERGY INC:			59,426.81
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	1,242.00
Total COOK COUNTY CLERK:			1,242.00
CORE & MAIN LP	B-BOX SUPPLIES	PUBLIC WORKS	499.20
CORE & MAIN LP	B-BOX SUPPLIES	PUBLIC WORKS	312.00
CORE & MAIN LP	B-BOX SUPPLIES	PUBLIC WORKS	470.40
CORE & MAIN LP	B-BOX SUPPLIES	PUBLIC WORKS	238.27
CORE & MAIN LP	B-BOX SUPPLIES	PUBLIC WORKS	242.40
CORE & MAIN LP	TRUCK SUPPLIES	PUBLIC WORKS	1,207.78
CORE & MAIN LP	PIPE ADAPTERS	PUBLIC WORKS	541.36
Total CORE & MAIN LP:			3,511.41
CORE INTEGRATED MARKETIN	MARKETING	MANAGER'S OFFICE	108.00
CORE INTEGRATED MARKETIN	MARKETING	MANAGER'S OFFICE	75.00
Total CORE INTEGRATED MARKETING:			183.00
CVB	HOTEL TAX - JANUARY 2026 WCC	ASSETS	875.87
CVB	HOTEL TAX - FEBRUARY 2026 LA BANQUE	ASSETS	467.69
CVB	HOTEL TAX - FEBRUARY 2026 WCC	ASSETS	948.10
Total CVB:			2,291.66
DACRA ADJUDICATION LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	1,500.00
Total DACRA ADJUDICATION LLC:			1,500.00
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	117.60

Name	Description	DEPARTMENT	Net Invoice Amount
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	117.60
Total DANA ROBINSON:			235.20
DAVE EBERT	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	855.89
Total DAVE EBERT:			855.89
DAVE LOTZ	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	701.25
Total DAVE LOTZ:			701.25
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	579.71
Total DELTA SONIC CAR WASH:			579.71
DENNIS GIOMETTI	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	866.21
Total DENNIS GIOMETTI:			866.21
DEVELOPMENTAL SERVICES C	RANGE TARGETS	POLICE DEPARTMENT	327.53
Total DEVELOPMENTAL SERVICES CENTER:			327.53
DIKA HOMEWOOD LLC	BURLINGTON SALES TAX SHARING	MANAGER'S OFFICE	8,645.58
Total DIKA HOMEWOOD LLC:			8,645.58
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	132.00
Total DMC SECURITY SERVICES INC:			198.00
DONALD DEAN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	330.99
Total DONALD DEAN:			330.99
DOUGLAS ROBERTS	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,319.76
Total DOUGLAS ROBERTS:			1,319.76
EBERT JANICE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	852.66
Total EBERT JANICE:			852.66
EIGNERS FLORIST	FLOWERS FOR CAREY PARENTS	FIRE DEPARTMENT	164.80
Total EIGNERS FLORIST:			164.80
EMS DEPARTMENT	TRAINING CLASS	FIRE DEPARTMENT	45.00
EMS DEPARTMENT	TRAINING - FD	FIRE DEPARTMENT	45.00
EMS DEPARTMENT	TRAINING - FD	FIRE DEPARTMENT	45.00
EMS DEPARTMENT	TRAINING - FD	FIRE DEPARTMENT	25.00
EMS DEPARTMENT	TRAINING - FD	FIRE DEPARTMENT	30.00
Total EMS DEPARTMENT:			190.00

Name	Description	DEPARTMENT	Net Invoice Amount
ESO SOLUTIONS INC	ESO	FIRE DEPARTMENT	324.61
Total ESO SOLUTIONS INC:			324.61
EVT TECH	VEHICLE UPFIT	PUBLIC WORKS	2,300.00
Total EVT TECH:			2,300.00
FEDERAL EXPRESS	EXPRESS POSTAGE FEES	MANAGER'S OFFICE	137.35
Total FEDERAL EXPRESS:			137.35
FIRST ARRIVING LLC	ANNUAL LICENSE	MANAGER'S OFFICE	1,626.18
Total FIRST ARRIVING LLC:			1,626.18
FLEET SAFETY SUPPLY	ACCIDENT REPLACEMENT EQUIPMENT	PUBLIC WORKS	3,864.44
FLEET SAFETY SUPPLY	NEW VEHICLE EQUIPMENT - PD	PUBLIC WORKS	9,792.82
FLEET SAFETY SUPPLY	STREET DEPT REPAIR PARTS	PUBLIC WORKS	487.60
FLEET SAFETY SUPPLY	ACCIDENT REPLACEMENT EQUIPMENT	PUBLIC WORKS	546.30
FLEET SAFETY SUPPLY	ACCIDENT REPLACEMENT EQUIPMENT	PUBLIC WORKS	780.84
FLEET SAFETY SUPPLY	ACCIDENT REPLACEMENT EQUIPMENT	PUBLIC WORKS	781.15
FLEET SAFETY SUPPLY	ACCIDENT REPLACEMENT EQUIPMENT	PUBLIC WORKS	8,836.81
Total FLEET SAFETY SUPPLY:			25,089.96
FORD OF HOMEWOOD	EXHAUST EMISSIONS	FIRE DEPARTMENT	74.96
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	6.58
FORD OF HOMEWOOD	OPERATING SUPPLIES VM	PUBLIC WORKS	114.56
FORD OF HOMEWOOD	ADMIN REPAIR PARTS	PUBLIC WORKS	232.41
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	70.06
Total FORD OF HOMEWOOD:			498.57
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	134.68
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	142.08
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	189.44
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	173.16
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	205.72
Total GALLAGHER MATERIALS:			845.08
GC DESIGNS	BRICK PAVER CORRECTION PROGRAM	PUBLIC WORKS	19,656.10
Total GC DESIGNS:			19,656.10
GFC LEASING	MONTHLY AGREEMENT	MANAGER'S OFFICE	126.59
Total GFC LEASING:			126.59
GMX MIDLAND HOMEWOOD IL	PLACES FOR EATING TAX REBATE	MANAGER'S OFFICE	6,441.80
Total GMX MIDLAND HOMEWOOD IL LLC:			6,441.80
GOLDY LOCKS INC	PD DOOR MAINTENANCE	PUBLIC WORKS	303.75

Name	Description	DEPARTMENT	Net Invoice Amount
Total GOLDY LOCKS INC:			303.75
GRAINGER INC	LOCKERS	PUBLIC WORKS	1,018.12
GRAINGER INC	LOCKERS	PUBLIC WORKS	1,018.12
Total GRAINGER INC:			2,036.24
HANNA NELSON	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	137.95
Total HANNA NELSON:			137.95
HARRY BOEREMA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	571.20
Total HARRY BOEREMA:			571.20
HELSEL JEPPEPERSON ELECTRI	EMERGENCY GENERATOR SUPPLIES-LIFT STATIONS	PUBLIC WORKS	700.77
HELSEL JEPPEPERSON ELECTRI	CONTACT CLEANER	PUBLIC WORKS	24.70
Total HELSEL JEPPEPERSON ELECTRICAL:			725.47
HOERR CONSTRUCTION INC	2024 SANITARY SLIP LINING PROJECT	PUBLIC WORKS	32,340.93
Total HOERR CONSTRUCTION INC:			32,340.93
HOMEWOOD ROTARY CLUB	HOMEWOOD ROTARY DUES	MANAGER'S OFFICE	195.00
Total HOMEWOOD ROTARY CLUB:			195.00
HOMEWOOD-FLOSSMOOR CH	CHRONICLE AD	MANAGER'S OFFICE	420.00
Total HOMEWOOD-FLOSSMOOR CHRONICLE:			420.00
HY TEST SAFETY SHOE SERVI	WORK BOOTS	PUBLIC WORKS	158.99
Total HY TEST SAFETY SHOE SERVICE:			158.99
IDI	BACKGROUND CHECKS	POLICE DEPARTMENT	168.75
Total IDI:			168.75
ILCMA	RECRUITMENT	MANAGER'S OFFICE	50.00
Total ILCMA:			50.00
ILLINOIS CHAPTER IAA	TREE RISK ASSESSMENT QUALIFICATION	PUBLIC WORKS	1,485.00
Total ILLINOIS CHAPTER IAA:			1,485.00
ILLINOIS STATE POLICE	COST CENTER 4465	MANAGER'S OFFICE	27.00
Total ILLINOIS STATE POLICE:			27.00
IMPERIAL SURVEILLANCE INC	TROUBLE SHOOTING CAMERA ISSUE	MANAGER'S OFFICE	105.00
Total IMPERIAL SURVEILLANCE INC:			105.00

Name	Description	DEPARTMENT	Net Invoice Amount
INTERNATIONAL CODE COUNC	ICC CODE TABS	FIRE DEPARTMENT	44.63
Total INTERNATIONAL CODE COUNCIL:			44.63
INTERSTATE BATTERY	L&M REPAIR PARTS	PUBLIC WORKS	214.41
Total INTERSTATE BATTERY:			214.41
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	5,598.72
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	2,773.59
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	6.02
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	1,993.52
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	2,310.72
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	1,533.18
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	1,435.19
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	7,806.61
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	2,823.48
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	5,822.03
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	969.55
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	1,451.02
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	3,710.36
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	8,685.98
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	4,692.93
IPBC	APRIL INSURANCE PREMIUM	FIRE DEPARTMENT	42,019.66
IPBC	APRIL INSURANCE PREMIUM	FIRE DEPARTMENT	6,135.11
IPBC	APRIL INSURANCE PREMIUM	FIRE DEPARTMENT	8,781.29
IPBC	APRIL INSURANCE PREMIUM	POLICE DEPARTMENT	77,356.72
IPBC	APRIL INSURANCE PREMIUM	POLICE DEPARTMENT	7,667.58
IPBC	APRIL INSURANCE PREMIUM	POLICE DEPARTMENT	4,029.57
IPBC	APRIL INSURANCE PREMIUM	POLICE DEPARTMENT	5,788.27
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	64,563.79
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	2,185.64
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	6,672.57
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	5,338.57
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	4,510.67
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	7,438.71
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	243.75
Total IPBC:			294,344.80
IVY FLORES	REFUND OVERPAYMENT	ASSETS	35.00
Total IVY FLORES:			35.00
JAMES FINFROCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	588.80
Total JAMES FINFROCK:			588.80
JESSICA ALEXANDER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	279.69
Total JESSICA ALEXANDER:			279.69
JODY APPLGATE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	153.30
Total JODY APPLGATE:			153.30
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	847.79

Name	Description	DEPARTMENT	Net Invoice Amount
JONES PARTS & SERVICE INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	79.40
Total JONES PARTS & SERVICE INC:			927.19
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,005.70
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,602.04
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	552.89
Total KANKAKEE TRUCK EQUIPMENT:			3,160.63
KATHERINE BECKER	WORK BOOT REIMBIMBURSEMENT	PUBLIC WORKS	869.41
Total KATHERINE BECKER:			869.41
KEVIN RADTKE	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	280.08
Total KEVIN RADTKE:			280.08
KRISTINE ONEILL	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	50.46
Total KRISTINE ONEILL:			50.46
LANER MUCHIN LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	3,666.67
Total LANER MUCHIN LTD:			3,666.67
LAURA FRITZ	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	136.99
Total LAURA FRITZ:			136.99
LEADSONLINE LLC	USER LICENSE FEE	POLICE DEPARTMENT	2,886.93
Total LEADSONLINE LLC:			2,886.93
LEXISNEXIS RISK DATA MANAG	BACKGROUND CHECKS	POLICE DEPARTMENT	200.00
Total LEXISNEXIS RISK DATA MANAGEMENT:			200.00
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	181.44
Total LOTT #1 INC:			181.44
LUMA BRIGHTER LEARNING	CDL TRAINING	PUBLIC WORKS	99.00
Total LUMA BRIGHTER LEARNING:			99.00
M & M AUTO GLASS	PW WINDSHIELD REPLACEMENT	PUBLIC WORKS	725.00
Total M & M AUTO GLASS :			725.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MARIAN KIEPURA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	388.54

Name	Description	DEPARTMENT	Net Invoice Amount
Total MARIAN KIEPURA:			388.54
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	1,789.29
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	EXPENSES	198.81
Total MEADE ELECTRIC CO INC:			1,988.10
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	55.98
MENARDS INC	PD VEHICLE SUPPLIES	POLICE DEPARTMENT	76.89
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	55.95
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	16.49
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	18.27
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	11.13
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	FIRE DEPARTMENT	60.22
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	17.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	FIRE DEPARTMENT	32.33
MENARDS INC	EVENT EQUIPMENT	PUBLIC WORKS	1,558.00
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	FIRE DEPARTMENT	71.99
MENARDS INC	OPERATING SUPPLIES VM	PUBLIC WORKS	8.28
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	FIRE DEPARTMENT	156.92
MENARDS INC	TANK TARPS	PUBLIC WORKS	143.97
MENARDS INC	OPERATING SUPPLIES VM	PUBLIC WORKS	83.95
MENARDS INC	TOOLS FOR EVENTS	PUBLIC WORKS	139.98
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	25.87
MENARDS INC	TIDE PODS	FIRE DEPARTMENT	10.99
MENARDS INC	BLDG MAINT SUPPLIES	PUBLIC WORKS	89.97
Total MENARDS INC:			2,635.15
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	850.00
Total METROPOLITAN INDUSTRIES INC:			850.00
METROPOLITAN MAYORS CAU	2025-2026 CAUCUS DUES	MANAGER'S OFFICE	875.84
Total METROPOLITAN MAYORS CAUCUS:			875.84
MICHAEL BARTELTSEN	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	543.36
Total MICHAEL BARTELTSEN:			543.36
MICHAEL KOZLOWSKI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	243.49
Total MICHAEL KOZLOWSKI:			243.49
MICHAEL NICKOLAOU	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	258.06
Total MICHAEL NICKOLAOU:			258.06
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	67.14
MONARCH AUTO SUPPLY INC	ADMIN REPAIR PARTS	PUBLIC WORKS	156.75
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	160.84
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	177.24
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	7.30
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	97.86
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	1,160.28

Name	Description	DEPARTMENT	Net Invoice Amount
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	41.65
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	350.40
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	151.60
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	74.93
MONARCH AUTO SUPPLY INC	VEHICLE MAINT DEPT TOOL	PUBLIC WORKS	315.69
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	60.19
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	8.36
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	18.15
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	31.59
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	14.96
Total MONARCH AUTO SUPPLY INC:			2,894.93
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- HOMEWOOD PD	POLICE DEPARTMENT	661.05
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- HOMEWOOD PD	POLICE DEPARTMENT	14,808.20
Total MOTOROLA SOLUTIONS INC:			15,469.25
MULTISYSTEM MANAGEMENT	JANITORIAL SERVICES VILLAGE WIDE	PUBLIC WORKS	3,466.65
Total MULTISYSTEM MANAGEMENT COMPANY:			3,466.65
NATHAN BRUNI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	57.68
Total NATHAN BRUNI:			57.68
NICOR	UTILITIES	PUBLIC WORKS	5,976.03
NICOR	UTILITIES	PUBLIC WORKS	740.73
NICOR	UTILITIES	PUBLIC WORKS	113.56
NICOR	UTILITIES	PUBLIC WORKS	707.57
Total NICOR:			7,537.89
NORATEK SOLUTIONS INC	FIRE INSPECTION SOFTWARE ANNUAL LICENSE	MANAGER'S OFFICE	9,525.60
Total NORATEK SOLUTIONS INC:			9,525.60
NORTHERN TOOL	STORAGE FOR EVENTS	PUBLIC WORKS	339.99
Total NORTHERN TOOL:			339.99
NORTHWESTERN UNIVERSITY	TRAINING REGISTRATION	POLICE DEPARTMENT	4,800.00
Total NORTHWESTERN UNIVERSITY CPS:			4,800.00
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	796.45
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	413.33
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	824.87
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	103.48
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	322.14
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,244.50
Total O'HERRON CO:			3,704.77
OSCAR ZENDEJAS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	58.71

Name	Description	DEPARTMENT	Net Invoice Amount
Total OSCAR ZENDEJAS:			58.71
OTTOSEN DINOLFO HASENBAL	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	700.00
Total OTTOSEN DINOLFO HASENBALG & CASTALDO LTD:			700.00
PARK AVENUE RECOVERY	BIO-HAZARD CLEANING	POLICE DEPARTMENT	200.00
Total PARK AVENUE RECOVERY:			200.00
PERFORMANCE DETAILING	POLICE ACCIDENT EQUIPMENT	PUBLIC WORKS	120.00
PERFORMANCE DETAILING	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	270.00
Total PERFORMANCE DETAILING:			390.00
PETTY CASH	PETTY CASH - FD	FIRE DEPARTMENT	69.00
PETTY CASH	PETTY CASH - PD	POLICE DEPARTMENT	30.00
PETTY CASH	PETTY CASH - PW	PUBLIC WORKS	61.35
PETTY CASH	PETTY CASH - PD	POLICE DEPARTMENT	28.56
PETTY CASH	PETTY CASH - PW	PUBLIC WORKS	25.00
PETTY CASH	PETTY CASH - PD	POLICE DEPARTMENT	32.97
PETTY CASH	TOBACCO COMPLIANCE CHECK FUND	POLICE DEPARTMENT	600.00
Total PETTY CASH:			846.88
PHILLIPS CHEVROLET	2800 TAHOE	FIRE DEPARTMENT	1,079.95
PHILLIPS CHEVROLET	2800 TAHOE	FIRE DEPARTMENT	1,386.58
Total PHILLIPS CHEVROLET:			2,466.53
POROUS PAVE INC	TREE GRATE MATERIAL	PUBLIC WORKS	1,725.70
Total POROUS PAVE INC:			1,725.70
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	PUBLIC WORKS	368.00
Total RELIANCE SAFETY LANE & SERVICE:			368.00
ROBERT UTTER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,298.18
Total ROBERT UTTER:			1,298.18
ROBERT WENDT	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	977.69
Total ROBERT WENDT:			977.69
ROEDA INC	NEW VEHICLE DECALS	PUBLIC WORKS	130.00
ROEDA INC	TEMP NO PARKING SIGNS	PUBLIC WORKS	690.00
ROEDA INC	WELCOME SIGN REPLACEMENT	PUBLIC WORKS	1,626.00
Total ROEDA INC:			2,446.00
RUSH TRUCK CENTERS OF IND	PW PLOW TRUCK CHASSIS	PUBLIC WORKS	116,126.00
RUSH TRUCK CENTERS OF IND	PW PLOW TRUCK CHASSIS	PUBLIC WORKS	116,126.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total RUSH TRUCK CENTERS OF INDIANA INC:			232,252.00
RUSSO POWER EQUIPMENT	PICK UP STIX	PUBLIC WORKS	1,049.50
RUSSO POWER EQUIPMENT	CLEAN UP DAY MATERIALS	PUBLIC WORKS	787.13
RUSSO POWER EQUIPMENT	CLEAN UP DAY MATERIALS	MANAGER'S OFFICE	787.12
RUSSO POWER EQUIPMENT	OPERATING SUPPLIES	PUBLIC WORKS	334.93
Total RUSSO POWER EQUIPMENT:			2,958.68
RYDIN SIGN & DECAL	VEHICLE STICKERS 2026-2027	MANAGER'S OFFICE	4,991.88
Total RYDIN SIGN & DECAL:			4,991.88
SAFETY KLEEN	CONTRACTUAL SERV - VM	PUBLIC WORKS	550.48
Total SAFETY KLEEN:			550.48
SEBIS - POSTAGE	SEBIS POSTAGE	PUBLIC WORKS	3,492.76
Total SEBIS - POSTAGE:			3,492.76
SEBIS DIRECT INC	SEBIS DIRECT	PUBLIC WORKS	2,013.41
Total SEBIS DIRECT INC:			2,013.41
SERENDIPITY YOGA AND WELL	TRAINING	POLICE DEPARTMENT	480.00
SERENDIPITY YOGA AND WELL	YOGA CLASSES	FIRE DEPARTMENT	180.00
Total SERENDIPITY YOGA AND WELLNESS LLC:			660.00
SERVICE SANITATION INC	PORTABLE SANITATION WP3	PUBLIC WORKS	292.18
Total SERVICE SANITATION INC:			292.18
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	620.79
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	750.77
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	315.43
Total SHOREWOOD HOME AND AUTO INC:			1,686.99
SIONICS WEAPON SYSTEMS	SSERT EQUIPMENT	POLICE DEPARTMENT	2,741.65
Total SIONICS WEAPON SYSTEMS:			2,741.65
SITEONE LANDSCAPE SUPPLY	WEED CHEMICAL	PUBLIC WORKS	1,527.25
Total SITEONE LANDSCAPE SUPPLY LLC:			1,527.25
SOUTH SUBURBAN HUMANE S	ANIMAL IMPOUNDS	POLICE DEPARTMENT	1,000.00
Total SOUTH SUBURBAN HUMANE SOCIETY:			1,000.00
SOUTHLAND COMMUNICATION	SOUTHLAND COMMUNICATION CENTER	POLICE DEPARTMENT	7,933.92
Total SOUTHLAND COMMUNICATION CENTER:			7,933.92

Name	Description	DEPARTMENT	Net Invoice Amount
STANARD & ASSOCIATES INC	FIREFIGHTER RECRUITMENT	MANAGER'S OFFICE	550.00
Total STANARD & ASSOCIATES INC:			550.00
STATE INDUSTRIAL PRODUCTS	DEODORIZER	PUBLIC WORKS	365.93
Total STATE INDUSTRIAL PRODUCTS:			365.93
STRAUGHN FARM INC	BLACK DIRT	PUBLIC WORKS	300.00
Total STRAUGHN FARM INC:			300.00
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	749.34
Total SUBURBAN LABORATORIES INC:			749.34
SWIFT SAW & TOOL SUPPLY	BUILDING MAINT SUPPLIES	PUBLIC WORKS	177.20
SWIFT SAW & TOOL SUPPLY	CRIMP WIRE WHEELS	FIRE DEPARTMENT	162.29
SWIFT SAW & TOOL SUPPLY	OPERATING SUPPLIES VM	PUBLIC WORKS	91.24
Total SWIFT SAW & TOOL SUPPLY:			430.73
TELCOM INNOVATIONS GROUP	REPAIR AND RECONFIGURATION	MANAGER'S OFFICE	5,780.00
Total TELCOM INNOVATIONS GROUP LLC:			5,780.00
TERMINAL SUPPLY COMPANY	OPERATING SUPPLIES VM	PUBLIC WORKS	346.90
Total TERMINAL SUPPLY COMPANY:			346.90
THE CORPORATE THREAD	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	178.00
Total THE CORPORATE THREAD:			178.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	477.42
THE EAGLE UNIFORM CO INC	QUARTERMASTER	FIRE DEPARTMENT	76.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	470.90
Total THE EAGLE UNIFORM CO INC:			1,024.32
THE STUTTLEY GROUP LLC	ADJUDICATION HEARING OFFICER	MANAGER'S OFFICE	525.00
Total THE STUTTLEY GROUP LLC:			525.00
THOMPSON ELEVATOR INSPEC	ELEVATOR PLAN REVIEW	FIRE DEPARTMENT	100.00
Total THOMPSON ELEVATOR INSPECTION:			100.00
T-MOBILE	PHONES AND IPADS	MANAGER'S OFFICE	1,612.70
Total T-MOBILE:			1,612.70
TPI BUILDING CODE CONSULT	PLAN REVIEWS MARCH 2026	FIRE DEPARTMENT	1,302.00
Total TPI BUILDING CODE CONSULTANTS:			1,302.00
TRAFFIC SAFETY STORE	PLASTIC BARRICADE BARRELS	PUBLIC WORKS	3,873.67

Name	Description	DEPARTMENT	Net Invoice Amount
Total TRAFFIC SAFETY STORE:			3,873.67
TRIBUNE PUBLISHING CO LLC	LEGAL NOTICES	MANAGER'S OFFICE	673.51
Total TRIBUNE PUBLISHING CO LLC:			673.51
TRL TIRE SERVICE	POLICE PATROL TIRE	PUBLIC WORKS	130.00
Total TRL TIRE SERVICE:			130.00
TROTSKY INVESTIGATIVE POL	POLICE APPLICANT POLYGRAPH	MANAGER'S OFFICE	240.00
Total TROTSKY INVESTIGATIVE POLYGRAPH:			240.00
UNIFORMS DIRECT LLC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	192.00
Total UNIFORMS DIRECT LLC:			192.00
UNITED RENTALS NORTH AME	LIFT STATION 9 PUMP RENTAL	PUBLIC WORKS	6,389.72
Total UNITED RENTALS NORTH AMERICA INC:			6,389.72
VITAL RECORDS CONTROL	SHREDDING	POLICE DEPARTMENT	80.32
VITAL RECORDS CONTROL	SHREDDING	POLICE DEPARTMENT	80.32
Total VITAL RECORDS CONTROL:			160.64
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	89.76
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	6.40
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	166.54
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	16.93
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	3.66
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	91.23
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	2.52
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	55.30
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	53.12
Total WAREHOUSE DIRECT OFFICE PDTS:			485.46
WASHINGTON PARK HOLDING	2025 WASHINGTON PARK SALES TAX INCENTIVE	MANAGER'S OFFICE	268,034.00
Total WASHINGTON PARK HOLDING LLC:			268,034.00
WELDSTAR COMPANY	OPERATING SUPPLIES PW	PUBLIC WORKS	1,746.71
Total WELDSTAR COMPANY:			1,746.71
WENTWORTH TIRE SERVICE IN	TIRE REPAIR PW	PUBLIC WORKS	385.00
Total WENTWORTH TIRE SERVICE INC:			385.00
WESTCOM WIRELESS	COMMUNICATION HEADSETS FOR SEWER JET	PUBLIC WORKS	3,980.00
Total WESTCOM WIRELESS:			3,980.00
WEX BANK	FLEET FUEL CARD	PUBLIC WORKS	753.79

Name	Description	DEPARTMENT	Net Invoice Amount
Total WEX BANK:			753.79
WINKLER TREE AND LAWN CA	CYCLIC TREE TRIMS	PUBLIC WORKS	26,628.00
Total WINKLER TREE AND LAWN CARE:			26,628.00
WISCO	OXYGEN	FIRE DEPARTMENT	176.25
WISCO	OXYGEN	FIRE DEPARTMENT	267.71
Total WISCO:			443.96
Grand Totals:			1,300,269.55

Dated: \_\_\_\_\_

Village Clerk: \_\_\_\_\_

## ARBOR DAY PROCLAMATION

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday called *Arbor Day*, was first observed with the planting of more than a million trees in Nebraska, and *Arbor Day* is now observed throughout the nation and the world, and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our village increase property values, enhance the economic vitality of business areas and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

WHEREAS, in April of 2026, the Village of Homewood will be recognized by the National Arbor Day Foundation as a Tree City USA for the *twenty-eighth* year.

NOW, THEREFORE, I, Richard A. Hofeld, Village President, do hereby proclaim April 24, 2026 as

### *ARBOR DAY*

in the *Village of Homewood*, and urge all citizens to celebrate *Arbor Day* and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 14<sup>th</sup> day of April, 2026

\_\_\_\_\_  
Village President  
Village of Homewood, Cook County, Illinois



## **BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: April 14, 2026**

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Robert Grabowski, Fire Chief

**Topic:** Renewal agreement/HR Green LLC

### **PURPOSE**

Plan review is the formal technical evaluation a municipality performs on construction or development plans before issuing permits or allowing work to begin. Its purpose is to ensure that what is being proposed for construction is safe, code-compliant, and consistent with local regulations and approvals. The Village engages HR Green LLC of New Lenox, IL for plan review and inspection services for complex projects that require specialized expertise, particularly concerning commercial plans beyond the Village's internal capabilities. The agreement with HR Green is due to be renewed for Fiscal Year 2026-2027. The renewal of this agreement requires Board approval.

### **PROCESS**

When an applicant submits commercial architectural, engineering, or site plans, Homewood engages one of our third-party reviewers to examine the plans to verify compliance with adopted building codes, fire codes, zoning ordinances, subdivision regulations, stormwater requirements, accessibility standards (ADA), and applicable state or federal laws. The review also checks that the plans match what was approved through zoning actions such as special use permits, planned developments, or variances.

The Village presently engages two redundant plan review companies in the Building Division. Since 2022, the Village has relied on HR Green as one of the primary contracted plan review firms. HR Green reviews larger commercial projects, while TPI Building Code Consultants of Oswego, IL handles smaller commercial projects.

HR Green utilizes certified inspectors to conduct inspections of all trades, verifying that projects comply with approved plans, specifications, and all applicable codes and ordinances. HR Green specializes in providing paperless electronic plan review and tracking solutions, where reviews and comments are accessible electronically.



## OUTCOME

Staff is extremely satisfied with HR Green’s responsiveness, professionalism and ability to successfully and critically review large commercial plans. It is also important to remember that HR Green’s costs are fully supported by the plan review fees charged to the submitting applicant. The renewal of this contract will allow the Building Division to continue working with HR Green throughout the upcoming fiscal year.

## FINANCIAL IMPACT

The cost for plan review services is recovered through the permit process.

- **Funding Source:** General Fund
- **Budgeted Amount:** \$50,000 split between both contracted companies

## LEGAL REVIEW

N/A

## RECOMMENDED BOARD ACTION

Approve the renewal of an agreement for plan review and inspection services with HR Green LLC of New Lenox, IL. for Fiscal Year 2026-2027.

## ATTACHMENT(S)

Agreement



**PROFESSIONAL SERVICES AGREEMENT**  
**For**  
**Village of Homewood**  
**Building Plan Review and Inspection Services**  
**May 1, 2026, to April 30, 2027**

Mr. Robert Grabowski – Fire Chief  
Director of Homewood Fire Department  
17950 Dixie Highway  
Homewood, IL 60430  
708-206-3400  
[bgrabowski@homewoodil.gov](mailto:bgrabowski@homewoodil.gov)

Michael Puplava, CBO  
Building & Code Manager

HR Green, Inc.  
323 Alana Drive  
New Lenox, IL 60045-1766  
815-759-8356

March 25, 2026

HR Green Project No.: 2502484

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- 5.0 SERVICES BY OTHERS
- 6.0 CLIENT RESPONSIBILITIES
- 7.0 PROFESSIONAL SERVICES FEE
- 8.0 TERMS AND CONDITIONS

THIS **AGREEMENT** is between the Village of Homewood (hereafter "CLIENT") and HR Green, Inc. (hereafter "COMPANY").

## 1.0 Project Understanding

### 1.1 General Understanding

Upon contract approval and notice-to-proceed, COMPANY will provide CLIENT with COMPANY staff to perform Building Plan Review and Inspection Services. COMPANY staff will perform Building Plan Review Services remote from COMPANY office(s) and will report directly to the CLIENT as needed and determined by CLIENT.

#### **Basic Services:**

Building Plan Reviews and Building Inspections (Residential and Commercial) with COMPANY staff as needed. COMPANY staff will be ICC Certified, IDPH Certified, and State Licensed Professionals. The CLIENT will continue utilizing their in-house Permit Coordinator(s) / Administrative staff.

Building Plan submittals are to be sent to COMPANY electronically as PDFs via email as required and determined by CLIENT. COMPANY will return a final complete set of plans to the client stamped "approved" or "approved as noted" or plans may be stamped by the CLIENT as requested and determined by the CLIENT. COMPANY will provide plan review letters to CLIENT via email in Word and as PDFs for their review and use.

COMPANY staff will take direction from the CLIENT Fire Chief, Building Official or Village Staff and will adhere to the CLIENT'S scheduling, reporting, software usage, equipment standards, personnel assignments, training, and policy compliance.

COMPANY staff will be International Code Council (ICC) certified and/or State Licensed Professionals and will be experienced and knowledgeable in their specific field of service. COMPANY staff will work in compliance with the CLIENT policies and adopted building codes, ordinances, and amendments.

COMPANY will work and coordinate plan reviews and inspections with the CLIENT's software system, as needed. COMPANY will attend training on Village policies including, but not limited to software, procedures, and Village Codes, Ordinances and Amendments as needed or requested.

## 2.0 Scope of Services

The CLIENT agrees to employ COMPANY to perform the following services:

CLIENT agrees to employ COMPANY to perform Building Plan Reviews and Inspections for building projects within the CLIENTs jurisdiction as directed by CLIENT for building projects including but not limited to, Residential, Remodeling, Additions, Multi-family, Commercial, Industrial and Mixed Use.

- A. COMPANY will utilize a multi-disciplined team member(s) assigned to CLIENT as required to perform complete technical Building Plan Reviews and Building Inspections, as requested by CLIENT, to include:
- Building
  - Structural
  - Mechanical
  - Electrical
  - Plumbing
  - Energy
  - Accessibility/ADA
  - Fire Alarm
  - Fire Sprinkler
  - Life Safety
- B. COMPANY staff will verify that construction documents (plans and specifications) and building inspections comply with adopted Building Codes, Local Municipal Codes and Ordinances and Amendments, and will review third party reports such as, but not limited to, Health Department Requirements, Soils and Geological Reports, Civil Engineering Grading Drawings and Surveys, Roof and Floor Engineered Truss Design Plans and Structural Design Plans.
- C. As directed by CLIENT, COMPANY staff will track plan review comments and inspections to verify that the applicants have addressed plan review and inspection comments to achieve Code and Ordinance compliance.
- D. COMPANY will provide a consistent roster of International Code Council (ICC) Certified Inspectors and State Licensed Professionals to perform plan reviews and building inspections as required by CLIENT. COMPANY plan reviewers and building inspectors will conduct plan reviews and inspections of all building disciplines to verify that plans and construction complies with approved plans, specifications, and all applicable codes and ordinances and amendments. As directed by CLIENT, COMPANY staff will provide on-site and off-site (via telephone and email) consultation to assist residents, business owners, developers, contractors, and design professionals as required.
- E. COMPANY staff will provide plan reviews and inspection services during the CLIENT's normal business hours or as directed by CLIENT and will include:
- Excellent customer service to the public as an extension of CLIENT staff.
  - On-site and off-site problem solving and working closely with property owners through occupancy as directed by CLIENT.
  - Proficiently communicate with permit applicants to provide clear and concise direction as determined by CLIENT.
  - Participate in reviews with fire, health, and other government agencies as required and directed by CLIENT.
  - Incorporate, track and update plan reviews and inspection reports utilizing the CLIENT's computer software system.

### 3.0 Deliverables and Schedules Included in this Agreement

The Contract Agreement shall be for a One (1) year term beginning May 1, 2025, to April 30, 2026. The CLIENT shall have the option to renew the contract for two (2) additional one (1) year terms with all terms and conditions, other than price, remaining the same.

COMPANY shall begin performing the services on or about May 1, 2025, after notice to proceed from CLIENT. The actual start date can be reviewed and amended to meet the needs of the CLIENT.

This schedule was prepared to include reasonable allowances for review and approval times required by the CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by the CLIENT or for delays or other causes beyond the control of COMPANY.

### 4.0 Items not included in Agreement/Supplemental Services

The following items are not included as part of this AGREEMENT, but can be added at any time per task order or escrow account setup:

- Civil Engineering – HR Green Staff
- Landscape Architect / Arborist – HR Green Staff
- Surveying – HR Green Staff
- External Agency Reports Analysis – HR Green Staff
- Environmental – HR Green Staff
- Building Code Updates – HR Green Staff
- Building Permit Fees Analysis – HR Green Staff
- Building Permit Processing Analysis - HR Green Staff

Supplemental services not included in the AGREEMENT can be provided by COMPANY under separate agreement, if desired.

### 5.0 Services by Others

Fire Chief / Building Official – Village Staff

Permit Coordinator / Administrative Assistant – Village Staff

**Note:** COMPANY will utilize COMPANY Permit Technician/Administrative staff for remote plan review and inspection coordination, processing, and scheduling.

### 6.0 Client Responsibilities

CLIENT is to provide COMPANY 48-hour notice for requested inspections with inspection schedule sent via email no later than 3p.m. CT for inspections required within 48 hours.

CLIENT is to provide COMPANY appointed staff with a copy of all Local Municipal Codes and Ordinances with Amendments including Historical District and Subdivision and Sign

requirements, standard permit applications, plan review and inspection forms and any other applicable forms or documents.

Project Type	Plan Review Lead Time
<b>Small Residential</b>	
Alteration / Remodel	5 business days or less
Garage / Accessory Structure	3 business days or less
Decks / Porch	3 business days or less
Expedited Review	3 business days or less
<b>Large Residential – One- and Two-Family Dwellings</b> (All Disciplines: Building Structural, Mechanical, Electrical, Plumbing, Accessibility, Energy)	
New Construction	5 business days or less
Addition	4 business days or less
Alteration / Remodel	4 business days or less
Expedited Review	3 business days or less
<b>Small Commercial – Up to 4,000 SF</b> (All Disciplines: Building Structural, Mechanical, Electrical, Plumbing, Accessibility, Energy)	
New Construction	5 business days or less
Addition	5 business days or less
Alteration / Remodel	5 business days or less
Expedited Review	3 business days or less

Project Type	Plan ReviewLead Time
<b>Large Commercial – over 4,000 SF</b> (All Disciplines: Building Structural, Mechanical, Electrical, Plumbing, Accessibility, Energy)	
4,001 SF – 7,500 SF	6 business days or less
7,501 SF – 10,000 SF	7 business days or less
10,001 SF – 20,000 SF	10 business days or less
20,001 SF – 40,000 SF	12 business days or less
<b>Fire Sprinkler Systems -</b> Based on the number of sprinkler heads	
1-200	3 business days or less
200-500	5 business days or less
501-700	6 business days or less
<b>Fire Alarm / Detection Systems</b> <b>New Systems</b>	
Up to 4,000 SF	4 business days or less
4,001 SF – 7,500 SF	5 business days or less
7,501 SF – 10,000 SF	6 business days or less
10,001 SF – 20,000 SF	7 business days or less
20,001 – 40,000 SF	10 business days or less
Over 40,000 SF	Determined by specific project size and complexity.

Project Type	Plan ReviewLead Time
<b>Fire Sprinkler and Fire Alarm System Alterations</b>	
Up to 4,000 SF	3 business days or less
4,001 SF – 7,500 SF	4 business days or less
7,501 SF – 10,000 SF	5 business days or less
10,001 SF – 20,000 SF	6 business days or less
20,001 – 40,000 SF	8 business days or less
Over 40,000 SF	Determined by specific project size and complexity.

Note: Expedited Reviews as requested by the CLIENT will be performed and completed as soon as possible at the same hourly bill rates per the Bill Rate Fee Schedule noted below.

**BILL RATE FEE SCHEDULE – 2025 - 2026 (As Applicable)**

Task	Personnel	Bill Rate
Civil / Structural Engineering Reviews	Professional Engineer I / II	\$150 - \$280 per hour
Building Plan Reviews Residential and Commercial	ICC Certified Chief Building Official / Master Code Professional / Senior Building Plan Reviewer	\$170 - \$185 per hour
Licensed Architect Reviews	State Licensed Architect	\$280 per hour
Building, Mechanical and Electrical Inspections	Senior ICC Certified Building Inspector	\$150 per hour
Plumbing Inspections	IDPH Licensed & Certified Plumbing Inspector	\$140 per hour
Permit / Administrative	Permit Coordinator / Admin. Assistant	\$135 per hour
<b>NOTE: HR Green will only bill for actual time spent</b>		

## 7.0 Professional Services Fee

### 7.1 Fees

The fee for services will be **Time and Material Not-To-Exceed \$80,000.00** based on COMPANY standard hourly rates current at the time the AGREEMENT is signed. COMPANY will provide notice to CLIENT when approximately 80% of the Not-To-Exceed contract amount has been expended. When the Contract value is exceeded, COMPANY will bill applicable rates for services delivered and the CLIENT agrees to remit all applicable labor effort and expenses retroactive to the date when the contract value was exhausted.

Company standard hourly rates are subject to change upon 30 days' written notice. Non-salary expenses directly attributable to the project such as: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) outside services will be charged in accordance with the rates current at the time the service is done.

### 7.2 Invoices

Invoices for COMPANY's services shall be submitted, monthly. Invoices shall be due and payable upon receipt. The CLIENT agrees to pay in a timely manner following the terms of the "Illinois Local Government Prompt Payment Act, 50 ILCS 505".

### 7.3 Extra Services

Any service required but not included as part of this AGREEMENT shall be considered extra services. Extra services will be billed on a Time and Material basis with prior approval of the CLIENT.

### 7.4 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These service items are considered extra and are billed separately on an hourly basis.

### 7.5 Payment

The CLIENT agrees to pay COMPANY according to the Basic Services as selected by the CLIENT.

## 8.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

### 8.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

## 8.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY's services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

## 8.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

## 8.4 Suspension of Services

If the Project or the COMPANY'S services are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this AGREEMENT, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the Project shall be equitably adjusted.

If the COMPANY'S services are suspended for more than ninety (90) days, consecutive or in the aggregate, the COMPANY may terminate this AGREEMENT upon giving not less than five (5) calendar days' written notice to the CLIENT.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this AGREEMENT by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

## 8.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

## 8.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY's employees of the functions and services required under this AGREEMENT.

## 8.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any portion of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

## 8.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

8.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

8.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

8.11 Third-Party Beneficiaries

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this AGREEMENT are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against the COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

8.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Illinois without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this AGREEMENT or the performance of the services shall be brought in a court of competent jurisdiction in the State of Illinois.

8.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

8.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

8.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

8.16 Reuse of Documents – N/A

- 8.17 Failure to Abide by Design Documents or To Obtain Guidance – N/A
- 8.18 Opinion of Probable Construction Cost – N/A
- 8.19 Design Information in Electronic Form – N/A
- 8.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT's consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

- 8.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this AGREEMENT, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

- 8.22 Job Site Visits and Safety – N/A
- 8.23 Hazardous Materials – N/A
- 8.24 Certificate of Merit – N/A

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

- 8.25 Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the CLIENT and the COMPANY, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders,

owners and sub-consultants shall not exceed \$50,000.00, or the COMPANY'S total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

- 8.26 Drywells, Underdrains and Other Infiltration Devices – N/A
- 8.27 Environmental Audits/Site Assessments – N/A
- 8.28 Construction Observation Without Design – N/A
- 8.29 Construction Observation – N/A
- 8.30 Soliciting Employment

Neither party to this AGREEMENT will solicit an employee of the other nor hire or make an offer of employment to an employee of the other that is working on this PROJECT, without prior written consent of the other party, during the time this AGREEMENT is in effect.

- 8.31 Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.

This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

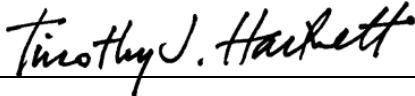
Sincerely,

**HR GREEN, INC.**



Michael Puplava, CBO  
Building & Code Manager

Approved by:



Printed/Typed Name:

Timothy J. Hartnett

Title:

President - Municipal Services

Date: 3/25/26

**VILLAGE OF HOMEWOOD**

Accepted by:

\_\_\_\_\_

Printed/Typed Name:

\_\_\_\_\_

Title:

\_\_\_\_\_

Date:

\_\_\_\_\_

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## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 14, 2026

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Bob Grabowski, Fire Chief

**Topic:** Renewal Agreement - C & T Landscaping

### PURPOSE

Staff requests that the Village Board approve a renewal agreement with C & T Landscaping of Lynwood, IL, for non-code compliant grass cutting, nuisance vegetation trimming, and debris removal services of multi-family, commercial, and industrial properties for the months of May 1, 2026 through November 30, 2026.

### PROCESS

Commercial property maintenance plays a crucial role in ensuring that the aesthetics of a community remain strong; attracting businesses and consumers. The Village has typically used two (2) separate contractors for grass cutting, nuisance vegetation trimming, and debris removal services since 2014; one for residential and one for commercial.

Last year, the Village began utilizing C & T Landscaping to maintain vacant property or occupied property that fails to be compliant and are multi-family, commercial, or industrial. Staff has been pleased with the quality of their work. C & T Landscaping is also currently contracted by Public Works to service various public right-of-ways within the Village.

### OUTCOME

Approval of this renewal contract will allow the Village to continue working with C & T Landscaping to service non-compliant commercial and multi-family properties in Homewood.

### FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$70,000 split between both contracted companies (Utermark & Sons and C & T Landscaping)
- **Cost:** \$70,000 split between both contracted companies

### LEGAL REVIEW

Not required



**RECOMMENDED BOARD ACTION**

Authorize the Village Manager to enter into a renewal agreement with C & T Landscaping of Lynwood, IL for grass cutting, nuisance vegetation trimming, and debris removal services for non-code compliant multi-family, commercial, and industrial properties within Homewood during the months of May 1, 2026 through November 30, 2026.

**ATTACHMENT(S)**

Agreement

**GRASS CUTTING, NUISANCE VEGETATION TRIMMING AND DEBRIS  
REMOVAL, FOR PRIVATELY-OWNED NON-COMPLIANT PROPERTIES  
SERVICES RENEWAL AGREEMENT**

This renewal Agreement made and entered into this 1<sup>st</sup> day of May 2026, by and between the Village of Homewood, Cook County, Illinois, a municipal corporation, (hereinafter called the “Village”) and C&T Lawn & Landscape (hereinafter called the “Contractor”).

**WITNESSETH:**

That for and in consideration of the mutual terms and provisions contained in the quote hereto attached, the parties agree as follows:

The Contractor shall at their own cost and expense provide the necessary labor, equipment, tools and materials to cut and trim grass, pick up debris, trim nuisance bushes and trees, and chemically spray weeds on privately-owned non-compliant properties within forty-eight (48) hours of notification from the Village between May 1, 2026 and November 30, 2026.

The Contractor shall furnish an invoice at a minimum of a monthly basis for the work completed. The contractor will provide **before** and **after** pictures of all properties cut at the direction of the Village. All pictures will be date stamped and included with the invoice. Failure to provide **before** and **after** pictures will **VOID** the invoice completely.

The Contractor shall be an independent contractor of the Village. As such, the parties agree that neither the Contractor nor any person employed by it shall become a servant, agent or employee of the Village pursuant to this agreement.

The Village agrees to pay the Contractor as outlined in the attached Quote for Contract Grass Cutting, Trimming and Debris Removal on Privately-Owned Non-Compliant Properties dated May 1, 2026, attached hereto, as follows:

<b>Grass Cutting and Trimming</b>	
Commercial	\$70.00 per hour
<b>Weed Spraying</b>	\$60.00 per spray
<b>Grass Cut Upon Arrival</b>	\$30.00 per lot

All work performed by the Contractor shall be in full compliance with the Quote documents attached hereto and all terms of the aforesaid Quote are hereby incorporated into this contract as if fully restated herein.

The Contractor agrees to maintain comprehensive general liability and excess liability insurance during the term of this Agreement in an amount of not less than \$1,000,000 combined single limit for bodily injury, personal injury, property damage, contractual liability, products/completed operations, premises operations, independent contractor's coverage, statutory workers compensation insurance coverage, and business automobile liability insurance, including coverage for uninsured motorists and hired/non-owned auto, with coverage available to the Contractor for full liability limit as of the date this agreement is executed. The Contractor shall cause the Village, its public officials, its officers and employees to be named as an additional insured under that policy of insurance in connection with work performed by the Contractor within the Village. Such insurance shall be furnished by a company or companies acceptable to the Village. These policies, or duly certified copies thereof, or a certified copy of the additional insured endorsement and an appropriate certificate of insurance, shall be furnished to the Village prior to the contractor acting under this Agreement within the Village. Such policy or policies of insurance shall provide that they shall not be canceled without ten (10) days written notice to the Village as well as to the Contractor. Such policy shall also provide for the Village to be notified in writing within ten (10) days after the filing of any claim made against Contractor's comprehensive general liability or excess liability insurance wherein the Village is named as an additional insured.

The Contractor agrees to save, protect, indemnify and hold harmless the Village, its public officials, officers and employees in connection with any and all claims, including, but not limited to, claims for bodily injury, personal injury, wrongful death, and property damage, made against the Village, its public officials, officers and employees as a result of work performed by the Contractor under this Agreement. Such indemnification shall include court costs and reasonable attorney's fees incurred by the Village as a result of work performed by the Contractor under this Agreement. As used in this paragraph, the term "Contractor" shall include any employee, officer, agent, or subcontractor of Contractor.

This renewal Agreement may be terminated in whole or in part by the Village following a thirty (30) day written notice to the Contractor. This renewal Agreement may be terminated in whole or in part by the Contractor following a sixty (60) day written notice to the Village. Until such notice is given, this Agreement shall remain in effect between the parties. Unless otherwise notified in writing by either party, notices hereunder shall be in writing and shall be given by registered or certified mail as follows:

To the Village:           c/o Village Manager  
                                  Village of Homewood  
                                  2020 Chestnut Road  
                                  Homewood, IL 60430

To the Contractor:       C&T Lawn & Landscape  
                                  1580 Vollmer Road  
                                  Lynwood, IL 60411

Should the Contractor not perform the services specified in the scope of work, the Village will provide the Contractor with notice of deficiencies and offer the Contractor a 24-hour time period to remedy the deficiencies. In case of default by the Contractor, the Village shall hold such Contractor responsible for any excess cost caused by the Contractor. The Village may procure the services from other sources and may deduct from the unpaid balance due the Contractor. The prices paid by the Village will be considered the prevailing market price at the time such services are procured.

Upon written agreement of the Village and the Contractor no later than May 1, 2027, the Agreement may be renewed by the Village for a period of two successive years under the same terms and conditions as in the original Agreement. The unit prices may be changed for the renewal periods with price adjustments based on the Consumer Price Index (CPI) or an increase of 3% (whichever is less). The unit prices for the Agreement renewal period shall be based on the movement of the U.S. Department of Labor Consumer Price Index for all Urban Consumers (CPI-U). The unit prices shall be changed by the Village in an amount equal to the percentage of movement of the CPI-U for “All Items” for the twelve-month period ending in the month of January of each year. The total number of renewal years permitted shall not exceed two (2) years.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

**VILLAGE OF HOMEWOOD**

By: \_\_\_\_\_  
Village Manager

**C&T LAWN & LANDSCAPE**

By: \_\_\_\_\_  
Garrett Veihl

Print name: \_\_\_\_\_



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 14, 2026

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Bob Grabowski, Fire Chief

**Topic:** Renewal Agreement – Utermark & Sons

### PURPOSE

Staff is requesting that the Village Board approve a renewal agreement with Utermark & Sons LLC of Homewood, IL for grass cutting, nuisance vegetation trimming, and debris removal for the Village between May 1, 2026 and November 30, 2026.

### PROCESS

Regular grass cutting enhances community character by creating a clean, manicured aesthetic that fosters a sense of order, cleanliness and property ownership. Well-maintained lawns create inviting, uniform landscapes that improve curb appeal and lends to Homewood's identity as a livable and joined community.

Municipal nuisance grass cutting refers to a local government process where a municipality cites a property owner for high grass. If the property owner does not cut the grass in a specified time, the municipality engages a contractor to cut the grass along with *before and after pictures*. The property owner is then charged for the cutting.

One of the most immediate and visible benefits of contracting nuisance grass cutting services is the improvement in community aesthetics. Overgrown grass and neglected lawns can create a sense of disorder and neglect, which can affect the perception of residents and visitors alike. By ensuring that all properties adhere to the Homewood Municipal Code, the Village helps to maintain an attractive community for those who live, work, and shop in Homewood.

The Village has utilized two (2) separate contractors for grass cutting, nuisance vegetation trimming, and debris removal since 2014. Utermark & Sons is the contractor that the Village has used to maintain single-family vacant or occupied properties that fail to be compliant, and staff has been pleased with the quality of their work.

### OUTCOME

Per the current agreement, upon written agreement of the Village and the Contractor no later than May 1, 2026, the Agreement may be renewed by the Village for a period of two successive years under the same terms and conditions as in the original Agreement. Staff recommends that



the agreement be renewed for another year. Approval of the renewal contract will allow the Village to continue working with Utermark & Sons LLC to service non-code compliant properties throughout the year to ensure that properties are well-maintained, safe, and attractive, thereby fostering a thriving community environment. The Village's costs for Utermark & Sons are fully recovered

## FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$70,000 split between both contracted companies
- **Cost:** \$70,000 split between both contracted companies

## LEGAL REVIEW

Not required

## RECOMMENDED BOARD ACTION

Authorize the Village Manager to enter into an agreement establishing the renewal of the existing agreement with Utermark and Sons of Homewood, IL for grass cutting, nuisance vegetation trimming, and debris removal for privately-owned non-compliant properties between May 1, 2026 and November 30, 2026.

## ATTACHMENT(S)

Renewal Agreement

**GRASS CUTTING, NUISANCE VEGETATION TRIMMING AND DEBRIS  
REMOVAL, FOR PRIVATELY-OWNED NON-COMPLIANT PROPERTIES  
SERVICES RENEWAL AGREEMENT**

This renewal Agreement made and entered into this 1st day of May 2026, by and between the Village of Homewood, Cook County, Illinois, a municipal corporation, (hereinafter called the “Village”) and Utermark & Sons (hereinafter called the “Contractor”).

**WITNESSETH:**

That for and in consideration of the mutual terms and provisions contained in the quote hereto attached, the parties agree as follows:

The Contractor shall at their own cost and expense provide the necessary labor, equipment, tools and materials to cut and trim grass, pick up debris, trim nuisance bushes and trees, and chemically spray weeds on privately-owned non-compliant properties within forty-eight (48) hours of notification from the Village between May 1, 2026 and November 30, 2026.

The Contractor shall furnish an invoice at a minimum of a monthly basis for the work completed. The contractor will provide **before** and **after** pictures of all properties cut at the direction of the Village. All pictures will be date stamped and included with the invoice. Failure to provide **before** and **after** pictures will **VOID** the invoice completely.

The Contractor shall be an independent contractor of the Village. As such, the parties agree that neither the Contractor nor any person employed by it shall become a servant, agent or employee of the Village pursuant to this agreement.

The Village agrees to pay the Contractor as outlined in the attached Quote for Contract Grass Cutting, Trimming and Debris Removal on Privately-Owned Non-Compliant Properties dated May 1, 2026, attached hereto, as follows:

<b>Grass Cutting and Trimming</b>	
Residential	\$55.81 per lot
<b>Weed Spraying</b>	\$55.13 per spray
<b>Grass Cut Upon Arrival</b>	\$30.00 per lot

All work performed by the Contractor shall be in full compliance with the Quote documents attached hereto and all terms of the aforesaid Quote are hereby incorporated into this contract as if fully restated herein.

The Contractor agrees to maintain comprehensive general liability and excess liability insurance during the term of this Agreement in an amount of not less than \$1,000,000 combined single limit for bodily injury, personal injury, property damage, contractual liability, products/completed operations, premises operations, independent contractor's coverage, statutory workers compensation insurance coverage, and business automobile liability insurance, including coverage for uninsured motorists and hired/non-owned auto, with coverage available to the Contractor for full liability limit as of the date this agreement is executed. The Contractor shall cause the Village, its public officials, its officers and employees to be named as an additional insured under that policy of insurance in connection with work performed by the Contractor within the Village. Such insurance shall be furnished by a company or companies acceptable to the Village. These policies, or duly certified copies thereof, or a certified copy of the additional insured endorsement and an appropriate certificate of insurance, shall be furnished to the Village prior to the contractor acting under this Agreement within the Village. Such policy or policies of insurance shall provide that they shall not be canceled without ten (10) days written notice to the Village as well as to the Contractor. Such policy shall also provide for the Village to be notified in writing within ten (10) days after the filing of any claim made against Contractor's comprehensive general liability or excess liability insurance wherein the Village is named as an additional insured.

The Contractor agrees to save, protect, indemnify and hold harmless the Village, its public officials, officers and employees in connection with any and all claims, including, but not limited to, claims for bodily injury, personal injury, wrongful death, and property damage, made against the Village, its public officials, officers and employees as a result of work performed by the Contractor under this Agreement. Such indemnification shall include court costs and reasonable attorney's fees incurred by the Village as a result of work performed by the Contractor under this Agreement. As used in this paragraph, the term "Contractor" shall include any employee, officer, agent, or subcontractor of Contractor.

This renewal Agreement may be terminated in whole or in part by the Village following a thirty (30) day written notice to the Contractor. This Agreement may be terminated in whole or in part by the Contractor following a sixty (60) day written notice to the Village. Until such notice is given, this Agreement shall remain in effect between the parties. Unless otherwise notified in writing by either party, notices hereunder shall be in writing and shall be given by registered or certified mail as follows:

To the Village:           c/o Village Manager  
                                  Village of Homewood  
                                  2020 Chestnut Road  
                                  Homewood, IL 60430

To the Contractor:      Utermark & Sons  
                                  Attention: Mike Utermark  
                                  P.O. Box 1129  
                                  Homewood, IL 60430

Should the Contractor not perform the services specified in the scope of work, the Village will provide the Contractor with notice of deficiencies and offer the Contractor a 24-hour time period to remedy the deficiencies. In case of default by the Contractor, the Village shall hold such Contractor responsible for any excess cost caused by the Contractor. The Village may procure the services from other sources and may deduct from the unpaid balance due the Contractor. The prices paid by the Village will be considered the prevailing market price at the time such services are procured.

Upon written agreement of the Village and the Contractor no later than May 1, 2027, the Agreement may be renewed by the Village for a period of two successive years under the same terms and conditions as in the original Agreement. The unit prices may be changed for the renewal periods with price adjustments based on the Consumer Price Index (CPI) or an increase of 3% (whichever is less). The unit prices for the Agreement renewal period shall be based on the movement of the U.S. Department of Labor Consumer Price Index for all Urban Consumers (CPI-U). The unit prices shall be changed by the Village in an amount equal to the percentage of movement of the CPI-U for “All Items” for the twelve-month period ending in the month of January of each year. The total number of renewal years permitted shall not exceed two (2) years.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

**VILLAGE OF HOMEWOOD**

By: \_\_\_\_\_  
Village Manager

**UTERMARK & SONS**

By: \_\_\_\_\_  
Print name: \_\_\_\_\_



## **BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: April 14, 2026**

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Terence Acquah, Assistant Village Manager

**Topic:** Crosswalk Engineering for Phase II of the Downtown Crosswalk Improvement Plan

### **PURPOSE**

Staff is requesting approval of a professional services agreement with HR Green, Inc., of New Lenox, Illinois, for engineering and design services associated with Phase II of the Downtown Crosswalk Improvement Plan. This phase will advance the construction of high-visibility crosswalks throughout the downtown area.

This initiative builds upon the Village’s 2024 Downtown Transit-Oriented Development (TOD) Master Plan, which identifies key pedestrian enhancements to improve safety, connectivity, and support ongoing economic development.

The proposed scope of work includes detailed engineering and design for five crosswalk locations, along with ADA-accessible curb ramps at key intersections, including Olive Road, Hickory Road, Gottschalk Avenue, Highland Avenue, Gladville Avenue, Ridge Road, and Dixie Highway. The project will also incorporate enhanced pedestrian safety features, such as solar-powered rectangular rapid flashing beacons (RRFBs) and fully ADA-compliant infrastructure improvements.

### **PROCESS**

#### *Background*

At the July 8, 2025 Board meeting, the Village Board approved the selection of HR Green, Inc. to provide engineering and design services in the amount of \$24,095. This effort, designated as “Phase I,” was initiated following the identification of priority crosswalk improvements in the Village’s Downtown Transit-Oriented Development (TOD) Master Plan, with the goal of enhancing pedestrian safety and connectivity within the downtown area.

The importance of these improvements has grown since the Village Board authorized staff to negotiate the sale of Village-owned properties at 2066 Ridge Road and 2024 Chestnut Road for a proposed mixed-use development. This anticipated increase in pedestrian activity further reinforces the need for safe, accessible, and well-designed crossings.



The Phase I scope included improvements at the following intersections:

- Harwood Avenue and Ridge Road
- Ridge Road and Martin Avenue (east intersection)
- Chestnut Road and Harwood Avenue
- Dixie Highway and Chestnut Road

Since approval, HR Green, Inc. has completed the design work and is currently awaiting final permitting from the Illinois Department of Transportation (IDOT). Upon receipt of the required permits, the Village will finalize bid documents and solicit bids to initiate construction. Staff anticipates that the permit review process will be completed within the next several weeks.

### *Phase II and Grant Funding*

Advancement into “Phase II” was made possible as a result of Phase I being completed under budget (\$24,095 paid of the \$75,000 budget) and approval of a budget amendment at the December 9, 2025 Board meeting allocating an additional \$50,000 to support continued engineering efforts, while also actively pursuing external funding to help offset project costs. The total available and remaining funding for the engineering efforts is \$100,905.

The Village subsequently applied for funding through the Regional Transportation Authority (RTA) Access to Transit Phase I Engineering Program. Through this program, the RTA will reimburse up to \$55,000 in engineering costs, covering up to 100% of eligible expenses.

The additional capital funding and the RTA funding allows the Village to expand the project and address additional high-priority locations.

Based on their importance within the downtown network and connectivity to key destinations, staff identified the following intersections for Phase II improvements:

1. Dixie Highway and Olive Road
2. Dixie Highway and Hickory Road
3. Ridge Road and Gottschalk Avenue
4. Ridge Road and Highland Avenue
5. Ridge Road and Gladville Avenue

This funding will significantly offset Village costs associated with three priority crosswalk locations: Dixie Highway and Olive Road, Dixie Highway and Hickory Road, and Ridge Road and Gottschalk Avenue. These locations were strategically selected due to their importance in providing safe and accessible pedestrian connections from surrounding neighborhoods to the Metra station and the downtown area.



## *Selection of the Engineering Firm*

Rather than issuing a Request for Qualifications (RFQ) to select an engineering firm, as typically required under the State of Illinois Qualifications-Based Selection Act (50 ILCS 510/6) for projects exceeding \$50,000, the Village has elected to continue services with HR Green, Inc. This approach is permissible under State statute, as HR Green previously completed Phase I of the project and has demonstrated familiarity with the scope, existing conditions, and project objectives.

## **OUTCOME**

High visibility crosswalks and accessible pedestrian infrastructure are essential tools in promoting public safety. These upgrades will improve visibility for both pedestrians and drivers, reduce the likelihood of accidents, and ensure compliance with the Americans with Disabilities Act (ADA). The addition of solar-powered beacons will provide further protection by drawing attention to pedestrians crossing busy intersections.

## **FINANCIAL IMPACT**

- **Funding Source:** General Capital
- **Budgeted Amount:** \$100,905
- **Engineering and Design Services Cost:** not to exceed \$100,000

## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Authorize the Village Manager to enter into a professional services agreement with HR Green, Inc. of New Lenox, IL in an amount not to exceed \$100,000 for Phase II of engineering and design services related to the design and installation of high visibility crosswalks in the downtown area.

## **ATTACHMENT(S)**

Agreement



## **PROFESSIONAL SERVICES AGREEMENT**

**For**

**Homewood 2026 High Visibility Crosswalk Improvements (Priority Group 2)  
Topographic Survey and Final Engineering Services**

Mr. Terence Acquah  
Assistant Village Manager  
Village of Homewood  
2020 Chestnut Road  
Homewood, IL 60430  
Ph: 708.206.3378

T. Scott Creech, PE  
Senior Project Manager  
HR Green, Inc.  
323 Alana Drive  
New Lenox, IL, 60451  
Ph: 718.320.7119

HR Green Project Number: 2502595.01

March 26, 2026

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THIS **AGREEMENT** is between Village of Homewood (hereafter "CLIENT") and HR Green, Inc. (hereafter "COMPANY").

## 1.0 Project Understanding

### 1.1 General Understanding

CLIENT desires to provide improvements to the pedestrian network located in the core downtown area. COMPANY proposes to provide design and bid/construction documents for proposed improvements to the noted below intersections, as specifically requested by CLIENT via various email correspondence from January 5 through February 18, 2026. Specifically, improvements shall include high visibility crosswalk striping, signage, and solar powered flashing beacon assemblies, along with the ramp improvements required to bring each into compliance with the applicable Americans with Disabilities Act (ADA). The proposed locations included in this AGREEMENT are:

- A. Dixie Highway (FAU 2843) and Hickory Road – One (1) crossing with two (2) ADA ramp improvements at existing location across Dixie Highway.
- B. Dixie Highway (FAU 2843) and Olive Road – Two (2) crossings with four (4) ADA ramp improvements located at west crosswalk across Olive Road and north crosswalk across Dixie Highway.
- C. Ridge Road and Gladville Avenue – Two (2) crossings with four (4) ADA ramp improvements located at north crosswalk across Gladville Avenue and west crosswalk across Ridge Road
- D. Ridge Road and Gottschalk Avenue – Four (4) crossings with eight (8) ADA ramp improvements located at north/south crosswalks across Gottschalk and west/east crosswalks across Ridge Road.
- E. Ridge Road and Highland Avenue – Four (4) crossings with eight (8) ADA ramp improvements located at north/south crosswalks across Highland Avenue and west/east crosswalks across Ridge Road.
  - Total crossings and ADA ramp improvements included in this AGREEMENT are twelve (12) and twenty-four (24), respectively.

COMPANY services will include topographic survey, design, the preparation of bidding/construction documents, opinion of probable construction cost estimates, and related work necessary to complete the bid/construction documents.

The design and bid/construction documents for the noted areas of improvements will follow CLIENT and Illinois Department of Transportation (IDOT) standards and procedures, as applicable.

The project will be funded from the CLIENT's General Funding budget.

### 1.2 Design Criteria/Assumptions

The engineering and contract documents will be developed according to the applicable requirements within the following design guidelines:

- A. IDOT Bureau of Local Roads and Streets (BLR) Manual, IDOT Bureau of Design and



- Environment (BDE) Manual, and applicable standard details and specifications.
- B. ADA and Public Rights-of-Way Accessibility Guidelines (PROWAG) regulations.
- C. CLIENT's Guidelines, Details, and Standards (as applicable).

## 2.0 Scope of Services

CLIENT agrees to employ COMPANY to perform the following services:

### 2.1 Topographic Survey

Topographic Survey - COMPANY will perform a right-of-way and topographic survey for 12 pedestrian crossings and 24 corners within the project limits. The survey will only include existing visible features, traffic signal poles, and improvements at each crosswalk from the edge of pavement to 30 feet along each sidewalk and shall include pavement elevations within the crosswalk area to detail existing cross slopes. Survey will reference existing NGS control stations, Illinois State Plane Coordinate System East Zone NAD83(2011) and North American Vertical Datum of 1988 (NAVD88). Temporary benchmarks will be established, as necessary.

Topographic Survey Base Map - COMPANY will generate a Bentley's OpenRoads Designer (ORD) drawing and terrain model including one foot contour intervals of the existing features collected along the roadway according to IDOT standards.

### 2.2 Final Engineering

Pedestrian Crossing Improvements Design and Plan Preparation - The proposed improvements for the pedestrian crossings will be designed and depicted on plan sheets for each area previously defined in Section 1.1. The plan sheets will include the proposed sidewalk layouts, detailed proposed ramp elevations, ADA detectable warning plate configurations, pavement patching, curb and gutter improvements, utility structure adjustments, proposed high visibility striping applications, and locations of proposed signage and solar powered flashing beacon assemblies.

Removal items, consisting of removal of existing sidewalks, combination concrete curb and gutter, and brick pavers, as applicable, will be quantified in the summary of quantities and labeled on the plan sheets with the proposed improvements. Also included in the project plan set will be a cover sheet with a location map of the area of improvement, a summary of quantities, general notes, and miscellaneous details, as applicable.

Data Gathering and Utility Investigation - Existing utility information will be developed from the above-ground facilities included in the topographic survey, painted utility locations, information acquired from the utility owners (utility atlas) via a design focused Joint Utility Locating Information for Excavation (JULIE) request, and CLIENT GIS data.

Maintenance of Traffic – COMPANY will review the proposed improvements and assess probable maintenance of traffic during construction. The suggested maintenance of traffic and access will be reviewed with CLIENT during Final Engineering. It is assumed that the applicable IDOT Highway Standards will be used for traffic control and protection during construction.



Special Provisions - COMPANY will prepare contract special provisions for the project. The document will include Supplemental, Recurring, BLR, BDE, and project specific special provisions, as necessary. The project specific special provisions will be written to cover any items not covered by the IDOT Standard Specifications for Road and Bridge Construction or the aforementioned special provisions. COMPANY will also prepare the necessary IDOT BLR bidding documents (Notice to Bidders, Proposal, etc.).

Quality Assurance and Quality Control - COMPANY will provide Quality Assurance and Quality Control (QA/QC) in accordance with COMPANY's current Quality Manual (QM), which outlines processes for project planning, including design input, outputs, review and verification. The QM also outlines internal processes, such as standardization, internal project audits, selection and rating of subconsultants, and monitoring of deliverables.

### 2.3 Estimates

COMPANY will develop an Engineer's Opinion of Probable Construction Cost (EOPCC) and refine it throughout the design process so that CLIENT has the latest cost estimate as the project's final construction documents are submitted for review and approval. These costs will be determined using pay items and the latest historical unit prices available for the area.

COMPANY will develop one (1) Estimate of Time (EOT) of construction based upon the proposed project improvements; the project's construction pay items and quantities; and the anticipated critical path lead times for equipment procurement. The EOT will be submitted to CLIENT as the project's final construction documents are submitted for review and approval. The EOT will be utilized to determine the project construction completion date.

### 2.4 Bidding Assistance and Recommendation to Award

COMPANY will provide advertisement language for CLIENT to schedule the advertisement dates through the local newspaper.

COMPANY will provide plans and bidding documents in electronic (pdf format) and respond to questions during the bidding process. COMPANY will respond to questions from contractors during the bid period and issue addendum(s), if necessary. It is assumed for this AGREEMENT that three (3) questions and one (1) addendum will be required. Additional questions and/or addendums, if necessary, will be addressed with an amendment to this AGREEMENT.

At the bid opening, CLIENT will open and read aloud the results of each contractor's bid and announce an apparent low bidder. One (1) representative from COMPANY will be in attendance at the bid opening to assist CLIENT with clarifying bidding information and to answer questions. Following the bid opening, COMPANY will examine the bid documents and perform calculation checks of each contractor to confirm the low bidder and generate bid tabulations. Subsequently, COMPANY will coordinate with the low bidder and obtain the executed Contract and Contract Bond documents from the contractor. COMPANY will combine and prepare the completed Contract documents and submit to CLIENT for execution and approval.



## 2.5 Permit Services

IDOT Permit Application Services - Dixie Highway (FAU 2843) is under the jurisdiction of IDOT and therefore will require a permit for the construction of the proposed improvements. COMPANY will prepare and submit an IDOT permit application, including the applicable plans and specifications relevant to the proposed crossing improvements at Dixie Highway. It is anticipated that two (2) application submittals will be required to obtain the permit. Additional submittals, if needed, will require an amendment to this AGREEMENT.

IEPA – NPDES Permit Services - The total area of disturbance is not anticipated to exceed one (1) acre; therefore, an IEPA-NPDES permit will not be required and is not included in the AGREEMENT.

## 2.6 Project Administration, Coordination and Meetings

Project administration and coordination will involve COMPANY’s management and oversight of the project, which will include the on-going review of the project execution, documentation, schedule and budget, contract file management, and general correspondence between COMPANY, CLIENT, and the contractor. The project coordination work will include:

- A. Initial Project Kickoff Meeting and Site Evaluation - Two (2) people from COMPANY will attend one (1) field meeting with CLIENT to ascertain that the scope of proposed improvements is clearly defined and to confirm the project schedule. Following the initial project kickoff meeting, COMPANY will perform one (1) thorough field evaluation of the proposed pedestrian crosswalk locations to be improved. The field evaluation will obtain measurements, define the pedestrian improvement strategy, and review existing sidewalk ramps for compliance with current ADA standards.
- B. In addition to the initial kickoff meeting and site evaluation noted above, two (2) progress meetings will occur with CLIENT to review the design and plans prior to the pre-final and final bid/construction document submittals to CLIENT. Two (2) people from COMPANY will attend the progress meetings.
- C. Project documentation is also critical to project success. COMPANY will prepare/distribute meeting minutes of all meetings attended, which will detail the discussions of attendees along with the action required of the attendees.
- D. Routine coordination with CLIENT throughout the design process.

## 3.0 **Deliverables and Schedules Included in this Agreement**

COMPANY will prepare two (2) construction documents and EOPCC submittals for CLIENT review and approval. An initial submittal of the pre-final construction documents and EOPCC will be provided to CLIENT for review, comments, and/or approval. COMPANY will review and update the documents based on applicable review comments received from CLIENT and then submit the final construction documents and EOPCC to CLIENT. COMPANY will also make up to two (2) submittals to IDOT to obtain a permit.

The schedule for the project timeline is anticipated that the COMPANY will prepare the contract documents for a local agency approval in July 2026. IDOT permitting is expected to take 4-8 months, based on recent experience. The project bid/letting schedule will be dependent on when the IDOT permit is received.



This schedule was prepared to include reasonable allowances for review and approval times required by CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by CLIENT or for delays or other causes beyond the control of COMPANY.

#### 4.0 Items not included in Agreement/Supplemental Services

The following items are not included as part of this AGREEMENT:

- A. Environmental studies/coordination of any nature
- B. Landscape design and/or plans
- C. Retaining wall and/or structural design services
- D. Plat of Easement
- E. Plat of Dedication/Highways
- F. Plat of Survey/Topography
- G. Right of way and/or easement plat preparation
- H. Alignment/Tie Information (CAD files to be provided to contractor)
- I. Separate removal plans
- J. Detailed MOT plans and/or details
- K. IEPA-NPDES permit and/or Storm Water Pollution Prevention Plan
- L. Advertising fees
- M. Construction administration/observation services
- N. Record Drawings (by Contractor)

Supplemental services not included in the AGREEMENT can be provided by COMPANY under separate agreement, if desired.

#### 5.0 Services by Others

Sub-consultant services are not anticipated to be required.

#### 6.0 Professional Services Fee

##### 6.1 Invoices

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices will be due and payable upon receipt in accordance with the Illinois Prompt Payment Act, (50 ILCS 505). If any invoice is not paid within these timelines, COMPANY may, without waiving any claim or right against CLIENT, and without liability whatsoever to CLIENT, suspend or terminate the performance of services.

##### 6.2 Payment

CLIENT AGREES to pay COMPANY on the following basis:



Time and material basis with a Not to Exceed fee of **\$97,477.00**.

ITEM	MAN-HOURS	LABOR COST	DIRECT COST (1)	SUB CONSULTING
<b>2.1 Topographic Survey</b>				
Topographic Survey & Base Map	72	\$ 10,456.00	\$ 175.00	
<b>2.2 Final Engineering</b>				
Final Engineering (includes project QC/QA)	282	\$ 52,148.00	\$ 810.00	
<b>2.3 Estimates</b>				
EOPCC and EOT	40	\$ 8,336.00		
<b>2.4 Bidding Assistance and Recommendation to Award</b>	28	\$ 5,840.00		
<b>2.3 Permit Services</b>				
IDOT Permit	42	\$ 8,468.00		
<b>2.3 Project Administrative, Coordination, and Meetings</b>	46	\$ 11,174.00	\$ 70.00	
<b>Subtotals:</b>	154	\$ 96,422.00	\$ 1,055.00	N/A
<b>AGREEMENT Total:</b>			<b>\$ 97,477.00</b>	

(1) **Direct Costs** - Includes Postage, Mileage for Meetings/Field Visits, & Plotting Costs. Details are available on request.



## 7.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

### 7.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

### 7.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY's services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

### 7.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

### 7.4 Suspension of Services

If the Project or the COMPANY'S services are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this AGREEMENT, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the Project shall be equitably adjusted.

If the COMPANY'S services are suspended for more than ninety (90) days, consecutive or in the aggregate, the COMPANY may terminate this AGREEMENT upon giving not less than five (5) calendar days' written notice to the CLIENT.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this AGREEMENT by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

### 7.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

### 7.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY's employees of the functions and services required under this AGREEMENT.

### 7.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any portion



of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

7.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

7.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

7.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

7.11 Third-Party Beneficiaries

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this AGREEMENT are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against the COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

7.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Illinois without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this AGREEMENT or the performance of the services shall be brought in a court of competent jurisdiction in the State of Illinois.

7.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

7.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.



7.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

7.16 Reuse of Documents

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT's sole risk, and CLIENT shall defend, indemnify and hold harmless COMPANY from all claims, damages and expenses including attorneys' fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

7.17 Failure to Abide by Design Documents or To Obtain Guidance

The CLIENT agrees that it would be unfair to hold COMPANY liable for problems that might occur should COMPANY'S plans, specifications or design intents not be followed, or for problems resulting from others' failure to obtain and/or follow COMPANY'S guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are detected or alleged to exist in or as a consequence of implementing COMPANY'S plans, specifications or other instruments of service. Accordingly, the CLIENT waives any claim against COMPANY, and agrees to defend, indemnify and hold COMPANY harmless from any claim for injury or losses that results from failure to follow COMPANY'S plans, specifications or design intent, or for failure to obtain and/or follow COMPANY'S guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing COMPANY'S plans, specifications or other instruments of service. The CLIENT also agrees to compensate COMPANY for any time spent and expenses incurred remedying CLIENT's failures according to COMPANY'S prevailing fee schedule and expense reimbursement policy.

7.18 Opinion of Probable Construction Cost

As part of the Deliverables, COMPANY may submit to the CLIENT an opinion of probable cost required to construct work recommended, designed, or specified by COMPANY, if required by CLIENT. COMPANY is not a construction cost estimator or construction contractor, nor should COMPANY'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. This requires COMPANY to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which COMPANY has no control. Given the assumptions which must be made, COMPANY cannot guarantee the accuracy of its opinions of cost, and in recognition of that fact, the CLIENT waives any claim against COMPANY relative to the accuracy of COMPANY'S opinion of probable construction cost.

7.19 Design Information in Electronic Form

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY'S express written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore,



the CLIENT agrees to defend, indemnify, and hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorneys' fees arising out of the modification or reuse of these materials.

The CLIENT recognizes that designs, plans, and data stored on electronic media including, but not limited to computer disk, magnetic tape, or files transferred via email, may be subject to undetectable alteration and/or uncontrollable deterioration. The CLIENT, therefore, agrees that COMPANY shall not be liable for the completeness or accuracy of any materials provided on electronic media after a 30-day inspection period, during which time COMPANY shall correct any errors detected by the CLIENT to complete the design in accordance with the intent of the contract and specifications. After 40 days, at the request of the CLIENT, COMPANY shall submit a final set of sealed drawings, and any additional services to be performed by COMPANY relative to the submitted electronic materials shall be subject to separate agreement. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the COMPANY and electronic files, the signed or sealed hard-copy construction documents shall govern.

#### 7.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT's consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

#### 7.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this AGREEMENT, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

#### 7.22 Job Site Visits and Safety

Neither the professional activities of COMPANY, nor the presence of COMPANY'S employees and sub-consultants at a construction site, shall relieve the general contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COMPANY and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions. The CLIENT agrees that the general contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the CLIENT'S AGREEMENT with the general contractor. The CLIENT also



agrees that the CLIENT, COMPANY and COMPANY'S consultants shall be indemnified and shall be made additional insureds on the general contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

#### 7.23 Hazardous Materials

CLIENT hereby understands and agrees that COMPANY has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CLIENT's premises, or in connection with or related to this project with respect to which COMPANY has been retained to provide professional services. The compensation to be paid COMPANY for said professional services is in no way commensurate with, and has not been calculated with reference to, the potential risk of injury or loss which may be caused by the exposure of persons or property to such substances or conditions. Therefore, to the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold COMPANY, its officers, directors, employees, and consultants, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, or consequential, including, but not limited to, attorney fees and Court costs, arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acid, alkalis, toxic chemicals, liquids gases, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

It is acknowledged by both parties that COMPANY'S Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event COMPANY or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of COMPANY'S services, COMPANY may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the CLIENT retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrants that the job site is in full compliance with applicable laws and regulations.

Nothing contained within this AGREEMENT shall be construed or interpreted as requiring COMPANY to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

#### 7.24 Certificate of Merit

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

#### 7.25 Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the CLIENT and the COMPANY, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants shall not exceed \$50,000.00, or the COMPANY'S total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.



8.26 Design Without Construction Observation

It is agreed that the professional services of COMPANY do not extend to or include the review or site observation of the contractor's work or performance and the CLIENT assumes all responsibility for interpretation of the contract documents and for construction observation. It is further agreed that the CLIENT will defend, indemnify and hold harmless COMPANY from any claim or suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents. COMPANY agrees to be responsible for its employees' negligent acts, errors or omissions.

7.27 Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.

This AGREEMENT is approved and accepted by CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

Sincerely,

**HR GREEN, INC.**

T. Scott Creech, P.E.

Approved by:

Printed/Typed Name: Anthony P. Simmons, P.E.

Title: Regional Director - Transportation Date: 3/26/2026

**VILLAGE OF HOMEWOOD**

Accepted by: \_\_\_\_\_

Printed/Typed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

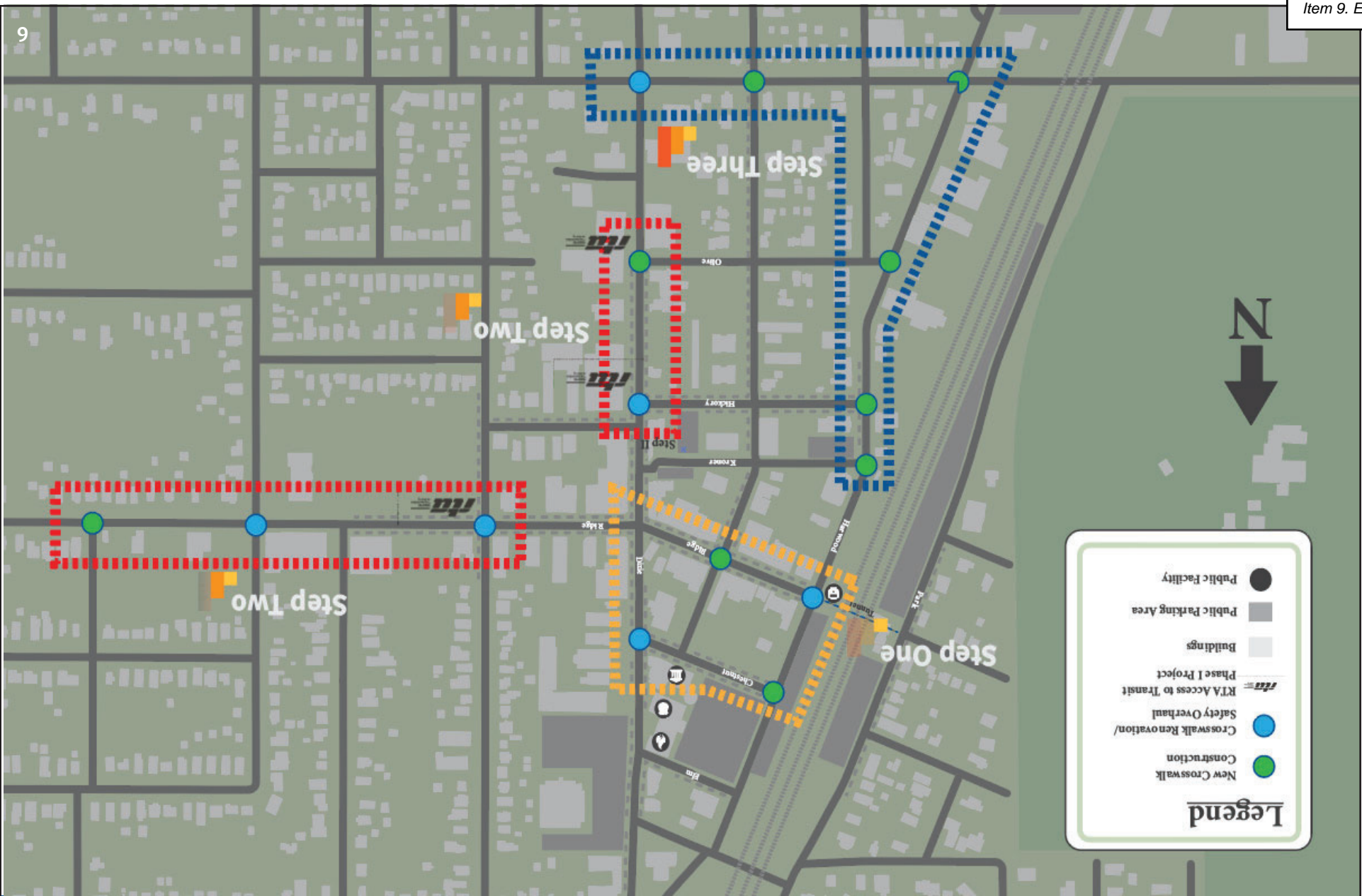


**HR GREEN**  
 Billing Rate Schedule  
 Effective January 1, 2026

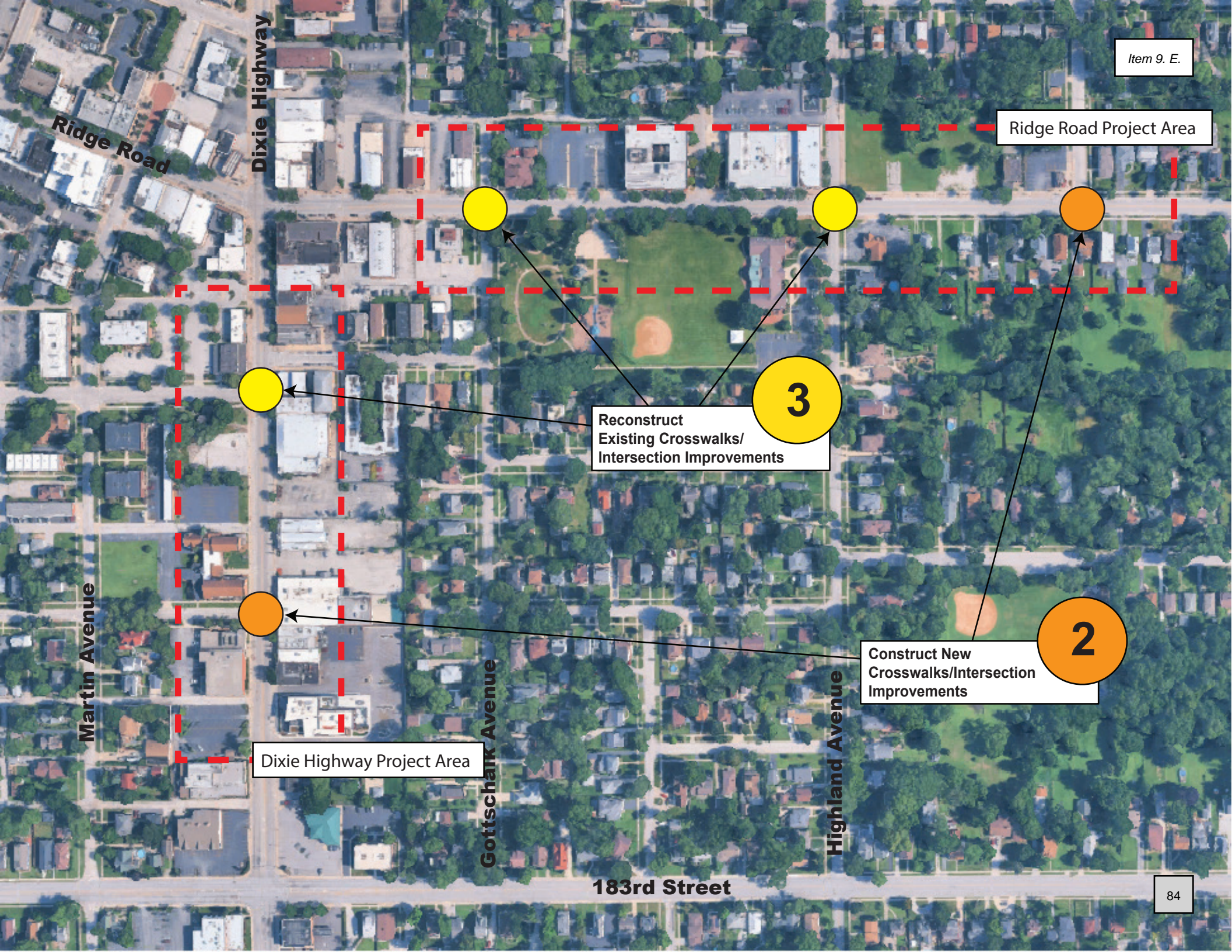
<b>Professional Services</b>	<b>Billing Rate Range</b>
Principal	\$250.00 - \$400.00
Senior Professional	\$265.00 - \$400.00
Professional	\$180.00 - \$265.00
Junior Professional	\$110.00 - \$185.00
Senior Technician	\$145.00 - \$205.00
Technician	\$95.00 - \$160.00
Senior Field Personnel	\$165.00 - \$240.00
Field Personnel	\$125.00 - \$185.00
Junior Field Personnel	\$90.00 - \$135.00
Senior Administrative	\$135.00 - \$180.00
Administrative	\$50.00 - \$135.00
Operator/Interns	\$65.00 - \$165.00

**Reimbursable Expenses**

1. All materials and supplies used in the performance of work on this project will be billed at cost plus 10%.
2. Auto mileage will be charged per the standard mileage reimbursement rate established by the Internal Revenue Service. Survey and construction vehicle mileage will be charged on the basis of \$0.90 per mile or \$95.00 per day.
3. All other direct expenses will be invoiced at cost plus 10%.



# Project Map



Ridge Road Project Area

Dixie Highway

Ridge Road

Martin Avenue

Gottschalk Avenue

Highland Avenue

183rd Street

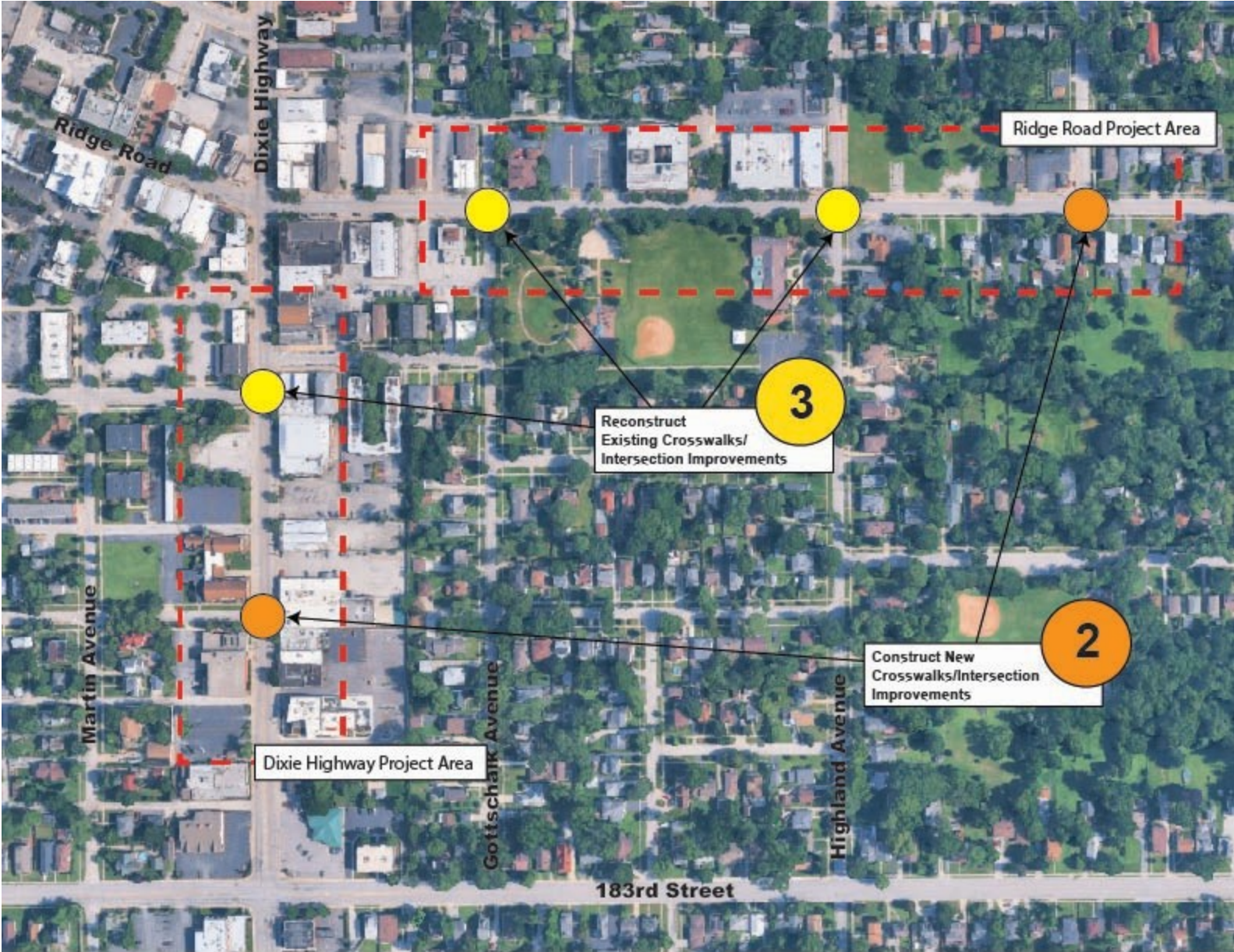
Dixie Highway Project Area

Reconstruct Existing Crosswalks/ Intersection Improvements

Construct New Crosswalks/Intersection Improvements

3

2





## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 14, 2026

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Purchase of property located at 18157 Dixie Highway

### PURPOSE

The Village desires to purchase a commercial property located at 18157 Dixie Highway. The Village Board is requested to consider authorizing the Village President to enter into a real estate purchase and sale agreement between the Village of Homewood and Grand Prairie Services, of Tinley Park, IL for the property at 18157 Dixie Highway, Homewood, IL.



### PROCESS

In February 2026, the Village Manager received direction and authorization from the Board to negotiate the purchase of 18157 Dixie Highway. Grand Prairie Services agreed to sell the property to the Village for \$100,000. An earnest money amount of \$1,000 was also agreed to be paid to Grand Prairie Services on or before 2 days after the date of acceptance of the agreement. The property is to be sold “as is.”

The property consists of a one-story commercial building with an adjacent and attached parking lot located at the rear of the building. The site was previously operated by Grand Prairie Services as “Repeat Boutique” a thrift store that is currently vacant. Grand Prairie Services is a not-for-profit integrated healthcare provider with over 73 years of experience providing outpatient counseling, mental health services, and primary care to the Chicago Southland region.

The Village has a restaurant owner who is interested in the renovation and build out of the property for a second location of his business. Important to note: the Village desires to retain a portion of the rear parking lot for public parking.



## OUTCOME

The negotiated total sale price for the property is \$100,000. The Village anticipates a closing on or before April 30, 2026. The Village attorney coordinated the preparation of the real estate purchase and sale contracts and a resolution approving the contracts for Board consideration and approval.

## FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$0
- **Budget Amendment:** \$100,000
- **Cost:** \$100,000

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount of \$100,000; and, pass a resolution authorizing the Village President to enter a real estate purchase contract with Grand Prairie Services for the property at 18157 Dixie Highway, Homewood, IL.

## ATTACHMENT(S)

- Resolution Approving Purchase Contract
- Real Estate Purchase Contract

**RESOLUTION NO. R- 3252**

**A RESOLUTION APPROVING THE PURCHASE OF VACANT COMMERCIAL  
PROPERTY AT 18157 DIXIE HIGHWAY,  
HOMewood, COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Homewood (the “Village”) is a non-home rule unit of local government; and

WHEREAS, Section 11-61-3 of the Illinois Municipal Code (65 ILCS 5/11-61-3) authorizes municipalities to acquire real property for public purposes; and

WHEREAS, the Village of Homewood has negotiated a purchase agreement with the property owner of the vacant commercial building at 18157 Dixie Highway, Homewood; and

WHEREAS, the Village intends to acquire the 18157 Dixie Highway for future development that will rehabilitate and revitalize this property; and

WHEREAS, in the opinion of the corporate authorities of the Village of Homewood, it is in the Village’s best interests to acquire this property to provide additional economic development opportunities in the downtown area.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Homewood:

**SECTION ONE - INCORPORATION OF RECITALS:**

The Corporate Authorities find that the above recitals are full, true, and correct and incorporate them into this Resolution as legislative findings.

**SECTION TWO - APPROVAL OF REAL ESTATE PURCHASE AGREEMENT:**

The Corporate Authorities of the Village approve the contract attached to this resolution as Exhibit A. The Village President, Village Manager, Village Attorney, and all other necessary Village officials are authorized to take all actions required to complete the purchase of this property as provided in the attached contract.

SECTION THREE - EFFECTIVE DATE:

This resolution shall be in full force and effect upon its passage, approval, and publication under the law.

PASSED and APPROVED this 14th day of April 2026.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

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

EXHIBIT A - REAL ESTATE PURCHASE CONTRACT



MAINSTREET ORGANIZATION OF REALTORS®  
COMMERCIAL SALES CONTRACT

Item 9. F.  
EQUAL HOUSING  
OPPORTUNITY

1 FROM: (Buyer) Village of Homewood, an Illinois municipal corporation  
2 (Name)  
3 TO: (Seller) Transitions Property Holding Corporation DATE: March 24, 2026  
4 (Name)

5 OFFER OF BUYER: I/We (Buyer) offer to purchase the Real Estate known as:  
6 18157 Dixie Highway Homewood Cook Illinois 60430  
7 *Street City County State Zip*

8 lot size approximately \_\_\_\_\_, Permanent Index No.: 29-31-409-076-0000, together with  
9 improvements thereon.

10 **INCLUSIONS:** The following shall be included: fixtures, equipment, appliances, security systems (owned) and personal property, if any, located  
11 on the Real Estate of the date hereof, for which a bill of sale will be given: screens, storm windows and doors; shades, window blinds; radiator  
12 covers; heating, central cooling, ventilating, lighting and plumbing fixtures; attached mirrors, shelving, interior shutters, cabinets and awnings;  
13 planted vegetation; smoke detectors; as well as the following specific items:  
14 AS IS

15  
16 **EXCLUSIONS:** The following shall be excluded: all tenant owned personal property, tenant owned trade fixtures, and:  
17 NONE  
18

19 Any personal property not specifically included shall be deemed excluded. A system or item shall be deemed to be in operating condition if it  
20 performs the function for which it is intended, regardless of age, and does not constitute a threat to health or safety.

21 **1. PURCHASE PRICE:** Purchase Price of \$ 100,000.00 shall be paid as follows: Initial Earnest Money of  
22 \$ 1,000.00 shall be tendered to Escrowee on or before 2 day(s) after Date of Acceptance. Additional Earnest Money of  
23 \$ 0 shall be tendered by NA, 20\_\_\_\_. Earnest Money shall be held in trust for the mutual benefit of the Parties by  
24 [check one]  Seller's Brokerage;  Buyer's Brokerage;  As otherwise agreed by the Parties, as "Escrowee".

25 The balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing in the form of good funds by wire transfer of funds, or by  
26 Certified, Cashier's, Mortgagee Lender's or title company's check (provided that the title company's check is guaranteed by a licensed title insurance  
27 company).

28 **2. CLOSING:** Provided title conforms with this contract or has been accepted by Buyer, closing or escrow payout shall be on  
29 April 30, 20 26, by conveyance by stamped recordable warranty deed (or other appropriate deed if title is in  
30 trust or in an estate) and payment of purchase price. Title shall be conveyed at the time required by this contract subject only to: general Real Estate  
31 taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public  
32 and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies; the mortgage or trust  
33 deed if any, that may be assumed by Buyer as part of this transaction. However, Special Assessments, if any, for improvements not yet completed  
34 shall be paid by Seller at closing. This sale shall be closed at office of title insurance company or Seller's attorney's office as agreed or in escrow  
35 with the title company issuing the title commitment by deed and money escrow fee to be divided between Seller and Buyer. Seller and/or Buyer will  
36 pay their respective brokers' commissions as provided in their respective representation agreements or contracts and shall provide waiver of Brokers'  
37 liens at closing.

38 ~~**3. FINANCING:** If this transaction is NOT CONTINGENT ON FINANCING, Optional Paragraph 28 a) OR Paragraph 28 b) MUST BE  
39 USED. If any portion of Paragraph 28 is used, the provisions of this Paragraph 3 are NOT APPLICABLE. This contract is contingent upon the  
40 ability of Buyer to secure within \_\_\_\_\_ days of the Date of Acceptance, a firm written commitment for a loan evidenced by a note to be  
41 secured by a mortgage or trust deed on the Real Estate in the amount of \$ \_\_\_\_\_, or such lesser amount as Buyer shall  
42 accept, with a fixed or initial interest rate (delete one) not to exceed \_\_\_\_\_%, said loan to be amortized over a minimum of \_\_\_\_\_ years,  
43 with a loan service charge not to exceed \_\_\_\_\_%. Seller and Buyer shall execute all documents and provide all information so that Buyer's  
44 lender can issue its commitment and close the transaction. If Buyer makes a good faith effort but is unable to obtain a commitment for the mortgage  
45 loan contemplated herein, Buyer shall so notify Seller in writing within the time specified in this Paragraph. IF SELLER IS NOT SO NOTIFIED  
46 WITHIN SUCH TIME PERIOD, BUYER SHALL FOR ALL PURPOSES BE DEEMED TO HAVE SECURED SUCH COMMITMENT OR TO  
47 HAVE AGREED TO PURCHASE THE REAL ESTATE WITHOUT MORTGAGE FINANCING OR BASED UPON THE MORTGAGE  
48 COMMITMENT ACTUALLY OBTAINED. If Seller is so notified, Seller may, at Seller's option, within 10 business days after Seller's receipt of  
49 said notice, elect to accept purchase money financing or to secure a mortgage commitment on behalf of Buyer upon substantially the same terms for  
50 the mortgage loan contemplated herein with such other material terms and conditions for comparable loans. If Seller is so notified, Buyer agrees to  
51 furnish to Seller all requested credit and financial information and to sign customary papers relating to the application for securing of a mortgage  
52 commitment. If Seller is thereafter unable or unwilling to secure such commitment or to accept purchase money financing as herein provided, this  
53 contract shall be null and void, and Buyer and Seller shall execute all necessary documents to refund earnest money to Buyer. This Contract shall  
54 not be contingent upon the sale and/or closing of any existing real estate.~~

55 **4. PRORATIONS:** Proratable items shall include, without limitation, Real Estate taxes based on 105 % of most recent ascertainable taxes;  
56 assignable insurance policies, if requested by Buyer; rents and/or security deposits, if any; Special Service Area tax for the year of closing only;  
57 Condominium Association fees, if any; water taxes and other proratable items including flood hazard insurance shall be prorated to date of  
58 possession. The Parties-hereto agree to re-prorate any unbilled real estate tax bill prior to the date of Closing.

59 **5. POSSESSION:** Possession shall be delivered at closing ~~subject to existing leases and tenancies, unless otherwise agreed in writing.~~

Buyer Initial \_\_\_\_\_ Buyer Initial \_\_\_\_\_ Seller Initial SW Seller Initial \_\_\_\_\_  
Address 18157 Dixie Hwy., Homewood IL 60430

Item 9. F.

60 **6. ATTORNEY REVIEW:** Within five (5) Business Days after the Date of Acceptance, the attorneys for the respective Parties, by Notice, may:

61 (a) Approve this Contract; or

62 (b) Disapprove this Contract, which disapproval shall not be based solely upon the Purchase Price and the earnest money

63 refunded to the buyer upon written direction as required by law; or

64 (c) Propose modifications except for the Purchase Price. If within ten (10) Business Days after the Date of Acceptance written agreement is not

65 reached by the Parties with respect to resolution of the proposed modifications, then either Party may terminate this Contract by serving

66 Notice, whereupon this Contract shall be null and void and earnest money refunded to the buyer upon written direction as required by law;

67 or

68 (d) Propose suggested changes to this Contract. If such suggestions are not agreed upon, neither Party may declare this Contract null and void

69 and this Contract shall remain in full force and effect.

70 **Unless otherwise specified, all Notices shall be deemed made pursuant to Paragraph 6(c). If Notice is not served within the time specified**

71 **herein, the provisions of this paragraph shall be deemed waived by the Parties and this Contract shall remain in full force and effect.**

72 **7. INSPECTION/ENVIRONMENTAL SITE ASSESSMENT:** This contract is contingent upon approval by Buyer of the condition of the Real

73 Estate as evidenced by an inspection/environmental site assessment conducted at Buyer's expense and by contractor(s) selected by Buyer, within 10

74 \_\_\_\_\_ business days after Seller's acceptance of this contract. Buyer shall indemnify Seller from and against any loss or damage to the Real

75 Estate caused by the acts or negligence of Buyer or the person performing such inspection. If written notice of Buyer's disapproval is not served

76 within the time specified, this provision shall be deemed waived by the Buyer and this Contract shall remain in full force and effect.

77 **8. DISCLOSURE:** Within five (5) business days after date of acceptance Seller shall provide to the Buyer all information relevant to the condition,

78 use and operation of the Real Estate available to Seller including but not limited to: schedule of operating expenses, existing surveys, title policies

79 and any and all recorded nonconsensual liens. Seller shall prepare, and deliver to Buyer, all documentation for the Real Estate as may be required by

80 applicable disclosure laws in the jurisdiction the property is located. Seller shall also cooperate with Buyer to secure whatever environmental site

81 assessment Buyer or Buyer's lender deems necessary or appropriate.

82 ~~**9. CONDOMINIUM/Common Interest Associations:** (If applicable) The Parties agree that the terms contained in this paragraph~~

83 ~~which may be contrary to other terms of this Contract, shall supersede any conflicting terms.~~

84 (a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions of the Declaration of

85 Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements

86 established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall

87 rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of

88 general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

89 (b) Seller shall be responsible for all regular assessments due and levied prior to Closing and for all special assessments confirmed prior to the

90 Date of Acceptance.

91 (c) Buyer has, within five (5) Business Days from the Date of Acceptance, the right to demand from Seller items as stipulated by the Illinois

92 Condominium Property Act, if applicable, and Seller shall diligently apply for same. This Contract is subject to the condition that Seller be

93 able to procure and provide to Buyer, a release or waiver of any option of first refusal or other pre-emptive rights of purchase created by the

94 Declaration of Condominium/Covenants, Conditions and Restrictions within the time established by the Declaration of

95 Condominium/Covenants, Conditions and Restrictions. In the event the Condominium Association requires personal appearance of Buyer

96 and/or additional documentation, Buyer agrees to comply with same.

97 (d) In the event the documents and information provided by Seller to Buyer disclose that the existing improvements are in violation of existing

98 rules, regulations or other restrictions or that the terms and conditions contained within the documents would unreasonably restrict Buyer's

99 use of the premises or would result in increased financial obligations unacceptable to Buyer in connection with owning the Real Estate,

100 then Buyer may declare this Contract null and void by giving Seller written notice within five (5) Business Days after the receipt of

101 the documents and information required by Subparagraph (c) above, listing those deficiencies which are unacceptable to Buyer. If

102 written notice is not served within the time specified, Buyer shall be deemed to have waived this contingency, and this Contract

103 shall remain in full force and effect.

104 (e) Seller shall not be obligated to provide a condominium survey.

105 ~~(f) Seller shall provide a certificate of insurance showing Buyer (and Buyer's mortgagee, if any) as an insured.~~

106 **10. SELLER REPRESENTATION:** Seller represents that Seller has not received written notice from any Governmental body or Owner

107 Association regarding (a) zoning, building, fire or health code violations that have not been corrected; (b) any pending rezoning; (c) any pending

108 condemnation or eminent domain proceeding; or (d) a proposed or confirmed special assessment and/or Special Service Area affecting the Real

109 Estate. Seller represents, however, that, in the case of a special assessment and/or Special Service Area, the following applies:

- 110 1. There [check one]  is  is not a proposed or pending unconfirmed special assessment affecting the Real Estate not payable by Seller after
- 111 date of Closing.
- 112 2. The Real Estate [check one]  is  is not located within a Special Service Area, payments for which will not be the obligation of Seller
- 113 after date of Closing.

114 **If any of the representations contained herein regarding Owner Association special assessment or Special Service Area are not acceptable to**

115 **Buyer, Buyer shall have the option to declare this Contract null and void. If written notice of the option to declare this Contract null and**

116 **void is not given to Seller within ten (10) Business Days after Date of Acceptance or within the term specified in Paragraph 3 (whichever is**

117 **later), Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect. Seller further represents that**

118 **Seller has no knowledge of boundary line disputes, easements or claims of easement not shown by the public records or any hazardous waste on the**

119 **Real Estate or any improvements for which the required permits were not obtained. Seller represents that there have been no improvements to the**

120 **Real Estate which are not either included in full in the determination of the most recent Real Estate tax assessment. Notwithstanding anything to the**

121 **contrary contained in this contract, Seller represents that to the best of Seller's knowledge, all heating, central cooling, ventilating, electrical and**

122 **plumbing fixtures and systems on the Real Estate and all equipment to be transferred to Buyer pursuant to this contract are in working order and will**

123 **be so at the time of closing.**

124 Seller represents that, to the best of Seller's knowledge, there are not now, nor have there been, any underground storage tanks located on the

125 Property and no chemicals or toxic waste have been stored or disposed of on the Property, except for: no exceptions

Buyer Initial \_\_\_\_\_ Buyer Initial \_\_\_\_\_ Seller Initial SW Seller Initial \_\_\_\_\_

Address 18157 Dixie Hwy., Homewood IL 60430

(Page 2 of 5) 6.2017- © MAINSTREET ORGANIZATION OF REALTORS®

Item 9. F.

126 None, and th  
 127 Property has not been cited for any violation of any Federal, State, County or local environmental law, ordinance or regulation and the Property is not  
 128 located within any designated legislative "superfund" area, except for: None  
 129  
 130 Seller represents that neither Seller nor Seller's agent has received notice of any dwelling zoning, building, fire and health code violations which  
 131 exists on the date of this contract from any city, village, or other governmental authority.

132 **11. LEASES:** Seller will not enter into or extend any leases with respect to the Real Estate from and after the date Seller signs this contract without  
 133 the express prior written consent of Buyer. All security deposits, damage deposits, or other deposits in the possession of Seller, including interest  
 134 earned, if applicable, shall be assigned to Buyer at the time of closing. Seller is required to deliver assignments of leases and Rent Roll to Buyer at  
 135 the time of closing. Seller shall deliver to Buyer, within five (5) business days after the Date of Acceptance, true and correct copies of all leases,  
 136 schedule of expenses, survey, and real estate taxes; this contract is subject to Buyer's review and approval of same within ten (10) business days from  
 137 Date of Acceptance. If written notice of Buyer's disapproval is not served within ten (10) business days after Date of Acceptance, this provision shall  
 138 be deemed waived by the Buyer and this contract shall remain in full force and effect. Seller shall provide fully executed tenant estoppel certificates  
 139 prior to closing.

140 **12. TITLE:** At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time limitations and  
 141 sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title insurance policy in the amount of  
 142 the Purchase Price with extended coverage by a title company licensed to operate in the State of Illinois, issued on or subsequent to the Date of  
 143 Acceptance, subject only to items listed in Paragraph 2. The requirement of providing extended coverage shall not apply if the Real Estate is vacant  
 144 land. The commitment for title insurance furnished by Seller will be presumptive evidence of good and merchantable title as therein shown, subject  
 145 only to the exceptions therein stated. If the title commitment discloses unpermitted exceptions, or if the Plat of Survey shows any encroachments  
 146 which are not acceptable to Buyer, then Seller shall have said exceptions or encroachments removed, or have the title insurer commit to insure  
 147 against loss or damage that may be caused by such exceptions or encroachments. If Seller fails to have unpermitted exceptions waived or title insured  
 148 over prior to Closing, Buyer may elect to take the title as it then is, with the right to deduct from the Purchase Price prior encumbrances of a definite  
 149 or ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of Closing, and shall sign any other customary  
 150 forms required for issuance of an ALTA 2006 Insurance Policy.

151 **13. PERFORMANCE: Time is of the essence of this Contract.** In any action with respect to this Contract, the Parties are free to pursue any legal  
 152 remedies at law or in equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney fees and costs from the non-  
 153 Prevailing Party as ordered by a court of competent jurisdiction. There shall be no disbursement of earnest money unless Escrowee has been provided  
 154 written agreement from Seller and Buyer. Absent an agreement relative to the disbursement of earnest money within a reasonable period of time,  
 155 Escrowee may deposit funds with the Clerk of the Circuit Court by the filing of an action in the nature of interpleader. Escrowee shall be reimbursed  
 156 from the earnest money for all costs, including reasonable attorney fees, related to the filing of the interpleader action. Seller and Buyer shall  
 157 indemnify and hold Escrowee harmless from any and all conflicting claims and demands arising under this paragraph.

158 **14. NOTICE:** All Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to any one of a  
 159 multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:  
 160 (a) By personal delivery of such Notice; or  
 161 (b) By mailing of such Notice to the addresses recited herein by regular mail and by certified mail, return receipt requested. Except as  
 162 otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or  
 163 (c) By sending facsimile transmission. Notice shall be effective as of date and time of facsimile transmission, provided that the Notice  
 164 transmitted shall be sent on Business Days during Business Hours. In the event fax Notice is transmitted during non-business hours, the  
 165 effective date and time of Notice is the first hour of the next Business Day after transmission; or  
 166 (d) By sending e-mail transmission. Notice shall be effective as of date and time of e-mail transmission, provided that the Notice transmitted  
 167 shall be sent during Business Hours, and provided further that the recipient provides written acknowledgment to the sender of receipt of the  
 168 transmission (by e-mail, facsimile, regular mail or commercial overnight delivery). In the event e-mail Notice is transmitted during non-  
 169 business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or  
 170 (e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following deposit with the  
 171 overnight delivery company.

172 **15. BUSINESS DAYS/HOURS:** Business Days are defined as Monday through Friday, excluding Federal holidays. Business Hours are defined as  
 173 8:00 A.M. to 6:00 P.M. Chicago time.

174 **16. FACSIMILE:** Facsimile signatures shall be sufficient for purposes of executing, negotiating, and finalizing this Contract.

175 **17. DAMAGE TO REAL ESTATE PRIOR TO CLOSING:** If, prior to delivery of the deed, the Real Estate shall be destroyed or materially  
 176 damaged by fire or other casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of either terminating this Contract  
 177 (and receiving a refund of earnest money) or accepting the Real Estate as damaged or destroyed, together with the proceeds of the condemnation  
 178 award or any insurance payable as a result of the destruction or damage, which gross proceeds Seller agrees to assign to Buyer and deliver to Buyer  
 179 at closing. Seller shall not be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of  
 180 the State of Illinois shall be applicable to this Contract, except as modified in this paragraph.

181 **18. PLAT OF SURVEY:** Prior to closing, Seller shall furnish at Seller's expense an ALTA-ACSM survey certified to Buyer, Buyer's lender (if  
 182 any) and title insurance company dated not more than six (6) months prior to Date of Acceptance by a licensed land surveyor showing the location of  
 183 the improvements thereon (including fences separating the Real Estate from adjoining properties) and showing all encroachments, if any. If the  
 184 survey discloses improper location of improvements or encroachments and Seller is unable to obtain title insurance protection for the benefit of  
 185 Buyer against loss resulting from such improper locations or encroachment, Buyer may, at his option, declare this contract to be null and void.  
 186 Providing all existing improvements (including fences) and encroachments, if any, appear on the survey thus furnished, Buyer shall bear the cost of  
 187 any later date survey which may be required by Buyer's lender or desired by Buyer.

188 **19. BILL OF SALE:** All of the items of personal property shall be transferred to Buyer by delivery at closing of Bill of Sale without warranty of  
 189 merchantability or fitness for particular purpose.

Buyer Initial \_\_\_\_\_ Buyer Initial \_\_\_\_\_ Seller Initial SW Seller Initial \_\_\_\_\_  
 Address **18157 Dixie Hwy., Homewood IL 60430**  
 (Page 3 of 5) 6.2017- © MAINSTREET ORGANIZATION OF REALTORS®

Item 9. F.

190 **20. CLEAN CONDITION:** Seller shall remove all debris from the Real Estate and improvements by date of possession. Buyer shall have  
191 to inspect the Real Estate and improvements prior to closing to verify that the Real Estate, improvements and included personal property are in  
192 substantially the same condition as of the date of Seller's acceptance of this contract, normal wear and tear excepted.

193 **21. MUNICIPAL ORDINANCES:** Seller shall comply with the terms of any municipal ordinance relating to the transaction contemplated herein  
194 for the municipality in which the Real Estate is located and shall provide to Buyer at closing evidence of compliance with such ordinances. Transfer  
195 taxes required by local ordinance shall be paid by the party designated in such ordinance. Seller shall pay any transfer tax imposed by state law.

196 **22. SPECIAL FLOOD HAZARD AREA:** Buyer shall have the option to declare this Contract null and void if the Real Estate is located in a  
197 special flood hazard area which requires Buyer to carry flood insurance. **If written notice of the option to declare this Contract null and void is**  
198 **not given to Seller within ten (10) Business Days after Date of Acceptance or within the term specified in Paragraph 3 (whichever is later),**  
199 **Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect.**

200 **23. TAX LAW COMPLIANCE:** Seller agrees to provide to the Internal Revenue Service the Sale of Real Estate 1099 form as required by law.  
201 This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 and  
202 all amendments thereto (the "Act"). Seller and Buyer shall execute or cause to be executed all documents and take or cause to be taken all actions  
203 necessary in order that Buyer shall have no liability, either actual or potential, under the Act. Parties are cautioned that the Real Estate may be  
204 situated in a municipality that has adopted a pre-closing inspection requirement, municipal Transfer Tax or other similar ordinances. Transfer taxes  
205 required by municipal ordinance shall be paid by the party designated in such ordinance.

206 **24. CAPTIONS:** Captions are not intended to limit the terms contained after said caption and are not part of the contract.

207 **25. TAX-DEFERRED EXCHANGE:** Seller and Buyer agree to cooperate in any applicable tax-deferred Exchange, and shall  
208 execute all documents with respect thereto at their own expense, pursuant to the applicable provisions of the Internal Revenue Code,  
209 as amended from time to time.

**26. NO LEASES.** The seller shall deliver exclusive possession of the property at closing. Buyer will not accept title subject to any lease.

**Optional Provisions (Applicable ONLY if Initialed by All Parties)**

210 ~~26. CONFIRMATION OF DUAL AGENCY: The Parties confirm that they have previously consented to~~  
211 ~~\_\_\_\_\_ (Licensee) acting as a Dual Agent in providing brokerage services on their~~  
212 ~~behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this contract.~~

213 ~~27. RIDERS: The terms of Rider(s) \_\_\_\_\_ attached~~  
214 ~~hereto are made a part hereof.~~

216 **28. \_\_\_\_\_ TRANSACTIONS NOT CONTINGENT ON FINANCING: IF EITHER OF THE FOLLOWING ALTERNATIVE**  
217 **OPTIONS IS SELECTED, THE PROVISIONS OF THE FINANCING PARAGRAPH 3 SHALL NOT APPLY [CHOOSE ONLY ONE]:**

218 a) **\_\_\_\_\_ Transaction With No Mortgage (All Cash):** If this selection is made, Buyer will pay at closing, in the form of "Good Funds"  
219 the difference (plus or minus prorations) between the Purchase Price and the amount of the Earnest Money deposited pursuant to Paragraph 1 above.  
220 Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to  
221 verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller. Seller's  
222 attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds to close. Buyer understands and agrees that, so  
223 long as Seller has fully complied with Seller's obligations under this Contract, any act or omission outside of the control of Seller, whether intentional  
224 or not, that prevents Buyer from satisfying the balance due from Buyer at closing, shall constitute a material breach of this Contract by Buyer. The  
225 Parties shall share the title company escrow closing fee equally.

226 b) **\_\_\_\_\_ Transaction, Mortgage Allowed:** If this selection is made, Buyer will pay at closing, in the form of "Good Funds" ~~the~~  
227 ~~difference (plus or minus prorations) between the Purchase Price and the amount of the Earnest Money deposited pursuant to Paragraph 1 above.~~  
228 ~~Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to~~  
229 ~~verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller. Seller's~~  
230 ~~attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds to close. Notwithstanding such representation,~~  
231 ~~Seller agrees to reasonably and promptly cooperate with Buyer so that Buyer may apply for and obtain a mortgage loan or loans including but not~~  
232 ~~limited to providing access to the Real Estate to satisfy Buyer's obligations to pay the balance due (plus or minus prorations) to close this transaction.~~  
233 ~~Such cooperation shall include the performance in a timely manner of all of Seller's pre-closing obligations under this Contract. This Contract shall~~  
234 ~~NOT be contingent upon Buyer obtaining financing. Buyer understands and agrees that, so long as Seller has fully complied with Seller's~~  
235 ~~obligations under this Contract, any act or omission outside of the control of Seller, whether intentional or not, that prevents Buyer from satisfying the~~  
236 ~~balance due from Buyer at Closing shall constitute a material breach of this Contract by Buyer. Buyer shall pay the title company escrow closing fee.~~

237 **THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND**  
238 **DELIVERED TO THE PARTIES OR THEIR AGENTS.**

4/9/2026

239 \_\_\_\_\_  
240 Date of Offer  
241 \_\_\_\_\_  
242 Buyer Signature  
243 \_\_\_\_\_  
244 Buyer Signature  
245 **Village of Homewood, an Illinois municipal corporation**  
246 Print Buyer(s) Name(s) [Required]  
247 \_\_\_\_\_  
248 Corporation/Limited Liability Corporation (LLC)  
249 \_\_\_\_\_  
250 By – Print Name  
251 **2020 Chestnut Rd.**  
252 Address  
253 **Homewood IL 60430**  
254 City State Zip  
255 **708-206-3377 nadams@homewoodil.gov**  
256 Phone E-mail

Signed by: \_\_\_\_\_  
**DATE OF ACCEPTANCE**  
*Sharonne Ward*  
Seller Signature  
\_\_\_\_\_  
Seller Signature  
**Transitions Property Holding Corporation**  
Print Seller(s) Name(s) [Required]  
\_\_\_\_\_  
Corporation/Limited Liability Corporation (LLC)  
\_\_\_\_\_  
By – Print Name  
**17746 Oak Park Av.**  
Address  
**Tinley Park IL 60477**  
City State Zip  
\_\_\_\_\_  
Phone E-mail

257 **FOR INFORMATION ONLY**

258 **None**  
259 Selling Office MLS #  
260 \_\_\_\_\_  
261 Buyer's Designated Agent MLS #  
262 \_\_\_\_\_  
263 Phone Fax  
264 \_\_\_\_\_  
265 E-mail  
266 **Christopher J. Cummings chris@cjcumingslaw.com**  
267 Buyer's Attorney E-mail  
268 **708-799-7575**  
269 Phone Fax  
270 \_\_\_\_\_  
271 Mortgage Company Phone/Fax

**None**  
Listing Office MLS #  
\_\_\_\_\_  
Listing Designated Agent MLS #  
\_\_\_\_\_  
Phone Fax  
\_\_\_\_\_  
E-mail  
\_\_\_\_\_  
Seller's Attorney E-mail  
\_\_\_\_\_  
Phone Fax  
\_\_\_\_\_  
Management Co./Other Contact Phone/Fax

272 *This Contract Approved by the DuPage County Bar Association.*

273 **Seller Rejection:** This offer was presented to Seller on \_\_\_\_\_, 20\_\_ at \_\_\_\_:\_\_\_\_ AM/PM  
274 and rejected on \_\_\_\_\_, 20\_\_ at \_\_\_\_:\_\_\_\_ AM/PM \_\_\_\_\_ (Seller Initials).



## **BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: April 14, 2026**

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Cook County Class 8 Incentive Renewal – 850 183<sup>rd</sup> Street

### **PURPOSE**

Born Again Burgers, LLC, the owner of Culver’s Restaurant, is seeking Village support to renew a Class 8 property tax designation for the property at 850 183<sup>rd</sup> Street. The Village of Homewood granted support for this designation in 2006. At that time, the property had been vacant for approximately five years.

The Class 8 program encourages commercial development throughout Cook County by stimulating expansion, retaining existing businesses, and increasing employment opportunities. Under this program, the property is assessed at 10% during the first 10 years and for any subsequent 10-year renewal period.

The current Class 8 property tax incentive is near the end of its term and set to expire. If the incentive is not renewed, the property would be assessed at 15% in year 11, 20% in year 12, and 25% in subsequent years.

### **PROCESS**

The Cook County tax system has placed a heavy tax burden on commercial properties that must compete with the lower tax rates in adjacent counties and in Indiana, where the property tax rate is as much as 45% less. Cook County has recognized the property tax issue for the Chicago Southland and created the Class 8 Cook County Tax Incentive Program. The program identifies five (5) Cook County townships that have automatic certification for the incentive; the subject property is located in Thornton Township, one of the five designated townships.

The Cook County Assessor administers the Class 8 real estate tax designation to encourage industrial and commercial development in areas experiencing economic stagnation. Under this program, qualified commercial real estate is assessed at 10 percent of the market value for the first 10 years, 15 percent in the 11th year, and 20 percent in the 12th year. The Class 8 designation may be renewed during the last year that a property is entitled to a 10 percent assessment or when the incentive is still applied at the 15 percent or 20 percent assessment level, subject to approval by the Village Board and the passing of a resolution consenting to the renewal.



Born Again Burgers, LLC operates an approximately 4,470-square-foot, restaurant. Culver's currently employs 23 full-time staff and 28 part-time staff at this property. Retaining the Class 8 incentive is crucial for the financial health of this business and its ability to serve the community.

## OUTCOME

With various American fast-food chains, a new Casino, and other attractions along the Halstead Corridor, Born Again faces increased market pressure and diverted traffic, directly affecting the income they are able to generate. Within the next five (5) years, the Culver's franchise will require an extensive remodel investment. Approval of this incentive renewal will assist Born Again in its ability to continue to cover their largest fixed expense, property tax.

With the incentive, property taxes are approximately \$35,000 annually. Born Again estimates that without an incentive, taxes would be more than \$86,000 annually. The Class 8 results in an annual savings of \$51,000.

## FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the Culver's property located at 850 183<sup>rd</sup> Street, owned by Born Again Burgers, LLC.

## ATTACHMENT(S)

- Resolution
- Request for Class 8 Renewal

**RESOLUTION NO. R-3253**

**A RESOLUTION SUPPORTING RENEWAL OF CLASS 8 STATUS  
PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION  
ORDINANCE FOR REAL ESTATE LOCATED AT 850 183<sup>RD</sup> STREET,  
HOMewood, COOK COUNTY, ILLINOIS.**

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

**WHEREAS**, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, which instituted 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**, in 2006, the Village of Homewood passed Resolution No. R-1945, determining the appropriateness for Class 8 tax designation of the subject property; and

**WHEREAS**, Born Again Burgers, LLC is applying for renewal of Class 8 property status pursuant to said aforementioned ordinance, for certain real estate located at 850 183<sup>rd</sup> Street, Homewood, Cook County, Illinois, having Property Index Number 29-32-406-047-0000 and legally described in Exhibit "A" attached hereto, and has demonstrated to this Board that the Class 8 real estate tax incentive is necessary for the redevelopment of the subject property; and

**WHEREAS**, the President and Board of Trustees find it to be in the Village's best interest to support the business owner's request to renew the Class 8 property tax incentive.

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

1. The above recitations are incorporated herein as if fully restated.
2. The Board of Trustees of the Village of Homewood supports and consents to the application by Born Again Burgers, LLC to have the real estate at 850 183<sup>rd</sup> Street, Homewood, Cook County, Illinois legally described in Exhibit "A", attached hereto, with Property Index Number 29-32-406-047-0000 declared eligible for renewal of the Class 8 real estate tax incentive, in that the incentive is necessary for the subject property to remain economically viable.
3. The project is consistent with the overall development plan for the area.
4. The 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 14<sup>th</sup> day of April 2026.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

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

**EXHIBIT "A"**

Legal Description:

Lot 1 in Harold's Resubdivision of Lot A and that part of Lot B lying west of the East 200.00 feet in Nelson's Garden Resubdivision of Lot 1 in Nelson's Garden Subdivision of part of the East ½ of Section 32 and part of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Property Index Number: 29-32-406-047-0000

Common Address: 850 183<sup>rd</sup> Street, Homewood, Illinois 60430



**Law Office of  
Dennis M. Nolan, P.C.**

Stefanie V. Johnson, Senior Legal Assistant  
Cindy D. Krofta, Legal Assistant

Downtown Bartlett  
221 West Railroad Avenue  
Bartlett, Illinois 60103  
Telephone 630.213.7700  
Fax 630.213.7735  
lawdnolan@sbcglobal.net  
www.propertytaxappealed.com

March 3, 2026

BY EMAIL [amesaros@homewoodil.gov]

Rich Hofeld  
Village President  
Village of Homewood  
2020 Chestnut Road  
Homewood, Illinois 60430

**Re: Class 8 Renewal Application / Village Resolution in Support**  
Control Number: 8227  
Born Again Burgers, LLC  
850 183rd Street  
Homewood, Illinois 60430  
Parcel No.: 29-32-406-047-0000

Dear Mr. Hofeld:

As discussed with Angela Mesaros, Economic and Community Development Director, and on behalf of my client, Born Again Burgers, LLC ("Born Again"), please find enclosed the Draft Cook County Class 8 Renewal Application ("Application"). This Application is attached for the Village's consideration to renew the existing Cook County Class 8 Property Tax Incentive for the above property ("Subject Property"). In support of the Application, Born Again has attached various data and documentation to support the Class 8 Renewal- including, but not limited to, a Statement of Need (See Exhibit A) and a 2025 Real Estate Tax Analysis with and without the Class 8 Property Tax Incentive (See Exhibit B).

As you may know, Born Again has been an idol of consistency in the Village of Homewood, as they have served the community of Homewood for years. Furthermore, and for Born Again's longevity at the Subject Property, the Class 8 Renewal is critical for continued business operations and for Born Again to continue to give back to the community that has so graciously given them the ability to be a stable fixture and a household name.

Rich Hofeld  
March 3, 2026  
Page 2

Therefore, Born Again requests the Village's support in continuing the property tax incentive as set forth by the Cook County Assessor's Ordinance. This renewal is critical not only to Born Again, but also to the supporting community. The renewal incentive to Born Again will also continue economic development for the Village.

In summary, Born Again requests the Village's support through a Village Resolution the renewal of the Cook County Class 8 Property Tax Incentive for the Subject Property. Born Again is happy to answer any questions and looks forward to working with the Village on this important matter.

Please let us know when this matter will be placed on the Village's agenda for consideration and support of the Class 8 Property Tax Incentive Renewal for the Subject Property.

On behalf of Born Again, thank you for your support and consideration.

Very truly yours,



Dennis M. Nolan

DMN: dnap  
Attachments

**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

**DRAFT**

**CLASS 6B/7/8**  
**RENEWAL APPLICATION**

Control Number

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

**I. Identification of Applicant**

Born Again Burgers, LLC  
Name: Justin Obrieht, Manager Telephone: ( 708 ) \_\_\_\_\_  
Address: 850 West 183rd Street \_\_\_\_\_  
City, State: Homewood, Illinois Zip Code: 60430 \_\_\_\_\_  
Email Address: \_\_\_\_\_

**Agent/Representative (if any)**

Name: Dennis M. Nolan, Esq. Telephone: ( 630 ) 213-7700 \_\_\_\_\_  
Address: 221 West Railroad Avenue \_\_\_\_\_  
City, State: Bartlett, Illinois Zip Code: 60103 \_\_\_\_\_  
Email Address: lawdnolan@sbcglobal.net \_\_\_\_\_

**II. Description of Subject Property**

Street address: 850 West 183rd Street \_\_\_\_\_  
City, State: Homewood, Illinois Zip Code: 60430 \_\_\_\_\_  
Permanent Real Estate Index Number (s): 29-32-406-047-0000 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Township: Thornton \_\_\_\_\_

**III. Identification of Persons or Entities Having an Interest**

Attach a current and 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. **See attached Exhibit C**  
Attach legal description, site dimensions and square footage, and building dimensions and square footage. **See attached Exhibit C, D (Plat of Survey), and E (Interior Site Plan)**

**IV. Property Use**

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use. **See attached Exhibit C**

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

**V. Nature of Development**

Indicate the nature of the original development receiving the Class 6B/7/8 designation

New Construction

Substantial Rehabilitation

Occupation of Abandoned Property - No Special Circumstance

Occupation of Abandoned Property - With Special Circumstance

**VI. Employment**

How many permanent full-time and part-time employees do you now employ?

**On-Site:** Full-time: 23 Part-time: 28

**In Cook County:** Full-time: 23 Part-time: 28

**VII. 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) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/7/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

I, Justin Obrieht the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal 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.

\_\_\_\_\_  
Signature  
  
Justin Obrieht  
\_\_\_\_\_  
Print Name  
  
Manager  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

02/10/2020

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## Exhibit A

### Statement of Need

Born Again Burgers, LLC

850 183rd Street, Homewood, Illinois 60430

Parcel Number: 29-32-406-047-0000

- Items Born Again has accomplished for the Village of Homewood
  - The original site was once home to a dilapidated nursery, and profoundly transformed into a vibrant, well-maintained neighborhood restaurant. The Subject Property has won a number of “Beautification Awards,” as Born Again prioritizes the curb appeal and cleanliness of the restaurant.
  - Born Again works closely with many different aspects of the community. To name a few, James Hart Elementary School, Glenwood Elementary School, Flossmoor Hills PTO, the Homewood Parent Music Association, as well as the Homewood Parent Teacher Association.
  - Born Again offers students and faculty a safe, walkable location that does not require crossing a busy roadway. Born Again goes a step further to partner with school staff on Early Release days and collaborate with teachers to reward students for achievement and positive behavior. Instilling the concept of hard work and consistency to the students of James Hart Elementary.
  - With homelessness on the rise in the suburbs of Chicago, Born Again has taken action to combat same by donating one-thousand dollars (\$1,000) per month to homeless outreach programs focused on providing individuals with resources to secure employment, pursue sobriety, and transition off the streets.
  - Born Again strives to invest in people by hiring locally and promoting from within. Notably, Mentee Owner/Operator Mallory Staley began her career with Culver’s at age sixteen (16) as her very first job, grew up locally, and now raises her family in the area she serves.
  - As part of Born Again’s initiative to encourage higher level education, Culver’s proudly offers scholarships to employees pursuing higher education and creates career pathways that allow young people in Homewood to grow into long-term leadership roles. Born Again stresses a centralized goal to continue serving as a pillar of stability, employment, and community engagement in Homewood for years to come.
  
- Born Again’s Need for the Renewal of the Class 8 Property Tax Incentive
  - Within the next five (5) years, the Subject Property will be required to sign a new Culver’s franchise agreement, which includes a significant renewal fee and a mandated re-image/remodel investment. These improvements will enhance the customer experience through an upgraded drive-thru, digital menu boards, and a refreshed, modernized appearance that will further elevate the corridor and surrounding neighborhood.
  - With various American fast-food chains, a new Casino, and other attractions along the Halstead Corridor, Born Again is faced with increased market pressure and diverted traffic, directly affecting the income they are able to generate. Income that is necessary to cover their largest fixed expense, property tax.

## Exhibit B

### 2025 Real Estate Tax Analysis

Born Again Burgers, LLC

850 183rd Street, Homewood, Illinois 60430

Parcel Number: 29-32-406-047-0000

---

**A. 2025 Real Estate Tax Liability With the Class 8/Cook County Tax Incentive:  
\$34,492.75\***

2025 Proposed Market Value: \$749,110

2025 Assessment Level at 10%

2024 Tax Rate: 15.168825%

2024 SEF: 3.0355

**B. 2025 Real Estate Tax Liability Without the Class 8/Cook County Tax Incentive:  
\$86,231.87\***

2025 Proposed Market Value: \$749,110

2025 Assessment Level at 25%

2024 Tax Rate: 15.168825%

2024 SEF: 3.0355

\* Based on the Cook County Assessor's 2025 proposed market value

## Exhibit C

III. Identification of Persons or Entities Having an Interest

**Justin Obrieht-** Maintains 60% ownership

**Address:** 1023 Via Baron, Thousand Oaks, California 91320

**Mallory Staley-** Maintains 25% ownership

**Address:** 9415 Calidonia Drive, Tinley Park, Illinois 60487

**Jack Rush-** Maintains 15% ownership

**Address:** 32523 South Elevator Road, Manteno, Illinois 60950

## Legal Description:

LOT 1 IN HAROLD'S RESUBDIVISION OF LOT A AND THAT PART OF LOT B LYING WEST OF THE EAST 200.00 FEET IN NELSON'S GARDEN RESUBDIVISION OF LOT 1 IN NELSON'S GARDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 32 AND PART OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY. ILLINOIS

**Building Square Footage:** 4,470

**Land Square Footage:** 96,576

IV. Property Use

The Subject Property is a one-story restaurant housing a Culver's fast-casual operation. Guests are able to dine-in the establishment or utilize the convenient services provided by the drive-thru. The Subject Property prepares freshly made hamburgers, chicken tenders/sandwiches, french fries, cheese curds, premium custard, etc. off of the menu to the guests who choose to dine with this establishment.



By	
Date	

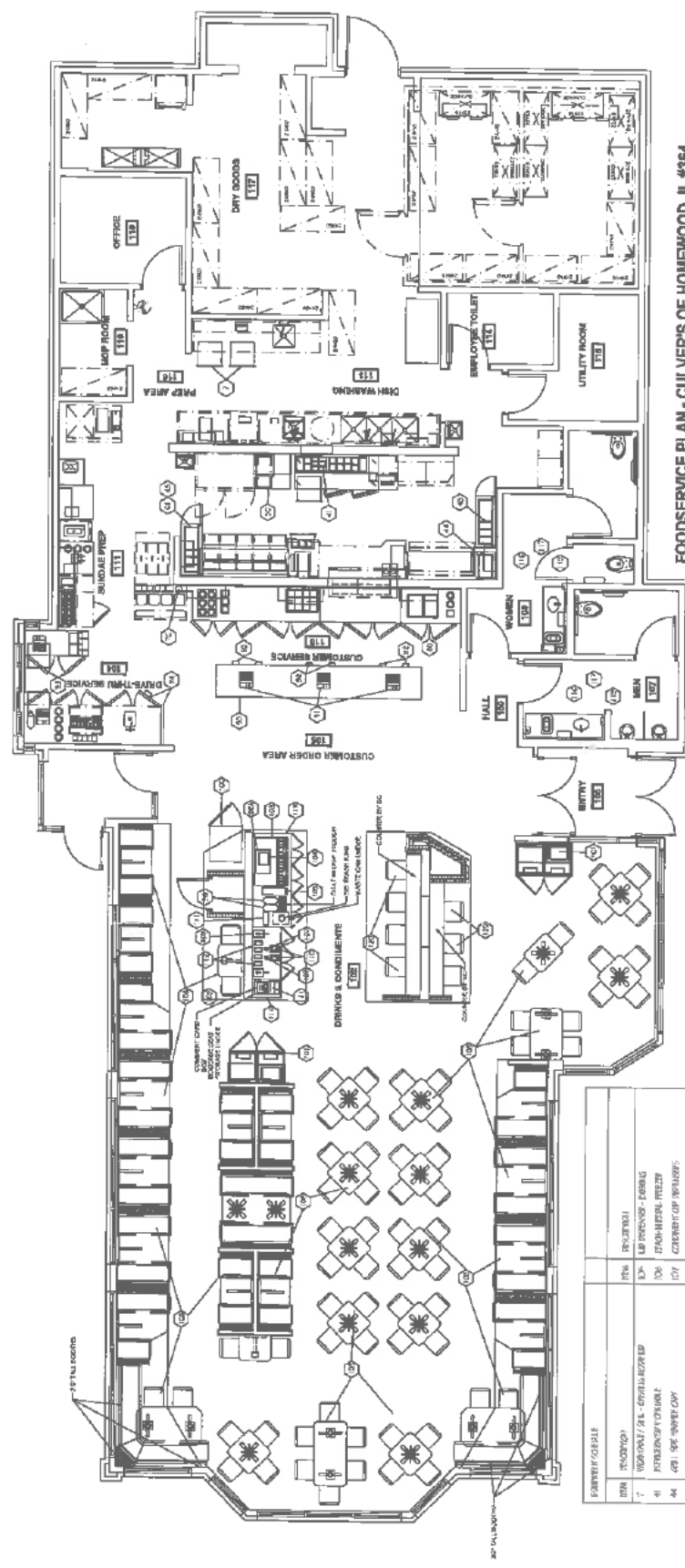
**CULVER'S OF HOMEWOOD, IL #364**  
**REIMAGE 2021**  
**CULVER FRANCHISING SYSTEM, LLC**

**FOODSERVICE PLAN**  
 12/15/2020, 11:04 AM  
 11/15/2020  
 20200001

Item 9. G.

NOTES: These plans are for the exclusive use of Culver's Franchising System, LLC and a licensed business entity only. No part of these plans or the design they represent may be duplicated or reproduced without permission of Culver's Franchising System, LLC.

# Exhibit E



**FOODSERVICE PLAN - CULVER'S OF HOMEWOOD, IL #364**  
 SCALE: 1/4" = 1'-0"

ITEM	DESCRIPTION	QTY	UNIT	REMARKS
1	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
2	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
3	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
4	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
5	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
6	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
7	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
8	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
9	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
10	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
11	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
12	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
13	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
14	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
15	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
16	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
17	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
18	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
19	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
20	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
21	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
22	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
23	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
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93	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
94	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
95	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
96	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
97	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
98	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
99	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT
100	RESTAURANT	1	SQ FT	RESTAURANT - 10,000 SQ FT



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: April 14, 2026**

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Amy Zukowski, Director of Finance

**Topic:** Increase of Class 5 Liquor Licenses

**PURPOSE**

A & P Restaurant, Inc. d/b/a 3B Burger-Bird-Brew House has submitted the required application and related documents for a Class 5 liquor license for their proposed location at 18755 Dixie Highway. A Class 5 liquor license is available to establishments that primarily serve meals prepared in the establishment's kitchen and have a seating capacity for the service of meals at tables or counters, but do not have a bar. It permits the retail sale of alcoholic liquor for on-premises consumption only with no more than 25% of their sales from liquor. An ordinance increasing the Class 5 liquor licenses requires Board approval.

**PROCESS**

Antoine Washington and Pranav Patel purchased the Cilantro business in February 2026 and plans to open 3B Burger-Bird-Brew House at 18755 Dixie Highway. At the March 24, 2026 Board meeting, staff was directed to bring an ordinance to increase the number of allowed Class 5 liquor licenses for 3B Burger-Bird-Brew House.

**OUTCOME**

Approval of this request will enable 3B Burger-Bird-Brew House to offer more options to their dining patrons.

**FINANCIAL IMPACT**

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

**LEGAL REVIEW**

Not required

**RECOMMENDED BOARD ACTION**

Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 5 liquor licenses by one for the proposed A & P Restaurant

# VILLAGE OF HOMEWOOD

Item 9. H.



Inc., d/b/a 3B Burger-Bird-Brew House location at 18755 Dixie Highway, subject to an approved background check.

## **ATTACHMENT(S)**

Ordinance

**ORDINANCE NO. M-2407**

**AN ORDINANCE AMENDING THE TABLE OF THE NUMBER OF LIQUOR LICENSE LIMITATIONS BY CLASS FOR THE VILLAGE OF HOMEWOOD**

WHEREAS, Section 4-1 of the Liquor Control Act of 1934 (235 ILCS 5/4-1) authorizes a municipality to determine the number, kind, and classification of licenses for the retail sale of alcoholic liquor and local license fees to be paid for each license category; and

WHEREAS, the Village Board has established regulations as to types of liquor licenses within the village, and the number of each license class available; and

WHEREAS, the class of liquor license and number of licenses available for each class are maintained in a table available on the village’s website; and

WHEREAS, 3B Burger-Bird-Brew House has requested a Class 5 liquor license for their proposed location at 18755 Dixie Highway; and

WHEREAS, there currently are no available Class 5 licenses; and

WHEREAS, the Liquor Commissioner supports increasing the number of Class 5 licenses so that a liquor license can be issued to the applicant; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the best interests of the village and its residents to increase the number of Class 5 licenses to accommodate this request.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, as follows:

**SECTION ONE – AMEND THE TABLE OF THE NUMBER OF LIQUOR LICENSE LIMITATIONS BY CLASS:**

The Table of the Number of Liquor License Limitations by Class attached as Exhibit A is amended as indicated (additional language underlined, deletions ~~stricken~~) and shall remain in effect until otherwise amended or revised by ordinance.

SECTION TWO – EFFECTIVE DATE:

This ordinance shall be in full force and effect from and after its passage, approval, and publication in accordance with law, subject to an approved background check.

PASSED and APPROVED this 14th day of April, 2026.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

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





## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 14, 2026

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Joshua Burman, Director of Public Works

**Topic:** Upgrade to Sensus Analytics Software and Hosting Services

### PURPOSE

Staff requests that the Village Board accept a proposal from Core and Main of St. Louis, MO, the vendor of Sensus Analytics, in the amount of \$52,476, for the software migration of Sensus Logic to Sensus Analytics. This is a five-year contract with the first year including one-time costs for setup fees, integration fee, onsite training, project management fees, and data migration.

### PROCESS

*Why is an upgrade is needed?*

In 2013, the Village installed smart meters as part of its transition from traditional radio-read water meters. Smart meters are advanced devices that automatically collect water usage data and transmit it electronically to the Village, eliminating the need for manual meter readings and improving accuracy and efficiency. This upgrade allowed the Village to modernize its water system and better manage usage data.



To support this system, the Village implemented Sensus Logic, a meter data management (MDM) platform designed to collect, store, and process the data generated by smart meters. At the time, Sensus Logic provided a reliable solution for receiving meter reads and transferring that information to the billing system. However, its functionality is largely limited to basic data handling, with minimal analytical tools, limited reporting capabilities, and delayed data access.



As technology has advanced, Sensus Logic has become a legacy system. Sensus has announced that it will no longer continue long-term support and development for the Logic platform. As a result, utilities that currently rely on this system, including the Village of Homewood, must transition to a new supported platform to ensure continued functionality, security, and compatibility with evolving infrastructure.

The recommended replacement is Sensus Analytics, a platform that builds upon the foundation of smart meter technology by providing real-time data access, advanced analytics, and enhanced system monitoring.

### *What is Sensus Analytics?*

Sensus Analytics is a modern, cloud-based platform designed to help utility providers (water, electric, and gas) manage and analyze data collected from smart meters. Rather than serving as just a data storage system, it functions as a comprehensive, all-in-one platform that transforms raw meter data into meaningful, actionable information.

Sensus Analytics acts as both a centralized dashboard and an advanced analytics engine. It will allow Village staff to view meter reads and usage data, monitor system performance, detect leaks, and receive automated alerts when abnormal conditions occur. The platform also provides valuable customer insights, supports integration with billing systems, and enables ongoing system monitoring in a single, user-friendly interface.

One of the key advantages of Sensus Analytics is its ability to deliver real-time or near real-time data visibility. This allows staff to respond more quickly to issues, rather than waiting for daily or delayed reports. The platform includes interactive dashboards and reporting tools that make it easier to understand trends, track performance, and make informed decisions. Additionally, built-in features such as leak detection, pressure monitoring, and automated alarms help proactively identify and address potential problems before they escalate.

Because Sensus Analytics is cloud-based, it can be securely accessed from anywhere through a web browser, eliminating the limitations of traditional on-premise systems. This flexibility, combined with its advanced capabilities, makes it a powerful tool for modern utility management and service delivery.



### Cost Breakdown

The first-year cost for transitioning to Sensus Analytics includes both one-time implementation costs and the annual software subscription fee.

Description	Cost
<b>One-Time Costs:</b>	
Set Up Fee	\$2,500
Integration Fee	\$8,595
Onsite Training	\$6,350
Project Management Fee	\$1,000
Data Migration	\$6,000
<b>Total One-Time Costs</b>	<b>\$24,445</b>
2026 Annual Subscription	\$28,031
<b>Total 2026 Cost</b>	<b>\$52,476</b>
2027 Annual Subscription	\$28,872
2028 Annual Subscription	\$29,738
2029 Annual Subscription	\$30,630
2030 Annual Subscription	\$31,549

\* Hosting/Maintenance Services subject to a 3% annual increase after year 2030.



## *Who is Sensus?*

Sensus is a global technology company that provides advanced metering infrastructure (AMI), data management systems, and communication networks for utilities, including water, gas, and electric services. The company focuses on helping municipalities and utility providers improve operational efficiency, enhance customer service, and better manage their infrastructure through smart technology.

## **OUTCOME**

Transitioning to Sensus Analytics will give the Village real-time visibility into water usage, allowing staff to quickly identify leaks, abnormal consumption, and system issues. This leads to improved efficiency, reduced water loss, and better decision making.

The platform also enhances customer service by providing more accurate data for billing and resident inquiries, while reducing manual work through automated alerts and reporting. Overall, it modernizes the Village's utility operations and supports more reliable, proactive service delivery.

## **FINANCIAL IMPACT**

- **Funding Source:** Water and Sewer Fund
- **Budgeted Amount:** \$53,000
- **Cost:** \$52,476 for first year

## **LEGAL REVIEW**

Contract review required

## **RECOMMENDED BOARD ACTION**

Accept a proposal from Core and Main of St. Louis, MO; and, authorize the Village Manager to enter into a contract with Core and Main, the vendor of Sensus Analytics, in the amount of \$52,476, for the software migration of Sensus Logic to Sensus Analytics, subject to Village attorney review.

## **ATTACHMENT(S)**

Core and Main Proposal



3415 Ohio Ave. St. Charles IL. 60174

October 14, 2025

Village of Homewood  
17755 Ashland Ave  
Homewood, IL., 60430

Attn: Josh Burman

Subject: Quotation Upgrade Sensus Analytics Software and Hosting Services

**Sensus Analytics Hosting (SaaS) and Support Services**

(1) Sensus Analytics (SA) Water/RNI Set Up Fee	<u>\$2,500.00</u>	one time
(1) Sensus Analytics (SA) Integration Fee	<u>\$8,595.00</u>	one time
(1) Annual Sensus Analytics (SA)/RNI SaaS Fee 7K services Year '26	<u>\$28,031.00</u>	per yr.
(1) Annual Sensus Analytics (SA)/RNI SaaS Fee 7K services Year '27	<u>\$28,872.00</u>	per yr.
(1) Annual Sensus Analytics (SA)/RNI SaaS Fee 7K services Year '28	<u>\$29,738.00</u>	per yr.
(1) Annual Sensus Analytics (SA)/RNI SaaS Fee 7K services Year '29	<u>\$30,630.00</u>	per yr.
(1) Annual Sensus Analytics (SA)/RNI SaaS Fee 7K services Year '30	<u>\$31,549.00</u>	per yr.
(1) RNI Training (onsite)	<u>\$6,350.00</u>	one time
(1) Project Management Fee	<u>\$1,000.00</u>	one time
(1) OPTIONAL Data Migration from Logic to SA	<u>\$6,000.00</u>	one time

**NOTE :**

**\* Hosting/Maintenance Services subject to a 3% annual increase after year '30.**

Prices are good until March 31, 2026. Delivery can be made from stock within twelve (12) weeks from receipt of your purchase order. Our terms are payment net thirty (30) days.

We appreciate your inquiry and trust that our product, prices and service will meet with your approval.

Sincerely,

Chad Capps  
Territory Manager



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 14, 2026

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Amendment to Redevelopment Agreement – 18134-18138 Dixie Highway, Tequila Raizes

### PURPOSE

In December 2024, the Village entered into a Redevelopment Agreement (RDA) with Joaquin Anguiano, owner of Casa Catrina in Joliet, IL, to redevelop Village-owned property at 18134-18138 Dixie Highway. The proposal involves the construction of a restaurant offering a unique, authentic Mexican dining experience (“Tequila Raizes”). The RDA required that the developer complete the improvements to the property



within one year of the real estate closing, which was held on March 25, 2025. The developer is asking for an extension of sixty (60) days to move forward with the project, which requires Village Board approval of a revised RDA.

### PROCESS

The Village Board approved a redevelopment agreement and purchase and sale agreement in December 2024. Securing financing and building permits to begin the project has taken longer than anticipated. The Developer is requesting additional time to secure financing sufficient to complete the project. The Village Board must approve an amendment to the redevelopment agreement in order to extend the deadline.

### OUTCOME

Approval of an amendment to the Redevelopment Agreement (RDA) will allow the developer more time to close their financial gap which is impeding their desire to move to construction. This project is ideally located in downtown Homewood and the redevelopment will result in the revitalization of a vacant commercial property. The restaurant will bring in property tax revenue (currently the property is tax-exempt), sales tax, Places for Eating tax, and additional foot traffic which will add to the vitality of downtown.

# VILLAGE OF HOMEWOOD

Item 9. J.



## FINANCIAL IMPACT

- **Fund:** Downtown TOD Tax Increment Financing (TIF) Fund
- **Amount:** Transferred to developer for \$1

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Pass an ordinance approving an amendment to the December 10, 2024 Redevelopment Agreement between the Village of Homewood and Joaquin Anguiano for the property at 18134-18138 Dixie Highway.

## ATTACHMENT(S)

- Ordinance approving an Amendment to the Redevelopment Agreement
- First Amendment to the Redevelopment Agreement Approved on December 10, 2024

**ORDINANCE NO. M-2408**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD AND RAICES RESTAURANT, INC., ANGUIANO GUIDO PROPERTIES LLC FOR PROPERTY AT 18134-18138 DIXIE HIGHWAY IN THE DOWNTOWN TOD REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village in 2017 established the Downtown Transit-Oriented Development Tax Increment Financing Redevelopment Project Area (Downtown TOD TIF) to encourage commercial development; and

WHEREAS, on or about December 10, 2024, the Developer and Village entered into a Redevelopment Agreement (“the RDA”) for the purchase and redevelopment of vacant Village-owned property at 18134-18138 Dixie Highway in the Downtown TOD TIF (“the Property”); and

WHEREAS, the Developer has proposed constructing a restaurant on the Property (“the Project”); and

WHEREAS, the RDA provided that if the Developer did not complete construction of the Project within one year of closing, the Developer would be in default and must re-convey the property to the Village; and

WHEREAS, although the Village sold the property on March 25, 2025, to the Developer as provided in the RDA, the Developer has requested additional time to secure financing and begin construction; and

WHEREAS, the President and Board of Trustees of the Village of Homewood have agreed to extend the time allowed for the Developer to secure financing and complete the Project.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois:

SECTION ONE – APPROVAL OF AMENDMENT.

The First Amendment to the Redevelopment Agreement attached as Exhibit A is hereby approved. The Village President and Village Clerk are authorized to execute the agreement.

SECTION TWO – EFFECTIVE DATE.

This Ordinance shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 14th day of April, 2026.

By: \_\_\_\_\_

Village President

ATTEST:

\_\_\_\_\_

Village Clerk

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

## EXHIBIT A

**FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT  
APPROVED DECEMBER 10, 2024, BETWEEN RAICES RESTAURANT INC.,  
ANGUIANO GUIDO PROPERTIES LLC, AND THE VILLAGE OF  
HOMWOOD FOR PROPERTY AT 18134-18138 DIXIE HIGHWAY,  
HOMWOOD, ILLINOIS.**

WHEREAS, the Village in 2017 established the Downtown Transit-Oriented Development Tax Increment Financing Redevelopment Project Area (Downtown TOD TIF) to encourage commercial development; and

WHEREAS, on or about December 10, 2024, the Developer and Village entered into a Redevelopment Agreement (“the RDA”) for the purchase and redevelopment of vacant Village-owned property at 18134-18138 Dixie Highway in the Downtown TOD TIF (“the Property”); and

WHEREAS, the Developer has proposed constructing a restaurant on the Property (“the Project”); and

WHEREAS, the RDA provided that if the Developer did not complete construction of the Project within one year of closing, the Developer would be in default and must re-convey the property to the Village; and

WHEREAS, although the Village sold the property on March 25, 2025, to the Developer as provided in the RDA, the Developer has requested additional time to secure financing and begin construction; and

WHEREAS, the President and Board of Trustees of the Village of Homewood have agreed to extend the time allowed for the Developer to secure financing and complete the Project.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and the Developer (collectively, the “Parties”) hereby agree to amend the Redevelopment Agreement by deleting Section 5 of the original RDA and replacing it with the following:

**5. Undertakings on the Part of Developer.**

(a) Developer shall obtain Final Completion of the Project by **December 31, 2026**, subject to any mutually agreed upon extensions, following closing in substantial accordance with the Cost Estimates, plans,

and specifications approved by the Village, and all ordinances, rules, and regulations of the Village and of other regulatory agencies from which approval must be obtained.

(b) Developer recognizes and agrees that the Village has sole (but not arbitrary) discretion regarding all Village approvals and permits relating to the Project, and reasonable failure by the Village to grant any required approval or issue any required permit shall not be deemed a default by the Village under this Agreement or cause any claim against or liability to the Village under this Agreement.

(c) During construction of the Project, Developer shall maintain worker's compensation insurance and liability insurance in amounts and with companies licensed or authorized to do business in Illinois and shall cause the Village, its elected public officials, officers, agents and employees to be named as additional insureds on such liability policy or policies for any claims made against the Village because of this Agreement for personal injury, wrongful death, or property damage. A certificate of insurance verifying such coverage shall be furnished to the Village before the issuance of any construction permit. Developer shall indemnify, save, and hold harmless the Village, its elected officials, agents, and employees from and against any damage, liability, loss, or deficiency (including, without limitation, reasonable attorney's fees and other costs) incident to any suit, demand, claim, or liability regarding the Village's participation in this Agreement.

(d) By **May 29, 2026**, Developer shall furnish proof of financing in the form of a letter of commitment acceptable to Village from a financial institution, along with evidence of the equity required for the necessary funding to complete the Project. Alternatively, the Developer shall have the option to pay for the development of the Project in cash. In this instance, the Developer represents to the Village that it has sufficient funds available to satisfy the terms of this Agreement. The Developer agrees to verify the above representation upon the reasonable request of the Village and to authorize the disclosure of such financial information to the Village that may be reasonably necessary to prove the availability of sufficient funds to complete construction of the Project.

(e) The Developer shall accept title to the Property subject to a covenant substantially in the following form: The Project shall be completed no later than **December 31, 2026**, unless otherwise approved by the Village. Failure to comply with this covenant may cause all title, rights, and interests in the Property herein conveyed to revert to the Village of Homewood, and the Village shall be entitled to recover all costs

and expenses, including attorney's fees, incurred in re-vesting title in the Village. This covenant shall run with the land and shall terminate upon Final Completion of the Project in accordance with the approved permits. This covenant shall be enforceable against the Developer, their heirs, successors, and assigns.

(f) The Developer must undertake these actions by the dates specified:

- 1) By **May 29, 2026**, the Developer shall provide proof of financing as described in paragraph 5. (d) above;
- 2) By **June 30, 2026**, the Developer shall complete all plan reviews with the Village and apply for an approved building permit to build out the space as a restaurant in compliance with the Village of Homewood Building and Property Maintenance Codes; and
- 3) By **August 1, 2026**, the Developer shall close on construction financing and commence construction; and
- 4) By **December 31, 2026**, the Developer shall complete construction of the Project.

It is acknowledged by the Developer that failure to meet any of the above deadlines, unless extended by mutual agreement, constitutes a default. If the Developer defaults, the Village is authorized to record the Re-conveyance Deed, thereby resulting in the Developer forfeiting the Property, any payments made in connection therewith, and any improvements made to the Property.

(g) Prior to the conveyance of the Property to the Developer, the Developer shall deliver to the Village a recordable Re-conveyance Deed for the Property, re-vesting title in the Village free and clear of all liens and encumbrances. The Village shall have the right to record the re-conveyance warranty deed if there is a default in any of the terms of this Agreement by the Developer that remains uncured ninety (90) days after receiving notice from the non-defaulting party as provided in paragraph 22 in the original redevelopment agreement, or if the Developer cannot or does not complete the Project in accordance with the terms of this Agreement.

(h) So long as Developer is not in default and has completed improvements and rehabilitated the Property in strict accordance with approved building permits, the Village shall return the re-conveyance

warranty deed to the Developer when the Developer completes the Project.

All other provisions of the original Redevelopment Agreement remain in full force.

IN WITNESS WHEREOF, this Agreement is entered into on \_\_\_\_\_, 2026.

**Village of Homewood,  
an Illinois municipal corporation**

**RAICES RESTAURANT INC.,  
an Illinois corporation**

By: \_\_\_\_\_  
Village President

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Attest:  
  
\_\_\_\_\_  
Village Clerk

Attest:  
  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Anguiano Guido Properties LLC,  
an Illinois limited liability company**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Attest:  
  
By: \_\_\_\_\_  
Its: \_\_\_\_\_