

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

May 12, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes:
 - Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on April 28, 2026.
6. Claims List:
 - Consider a motion to approve the Claims List of May 12, 2026 in the amount of \$1,240,160.52.
7. Hear from the Audience
8. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Reappointment/Beautification Committee/Joe Sherman: Approve the reappointment of Joe Sherman to the Beautification Committee for a five-year term ending on May 12, 2031.
 - B. Contract/Construction Management at Risk Services/2010 Chestnut Road/Cosgrove Construction: Waive competitive bidding due to the Village utilizing the Construction Manager at Risk Contracting method; and, authorize the Village President to enter into a contract with Cosgrove Construction of Joliet, IL in the amount of \$151,000 for Construction Management at Risk Services for improvements to the Homewood Auditorium at 2010 Chestnut Road.
 - C. M-2417/Surplus Property/18156 Dixie Highway: Pass an ordinance authorizing the Village Manager to sell, donate, or dispose of the property and materials as needed after the acquisition of the property at 18157 Dixie Highway, formerly known as Repeat Boutique.
 - D. M-2418/Surplus Property/Public Works Equipment: Pass an ordinance authorizing the Village Manager to sell, donate, or dispose of equipment and property.
 - E. Purchase Approval/Panel Controller Upgrades/Sound Incorporated: Approve the purchase of fifteen (15) Brivo panel controller upgrades from Sound Incorporated of Naperville, Illinois, in the amount of \$32,466.35.

- F. MC-1100/Text Amendment/Parking Requirements/Use Requirements: Pass an ordinance approving a text amendment to the Village Zoning Ordinance, amending parking requirements, use requirements, and definitions.
- G. M-2419/Special Use Permit/TranzForm Beauty Bar/18019 Dixie Highway: Pass an ordinance grant a special use permit for a salon/spa establishment in the B-2 Downtown Transition zoning district at 18019 Dixie Highway.
- H. M-2420/Fee Schedule/Building Division/Public Works: Pass an ordinance amending the Building Division and Public Works sections of the Village of Homewood Fee Schedule.
- I. M-2421/Fee Schedule/Planning and Zoning: Pass an ordinance amending the Planning and Zoning section of the Village of Homewood Fee Schedule.
- J. M-2422/Amendment to Redevelopment Plan and Project/Downtown TOD Tax Increment Financing Redevelopment Project Area: Pass an ordinance amending the redevelopment plan and project for the Downtown TOD Tax Increment Financing (TIF) Redevelopment Project Area removing parcels of property from the redevelopment project area.
- K. M-2423/Redevelopment Plan and Project/Harwood TOD Tax Increment Financing District: Pass an ordinance approving the redevelopment plan and project for the Harwood TOD Tax Increment Financing Redevelopment Project Area.
- L. M-2424/Designation of Redevelopment Project Area/Harwood TOD Tax Increment Financing District: Pass an ordinance designating the Harwood TOD Redevelopment Project Area.
- M. M-2425/Tax Increment Allocation Financing/Harwood TOD Tax Increment Financing District: Pass an ordinance adopting tax increment allocation financing for the Harwood TOD Tax Increment Financing Redevelopment Project Area.

9. General Board Discussion

10. Executive Session: Consider a motion to enter into executive session to discuss the following:
Semi-annual review of closed session minutes under 5 ILCS 120/2(c)21.

11. Adjourn

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, APRIL 28, 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 Patrick Siemsen, Trustee Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld.

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 April 14, 2026 were presented. The public hearing minutes from April 14, 2026 for the 2026-2027 budget, the Harwood TOD TIF, the lead service line replacement were presented. There were no comments or corrections.

A motion was made by Trustee Willis and seconded by Trustee Heiferman to approve the minutes as presented.

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

CLAIMS LIST: The Claims List in the amount of \$363,426.45 was presented. There were no questions from the Trustees.

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

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

RETIREMENT RESOLUTION: Fire Chief Bob Grabowski honored Deputy Fire Chief Steve DeJong on his retirement after 25 years of service to the Village. Clerk Flores read the resolution.

A motion was made by Trustee Mason and seconded by Trustee Roman to approve resolution R-3254 for the retirement of Deputy Fire Chief Steve DeJong.

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

APPOINTMENT:

A motion was made by Trustee Siemsen and seconded by Trustee Roman to appoint Monica McCombs to the Beautification Committee for a five-year term ending on April 28, 2031.

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

Clerk Flores administered the oath of office to Monica McCombs for the Beautification Committee.

PRESENTATION: Science Center Director Edie Dobrez presented the 2025 Annual Report of the Homewood Science Center. She said the Science Center has been operating for 10 years, is now open 7 days a week, and services a number of diverse groups. President Hofeld thanked the Science Center and their staff for all that they do for the community.

Village Manger Haney presented the pilot program for clean-up services. Public Works Director Joshua Burman presented a summary of the clean-up services offered by Elite Lighting and Outdoor Solutions. He said there would be specific dates that litter would be cleaned up at specific sites. The representative from Elite Lighting said they are an outdoor maintenance facility service that will make Homewood look clean every time. She says they have uniformed teams of 3-8 people that go out to each site.

HEAR FROM THE AUDIENCE: Resident Ms. Tate stated she will be moving back into her residence where she was evicted as she feels she was wrongfully evicted.

Resident Amy Crump announced three upcoming marches in our area.

A saxophone player played a musical excerpt.

Rev. Doyle Landry said page three in the Chicago Crusader wrote about mental health. He said the Tribune wrote about a mother who shunned her child.

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

- A. Reappointment/Planning and Zoning Commission/Fred Sierzega: Approve the reappointment of Fred Sierzega to the Planning and Zoning Commission for a five-year term ending on April 28, 2031.
- B. M-2409/FY 2026-2027 Board of Trustees Meeting Schedule: Pass an ordinance adopting a meeting schedule for the Board of Trustees for FY 2026-2027.
- C. M-2410/FY 2026-2027 Budget: Pass an ordinance adopting the annual budget for the fiscal year beginning May 1, 2026 and ending April 30, 2027.
- D. Bid Award/Bituminous Mixes/D. Construction Inc.: Award the bid for Bituminous Mixes to D. Construction Inc. of Coal City, IL, the lowest responsible bidder, at the prices of \$65.00/ton for Surface mix, \$63.50/ton for Binder mix and \$125.00/ton for Cold Patch mix in an amount not to exceed \$40,000, subject to Board approval of the Fiscal Year 2026-2027 Village budget.

- E. Bid Award/Concrete Flatwork/M&J Underground: Award a bid for concrete flatwork to M&J Underground of Monee, IL, the lowest responsible bidder, based on the unit prices submitted as part of the joint/cooperative bid collaboratively submitted by the Villages of Homewood, Alsip, and South Holland in an amount not to exceed \$185,500 for the Village of Homewood quantities, subject to Board approval of the Fiscal Year 2026-2027 Village budget.
- F. Contract/Leaf Pickup Services/Homewood Disposal, Inc.: Award the contract for Leaf Pickup Services to Homewood Disposal, Inc. in the amount of \$32,088 for a three-week pickup program on the Wednesday of each week, on November 11th; November 18th, and November 25th of 2026, subject to Board approval of the Fiscal Year 2026- 2027 Village budget
- G. Bid Award/Tree Services/Piekarski Tree Service/Winkler's Tree Service: Award the bid for tree removal, sectional tree trimming, and stump removal to Piekarski Tree Service, of Lansing, IL, the lowest responsible bidder, in an amount not to exceed \$250,000; and, award the bid for spot tree trimming and emergency removal to Winkler's Tree Service, of LaGrange Park, IL, the lowest responsible bidder, in an amount not to exceed \$20,000, subject to Board approval of the Fiscal Year 2026-2027 Village budget.
- H. Contract Renewal/Custodial Services/Multisystem Management Company: Authorize the Village President to renew the contract with Multisystem Management Company of Chicago, IL for custodial services in an annual amount not to exceed \$41,600, subject to Board approval of the Fiscal Year 2026-2027 Village budget.
- I. Contract Renewal/Water Distribution System Leak Survey/M.E. Simpson Company, Inc.: Authorize the Village President to renew the contract with M.E. Simpson Company, Inc. of Valparaiso, IN to perform an annual Water Distribution System Leak Survey for 2026-2027, in an amount not to exceed \$31,075, subject to Board approval of the Fiscal Year 2026-2027 Village budget.
- J. Contract Renewal/Pavement Marking/America's Parking Remarketing: Authorize the Village President to renew the contract with America's Parking Remarketing of Lynwood, IL, for the unit prices of \$0.18/4" paint pavement marking, \$0.55/6" paint pavement marking, \$1.25/12" paint pavement marking, \$2.75/24" paint pavement marking, and \$3.05/paint letters and symbols, for a total amount not to exceed \$94,892.07, subject to Board approval of the Fiscal Year 2026-2027 Village budget.
- K. Contract Renewal/Sidewalk Survey/Trip Hazards/Universal Concrete Grinding, LLC: Authorize the Village President to renew the 2025-2026 Sidewalk Survey and Saw-Cutting or Grinding or Trips Hazards contract with Universal Concrete Grinding, LLC for the unit price of \$38.82 per cut or grind, in an amount not to exceed \$75,000, subject to Board approval of the Fiscal Year 2026-2027 Village budget.
- L. Contract Renewal/Sweeping Services/Advance Sweeping Services, Inc.: Authorize the Village President to renew the contract with Advance Sweeping Services, Inc. for sweeping services for five (5) residential and fifteen (15) commercial sweeps between May 1, 2026 and April 30, 2027, in an amount not-to-exceed \$8,875.51 per residential sweep and \$884.01 per commercial sweep, subject to Board approval of the Fiscal Year 2026-2027 Village budget.
- M. R-3255/Motor Fuel Tax Funds/Street Patching and Asphalt Testing/Rock Salt: Pass a resolution appropriating \$560,000 of Motor Fuel Tax funds; \$460,000 for street patching

and asphalt testing, and \$100,000 for the purchase of rock salt for the period of May 1, 2026 to April 30, 2027.

- N. Bid Award/Crushed Limestone/Brites Cartage: Award the bid for crushed limestone to Brites Cartage of Dyer, IN, the lowest responsible bidder, at the prices of \$20.65 for CA6, \$31.50 for 1" stone and \$29.25 for 2" stone, in an amount not to exceed \$55,000, subject to Board approval of the Fiscal Year 2026-2027 Village budget.
- O. Proposal Acceptance/Water Plant 1/Kraemer Contracting Group: Accept a proposal from Kraemer Contracting Group of Bensenville, IL, for the installation, start-up, and commissioning of a new 20-ton rooftop unit (RTU) installed on a concrete "ground" pad, with electric heat at Homewood Water Plant #1, in an amount not to exceed \$66,287, subject to Board approval of the Fiscal Year 2026-2027 Village budget.
- P. MC-1099/Charges for Certain Bonds and Water Meters: Pass an ordinance amending the Homewood Municipal Code to replace references of amounts for certain bonds and costs for water meters with direction to the Village fee schedule.
- Q. M-2411/Fee Schedule Amendments: Pass an ordinance amending the Homewood Municipal Code to replace references of amounts for certain bonds and costs for water meters with direction to the Village fee schedule; and, pass an ordinance amending the Building Division, Public Works, and Planning and Zoning sections of the Village of Homewood Fee Schedule.
- R. M-2412/Special Use Permit/Signature Smiles Dentistry/18114 Gottschalk Avenue: Pass an ordinance granting a Special Use Permit for the expansion of a medical office, Signature Smiles Dentistry, to more than 2,500 square feet in the B-2 Downtown Transition zoning district at 18114 Gottschalk Avenue.
- S. M-2413/Special Use Permit/Live Free 999 Foundation/18219 Dixie Highway: Pass an ordinance granting a Special Use Permit for a professional office in the B-2 Downtown Transition zoning district at 18219 Dixie Highway, with the following conditions: (1) the applicant must revise the site plan to indicate the location of one (1) ADA-accessible parking space; (2) the applicant must receive approval of an administrative variance to reduce the on-site parking requirement by one (1) parking space; and (3) the applicant must provide a stop sign on the access road to the south of the building at the sidewalk along Dixie Highway, subject to approval by the Village Engineer.
- T. M-2414/Variance/Single Family Residence/17863 Golfview Avenue: Pass an ordinance granting a variance from Subsection 44-03-01.A, Table 44-03-01, Bulk and Dimensional Standards of the Homewood Zoning Ordinance, to allow a second driveway at 17863 Golfview Avenue that exceeds maximum building coverage and impervious surface coverage, with the condition that the applicant shall provide flow diagrams and other grading and drainage plans to demonstrate drainage from the rear fifteen (15) feet of the property for review and approval by the Village Engineer prior to issuance of a building permit.
- U. R-3256/Economic Incentives/Stepping Stones Child Care/17560 Dixie Highway: Pass a resolution authorizing the Village President to enter into an incentive agreement with 17560 Dixie Highway LLC to reimburse eligible expenses from the non-TIF Business Incentive Program for improvements to the property located at 17560 Dixie Highway in the amount of \$1,320, subject to Board approval of the Fiscal Year 2026-2027 Village budget.

- V. R-3257/Economic Incentives/PurposeFlow Wellness/2139 183rd Street: Pass a resolution authorizing the Village President to enter into an incentive agreement with Larissa Shipps of PurposeFlow Wellness to provide financial assistance from the non-TIF Business Incentive Program for \$3,100 for building improvements at 2139 183rd Street, subject to Board approval of the Fiscal Year 2026-2027 Village budget.
- W. License Renewals/Scavenger/Limited Scavenger: Approve the renewal of the scavenger licenses for Homewood Disposal, Allied Waste Transportation, Inc., and Waste Management, Inc.; and, the limited scavenger licenses for Total Disposal, Tri-State Disposal, and D&P Construction Co., Inc.
- X. M-2415/Increase of Liquor Licenses/Bergstein's NY Delicatessen, LLC/18064 Martin Avenue: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 7B liquor licenses by one for the Bergstein's NY Deli location at 18064 Martin Avenue, subject to an approved background check.
- Y. M-2416/Renewal of Outdoor Alcohol Sales Permits: Pass an ordinance waiving requirements governing outdoor alcohol sales for certain licensees; and approve the issuance of 11 Permits for Sale of Alcoholic Beverages Outdoor, valid from May 1, 2026 to April 30, 2027 upon payment of the permit fee.
- Z. Contract/Construction Management at Risk Services/2010 Chestnut Road/Cosgrove Construction: Waive competitive bidding due to the Village utilizing the Construction Manager at Risk Contracting method; and, authorize the Village President to enter into a contract with Cosgrove Construction of Joliet, IL in the amount of \$122,000 for Construction Management at Risk Services for improvements to the Homewood Auditorium at 2010 Chestnut Road.
- AA. Renewal Agreement/Bus Shelter Advertising/View Transit, LLC: Authorize the Village President to enter into a renewal agreement with View Transit, LLC of Chicago, IL for outdoor advertising on Village owned bus shelters, for a 10-year term, beginning May 10, 2026 and continuing through May 9, 2036, with an automatic five-year renewal term.

Before the omnibus vote, President Hofeld invited comments. Item P and Q: Trustee Heiferman asked that items P and Q be tabled to possibly raise fees to match what other towns are charging.

President Hofeld asked the Board to table items P, Q, and Z. The Board agreed

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

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

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming out to the meeting. They thanked the Science Center for their commitment and said that they all enjoy it so much. They gave congratulations to Steve DeJong on his retirement. They thanked all who were involved in the annual baseball parade, especially to the police department for making sure everyone was safe. Trustee Roman asked if the candy could be cleaned up. President Hofeld stated that the Science Center is very beneficial to the community. Napoleon Haney announced that this would be Angela Mesaros' last board meeting as she is leaving for other endeavors.

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

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

The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk

From: Joan Stalick
Sent: Sunday, April 19, 2026 8:10 PM
To: PublicComments
Subject: 187th Street Speeding

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

Cars are driving by at 40 on 187th right now. This happens all the time. We've called police numerous times. We rarely see the police. The speeding is horrendous between Regiel Road and Ashland Avenue. Ashland needs a stop sign and crosswalks. This is unacceptable given the street is 25. You must do something.

Sincerely,
Joan Stalick

From: Zataunia Taitt
Sent: Tuesday, April 28, 2026 3:46 PM
To: PublicComments
Subject: Public Comment
Attachments: Letter of Intent.docx

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

Please find my Public Comment that I would like to be read at today's Board meeting on April 28, 2026.

[Yahoo Mail: Search, Organize, Conquer](#)

Legal Address:
Zataunia Taitt

Homewood IL 60430
(Unable to receive mail)

April 28, 2026

Village of Homewood Illinois (Homewood)
Homewood Illinois Mayor Rich Hofeld
Homewood Illinois Manager Napoleon Haney
Homewood Illinois Attorney Christopher Cummings
Board Members of the Village of Homewood
Homewood Police Department
Unnamed Employees of the Village of Homewood

Dear Parties:

LETTER OF INTENT

On Friday, May 1, 2026, I, Zataunia Taitt (Taitt), will reclaim possession of my real property located at Homewood Illinois by moving back into my home and I will be continuing my residence in the home that I own without the interference of the Village of Homewood (Homewood) and the Homewood Police Department.

It is my intent to file a formal complaint in the U.S. Federal Court against the Village of Homewood and certain employees of the Village of Homewood including the Homewood Police Department for matters that I am not at liberty to discuss for confidential reasons that must not be disclosed at this time.

BACKGROUND

I am a disabled resident of Homewood Illinois even though myself and my family have been unlawfully ousted from our home that I own on August 23, 2022.

Over decades of confusion, it has been determined that JPMorgan Chase Bank (Chase) was never the lender or the mortgage company for any mortgage for me property and there are legal Cook County recordings which support this fact that Chase never had any rights to any money, legal rights to foreclose, right to possession or any legal rights to any equality in the Property.

There are recordings at the Cook County Recorders Office that have been recorded for the Property that are fraudulent and criminally recorded that I will be challenging in Federal Court in a quiet title action that Homewood will be named as a potential defendant since Homewood has seized control of the Property and given some control first to LC&C Property and Management

Group, LLC which is a registered contractor/vendor for Homewood, then Homewood gave control to at least HERA and Safeguard Property and Management; all these entities have collaborated and conspired together to seize my property.

Back in the latter part of 2021, I became aware of my property being unlawfully sold online at auction.com. After time passed, I was contacted by LC&C Property and Management Group, LLC who claimed to be the new owner.

LC&C acknowledged in open court that the subject property was purchased online at auction.com in the latter part of December 2021 but that fraudulent special warranty deed was executed on November 10, 2021, then untimely recorded after 20 days.

Because I am disabled and did not know what to do, I immediately contacted Homewood to assist me in the matter of the theft of the deed to my property, but Homewood refused to assist me after I publicly spoke of the matter.

In my written letter that I read aloud during the Homewood Board meeting, I stated the facts surrounding the theft of my property and requested the Homewood Police Department investigate and prosecute the individual who fraudulently and unlawfully stole my property and stole my identity in a mortgage loan that was supposed to be foreclosed and permanently closed since 2018 that resulted in an Order of Possession being granted to me.

Homewood and the Homewood police declined to investigate the charges of deed theft and identity theft then the Homewood Police aided and abetted LC&C in the unlawful eviction of me and my family on August 23, 2022. I was never allowed to enter my property again since the moment the Cook County Sheriffs criminally and forcibly removed me.

Homewood police continued aiding and abetting LC&C in further crimes of theft of most of Taitt's personal property including personal property of other family members and friends.

HOMEWOOD INVOLVEMENT

It is clear now why the Village of Homewood Illinois (Homewood) refused to assist Taitt by investigating her claim of deed theft. The reason why Homewood refused to assist Taitt is because Homewood is directly involved in deed theft through its involvement with HERA.

The attorney for Homewood Richard Cummings, is directly associated with my property and the association stems far from when Walter Cummings, the father of Richard, was alive. I believe that attorney Richard Cummings is the Trustee of the alleged mortgage with Chase from 2001 and I believe that attorney Richard Cummings has been financially enriched by the events surrounding that fraudulent 2001 mortgage.

I am currently seeking information regarding the recipient of funds that were dispensed to someone. JPMorgan Chase NA is listed as the owner even though the property's initial mortgage was an FHA secured mortgage loan that the property was used as collateral that must be conveyed back to FHA in the event of foreclosure, but Chase unlawfully retained the property and collected three times from the government's proceeds totaling over \$350,000.00.

I recently discovered that Homewood has been collecting funds from the revenue that was generated from HERA for fees paid for her property's preservation after her property was erroneously registered with HERA as HERA ID: ILCOOK01373740 since November 24, 2018.

The Property was registered as a "foreclosure" on November 24, 2018, and states that foreclosure ended January 12, 2022, even though these dates are incorrect, and any foreclosure started in June 2011 and ended in October 2018 with that Order of Possession being granted to myself, Zataunia Taitt, but this Order has been completely disregarded by the judicial system that are an integral part of The Enterprise and grant these foreclosures that are not even supposed to be in the Circuit Court but are Federal matters.

Judge Swanagan was a judge in a legal matter surrounding my property but he totally disregarded my Order of Possession and my entire argument because Judge Swanagan has been paid directly by Homewood, by taxpayers like you and me just check the past budget.

A step in the process of the foreclosure deed theft is to claim abandonment by the homeowner if they do not voluntarily leave and grant a Judge's Deed to another party in the Enterprise, but I have not and will not abandon my property that I own with no mortgage and with the original Warranty Deed to prove it.

I have been forcibly removed from my home, but I have not voluntarily abandoned my home at
in Homewood Illinois

I am now fearful to return home in fear of arrest or worse even physical harm or death especially after I was framed for trespassing my own property. This is a tactic to arrest people who are resistant to foreclosure to keep people away from their properties so Homewood and other members of HERA can "acquire" property like what happened in my case.

The Village of Homewood's Mayor Rich Holfeld is a part of the South Suburban Mayors and Manager Association (SSMMA) that is a Council of Governments (COG) who are all part of TIF profits, all who misappropriate government funds, blight properties for TIF funding then violate homeowners' civil rights to housing and evict them.

The Enterprise consists of many states, cities, villages, townships, banks, law enforcement, title companies, the judicial system and many other entities plus Homewood and all its Board Members are also part of The Enterprise that pay-to-play with the taxpayers' dollars and gives away money with every passed budget just check the budget for today.

There is no way that the Village of Homewood Board Members can pass the budget that is presented when there is clear evidence of misappropriations of government funds.

WHAT TAITT IS SEEKING FROM THE VILLAGE OF HOMEWOOD

Cease and desist from violating Taitt's U.S. Constitutional Rights to:
American with Disabilities Act
Equal protection
Fair Housing Act
Fair treatment
Freedom of Speech
Civil Rights of 1968
14th Amendment Rights

Any department of the Village of Homewood cease and desist from preventing Taitt from returning to her real property, Taitt's home and do not arrest Taitt when Taitt and Taitt's family returns to their rightful real property at the subject property on Friday, May 1, 2026.

The Homewood Police cease and desist stalking Taitt, cease and desist from falsely arresting Taitt, and aid her in removing the trespassers who have unlawfully moved into her property.

Terminate any current utilities that are provided by the Village of Homewood such as the water service that is active at Taitt's property and allow Taitt to restart the water service in her name.

Taitt is offering the Village of Homewood a settlement opportunity in the amount of \$2,000,000.00 (two million) in lieu of Taitt filing any formal complaints against the Village of Homewood and its employees for their participation in this conspiracy to steal Taitt's real property and personal property and for the continued criminal charges against Taitt.

Regards, /s/ Zataunia Taitt

Name	Description	DEPARTMENT	Net Invoice Amount
2048 RIDGE LLC	ARPA FACADE REIMBURSEMENT 2048 RIDGE RD	MANAGER'S OFFICE	5,000.00
Total 2048 RIDGE LLC:			5,000.00
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	MSC GATE REPAIR	PUBLIC WORKS	4,970.00
Total A BETTER DOOR & DOCK SERVICES:			4,970.00
ACCURATE EMPLOYMENT SCR	BACKGROUND	MANAGER'S OFFICE	101.86
Total ACCURATE EMPLOYMENT SCREENING LLC:			101.86
ADVANCE SWEEPING SERVICE	CBD SWEEPS	PUBLIC WORKS	1,731.66
Total ADVANCE SWEEPING SERVICES INC:			1,731.66
AIR ONE EQUIPMENT INC	BOOTS	FIRE DEPARTMENT	1,875.00
Total AIR ONE EQUIPMENT INC:			1,875.00
ALERT ALL CORP	KIDS HELMETS - BANNER	FIRE DEPARTMENT	652.00
Total ALERT ALL CORP:			652.00
ALEX FARKAS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	283.87
Total ALEX FARKAS:			283.87
ALL INFORMATION SERVICES	OAUTH SUPPORT SESSION	MANAGER'S OFFICE	600.00
Total ALL INFORMATION SERVICES INC:			600.00
ALL TYPES ELEVATORS INC	PW ELEVATOR MAINTENANCE	PUBLIC WORKS	190.00
Total ALL TYPES ELEVATORS INC:			190.00
AMAZON CAPITAL SERVICES IN	PW OPEN HOUSE	PUBLIC WORKS	259.61
AMAZON CAPITAL SERVICES IN	BREAK ROOM SUPPLIES	PUBLIC WORKS	234.18
AMAZON CAPITAL SERVICES IN	BREAK ROOM SUPPLIES	PUBLIC WORKS	15.81
AMAZON CAPITAL SERVICES IN	BOOK	FIRE DEPARTMENT	13.99
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	PUBLIC WORKS	51.94
AMAZON CAPITAL SERVICES IN	BUILDING MAINTENANCE PPE	PUBLIC WORKS	188.41
AMAZON CAPITAL SERVICES IN	UTILITY SUPPLIES	PUBLIC WORKS	860.48
AMAZON CAPITAL SERVICES IN	FIRE SCRAMBLE COLLAR PINS	FIRE DEPARTMENT	32.24
AMAZON CAPITAL SERVICES IN	CHRISTINE IPAD PROTECTION	MANAGER'S OFFICE	151.11
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	170.04
AMAZON CAPITAL SERVICES IN	IPAD CASES FOR BUILDING INSPECTOR IPADS	MANAGER'S OFFICE	46.98
AMAZON CAPITAL SERVICES IN	PUBLIC EDUCATION MATERIALS	FIRE DEPARTMENT	114.66
AMAZON CAPITAL SERVICES IN	RAIN GEAR	PUBLIC WORKS	230.00
Total AMAZON CAPITAL SERVICES INC:			2,369.45
AMERICAN DRUG STORES	DUPLICATE PAYMENT REFUND		1,100.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total AMERICAN DRUG STORES:			1,100.00
ANGELA MESAROS	HOTEL CONFERENCE REIMBURSEMENT	MANAGER'S OFFICE	976.32
Total ANGELA MESAROS:			976.32
ARC DOCUMENT SOLUTIONS	PRINTER MAINTENANCE PLAN	MANAGER'S OFFICE	772.60
Total ARC DOCUMENT SOLUTIONS:			772.60
AURELIOS PIZZA INC	FOOD ALLOWANCE	PUBLIC WORKS	29.68
Total AURELIOS PIZZA INC:			29.68
AV COFFEE INC	PLACES FOR EATING TAX REBATE	MANAGER'S OFFICE	1,119.20
Total AV COFFEE INC:			1,119.20
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	17,631.00
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	2,401.50
Total AVALON PETROLEUM COMPANY:			20,032.50
B ALLAN GRAPHICS	TRUSTEE BUSINESS CARDS	MANAGER'S OFFICE	65.00
B ALLAN GRAPHICS	HOME ESCAPE PLANS	FIRE DEPARTMENT	445.00
Total B ALLAN GRAPHICS:			510.00
BARBARA OTTO	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	740.80
Total BARBARA OTTO:			740.80
BARBARA RIMMELE	WATER DEPOSIT REFUND	ASSETS	43.94
Total BARBARA RIMMELE:			43.94
BEAR CONSTRUCTION COMPA	HOMEWOOD RAIL PLATFORM PROJECT	PUBLIC WORKS	64,456.05
Total BEAR CONSTRUCTION COMPANY:			64,456.05
BILLBOARDS N MOTION INC	4TH OF JULY PARADE BILLBOARD	MANAGER'S OFFICE	2,100.00
Total BILLBOARDS N MOTION INC:			2,100.00
BLUE COLLAR SUPPLY COMPA	PPE/UNIFORM	PUBLIC WORKS	908.91
Total BLUE COLLAR SUPPLY COMPANY:			908.91
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	921.71
Total BOUND TREE MEDICAL LLC:			921.71
Brites TRANSPORATION LTD	SPOIL HAUL OUT	PUBLIC WORKS	5,940.00
Total BRITES TRANSPORATION LTD:			5,940.00

Name	Description	DEPARTMENT	Net Invoice Amount
C & T LAWN AND LANDSCAPE	PROPERTY CLEAN UP	FIRE DEPARTMENT	570.00
Total C & T LAWN AND LANDSCAPE:			570.00
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHICAGO BACKFLOW INC	BACKFLOW TESTING	PUBLIC WORKS	225.00
CHICAGO BACKFLOW INC	BACKFLOW TESTING	PUBLIC WORKS	900.00
CHICAGO BACKFLOW INC	BACKFLOW TESTING	PUBLIC WORKS	1,350.00
CHICAGO BACKFLOW INC	BACKFLOW TESTING	PUBLIC WORKS	225.00
CHICAGO BACKFLOW INC	BACKFLOW TESTING	PUBLIC WORKS	450.00
Total CHICAGO BACKFLOW INC:			3,150.00
CHICAGO KNOCKOUTS ROLLE	SECURITY DEPOSIT REFUND - ROLLER DERBY		1,000.00
Total CHICAGO KNOCKOUTS ROLLER DERBY LLC:			1,000.00
CHRISTOPHER B BURKE ENGI	CHAYES PARK ENGINEERING DESIGN	PUBLIC WORKS	11,001.36
Total CHRISTOPHER B BURKE ENGINEERING LTD:			11,001.36
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	10,783.28
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,848.00
CHRISTOPHER J CUMMINGS P	LEMAY - GENERAL LEGAL	MANAGER'S OFFICE	405.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL WATER	PUBLIC WORKS	1,661.24
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL DOWNTOWN TOD TIF	EXPENSES	1,405.67
Total CHRISTOPHER J CUMMINGS PC:			16,103.19
COMED	UTILITIES	PUBLIC WORKS	817.81
Total COMED:			817.81
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	11,267.87
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	9,047.55
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	3,725.27
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	489.68
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	47.83
Total CONSTELLATION NEWENERGY INC:			24,578.20
CONWAY SHIELD	SHIELD WITH 2 PANELS	FIRE DEPARTMENT	128.00
CONWAY SHIELD	STRYKER PANTS	FIRE DEPARTMENT	507.88
CONWAY SHIELD	TACTICAL BELT	FIRE DEPARTMENT	35.50
Total CONWAY SHIELD:			671.38
CORE & MAIN LP	WATER MAIN SUPPLIES	PUBLIC WORKS	988.15
CORE & MAIN LP	WATER METER SUPPLIES	PUBLIC WORKS	1,184.60
CORE & MAIN LP	SEWER SUPPLIES	PUBLIC WORKS	1,466.80
Total CORE & MAIN LP:			3,639.55
CORE INTEGRATED MARKETIN	MAGNETS FOR FARMERS MARKET SEASON CALENDAR	MANAGER'S OFFICE	787.04

Name	Description	DEPARTMENT	Net Invoice Amount
CORE INTEGRATED MARKETIN	HOMEWOOD HERO BANNERS	MANAGER'S OFFICE	1,215.00
CORE INTEGRATED MARKETIN	COMMUNITY DIRECTORY POSTERS	MANAGER'S OFFICE	176.00
CORE INTEGRATED MARKETIN	BANNER FOR A&G FOR STREET	MANAGER'S OFFICE	155.69
Total CORE INTEGRATED MARKETING:			2,333.73
CRITICAL REACH	ABPNET ANNUAL SUPPORT PD	MANAGER'S OFFICE	710.00
Total CRITICAL REACH:			710.00
CURRIE MOTORS	ADMIN REPAIR PARTS	PUBLIC WORKS	278.18
CURRIE MOTORS	L&M REPAIR PARTS	PUBLIC WORKS	287.47
CURRIE MOTORS	L&M REPAIR PARTS	PUBLIC WORKS	64.30
CURRIE MOTORS	CSO VAN REPLACEMENT	PUBLIC WORKS	49,764.00
Total CURRIE MOTORS:			50,393.95
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	117.60
Total DANA ROBINSON:			117.60
DEANNA SCHOONVELD	REIMBURSEMENT FOR TRAINING EXPENSES	POLICE DEPARTMENT	68.77
Total DEANNA SCHOONVELD:			68.77
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	599.70
Total DELTA SONIC CAR WASH:			599.70
DIANE DOBRINSKI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	144.45
Total DIANE DOBRINSKI:			144.45
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	414.73
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	67.89
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	67.89
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	67.89
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	67.89
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	67.89
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	67.89
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	66.00
Total DMC SECURITY SERVICES INC:			888.07
EBELS ACE HARDWARE	BRASS COUPLER	PUBLIC WORKS	8.09
Total EBELS ACE HARDWARE:			8.09
ERIC BUJAK	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	733.74
Total ERIC BUJAK:			733.74
ERIN OLDENBURG	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	367.58
Total ERIN OLDENBURG:			367.58
EVT TECH	POLICE VEHICLE UPFIT	PUBLIC WORKS	3,540.00

Name	Description	DEPARTMENT	Net Invoice Amount
EVT TECH	POLICE VEHICLE UPFIT	PUBLIC WORKS	8,829.90
Total EVT TECH:			12,369.90
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	682.69
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	329.34
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	334.83
Total EXPERT CHEMICAL:			1,346.86
FASTENAL COMPANY	OPERATING SUPPLIES VM	PUBLIC WORKS	104.50
Total FASTENAL COMPANY:			104.50
FLEET SAFETY SUPPLY	BUCKET TRUCK LIGHTING	PUBLIC WORKS	4,004.86
FLEET SAFETY SUPPLY	NEW VEHICLE EQUIPMENT PW	PUBLIC WORKS	1,596.34
FLEET SAFETY SUPPLY	POLICE DEPT SIREN UPGRADE	PUBLIC WORKS	7,646.40
FLEET SAFETY SUPPLY	LIGHT-BAR SQUAD 11	PUBLIC WORKS	4,729.73
FLEET SAFETY SUPPLY	LIGHT-BAR SQUAD 12	PUBLIC WORKS	4,729.73
FLEET SAFETY SUPPLY	LIGHT-BAR SQUAD 16	PUBLIC WORKS	4,729.73
FLEET SAFETY SUPPLY	LIGHT-BAR SQUAD 8	PUBLIC WORKS	4,729.73
FLEET SAFETY SUPPLY	LED FLASHER	FIRE DEPARTMENT	270.25
FLEET SAFETY SUPPLY	NEW VEHICLE EQUIPMENT PD	PUBLIC WORKS	200.29
FLEET SAFETY SUPPLY	NEW VEHICLE EQUIPMENT PW	PUBLIC WORKS	4,224.83
Total FLEET SAFETY SUPPLY:			36,861.89
FLOW TECHNICS INC	LIFT STATION 9 PUMP REPAIR	PUBLIC WORKS	1,510.00
Total FLOW TECHNICS INC:			1,510.00
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	312.64
FORD OF HOMEWOOD	ADMIN REPAIR PARTS	PUBLIC WORKS	90.28
FORD OF HOMEWOOD	ADMIN REPAIR PARTS	PUBLIC WORKS	161.15
FORD OF HOMEWOOD	OPERATING SUPPLIES VM	PUBLIC WORKS	95.28
Total FORD OF HOMEWOOD:			659.35
FRANCISCAN WORKING WELL	POLICE OFFICER PRE EMPLOYMENT PHYSICALS	MANAGER'S OFFICE	1,280.00
Total FRANCISCAN WORKING WELL:			1,280.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	97.50
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	195.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	243.75
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	260.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	130.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	65.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	162.50
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	65.00
Total GALLAGHER MATERIALS:			1,218.75
GFL ENVIRONMENTAL SERVIC	WASTE OIL DISPOSAL	PUBLIC WORKS	97.46
Total GFL ENVIRONMENTAL SERVICES USA, INC:			97.46

Name	Description	DEPARTMENT	Net Invoice Amount
GRAINGER INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	228.32
GRAINGER INC	PUMP FITTINGS	PUBLIC WORKS	535.20
GRAINGER INC	WATER DEPT SHELVES	PUBLIC WORKS	1,368.36
Total GRAINGER INC:			2,131.88
GREAT LAKES CONCRETE LLC	OPERATING SUPPLIES - PW	PUBLIC WORKS	570.00
Total GREAT LAKES CONCRETE LLC:			570.00
GREGORY KNOLL	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	733.61
Total GREGORY KNOLL:			733.61
HANNA NELSON	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	38.00
Total HANNA NELSON:			38.00
HCF HOMEWOOD LLC	INCENTIVE PAYMENT - HCF HOMEWOOD LLC	EXPENSES	131,777.88
Total HCF HOMEWOOD LLC:			131,777.88
HENRY RENKEN	REIMBURSEMENT FOR TRAINING EXPENSES	POLICE DEPARTMENT	95.00
Total HENRY RENKEN:			95.00
HOGANCAMP BERNARD	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,241.28
Total HOGANCAMP BERNARD:			1,241.28
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	625.88
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	92.00
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	647.22
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	92.00
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	25.00
Total HOMEWOOD DISPOSAL:			1,482.10
ILCMA	RECRUITMENT	MANAGER'S OFFICE	50.00
Total ILCMA:			50.00
ILLINOIS OFFICE OF THE ATTO	ANNUAL SHARE OF SEX OFFENDER REGISTRATION FEE	POLICE DEPARTMENT	369.00
Total ILLINOIS OFFICE OF THE ATTORNEY GENERAL:			369.00
ILLINOIS STATE POLICE	ANNUAL SHARE OF SEX OFFENDER REGISTRATION FEE	POLICE DEPARTMENT	369.00
Total ILLINOIS STATE POLICE:			369.00
IMPERIAL SURVEILLANCE INC	TROUBLE SHOOTING CAMERA ISSUE	MANAGER'S OFFICE	610.50
Total IMPERIAL SURVEILLANCE INC:			610.50
INSITUFORM TECHNOLOGIES	2025 SANITARY SLIP LINING PROJECT	PUBLIC WORKS	190,173.37

Name	Description	DEPARTMENT	Net Invoice Amount
Total INSITUFORM TECHNOLOGIES INC:			190,173.37
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	5,598.72
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	2,773.59
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	6.02
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	1,993.52
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	2,310.72
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	1,533.18
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	1,435.19
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	7,806.61
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	5,822.03
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	969.55
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	1,451.02
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	3,710.36
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	8,685.98
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	4,692.93
IPBC	MAY INSURANCE PREMIUM	FIRE DEPARTMENT	43,230.24
IPBC	MAY INSURANCE PREMIUM	FIRE DEPARTMENT	6,135.11
IPBC	MAY INSURANCE PREMIUM	FIRE DEPARTMENT	6,026.37
IPBC	MAY INSURANCE PREMIUM	POLICE DEPARTMENT	77,356.72
IPBC	MAY INSURANCE PREMIUM	POLICE DEPARTMENT	7,667.58
IPBC	MAY INSURANCE PREMIUM	POLICE DEPARTMENT	4,029.57
IPBC	MAY INSURANCE PREMIUM	POLICE DEPARTMENT	5,788.27
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	64,563.79
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	2,185.64
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	6,672.57
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	5,338.57
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	4,510.67
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	7,438.71
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	243.75
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	2,823.48
Total IPBC:			292,800.46
IRMA	MARCH 2026 DEDUCTIBLE	MANAGER'S OFFICE	14,937.20
IRMA	MARCH 2026 DEDUCTIBLE	FIRE DEPARTMENT	2,359.78
IRMA	MARCH 2026 DEDUCTIBLE	POLICE DEPARTMENT	308.32
Total IRMA:			17,605.30
JAX INSPECTION PRO	PLUMBING INSPECTIONS	FIRE DEPARTMENT	750.00
JAX INSPECTION PRO	PLUMBING INSPECTIONS	FIRE DEPARTMENT	1,400.00
Total JAX INSPECTION PRO:			2,150.00
JOHN M ELLSWORTH CO INC	SHOP TOOLS VM	PUBLIC WORKS	1,445.00
Total JOHN M ELLSWORTH CO INC:			1,445.00
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	329.87
Total KANKAKEE TRUCK EQUIPMENT:			329.87
KENNETH STRUNK	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	527.60

Name	Description	DEPARTMENT	Net Invoice Amount
Total KENNETH STRUNK:			527.60
LANER MUCHIN LTD	DISABILITY PENSION APPLICATION/LABOR RELATIONS	MANAGER'S OFFICE	360.00
LANER MUCHIN LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	3,666.67
Total LANER MUCHIN LTD:			4,026.67
LAURA FRITZ	REIMBURSEMENT FOR TRAINING EXPENSES	POLICE DEPARTMENT	53.14
Total LAURA FRITZ:			53.14
LIBERTY FLAG & BANNER	FLAGS - US/HOMEWOOD	PUBLIC WORKS	800.00
Total LIBERTY FLAG & BANNER:			800.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MARLA VAN VICKLE	PHYSICALS	FIRE DEPARTMENT	8,170.00
Total MARLA VAN VICKLE:			8,170.00
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	1,988.10
Total MEADE ELECTRIC CO INC:			1,988.10
MEANY INC	SCIENCE CENTER SPRINKLER UPGRADES	PUBLIC WORKS	1,500.00
Total MEANY INC:			1,500.00
MELANIE SHOCKEY	BOND REFUND	ASSETS	500.00
Total MELANIE SHOCKEY:			500.00
MENARDS INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	9.23
MENARDS INC	OFFICE SUPPLIES	POLICE DEPARTMENT	159.80
MENARDS INC	AC UNIT	PUBLIC WORKS	159.99
MENARDS INC	TOOL	FIRE DEPARTMENT	5.95
MENARDS INC	1221 175TH REPAIRS	PUBLIC WORKS	36.15
MENARDS INC	1221 175TH REPAIRS	PUBLIC WORKS	287.70
MENARDS INC	1221 175TH REPAIRS	PUBLIC WORKS	129.00
MENARDS INC	1221 175TH REPAIRS	PUBLIC WORKS	10.99
MENARDS INC	OPERATING SUPPLIES VM	PUBLIC WORKS	31.05
MENARDS INC	1221 175TH FENCE	PUBLIC WORKS	103.73
MENARDS INC	1221 175TH FENCE	PUBLIC WORKS	45.11
MENARDS INC	WINDSHIELD BLADE	FIRE DEPARTMENT	6.99
Total MENARDS INC:			985.69
METROPOLITAN INDUSTRIES I	CHLORINE MONITORING/ LEAK DETECTION EQUIPMENT	PUBLIC WORKS	3,854.00
METROPOLITAN INDUSTRIES I	LIFT STATION 9 EMERGENCY REPAIRS	PUBLIC WORKS	82,230.00
Total METROPOLITAN INDUSTRIES INC:			86,084.00
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	99.67

Name	Description	DEPARTMENT	Net Invoice Amount
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	46.52
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	188.19
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	52.85
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	22.53
Total MONARCH AUTO SUPPLY INC:			409.76
MURRAY & TRETTEL INC	WEATHER FORECASTING SERVICES	PUBLIC WORKS	2,000.00
Total MURRAY & TRETTEL INC:			2,000.00
NICOR	UTILITIES	PUBLIC WORKS	4,602.76
NICOR	UTILITIES	PUBLIC WORKS	755.52
NICOR	UTILITIES	PUBLIC WORKS	64.33
NICOR	UTILITIES	PUBLIC WORKS	307.62
Total NICOR:			5,730.23
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	198.45
NIX NAX	UNIFORMS/LOGO	PUBLIC WORKS	12.00
NIX NAX	WORK SHIRT EMBROIDERY	PUBLIC WORKS	136.00
Total NIX NAX:			2,331.08
OFFICE OF THE STATE TREAS	ANNUAL SHARE OF SEX OFFENDER REGISTRATION FEE	POLICE DEPARTMENT	61.50
Total OFFICE OF THE STATE TREASURER:			61.50
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	809.35
O'HERRON CO	EQUIPMENT	POLICE DEPARTMENT	996.79
O'HERRON CO	EQUIPMENT	POLICE DEPARTMENT	3,835.31
O'HERRON CO	EQUIPMENT	POLICE DEPARTMENT	6,287.90
Total O'HERRON CO:			11,929.35
PERFORMANCE DETAILING	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	120.00
Total PERFORMANCE DETAILING:			120.00
PIRTEK SOUTH HOLLAND	WATER DEPT REPAIR PARTS	PUBLIC WORKS	27.32
Total PIRTEK SOUTH HOLLAND:			27.32
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	165.74
Total RED WING BUSINESS ADVANTAGE:			165.74

Name	Description	DEPARTMENT	Net Invoice Amount
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	PUBLIC WORKS	286.00
Total RELIANCE SAFETY LANE & SERVICE:			286.00
ROBERT GRABOWSKI	RENTAL IN WASHINGTON	FIRE DEPARTMENT	381.58
Total ROBERT GRABOWSKI:			381.58
ROEDA INC	DECALS VM	PUBLIC WORKS	125.00
ROEDA INC	OPEN HOUSE BANNERS	PUBLIC WORKS	115.50
ROEDA INC	TEMP NO PARKING SIGNS	PUBLIC WORKS	345.00
ROEDA INC	PW DECALS	PUBLIC WORKS	209.70
Total ROEDA INC:			795.20
SCBAS INC	BREATHING APPARATUS - FD	FIRE DEPARTMENT	860.27
Total SCBAS INC:			860.27
SCHINDLER ELEVATOR CORPO	ELEVATOR MAINTENANCE	PUBLIC WORKS	719.41
Total SCHINDLER ELEVATOR CORPORATION:			719.41
SERGIO DIAZ DE SANDY	REIMBURSEMENT FOR TRAINING EXPENSES	POLICE DEPARTMENT	70.00
Total SERGIO DIAZ DE SANDY:			70.00
SERVICE SANITATION INC	PORTABLE SANITATION WP3	PUBLIC WORKS	147.18
Total SERVICE SANITATION INC:			147.18
SHERWIN INDUSTRIES INC	DELINEATORS	PUBLIC WORKS	2,541.72
SHERWIN INDUSTRIES INC	CRACK SEALING COMPOUND - PW	PUBLIC WORKS	3,500.00
Total SHERWIN INDUSTRIES INC:			6,041.72
SHOREWOOD HOME AND AUT	BRUSH CUTTER	PUBLIC WORKS	349.47
SHOREWOOD HOME AND AUT	BRUSH CUTTER	PUBLIC WORKS	356.99
SHOREWOOD HOME AND AUT	STREET DEPT SAW	PUBLIC WORKS	1,398.38
SHOREWOOD HOME AND AUT	WATER DEPT GENERATORS	PUBLIC WORKS	3,439.96
SHOREWOOD HOME AND AUT	MOWER TIRES	PUBLIC WORKS	526.22
Total SHOREWOOD HOME AND AUTO INC:			6,071.02
SIDWELL COMPANY	SIDWELL MAP UPDATES	FIRE DEPARTMENT	100.00
Total SIDWELL COMPANY:			100.00
SOUTHLAND COMMUNICATION	SOUTHLAND COMMUNICATION CENTER	POLICE DEPARTMENT	122,731.26
Total SOUTHLAND COMMUNICATION CENTER:			122,731.26
STANDARD EQUIPMENT CO	SEWER JET NOZZLES	PUBLIC WORKS	5,680.75
STANDARD EQUIPMENT CO	WATER DEPT REPAIR PARTS	PUBLIC WORKS	579.51
Total STANDARD EQUIPMENT CO:			6,260.26

Name	Description	DEPARTMENT	Net Invoice Amount
STRYKER SALES CORPORATIO	DOCKING STATION	FIRE DEPARTMENT	1,600.00
STRYKER SALES CORPORATIO	LUCAS POWER SUPPLY	FIRE DEPARTMENT	344.50
Total STRYKER SALES CORPORATION:			1,944.50
TAKIYA YARBROUGH	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	148.38
Total TAKIYA YARBROUGH:			148.38
TARGETSOLUTIONS LEARNING	ANNUAL SUBSCRIPTION - FD	MANAGER'S OFFICE	3,567.50
Total TARGETSOLUTIONS LEARNING, LLC:			3,567.50
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	324.19
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	136.89
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	324.19
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	136.89
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	217.37
Total TERMINIX PROCESSING CNTR:			1,139.53
THE CORPORATE THREAD	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	260.02
Total THE CORPORATE THREAD:			260.02
THE EAGLE UNIFORM CO INC	QUARTERMASTER UNIFORMS - FD	FIRE DEPARTMENT	64.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER UNIFORM - FD	FIRE DEPARTMENT	500.50
THE EAGLE UNIFORM CO INC	QUARTERMASTER UNIFORMS - FD	FIRE DEPARTMENT	71.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER UNIFORMS - FD	FIRE DEPARTMENT	265.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER UNIFORMS - FD	FIRE DEPARTMENT	363.50
THE EAGLE UNIFORM CO INC	QUARTERMASTER UNIFORMS - FD	FIRE DEPARTMENT	30.00
Total THE EAGLE UNIFORM CO INC:			1,294.00
THE SPEARMAN FIRM LLC	INCENTIVES REIMBURSEMENT 17911 HARWOOD	EXPENSES	1,850.00
Total THE SPEARMAN FIRM LLC:			1,850.00
T-MOBILE	PHONES AND IPADS	MANAGER'S OFFICE	2,507.93
Total T-MOBILE:			2,507.93
TPI BUILDING CODE CONSULT	PLAN REVIEWS APRIL 2026	FIRE DEPARTMENT	2,140.00
Total TPI BUILDING CODE CONSULTANTS:			2,140.00
TRAFFIC CONTROL & PROTEC	SIGNS	PUBLIC WORKS	391.10
Total TRAFFIC CONTROL & PROTECTION LLC:			391.10
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	466.45
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	74.75
TRL TIRE SERVICE	POLICE DEPT PATROL TIRES	PUBLIC WORKS	257.50
Total TRL TIRE SERVICE:			798.70
UNITED LABORATORIES INC	SEWER GREASE CONTROL	PUBLIC WORKS	2,937.89

Name	Description	DEPARTMENT	Net Invoice Amount
Total UNITED LABORATORIES INC:			2,937.89
UNITED RENTALS NORTH AME	LIFT STATION 9 PUMP RENTAL	PUBLIC WORKS	10.30
UNITED RENTALS NORTH AME	CREDIT FOR FUEL CHARGE	PUBLIC WORKS	10.30-
UNITED RENTALS NORTH AME	LIFT STATION 9 PUMP RENTAL	PUBLIC WORKS	6,389.72
Total UNITED RENTALS NORTH AMERICA INC:			6,389.72
USA BLUEBOOK	CHLORINE SAMPLE SUPPLIES	PUBLIC WORKS	452.13
Total USA BLUEBOOK:			452.13
WAL-MART 04-5404	CREDIT BALANCE REFUND	PUBLIC WORKS	2,973.40
Total WAL-MART 04-5404:			2,973.40
WAREHOUSE DIRECT OFFICE	PAPER	FIRE DEPARTMENT	61.70
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	51.28
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	275.71
Total WAREHOUSE DIRECT OFFICE PDTS:			388.69
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	308.86
Total WEST SIDE TRACTOR SALES:			308.86
WEX BANK	FLEET FUEL CARD	PUBLIC WORKS	569.22
Total WEX BANK:			569.22
Grand Totals:			1,240,160.52

Dated: _____

Village Clerk: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 12, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Selection of Construction Firm for Construction Management at Risk Services

PURPOSE

Staff is requesting that the Village Board waive competitive bidding and authorize the Village President to enter into a contract with Cosgrove Construction of, Joliet, IL in the amount of \$151,000 to provide construction management at risk services.

At the May 27, 2025 Village Board meeting, the Board approved Linden Group Architects of Orland Park, Illinois, to provide design services for the planned improvements to the Homewood Auditorium. Since that time, Linden Group has developed a dynamic design that reimagines the auditorium as a flexible, multi-purpose performance venue—capable of hosting concerts, conferences, rehearsals, art showcases, gallery exhibits, and community gatherings of various sizes.

During the design phase, Linden Group Architects conducted a thorough assessment of the existing auditorium and developed plans that balance cost efficiency with the Village’s goals for improved user experience, accessibility, and performance. Their revised design enhances the overall comfort and functionality of the space, featuring upgraded seating for improved comfort and capacity, acoustic enhancements for clearer sound, and modern lighting and audio-visual systems that provide state-of-the-art performance capabilities.

With the design phase now complete, Cosgrove Construction, Inc. was identified as a project partner through the RFQ process as part of Linden Group Architects’ proposal. Cosgrove has developed detailed cost estimates based on the finalized design, ensuring alignment between project scope and budget. Their established partnership with Linden Group places the Village in an excellent position to complete the project on time and within budget, while maintaining the quality and functionality envisioned during the design. One of the key objectives with the auditorium project, is to make sure the project meets the Illinois Department of Commerce and Economic Opportunity (DCEO) grant requirements to have the \$1,481,500 project fully reimbursed. Village Staff has meet with the DCEO representatives and have been given the approval to proceed desired method.



PROCESS

Cosgrove Construction, Inc. was founded in 1991 and has grown from a small team of skilled carpenters into a full-service construction company employing more than 50 professionals, including members of the second generation of the Cosgrove family. In 2010, the company expanded its services to include commercial painting and decorating, broadening its capabilities to meet a wider range of client needs.

Today, Cosgrove Construction offers a comprehensive suite of general contracting services, specializing in high-quality carpentry, painting, and interior finishing. The firm has successfully partnered with numerous municipalities and educational institutions, including the Village of New Lenox and Governors State University, and has completed projects similar in scope to the auditorium renovation, most notably the performance center at Homewood-Flossmoor High School.

What is Construction Manager at Risk (CMAR) Contract?

Under the CMAR method, the owner contracts separately with the architect and the Construction Manager (CM). The CM becomes involved early in the design phase, providing input on constructability, materials, and cost efficiency. As the design progresses, the CM establishes a Guaranteed Maximum Price (GMP)—a cost ceiling that offers budget certainty while allowing flexibility to refine the design.

Pros of CMAR:

- Early collaboration between design and construction teams.
- Transparent, open-book cost structure with competitive subcontractor bidding.
- Guaranteed Maximum Price provides cost predictability.
- Allows phased construction and owner control over design decisions.
- Strong quality control through continuous construction manager involvement.

Cons of CMAR:

- Multiple contracts increase administrative coordination.
- The CM may include a risk premium in pricing.
- Timelines can be longer if design and construction phases don't overlap efficiently.
- The owner retains responsibility for design errors.

What is a Design-Build Contract?

In the Design-Build method, the owner enters a single contract with a team that includes both the designer and the general contractor. This integrated approach streamlines communication and accelerates delivery, as design and construction can occur simultaneously.



Pros of Design-Build:

- Single contract simplifies project management.
- Faster project completion through overlapping phases.
- Early cost visibility and reduced risk for the owner.
- Strong collaboration between architect and contractor.

Cons of Design-Build:

- Reduced owner control over design details.
- Fewer checks and balances between designer and builder.
- Early pricing may limit flexibility for design changes.
- Potential perception of prioritizing speed and cost over design quality.

OUTCOME

Why Choose CMAR Contract Method?

The Village is selecting the Construction Manager at Risk (CMAR) delivery method with Cosgrove Construction Inc. because it best balances cost transparency, quality control, and design flexibility.

Since the project involves grant funding with a defined cost cap, CMAR allows the Village to maintain close oversight of both design evolution and budget compliance while benefiting from competitive subcontractor bidding. This approach ensures that the Village retains strong input and control throughout the process, supporting both fiscal responsibility and project excellence.

Business Enterprise Program Goals

The Business Enterprise Program (BEP) is a State of Illinois initiative designed to promote the participation of minority-owned and women-owned businesses in publicly funded projects. The program establishes participation goals to ensure that certified Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs) have equitable access to contracting and subcontracting opportunities.

For the Auditorium Project, the Village received three grants from the Illinois Department of Commerce and Economic Opportunity (DCEO), totaling \$1,481,500 (\$1,000,000; \$300,000; and \$181,500). The \$1,000,000 grant and the \$300,000 grant each carry a 28% BEP participation goal, while the \$181,500 grant does not have a BEP requirement.

As part of the DCEO grant conditions, the Village is required to meet a 28% BEP participation goal for the applicable funding. This means that 28% of the grant-funded work must be performed by State-certified BEP firms, including MBEs and WBEs. These goals are established based on the availability of qualified, certified vendors capable of performing the subcontracting work associated with the project's approved scope.



Only subcontractors and suppliers certified through the State of Illinois' Commission on Equity and Inclusion (CEI) Business Enterprise Program are eligible to count toward meeting these utilization goals. To comply with these requirements, Cosgrove Construction will need to subcontract portions of the work to certified BEP firms in order to achieve the established participation targets.

FINANCIAL IMPACT

- **Funding Source:** Illinois Department of Commerce and Economic Opportunity (DCEO) Grant
- **Awarded Amount:** \$1,481,500
- **Construction Manager at Risk Contract Cost:** \$151,000 (to be reimbursed through grant funding)

LEGAL REVIEW

Pending review of the General Conditions of the Consultant Agreement

RECOMMENDED BOARD ACTION

Waive competitive bidding due to the Village utilizing the Construction Manager at Risk Contracting method; and, authorize the Village President to enter into a contract with Cosgrove Construction of Joliet, IL in the amount of \$151,000 for Construction Management at Risk Services for improvements to the Homewood Auditorium at 2010 Chestnut Road.

ATTACHMENT(S)

- Cosgrove Construction Draft Contract
- Draft Budget of the project
- Linden Group Architect Design



20654 Amherst Ct. Joliet, IL. 60433
 Office: 815.774.0036 Fax: 815.774.9860
 E-mail: tstrange@cosgroveconstructioninc.com

Proposal

Date: November 20, 2025	Attn: Napoleon Haney
Project Name: Homewood Performing Arts Center	Phone: 708-206-3376
Location: 2020 Chestnut Road Homewood, IL 60430	Fax:
Submitted to: The Village of Homewood 2020 Chestnut Road Homewood, IL 60430	E-mail: nhaney@homewoodil.gov
Customer Reference #	

Qualifications:	
<p>Construction manager as constructor: Below is the scope of construction management services that are proposed for the renovation of the Homewood Performing Arts Center. These services will be included in the final GMP contract and are currently included in the preliminary budget dated 10/8/2025. Our site supervision is currently estimated for three months of construction. We will coordinate the preconstruction procurement process so that material is available at the start of construction to expedite the time on site. The costs and schedule will be negotiated and included in a A133 contract once bids have been received and the costs reviewed with the Village staff.</p>	
Preconstruction construction management and bidding management	
<ul style="list-style-type: none"> ○ <u>Items:</u> ○ Project scheduling ○ Budgeting, identification of long lead time items, recruitment of subcontractors to meet grant requirements ○ Bidding management services, development of bid packages, facilitate public bidding process, contract review, contract execution. All estimates, budgets and bids will be open book available to the Owner at any time. 	
Costs	\$5,000.00
Construction services	
<ul style="list-style-type: none"> ○ <u>Items:</u> ○ Provide onsite construction supervision and coordination, conducting all jobsite construction meetings. On site construction supervision is priced for 3 months ○ Providing cost accounting records, monthly pay applications, and change orders ○ Preparing punch lists and managing correction of all punch list items ○ Scheduling inspections by authorities having jurisdiction of the project ○ Coordinating general condition items ○ Coordinating start up and training at the completion of construction ○ Coordinating contractor warranty work as needed during the warranty period 	

COSGROVE CONSTRUCTION INC

20654 Amherst Ct. Joliet, Il. 60433

Office: 815.774.0036 Fax: 815.774.9860

E-mail: tstrange@cosgroveconstructioninc.com

Item 8. B.

<ul style="list-style-type: none">○ This pricing is based on an estimated construction period of 3 months. Site supervision costs will be finalized during the remaining design and bidding period and be adjusted accordingly to stay on budget.	
Costs	\$66,000.00
Total Costs	\$71,000.00

Authorized
Signature:

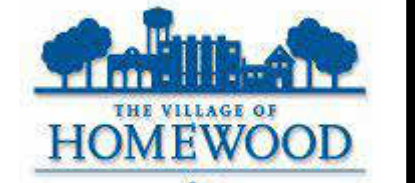
Troy Strange
Troy Strange, Cosgrove Construction Inc.

Authorized
Signature:

Richard Hofeld, Village of Homewood



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY, SUITE 110
ORLAND PARK, ILLINOIS 60467
P: 708-799-4400
WWW.LINDENGROUPINC.COM



HOMEWOOD PERFORMING ARTS CENTER
2018 CHESTNUT ROAD
HOMEWOOD, IL 60430

FLOOR PLAN NOTES LEGEND

- 1 PAINT EXISTING STAIR RAILS IN THEIR ENTIRETY - PT-X
- 2 NEW MILLWORK - REFER TO A-8.0 FOR MORE INFORMATION
- 3 NEW ADA COMPLIANT HI - LO WATER FOUNTAIN
- 4 NEW SEATING SYSTEM LAYOUT. REFER TO EQUIPMENT PLAN X/A-Y FOR MORE INFO

ADD ALTERNATE BID #1

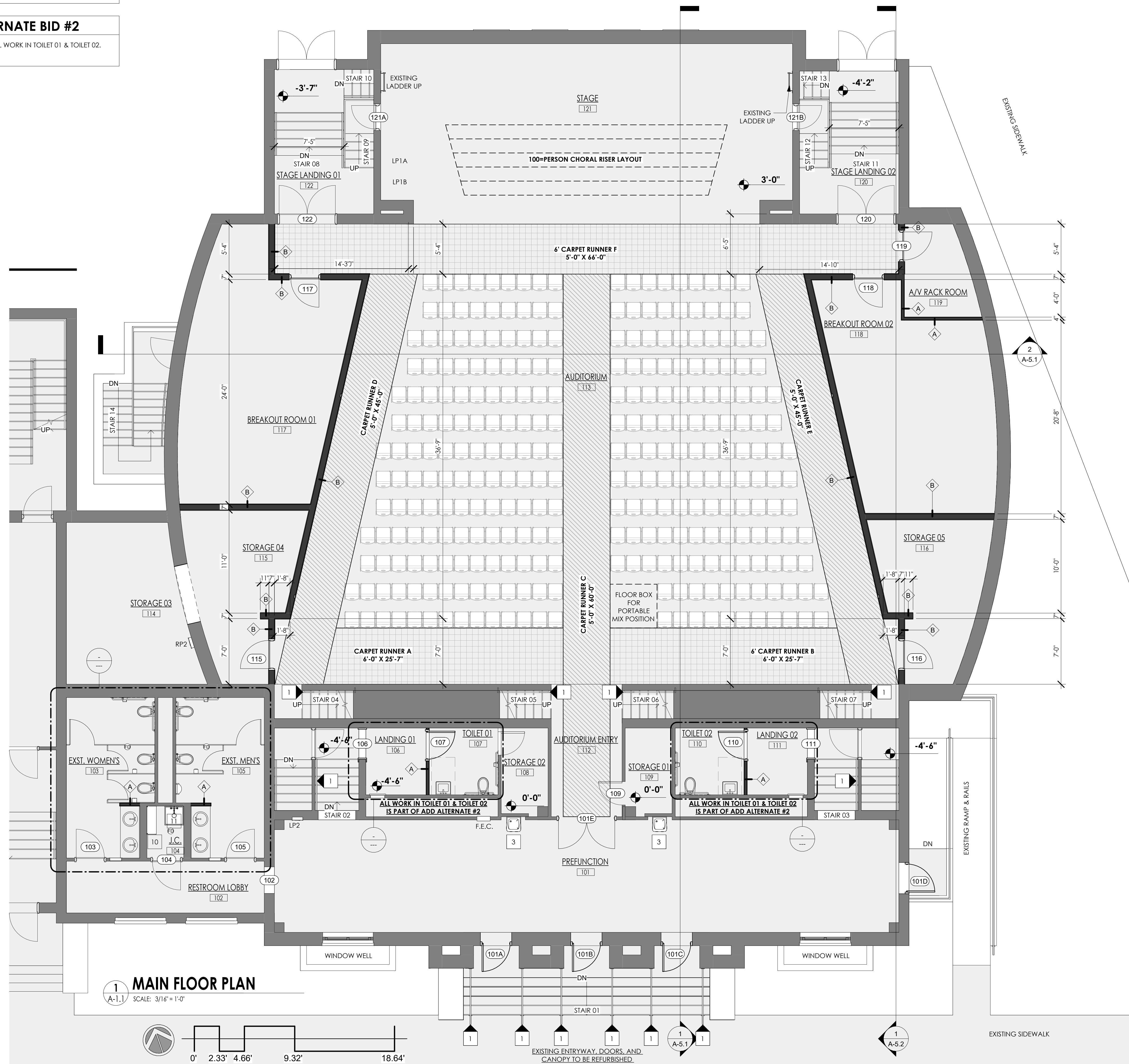
ADD ALTERNATE BID FOR ALL WORK IN GREEN ROOM 02.

ADD ALTERNATE BID #2

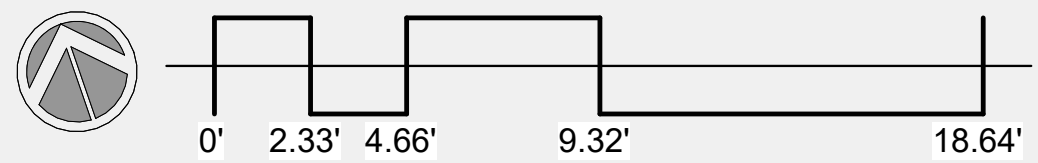
ADD ALTERNATE BID FOR ALL WORK IN TOILET 01 & TOILET 02.

ARCHITECTURAL FLOOR PLAN NOTES

1. FINISHED FLOOR ELEVATION 0'-0" = CIVIL SITE ELEVATION 909.00. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. BENCHMARK ELEVATION PROVIDED PER TOPOGRAPHIC SURVEY PROVIDED BY OWNER.
2. REFER TO CIVIL DRAWINGS FOR ALL SITE AND EXTERIOR FINISH GRADE ELEVATIONS.
3. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO COVER SHEET AND LIFE SAFETY FLOOR PLAN.
4. WALLS ARE INDICATED WITH NOMINAL DIMENSIONS. REFER TO WALL SECTIONS AND PARTITIONS SYSTEM TYPES FOR ACTUAL DIMENSIONS AND WALL THICKNESS.
5. DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD, CONCRETE BLOCK, FACE OF METAL CLADDING, AND/OR OUTSIDE EDGE OF DOOR FRAME, UNLESS NOTED OTHERWISE.
6. REFER TO ENLARGED FLOOR PLANS ON SHEET A-2.0 THRU A-2.3 FOR ADDITIONAL DIMENSIONS AND NOTES.
7. REFER TO SHEET A-5.2 FOR WALL, FLOOR, AND ROOF ASSEMBLIES
8. REFER TO SHEET A-6.0 FOR WALL PARTITION SYSTEM TYPES AND DETAILS.
9. REFER TO SHEET A-8.1 FOR FLOOR FINISH PLAN FOR FLOOR FINISHES, RECESSED AND SLOPE SLAB LOCATIONS.
10. REFER TO SHEETS A-9.0 THRU A-9.1 FOR ACCESSIBILITY SPECIFICATIONS AND DETAILS.



1 MAIN FLOOR PLAN
A-1.1 SCALE: 3/16" = 1'-0"



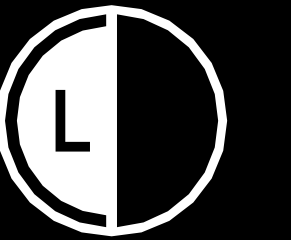
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DATE	2024-0177
PROJECT NUMBER	2025/10/23
DATE	NB MM
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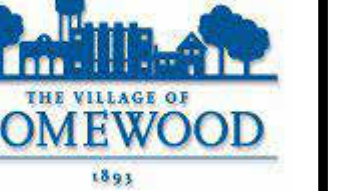
MAIN FLOOR PLAN
SHEET NAME

A-1.1
SHEET



LINDEN GROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY, SUITE 110
ORLAND PARK, ILLINOIS 60467
P: 708-799-4400
WWW.LINDENGROUPINC.COM



HOMEWOOD PERFORMING ARTS CENTER

2018 CHESTNUT ROAD
HOMEWOOD, IL 60430

DATE DESCRIPTION

2024-0177

PROJECT NUMBER

2025/10/23

DATE

NB MM
DRAWN BY FINAL REVIEW

CLIENT SIGN-OFF

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UPPER LEVEL PLAN

SHEET NAME

A-1.2

SHEET

FLOOR PLAN NOTES LEGEND

- 1 PAINT EXISTING STAIR RAILS IN THEIR ENTIRETY - PT-X
- 2 NEW MILLWORK - REFER TO A-8.0 FOR MORE INFORMATION
- 3 NEW ADA COMPLIANT HI - LO WATER FOUNTAIN
- 4 NEW SEATING SYSTEM LAYOUT. REFER TO EQUIPMENT PLAN X/A-Y FOR MORE INFO

ADD ALTERNATE BID #1

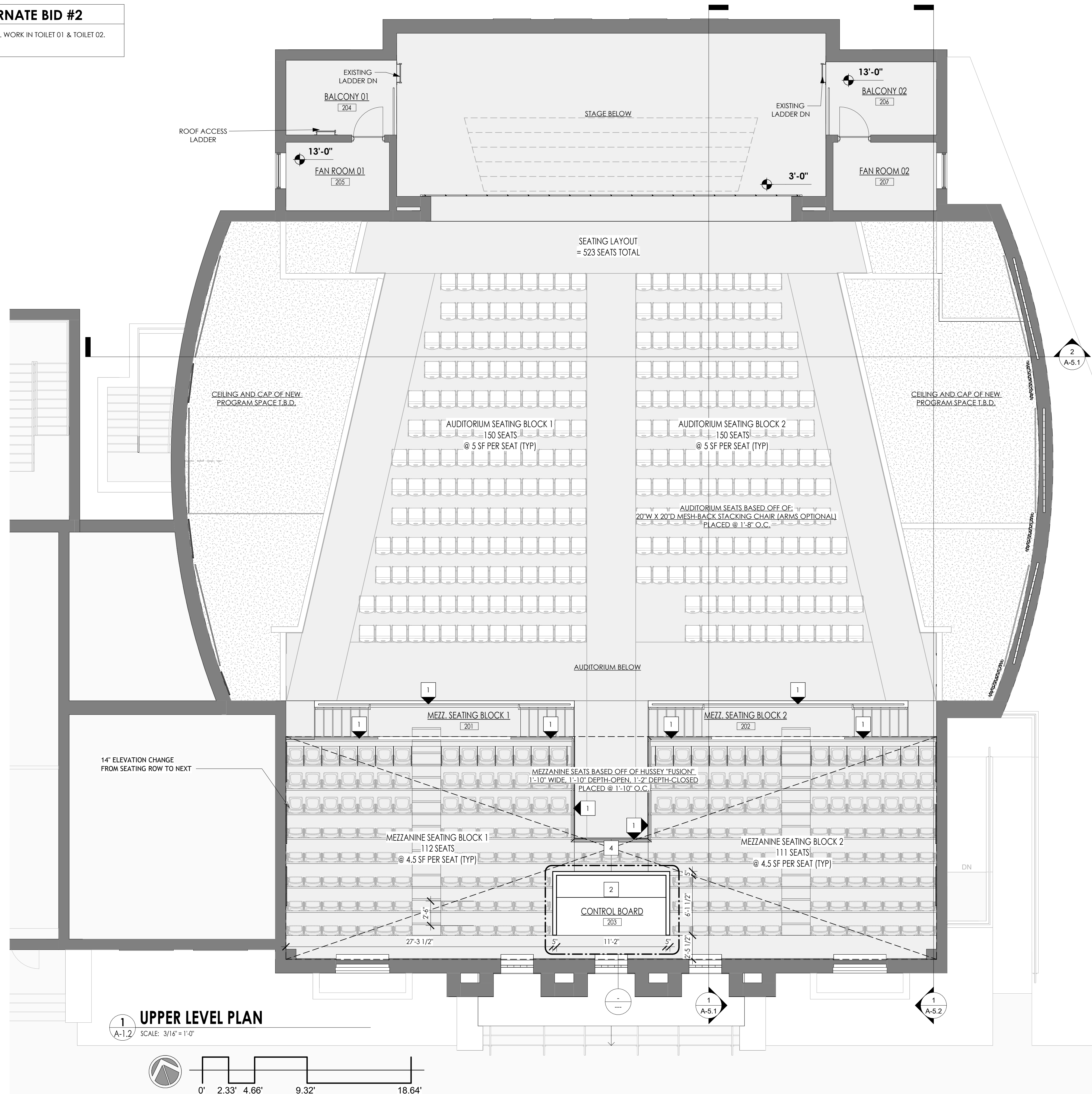
ADD ALTERNATE BID FOR ALL WORK IN GREEN ROOM 02.

ADD ALTERNATE BID #2

ADD ALTERNATE BID FOR ALL WORK IN TOILET 01 & TOILET 02.

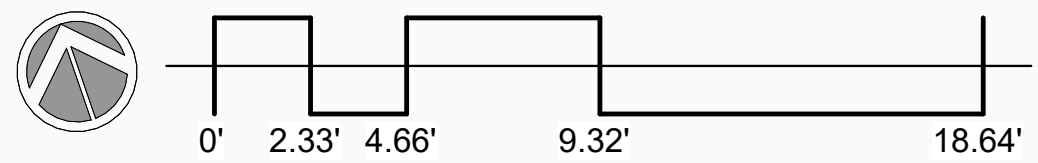
ARCHITECTURAL FLOOR PLAN NOTES

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- 9. REFER TO SHEET A-8.1 FOR FLOOR FINISH PLAN FOR FLOOR FINISHES, RECESSED AND SLOPE SLAB LOCATIONS.
- 10. REFER TO SHEETS A-9.0 THRU A-9.1 FOR ACCESSIBILITY SPECIFICATIONS AND DETAILS.

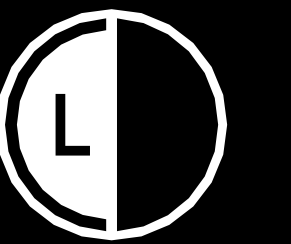


UPPER LEVEL PLAN

SCALE: 3/16" = 1'-0"

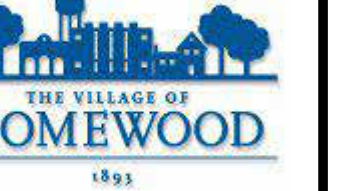


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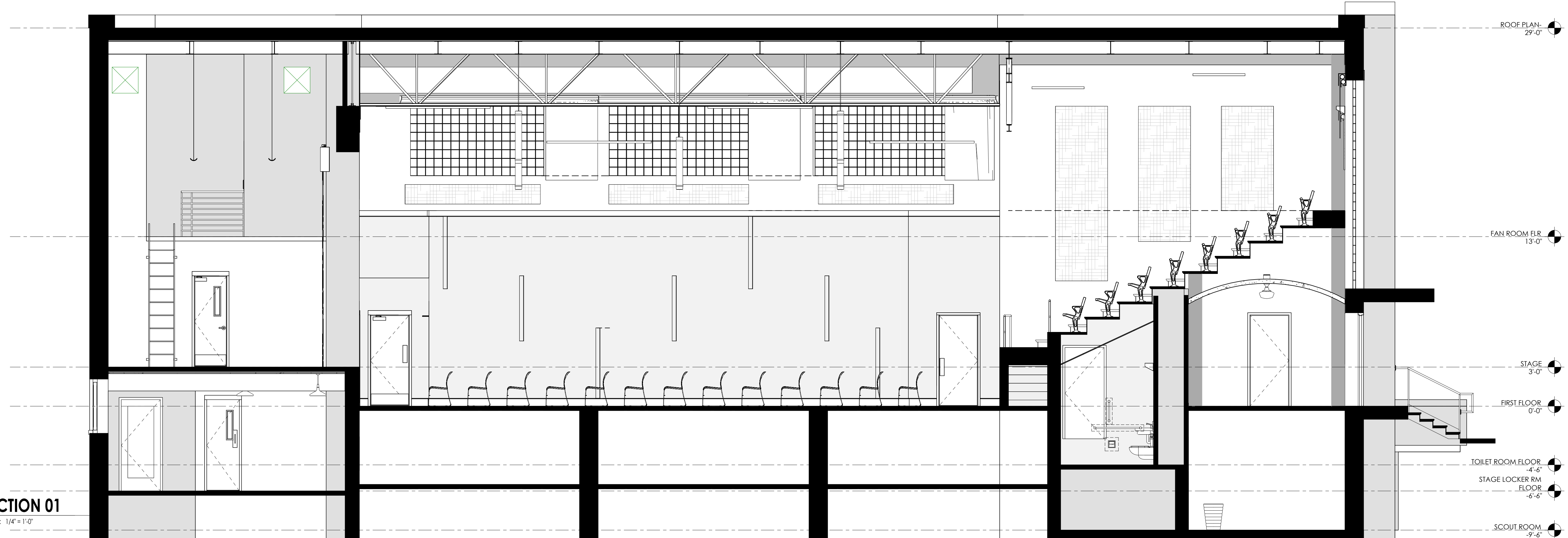
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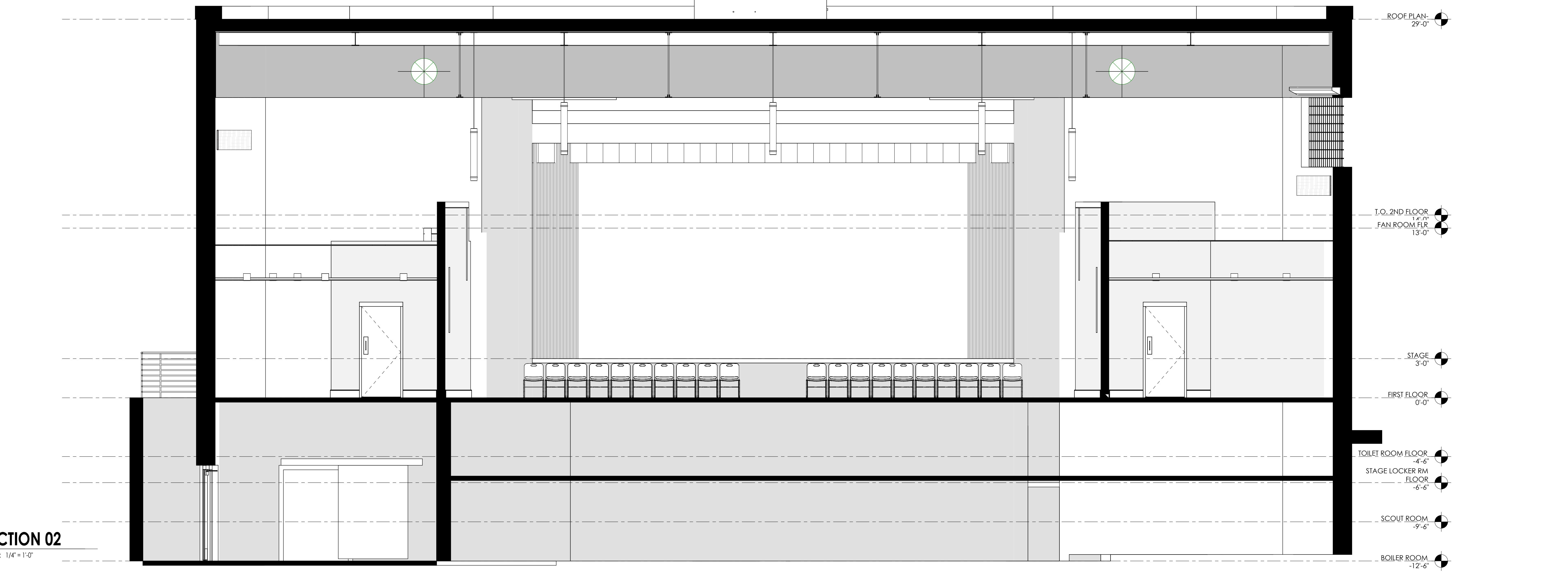


HOMWOOD PERFORMING ARTS CENTER

2018 CHESTNUT ROAD
HOMWOOD, IL 60430



1 SECTION 01
A-5.1 SCALE: 1/4" = 1'-0"



2 SECTION 02
A-5.1 SCALE: 1/4" = 1'-0"

DATE	2024-0177
PROJECT NUMBER	2025/10/23
DATE	NB MM
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CLIENT SIGN-OFF	

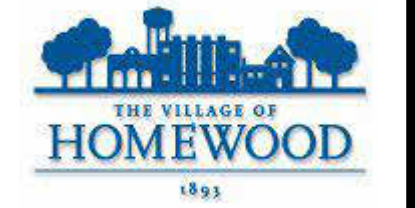
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SECTIONS
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A-5.1
SHEET

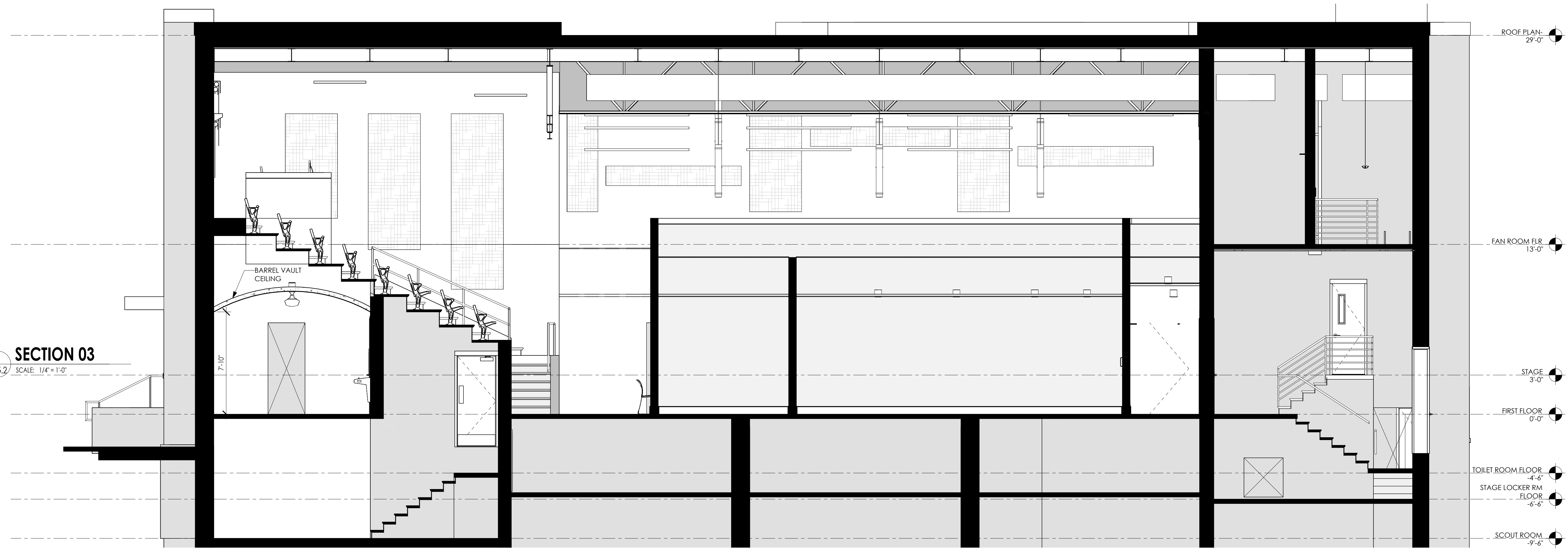
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LANDSCAPE ARCHITECTURE
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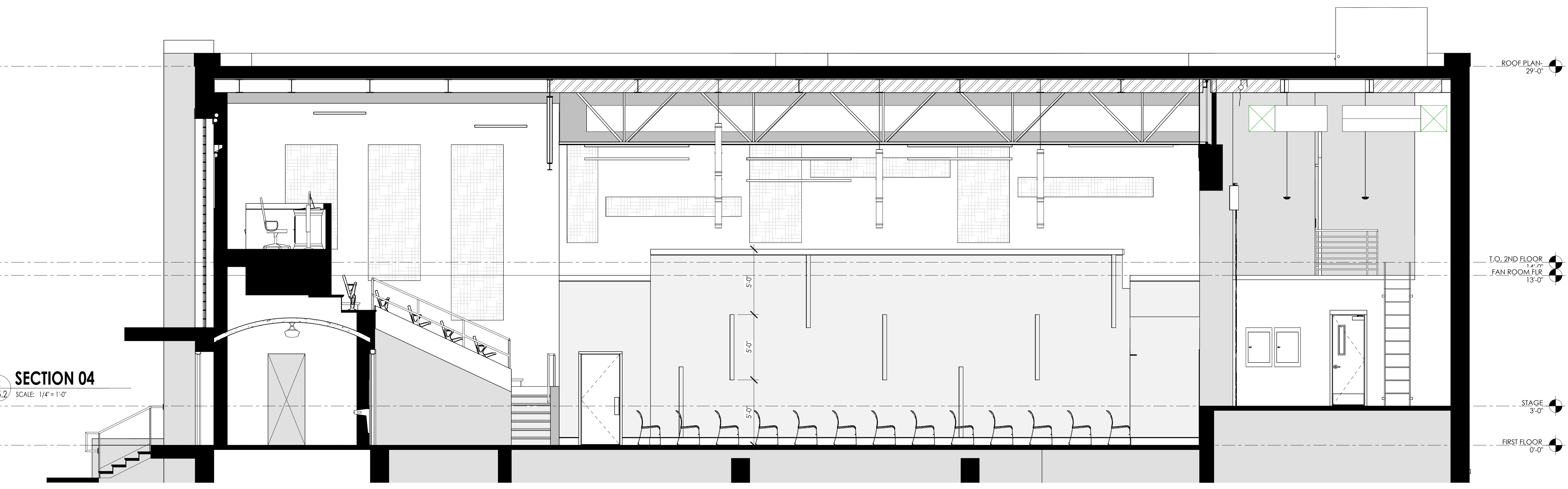


HOMEGOOD PERFORMING ARTS CENTER
2018 CHESTNUT ROAD
HOMEGOOD, IL 60430



1 SECTION 03
A-5.2 SCALE: 1/4" = 1'-0"

ROOF PLAN- 29'-0"
FAN ROOM FLR 13'-0"
STAGE 3'-0"
FIRST FLOOR 0'-0"
TOILET ROOM FLOOR -4'-6"
STAGE LOCKER RM FLOOR -6'-6"
SCOUT ROOM -9'-6"



2 SECTION 04
A-5.2 SCALE: 1/4" = 1'-0"

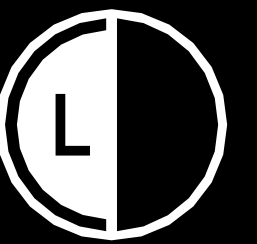
ROOF PLAN- 29'-0"
T.O. 2ND FLOOR 14'-7"
FAN ROOM FLR 13'-0"
STAGE 3'-0"
FIRST FLOOR 0'-0"

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2025/10/23		DATE
NB	MM	DRAWN BY FINAL REVIEW

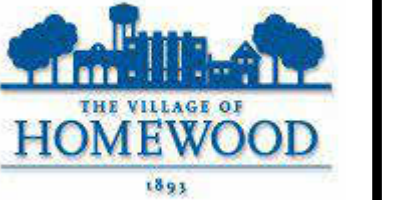
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SECTIONS
SHEET NAME
A-5.2
SHEET

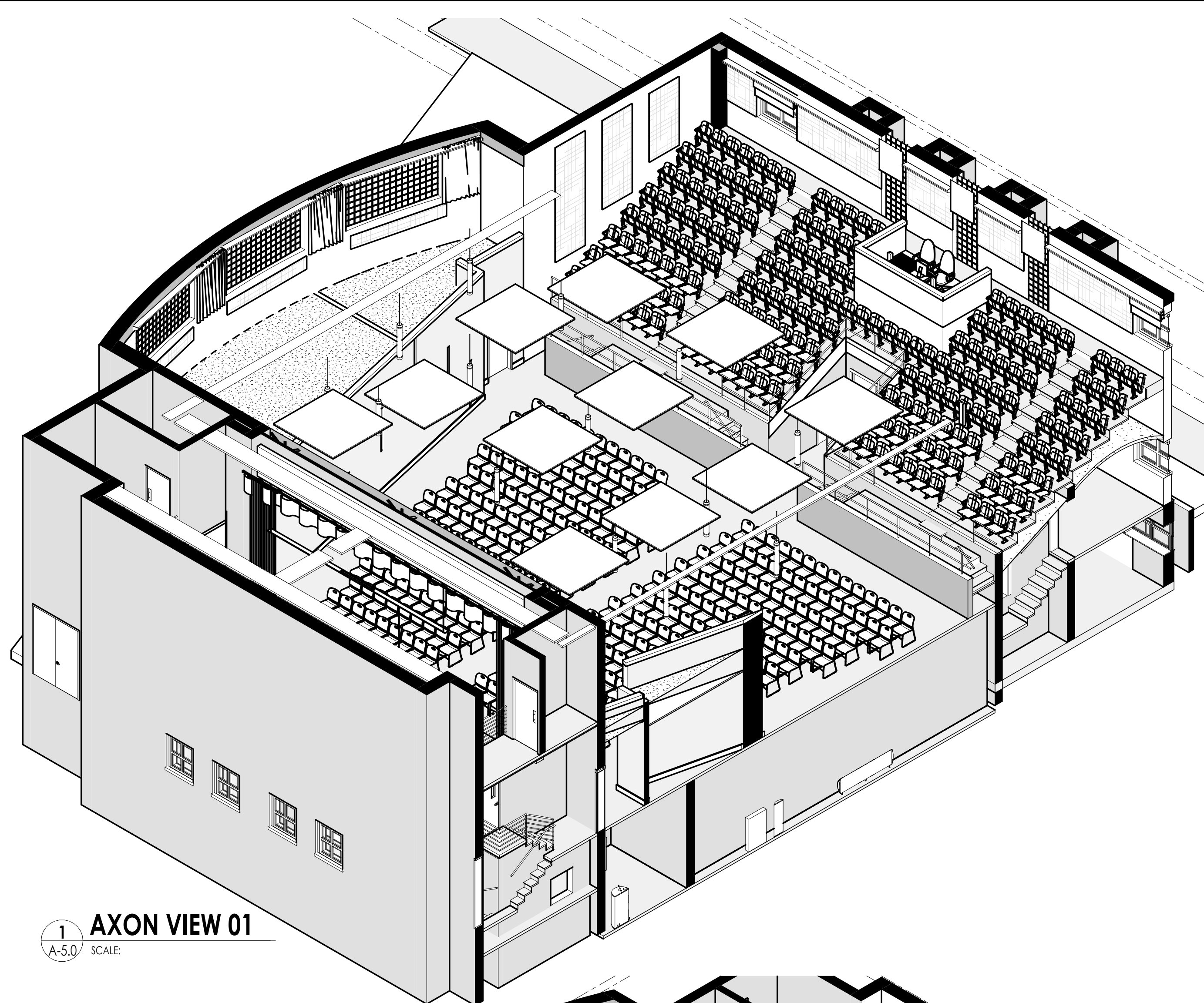


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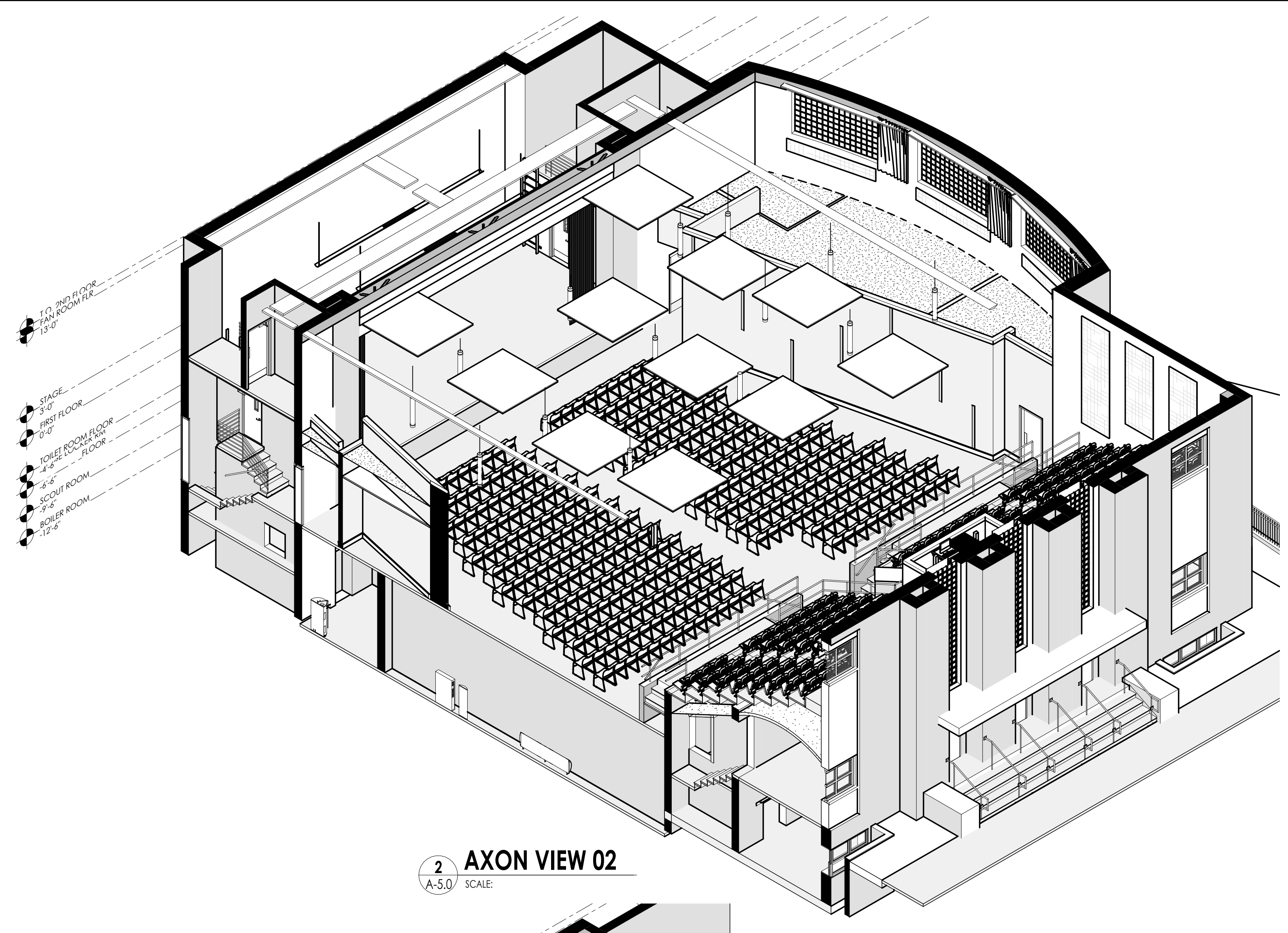
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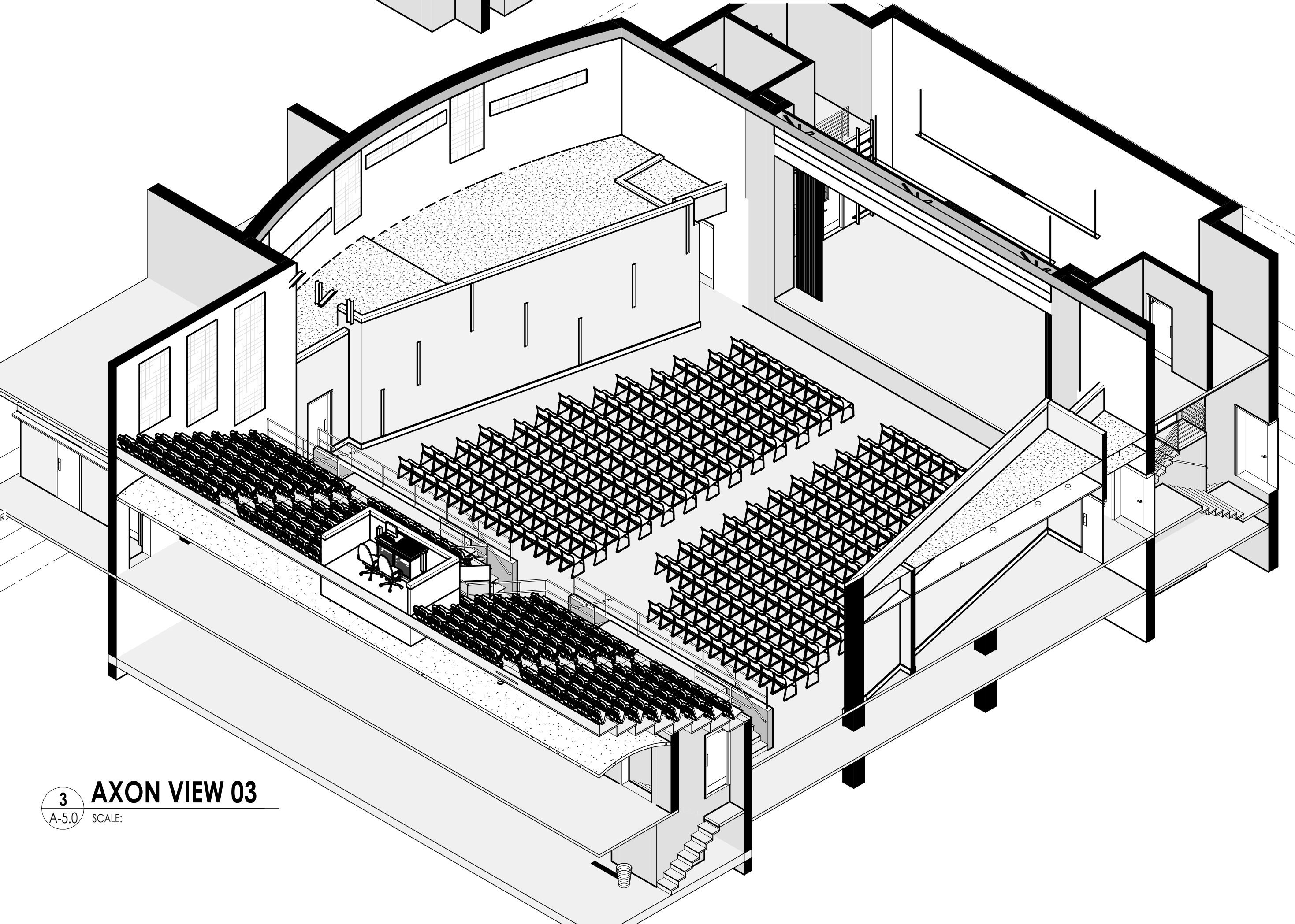
HOMWOOD PERFORMING ARTS CENTER
2018 CHESTNUT ROAD
HOMWOOD, IL 60430



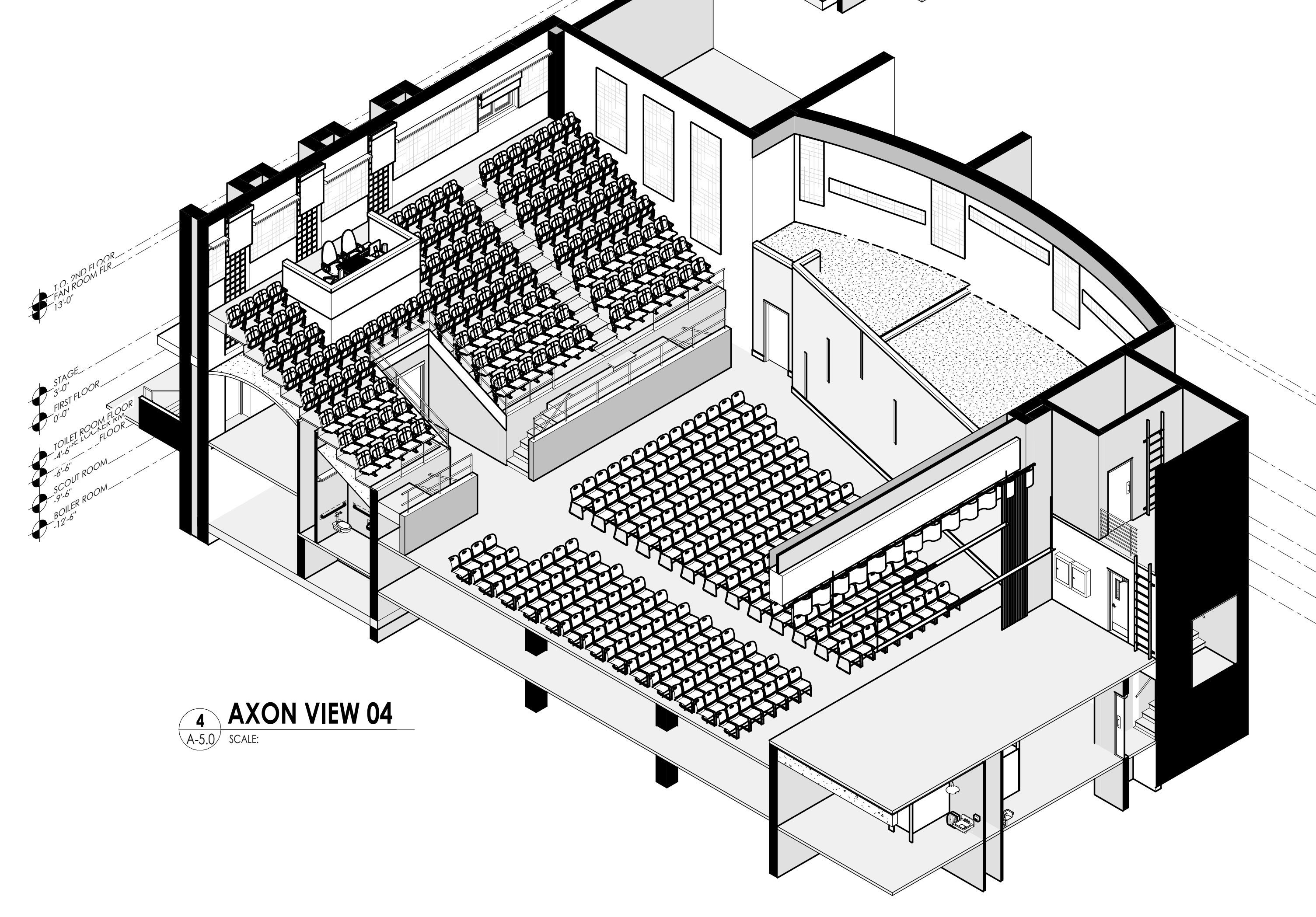
1 AXON VIEW 01
A-5.0 SCALE



2 AXON VIEW 02
A-5.0 SCALE



3 AXON VIEW 03
A-5.0 SCALE



4 AXON VIEW 04
A-5.0 SCALE

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DATE	DESCRIPTION
2024-0177 <td>PROJECT NUMBER</td>	PROJECT NUMBER
2025/10/23 <td>DATE</td>	DATE
NB <td>DRAWN BY</td>	DRAWN BY
MM <td>FINAL REVIEW</td>	FINAL REVIEW
CLIENT SIGN-OFF	

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AXONOMETRIC
VIEWS

SHEET NAME

A-5.0
SHEET



RENDER VIEW 01



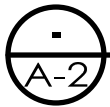
A-1

LGI PROJECT #: 2024-0177
DATE: 10-24-2025

PROPOSED REMODELING:
Homewood Performing Arts Center
2018 Chestnut Road
Homewood, Illinois 60430



RENDER VIEW 02



A-2

LGI PROJECT #: 2024-0177
DATE: 10-24-2025

PROPOSED REMODELING:
Homewood Performing Arts Center
2018 Chestnut Road
Homewood, Illinois 60430



RENDER VIEW 03

A-3



A-3

LGI PROJECT #: 2024-0177
DATE: 10-24-2025

PROPOSED REMODELING:
Homewood Performing Arts Center
2018 Chestnut Road
Homewood, Illinois 60430



RENDER VIEW 04



A-4

LGI PROJECT #: 2024-0177
DATE: 10-24-2025

PROPOSED REMODELING:
Homewood Performing Arts Center
 2018 Chestnut Road
 Homewood, Illinois 60430



RENDER VIEW 05



A-5
 LGI PROJECT #: 2024-0177
 DATE: 10-24-2025

PROPOSED REMODELING:
Homewood Performing Arts Center
 2018 Chestnut Road
 Homewood, Illinois 60430



RENDER VIEW 06



A-6
 LGI PROJECT #: 2024-0177
 DATE: 10-24-2025

PROPOSED REMODELING:
Homewood Performing Arts Center
 2018 Chestnut Road
 Homewood, Illinois 60430

HOMWOOD PERFORMING ARTS CENTER - PRELIMINARY BUDGET - 2025-10-08

Item 8. B.

ITEM #	DESCRIPTION OF WORK AND/OR MATERIAL	TOTAL LABOR	TOTAL MATERIALS	SUB PRICING + PROFIT	NEW PROPOSED BUDGET 9/18	REVISION & COMMENT
1	CCI - PERFORMANCE & PAYMENT BOND	\$0.00	\$16,000.00	\$0.00	\$16,000.00	COSGROVE TO REVISE IF NECESSARY
2	CCI - OVERHEAD AND PROFIT	\$0.00	\$176,000.00	\$0.00	\$80,000.00	NEW CCI OVERHEAD BASED ON NEW:OLD BUDGET PROPORTION (0.4728)
3	CCI - CONTINGENCY ALLOWANCE	\$0.00	-	\$0.00	\$0.00	COSGROVE TO REVISE IF NECESSARY
4	CCI - PROJECT MANAGEMENT	\$5,600.00	-	\$0.00	\$5,600.00	COSGROVE TO REVISE IF NECESSARY
5	CCI - PROJECT COORDINATION	\$2,240.00	-	\$0.00	\$2,240.00	COSGROVE TO REVISE IF NECESSARY
6	CCI - SITE SUPERVISION	\$67,200.00	-	\$0.00	\$67,200.00	COSGROVE TO REVISE IF NECESSARY
7	CCI - OFFICE SUPPORT	\$2,240.00	-	\$0.00	\$2,240.00	COSGROVE TO REVISE IF NECESSARY
8	CCI - SAFETY PROCEDURES & EQUIPMENT	\$0.00	-	\$0.00	\$0.00	COSGROVE TO REVISE IF NECESSARY
9	CCI - PRECONSTRUCTION WORK	\$0.00	-	\$0.00	\$0.00	COSGROVE TO REVISE IF NECESSARY
10	AV SYSTEMS	\$0.00	-	\$151,000.00	\$81,000.00	PROJECTOR & SCREEN: PHASE 2 = -70K
11	ACOUSTICAL SYSTEMS	\$0.00	-	\$100,000.00	\$26,000.00	BUDGET FOR ACOUSTIC PANELS
12	SEATING	\$0.00	-	\$148,646.00	\$70,000.00	STAGE CURTAIN: PHASE 2 @ +/- 20K OPTIONS AND BIDS BEING REVIEWED OPT FOR LOWER QUALITY FOLDING CHAIRS
13	STAGE EXPANSION - MULTI-USE PLATFORMS	\$0.00	-	\$56,000.00	\$0.00	PHASE 2
14	DEMOLITION	\$0.00	-	\$40,000.00	\$20,000.00	NO PREP FOR SEALING CONC FLOORS. OVERLAP W/ ENVIRONMENTAL REMED. RAILINGS, MEZZ STNG.
15	SCANNING AND CUTTING	\$0.00	-	\$15,000.00	\$5,000.00	SPLIT LEVEL RESTROOMS: ADD-ALT #2
16	CONCRETE	\$0.00	-	\$15,000.00	\$0.00	SPLIT LEVEL RESTROOMS: ADD-ALT #2
17	MASONRY PATCHING	\$0.00	-	\$8,000.00	\$8,000.00	
18	STEEL	\$0.00	-	\$12,000.00	\$0.00	15-TON RTU: ADD-ALT#1
19	ROOFING	\$0.00	-	\$10,000.00	\$0.00	15-TON RTU: ADD-ALT#1
20	ALUMINUM STOREFRONT	\$0.00	-	\$25,000.00	\$25,000.00	
21	DOORS, FRAMES, & HARDWARE	\$0.00	\$50,000.00	\$0.00	\$50,000.00	
22	SOUND DOORS	\$4,480.00	\$20,000.00	\$0.00	\$0.00	NO SOUND DOORS
23	STAIR RAILINGS	\$0.00	-	\$10,000.00	\$0.00	ALL EXISTING HANDRAILS TO REMAIN. CLEANED - (REMEDICATION) & PAINTED
24	STAIR PATCHING	\$0.00	-	\$10,000.00	\$10,000.00	
25	TILE	\$0.00	-	\$25,000.00	\$15,750.00	TILE IN RESTROOMS, RR LOBBY, & JC ONLY: 630 SF @ \$25 psf
26	CAULKING	\$0.00	\$4,000.00	\$0.00	\$4,000.00	
27	CARPENTRY	\$0.00	\$85,000.00	\$90,000.00	\$90,000.00	SPLIT LEVEL RESTROOMS: ADD-ALT #2
28	ACT CEILING	\$0.00	-	\$6,000.00	\$6,000.00	
29	FLOORING & BASE	\$0.00	-	\$86,000.00	\$50,000.00	LVT IN THEATRE & PREFUNCTION MASONITE ON STAGE. NO CONC. SEALING
30	MILLWORK	\$0.00	-	\$3,000.00	\$3,000.00	
31	PAINTING	\$0.00	\$70,000.00	\$0.00	\$45,000.00	NO PAINT IN BASEMENT, LANDINGS BESIDE STAGE
32	FIRE SPRINKLERS	\$0.00	-	\$40,000.00	\$40,000.00	
33	FIRE ALARM	\$0.00	-	\$40,000.00	\$40,000.00	
34	PLUMBING	\$0.00	-	\$200,000.00	\$44,000.00	EXST PLMBING SYSTEM INSPECTION. NO GRN RM TOILETS. SPLIT LVL RR'S: ADD-ALT #2 (2) 5-TON FURN @ STUDIOS = \$77,300
35	HVAC	\$0.00	-	\$508,000.00	\$77,300.00	15-TON & 25-TON RTU = \$150,000 (ADD-ALT #1) (2) MINI'S @ SPLIT-LVL RR = \$42,600 (ADD-ALT#2) MODIFY/REPAIR EXST EXHAUST = (ADD-ALT #2)
36	ELECTRICAL	\$0.00	-	\$90,000.00	\$60,000.00	REDUCE ELECTRICAL PROVISIONS
37	TOILET PARTITIONS	\$0.00	\$15,000.00	\$0.00	\$8,000.00	NO GREEN ROOM TOILETS SPLIT LEVEL RR'S: ADD-ALT #2
38	TOILET ROOM SPECIALTIES	\$0.00	\$6,000.00	\$0.00	\$4,000.00	NO GREEN ROOM TOILETS SPLIT LEVEL RR'S: ADD-ALT #2
39	CLEANING	\$0.00	-	\$10,000.00	\$10,000.00	
40	FLOOR PROTECTION	\$0.00	-	\$4,000.00	\$4,000.00	
41	ADA LIFT	\$0.00	-	\$90,000.00	\$0.00	NO LIFT
42	EQUIPMENT	\$0.00	-	\$5,000.00	\$5,000.00	
43	DUMPSTERS	\$0.00	-	\$5,000.00	\$5,000.00	
44	SCAFFOLDING	\$0.00	-	\$50,000.00	\$50,000.00	
45	WINDOW TREATMENTS	\$0.00	-	\$30,000.00	\$30,000.00	
46	ENVIRONMENTAL INSPECTIONS / REMEDIATION	\$0.00	-	\$40,000.00	\$40,000.00	
47	EXISTING PLUMBING SYST INSPECTION / REMEDIATION	\$0.00	-	\$0.00	\$0.00	TBD
48	SIGNAGE	\$0.00	-	\$0.00	\$5,000.00	
49	-	\$0.00	-	\$0.00	\$0.00	
56	SUB-TOTAL	\$81,760.00	\$442,000.00	\$1,922,646.00	\$1,104,330.00	
57	10% A/E FEE				\$110,433.00	
58	GRAND TOTAL				\$1,214,763.00	



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 12, 2026

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: Disposal of Surplus Property (Repeat Boutique)

PURPOSE

Staff requests that the Village Board pass an ordinance authorizing the disposal of surplus property.

PROCESS

The Village plans to complete a property closing purchase on the former Repeat Boutique resale shop located at 18157 Dixie Hwy., Homewood, IL and owned by non-profit, Grand Prairie Services of Tinley Park. The owners intimated that they planned to remove the majority of items currently housed in the space. Should items remain in the space after the Village acquires the property, staff would be prepared to sell, donate, or dispose of the items as needed.

OUTCOME

Approval of the ordinance will enable the Village to sell, dispose of, or donate the items and materials should they remain in the store after the Village acquires the property.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the Village Manager to sell, donate, or dispose of the property and materials as needed after the acquisition of the property at 18157 Dixie Highway, formerly known as Repeat Boutique.

ATTACHMENT(S)

Ordinance

**AN ORDINANCE PROVIDING FOR
THE DISPOSAL OF CERTAIN PERSONAL PROPERTY OWNED BY
THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS**

WHEREAS, 65 ILCS5/11-76-4 authorizes a village to dispose items of personal property no longer deemed necessary or useful to that village; and

WHEREAS, the Village of Homewood, Cook County, Illinois owns certain items of personal property which it desires to dispose as therein provided.

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

SECTION ONE – DECLARATION OF SURPLUS PROPERTY:

The following personal property, presently owned by the Village of Homewood, Illinois is hereby deemed to be no longer necessary or useful to this Village and it is deemed in the best interest of this Village that such property be disposed.

Village Items

Items typically found in a resale store, thrift store, consignment type store.

SECTION TWO – METHOD OF DISPOSAL:

The Village Manager is hereby authorized to conduct the disposal or sale of the said personal property. With the assistance of his administrative staff, he shall sell, donate, or dispose the items, either together or separately, by intergovernmental sale, donation or auction, trade-in, private sale or sealed bid. If by sealed bid, the proposed sale shall be advertised in a newspaper of general circulation within the Village. Should any such proposed sale not produce a buyer for in item of personal property, the Manager or his agent shall then be free to negotiate the sale of such item of personal property to obtain the best possible price for such item on behalf of the Village.

SECTION THREE – EFFECTIVE DATE:

This ordinance shall be in full force and effect from and after its passage and approval in accordance with law.

PASSED and APPROVED this 12th day of May, 2026.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 12, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Disposal of Surplus Equipment

PURPOSE

Staff requests that the Village Board pass the attached ordinance authorizing the disposal of surplus property.

PROCESS

Semi-annually, the Village disposes of surplus property, as equipment is replaced. Below is a list of surplus property that is to be disposed of either by intergovernmental sale or auction, trade-in, private sale or donation.

- 1985 Pincor Generator
 - (2) 1985 Homelite Generators
 - (4) Wacker PT3 Trash Pumps
 - (3) Wacker PT2 Trash Pumps
 - (1) Wacker PD3 Trash Pump
 - 1995 Honda EB2500 Generator
 - 1996 Honda EB3000 Generator
 - Dolmar Concrete Saw
 - 1995 Simplicity Snow Blower
 - (2) Generac GP3000 Generators
 - (2) Billy Goat Leaf Vacs
 - (3) Stihl TS420 Saws
 - New Holland Skidsteer Broom Attachment
 - Keizer Morris Crack Jetter Serial # 36307J2
-
- 2016 Ford Police Interceptor – Unit 16-1916 – Vin # 1FM5K8ARXKGA16529
 - 1999 CRAFCO Crack Sealer Serial # 1C9EK0911X1418047
 - 2014 Stealth Intruder Trailer – Unit 2811- 52LBE2429EE023248
 - 76-1876 2018 Wright Stander ZK – 104946CS (trade in)
 - 78-1978 2019 Wright Stander ZK – 119654RU (trade in)
 - 79-1978 2019 Wright Stander ZK - 119286TG (trade in)
 - 80-1980 2019 Wright Stander ZK – 118973JQ (trade in)



OUTCOME

Approval of the ordinance will enable the Public Works Department to oversee the sale, trade in, disposal of, or donation of, the equipment.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the Village Manager to sell, donate, or dispose of the equipment and personal property listed.

ATTACHMENT(S)

Ordinance

**AN ORDINANCE PROVIDING FOR
THE DISPOSAL OF CERTAIN PERSONAL PROPERTY OWNED BY
THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS**

WHEREAS, 65 ILCS5/11-76-4 authorizes a village to dispose items of personal property no longer deemed necessary or useful to that village; and

WHEREAS, the Village of Homewood, Cook County, Illinois owns certain items of personal property which it desires to dispose as therein provided.

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

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Village Items

- 1985 Pincor Generator
- (2) 1985 Homelite Generators
- (4) Wacker PT3 Trash Pumps
- (3) Wacker PT2 Trash Pumps
- (1) Wacker PD3 Trash Pump
- (3) Stihl TS420 Saws
- Dolmar Concrete Saw
- 1995 Simplicity Snow Blower
- (2) Generac GP3000 Generators
- (2) Billy Goat Leaf Vacs
- New Holland Skidsteer Broom Attachment
- 2016 Ford Police Interceptor – Unit 16-1916 – Vin # 1FM5K8ARXKGA16529
- 1999 CRAFCO Crack Sealer SERIAL # 1C9EK0911X1418047
- Keizer Morris Crack Jetter SERIAL # 36307J2
- 1995 Honda EB2500 Generator
- 1996 Honda EB3000 Generator
- 2014 Stealth Intruder Trailer – Unit 2811- 52LBE2429EE023248
- 76-1876 2018 Wright Stander ZK – 104946CS (trade in)
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- 79-1978 2019 Wright Stander ZK - 119286TG (trade in)
- 80-1980 2019 Wright Stander ZK – 118973JQ (trade in)

SECTION TWO – METHOD OF DISPOSAL:

The Village Manager is hereby authorized to conduct the disposal, donation, or sale of the said personal property. With the assistance of his administrative staff, he shall sell, donate, or dispose the items, either together or separately, by intergovernmental sale or auction, donation, trade-in, private sale or sealed bid. If by sealed bid, the proposed sale shall be advertised in a newspaper of general circulation within the Village. Should any such proposed sale not produce a buyer for in item of personal property, the Manager or his agent shall then be free to negotiate the sale of such item of personal property to obtain the best possible price for such item on behalf of the Village.

SECTION THREE – EFFECTIVE DATE:

This ordinance shall be in full force and effect from and after its passage and approval in accordance with law.

PASSED and APPROVED this 12th day of May, 2026.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 12, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Purchase Approval - Door Panel Controller Upgrades

PURPOSE

Staff requests that the Village Board approve a budget amendment in the amount of \$32,466.35 and authorize the purchase of fifteen (15) Brivo panel controller upgrades from Sound Incorporated of Naperville, Illinois. These upgrades are needed to replace existing panels at the Village Hall and Public Works facilities that have reached the end of their useful life.

PROCESS

Why replace current controller panels?

In recent years, the Village's access control manufacturer, Brivo, has begun phasing out support for several legacy products. Most recently, the individual door controller units that are currently in use across multiple Village facilities have reached end-of-life status. While these units remain operational today, Brivo has advised us that they may eventually lose the ability to communicate reliably due to evolving Transport Layer Security (TLS) security requirements. TLS is a security protocol that protects data as it travels between devices by encrypting it, verifying identities, and ensuring it is not altered. TLS helps secure the communication between door controllers and the cloud-based management system, preventing unauthorized access or interference. As older panels may not support newer, more secure versions of TLS, they risk losing reliable communication, making upgrades necessary to maintain system security and functionality.

A full replacement of the access control system, including new hardware and a cloud-based platform is an available option; however, preliminary estimates indicate that such an overhaul could cost up to ten times more than the proposed upgrade. As a result, proceeding with this upgrade represents a practical and cost-effective interim solution, allowing the Village to maintain system functionality and security while deferring a significantly larger capital investment under current market conditions.

What is the Brivo – ACS300 Controller?

The Brivo ACS300 Controller is a modern access control panel that serves as the “brain” of a building’s security system. It manages and controls who is allowed to enter specific doors or areas within a facility by communicating with card readers, key fobs, mobile credentials, and electronic



door locks. Unlike the older system the Village was using, which locally managed systems, the ACS300 operates on a cloud-based platform, allowing authorized staff to monitor and manage access in real time from a computer or mobile device.

Upgrading to the ACS300 provides several important benefits for the Village. First, it enhances overall security by offering more reliable and secure technology, including encrypted communication and real-time activity tracking. Staff can quickly grant or revoke access, view entry logs, and receive alerts if there is suspicious activity or a door is forced open.

Second, the cloud-based system improves efficiency and convenience. Instead of needing to be on-site or connected to a specific server, authorized personnel can manage the system remotely. This is especially valuable for coordinating access across multiple facilities, such as Village Hall and Public Works.

Finally, the system is scalable and future-ready. As the Village's needs evolve, the ACS300 can be expanded to accommodate additional doors, facilities, or integrations such as video surveillance and alarm systems. This positions the Village to maintain a modern, efficient, and secure access control system for years to come.



Brivo- ACS300 Controller

Who is Sound Incorporated?

Sound Incorporated is a Naperville-based technology integration and security solutions company that has been serving the Chicagoland area since 1963. The company specializes in access control systems, security and surveillance solutions, audio/visual systems, communications infrastructure, cybersecurity, and network connectivity for government, education, healthcare, and commercial clients.



Sound Incorporated is one of the region’s larger independent systems integrators and provides services including system design, installation, project management, maintenance, and 24/7 customer support. The company has extensive experience working with municipal and government facilities on security and access control upgrades.

Capital Funding

The Village only recently became aware that the individual door controller units that are currently in use have reached end-of-life status; therefore, this item was not included in the Fiscal Year 2026-2027 capital budget. Funding for updating aging and obsolete alarm panels and access controls Village-wide was placed in a future year on the Village’s Five-Year Capital Improvement Plan; however, there is an immediate need to upgrade the controllers at Village Hall and Public Works facilities.

OUTCOME

Upgrading the access control controllers is a proactive and cost-effective investment that strengthens both security and system reliability. New controllers ensure continued compatibility with evolving security standards, including updated encryption protocols, reducing the risk of system failures or vulnerabilities associated with aging equipment. By addressing end-of-life equipment now, the Village can avoid more costly emergency replacements in the future while maintaining a safe, secure, and dependable environment across its facilities.

FINANCIAL IMPACT

- **Funding Source:** General Capital Funding
- **Budgeted Amount:** \$0
- **Budget Amendment:** \$32,467
- **Cost:** \$32,466.35

LEGAL REVIEW

N/A

RECOMMENDED BOARD ACTION

Approve the purchase of fifteen (15) Brivo panel controller upgrades from Sound Incorporated of Naperville, Illinois, in the amount of \$32,466.35.

ATTACHMENT(S)

Controller Panel Quote



05/01/2026

Project:

The Village of Homewood Public Works and Village Hall
17755 Ashland Ave
Homewood, IL 60430

Subject:

15 Panel Brivo Controller Upgrade

Submitted By:

Bradley Chagdes
Account Executive – Security
bchagdes@soundinc.com

Enclosed please find Sound Incorporated’s proposal response which includes the following information:

- Executive Summary
- Project Highlights and Equipment / Solution(s) Proposed
- Total Investment & Any Applicable Options or Alternates
- Warranty & Maintenance Information
- Project Clarifications & Qualifications
- Network Readiness
- Proposed Payment Terms
- Additional Information on our Security Solutions

Based on the information provided to Sound, we feel we have provided the most thorough solution. If you have any questions regarding this proposal and any of the items contained within, please feel free to contact me to schedule a meeting to review and/or introduce you to the team of professionals assisting in the design, implementation, and on-going support. We look forward to building a partnership with you to assist with your security and technology needs. I can easily be reached on my cell at (630) 253-4646 or via email at bchagdes@soundinc.com.

Thank you for considering our proposal.

Bradley Chagdes



Executive Summary:

Sound Inc. will be replacing 15 End of Life Brivo Controllers with the newest controller of its type: Brivo – ACS300 Controller

We will verify that all software is responding to the changes, and everything is up to standard working order.

Current Public Works Controllers

- Lift Station 4 (183/Stew)
- Pump House 1
- Cold Storage
- Landscape & Maintenance
- Pump House 1
- Pump House 2
- Cold Storage
- Lift Station 4
- Pump House 2

Current Public Works Controllers (As named in the master system)

- Controller 1
- Controller 2
- Controller 3
- Controller 4
- Controller 5
- Controller 6
-

Hardware Proposed:

- Brivo ACS300 IP/WiFi door controller for up to 2 wired Weigand or OSDP readers and wireless locks. Requires PoE+ or 12vdc linear power supply. Reader, battery & power supply, not included

Total for Above:

\$32,466.35



Warranty and Maintenance:

In the Total Investment Pricing listed and approved within this proposal, the equipment furnished and installed by Sound shall be warranted for one (1) year from substantial completion. Any exceptions to this are listed in clarifications and qualifications.

Additionally, Sound offers an extended Warranty and Maintenance plan to cover all labor and equipment for service calls during years 2 – 5. This plan can be adjusted to meet any specific requirements you may have. The pricing is available upon request.

Clarifications & Qualifications:

- Sound Inc is not responsible for anything not outlined in this proposal such as programming, licenses, or unnoted connections.
- All work to be completed during normal business hours (7:00AM to 3:30PM, Monday thru Friday excluding holidays)
- It is assumed all work can be done in a continuous manner unless otherwise noted.
- Man lifts or hoists are excluded.
- Client responsible to provide any site-specific rules, guidelines, parameters, or training prior to start. Any additional expense not outlined in this proposal are not included and will be at additional expense to the Client.
- Please allow 8-10 weeks for equipment, engineering, scheduling, and coordination.
- Sound Inc will need free access to all areas related to the work.
- Scope of work does not include any applicable local licensing or permit fees except as noted.
- Installation based on typical building construction that allows for standard wiring accessibility and equipment mounting.
- The proposal does not include any raceway, conduit, sleeves, coring, back boxes or 120 VAC power, where required.
- All painting and patching, if required, done by others.
- Should any existing equipment, or communications media (i.e. cables, fiber optics, etc.) be used on this contract Sound Incorporated does not warrant the operation of said equipment, and as such should any faults be found with existing equipment, we reserve the right to make additional charges to rectify such faults. All such faults will be reported to the client prior to rectification.
- Surge Suppressors are required to be working and in place for system components where applicable.
- Racks, Patch Panels, POE Network Switches and other networking equipment to be provided by others except as noted.
- Sound Inc. cannot be held responsible for project delays due to inclement weather or factors outside our control.
- Delinquencies caused by other trades that expedites our labor for completion causing any overtime or additional hours, will be at additional expense to Client.



- Sound Incorporated requires that we need to receive all drawings in AutoCAD form, at no additional charge, for us to be able to provide submittals and as-builts on a timely basis.
- Owner to provide us with a list of contacts, phone numbers and e-mail addresses for the individuals that will be involved in the project and training session. Training class has been allocated per specification. Any supplemental training will require additional cost, of which is not included in this proposal.
- Due to the volatile market, this proposal can only be valid for a maximum of thirty days and may be subject to cost adjustment resulting from manufacture component shortages, international production crises, market equipment values, etc...
- *In the event that any tariffs, taxes, or duties are imposed by any government authority after the date of this agreement, the parties agree that the cost of such tariffs, taxes, or duties will be borne by the customer and will be added to the final cost of the products or services provided. Any increase in the cost of materials, products, or services due to tariffs will be subject to adjustment.*

Network Readiness:

With our diverse portfolio of solutions, Sound offers network readiness assessments and connectivity plans to assist clients implementing new IP solutions. We follow strict cyber hygiene procedures and have access to industry leading providers of network, cyber, and colocation services to ensure the greatest functionality of your solution without negative impact to existing platforms. Please let me know if we can assist you with those services.

Proposed Payment Terms:

Monthly Progress payments in accordance with agreed upon draw dates for work/material staged as well as work in progress. Payable net 30 days.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 12, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Interim Director of Economic and Community Development

Topic: Text Amendment for Off-Street Parking Requirements

PURPOSE

Staff requests that the Village Board update the Zoning Ordinance related to off-street parking requirements. The current ordinance was updated on August 26, 2025. This change is in response to the Illinois General Assembly adopting the People over Parking Act in October 2025.

The proposed zoning text amendments perform two functions:

- **Compliance with State Statutes:** The proposed changes will bring the People Over Parking Act and other changes to municipal authority over parking regulations and requirements.
- **Code Clarification and Amendments:** Staff has proposed other minor amendments to clarify language and allow for easier administration of parking requirements for projects.

PROCESS

What is the People Over Parking Act?

This bill changes the role of municipalities in regulating parking requirements for new uses and developments, barring municipalities from enforcing parking requirements within ½ mile of any designated “transit hub” and within 1/8 mile of any designated “transit corridor.” The bill will have significant impacts on the Village of Homewood, due to the Village’s proximity to various transit services (including Metra regional rail service and Pace Bus regional bus service).

Outcomes of proposed changes

The proposed changes would remove minimum parking requirements for properties located in the Downtown Core (B-1) and Downtown Transition (B-2) zoning districts. The amendments would also revise parking ratios for residential developments, including apartment buildings, townhomes, and manufactured home parks.

Additional updates would clarify rules for off-site parking, including where off-site parking may be located and when shared parking arrangements may reduce the number of required spaces.



The proposal would also create a new zoning category for off-site parking facilities and require these facilities to go through the Village’s limited use permit review process.

The amendments are intended to align the Village’s zoning regulations with recently adopted Illinois legislation, including the People over Parking Act, while supporting redevelopment and modern planning practices. In preparing the amendments, the Village reviewed engineering standards, best practice guidance, and feedback from peer communities and planning professionals.

OUTCOME

During the regular meeting of the Planning and Zoning Commission on April 23, 2026, staff presented the proposed amendments and provided contextual information about current and un-enacted State statutes and best practices in municipal parking management from other communities. The Commission voted unanimously by a 6-0 vote to recommend approval of the proposed zoning text amendment. Approval by the Board will make the Village compliant with State law and provide clarification on language and allow for easier administration of parking requirements for projects.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance approving a Text Amendment to the Zoning Ordinance amending parking requirements, permitted uses, and definitions to comply with changes to State law and clarify the Village’s parking requirements.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. MC-1100

**AN ORDINANCE AMENDING THE HOMEWOOD ZONING ORDINANCE
RELATED TO OFF-STREET PARKING REQUIREMENTS**

WHEREAS, the Illinois Municipal Code authorizes the President and Board of Trustees of the Village of Homewood to regulate by ordinance the use and development of land within the Village to promote public health, safety, comfort, and welfare; and

WHEREAS, a notice of a public hearing of the Planning and Zoning Commission called to consider such an amendment was posted on April 8, 2026, in accordance with 65 ILCS 5/11-12-7; and

WHEREAS, a public hearing was held before the Homewood Planning and Zoning Commission on April 23, 2026, and that body voted 6-0 to recommend text amendments related to off-street parking requirements;

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

SECTION ONE – FINDINGS OF FACT:

In connection with this ordinance and based upon the record of the public hearing before the Planning and Zoning Commission and the Village Board of Trustees, and based upon the evidence presented at said public hearing, the President and Board of Trustees make the following findings of fact:

1. The current text of the Village Zoning Ordinance was most recently amended and adopted on August 26, 2025;
2. Section 44-05-01 of the Village Zoning Ordinance includes all off-street parking requirements of the Village of Homewood, and Section 44-05-02 of the Village Zoning Ordinance includes all requirements for location, placement and layout of off-street parking facilities;

3. The proposed amendment to Section 44-05-01 of the Village Zoning Ordinance exempts all properties located in the B-1 Downtown Core zoning district and in the B-2 Downtown Transition zoning district from the use-based parking requirements found in Section 44-05-01;
4. The proposed amendment to Table 44-05-01(c) amends required parking ratios for multiple-family dwellings (including buildings with up to 6 units, buildings with greater than 7 units, and buildings with units above the ground floor, as designated as use categories in the Village Zoning Ordinance), townhouse dwellings, and manufactured home parks;
5. The proposed amendment to Section 44-05-02 amends requirements for location and authorization of off-site parking requirements, and amends where reductions in required parking from shared parking may occur;
6. The proposed amendment to Table 44-03-04 creates off-site parking facilities as a unique use category and designates off-site parking as a limited use in all non-residential zoning districts, including manufacturing districts and special districts, and all off-site parking facilities would be required to meet the criteria of the limited use permit application review process;
7. The proposed amendments are in conformance with current, pending, or un-enacted state statutes, including S.B. 2111; 50 ILCS 845, Art. 2 adopted October 31, 2025 (also known as the "People over Parking Act"), and do not create new non-conformities with any state statute; and
8. The Village of Homewood consulted peer communities, engineering standards, input from other practitioners and guidance on best practices to assess this amendment.

SECTION TWO – AMENDMENT TO ZONING ORDINANCE:

The Village’s Zoning Ordinance is hereby amended as follows:

* * *

A. Section 44-05-01 is hereby amended as follows (additions underlined, deletions ~~strike through~~)

(a) *General provisions.* Off-street parking is permitted as an accessory use in all zoning districts, provided that it complies with this section. Off-street parking as a principal use is permitted only when expressly authorized by the regulations of the applicable zoning district.

~~(1) Reduction of required spaces. Any off-street parking or loading space required in connection with buildings or structures existing on January 10, 2023, shall not be removed, except in conformance with the requirements of this chapter. Any~~

~~building or structure that is erected or substantially altered after the effective date of the ordinance from which this chapter is derived shall provide off-street parking and loading spaces in accordance with this section, unless otherwise approved by the director of economic and community development as an administrative exception (section 44-07-06).~~

~~(2) *Change in land use.* When the existing use of a building or structure is changed to a new type of use, parking and loading facilities shall be provided as required for such new type of use, unless otherwise approved by the director of economic and community development as an administrative exception (section 44-07-06).~~

~~(3) *Change in intensity of use.* When a building or structure shall undergo any increase in the number of dwelling units, gross floor area, or other unit of measurement, parking and loading facilities shall be provided for such density increase, unless otherwise approved by the director of economic and community development as an administrative exception (section 44-07-06).~~

~~(4) *Buildings erected prior to January 10, 2023.*~~

~~a. This article shall not be construed to require the addition of any parking or loading spaces for uses in buildings or structures existing on the effective date of the ordinance from which this chapter is derived.~~

~~b. Notwithstanding subsection 44-05-01(a)(3) and subsection 44-05-01(a)(4), no building or structure existing on the effective date of the ordinance from which this chapter is derived shall be required to provide any additional parking spaces unless and until the aggregate increase in the required number of spaces shall be greater than 50 percent of the spaces existing on the effective date of the ordinance from which this chapter is derived.~~

~~c. Notwithstanding subsection 44-05-01(a)(3) and subsection 44-05-01(a)(4), no building or structure existing on the effective date of the ordinance from which this chapter is derived shall be required to provide any additional loading spaces unless and until the aggregate change shall equal the full square footage for which one additional loading space is required.~~

(1) *Applicability of requirements.* This article shall not be construed to require the addition of any parking or loading spaces for uses in building or structures existing on the effective date of the ordinance from which this chapter is derived unless one or more of the following apply:

a. *New development or substantial alteration: Any building or structure that is erected or substantially altered after the effective date of the ordinance from which this chapter is derived shall provide off-street parking and loading spaces in accordance with this section, unless the building or structure is located within a zoning district or overlay area which is exempted from such requirements by the provisions of this section. This requirement shall only apply to buildings and structures erected prior to January*

10, 2023 if the number of required spaces after alteration is greater than 50% of the existing spaces constructed on the site.

- b. Change in land use. When the existing use of a building or structure is changed to a new type of use, parking and loading facilities shall be provided as required for the new use. This requirement shall only apply to uses located in buildings or structures erected prior to January 10, 2023 if the number of required spaces for the new use is greater than 50% of the existing spaces constructed on the site.
- c. Change in intensity or expansion of use. When a building or structure shall undergo any increase in the number of dwelling units, gross floor area, or other unit of measurement, parking or loading facilities shall be provided for such density increase. This requirement shall only apply to uses located in building or structures erected prior to January 10, 2023 if the number of required spaces for the expanded use is greater than 50% of the existing spaces constructed on the site.

(2) Reduction in required spaces. Any off-street parking or loading space required in connection with buildings or structures existing on January 10, 2023, shall not be removed except in conformance with the requirements of this section.

(b) *Computation.*

(1) *Basis for computation.*

- a. The total number of required parking and loading spaces shall be based upon the requirements for the use of the zoning lot.
- b. When more than one use occupies the same zoning lot, the number of required spaces shall be the sum of the separate requirements for each use unless otherwise approved by the director of economic and community development.
- c. When square feet are specified in Table 44-05-01(c) the area measured shall be the gross floor area of the structure(s) on the property within which the use operates.

(2) *Fractional spaces.* When determination of the number of required off-street parking or loading spaces results in a requirement of a fractional space, any fraction of one-half or less may be dropped, while a fraction in excess of one-half shall be counted as one parking space.

(c) Parking requirements established. All uses shall provide at least the minimum number of off-street parking spaces as detailed in the Table 44-05-01(c), except the following exempt uses:

a. Uses located in the B-1 Downtown Core zoning district and B-2 Downtown Transition zoning district

b. Uses otherwise located, in part or in entirety, within a “transit overlay area” designated by the municipality in compliance with state statute.

~~(d) Parking maximums established. No use, including those exempt from providing off-street parking, shall exceed the minimum parking requirements for the use as defined in Table 44-05-01(c) by more than 25% unless otherwise approved by the director of economic and community development.~~

~~(d) All uses shall provide at least the minimum number of off-street parking spaces as detailed in Table 44-05-01(c). No use shall exceed the minimum number of off-street parking spaces required by more than 25 percent unless otherwise approved by the director of economic and community development.~~

Table 44-05-01(c): Minimum Parking Requirements	
Use	Minimum Parking Requirement
Residential Uses	
Dwelling, Duplex	1.5/dwelling unit
Dwelling, Multiple-Family, all units	1/dwelling unit + 1 space per 5 units
Dwelling, Multiple-Family, above ground floor	
Dwelling, Townhouse	
Dwelling, Single-Family Detached	2/dwelling unit
Group Homes, any capacity	
Manufactured Home Park	1.5/dwelling unit 1/dwelling unit + 1 space per 5 units
Senior Housing, Dependent	0.5/dwelling unit
Senior Housing, Independent	1/dwelling unit
Indoor Commercial Place of Assembly	
Less than 5,000 sq. ft.	1/250 sq. ft. or 1/4
5,000 sq. ft. or more	fixed seats, whichever is greater
Outdoor Commercial Place of Assembly	
Indoor Non-Commercial Place of Assembly	
Less than 5,000 sq. ft.	1/250 sq. ft. or 1/4
5,000 sq. ft. or more	fixed seats, whichever is greater
Outdoor Non-Commercial Place of Assembly	
High Schools	1/employee and 1/4 students based on stated enrollment over 15 years
Junior High/Middle Schools	1/1 employee and 1/10 students based on stated enrollment over 15 years
Elementary Schools	1/1 employee and 1/10 students based on stated enrollment over 15 years
Retail and Mixed-Commercial Uses	
Firearms Retailer	1/250 sq ft
Multitenant Shopping Center	
— Less than 5,000 sq ft	1/250 sq ft

—5,000 sq ft or more	1/300 sq ft
<u>Retail</u>	1/250 sq. ft.
—Less than 5,000 sq ft	1/200 sq ft
—5,000 sq ft or more	1/250 sq ft
Service and Office Uses	
Adult Day Care	1/300 sq ft
Child Care Center	
Coworking Space	
Financial Institution	
Hospital	1/200 sq ft
Laundry, Self Service	1/300 sq ft
Massage Therapy	1/250 sq ft
<u>Medical Office</u>	1/250 sq ft
—Less than 2,500 sq ft	1/200 sq ft
—2,500 sq ft or more	1/250 sq ft
—Above ground floor	
<u>Personal Service</u>	1/250 sq ft
—Less than 2,500 sq ft	1/200 sq ft
—2,500 sq ft or more	1/250 sq ft
—Above ground floor	1/200 sq ft
<u>Professional Office</u>	1/250 sq ft
—Less than 2,500 sq ft	1/250 sq ft
—2,500 sq ft or more	1/300 sq ft
—Above ground floor	1/250 sq ft
Salon and Spa Establishments	1/200 sq ft
Tattoo Studio/Body Piercing Facility	1/250 sq ft
Veterinary Clinic	1/300 sq ft
Eating and Drinking Uses	
Carry-Out Facility	1/200 sq ft
Craft Brewery	
Restaurant/Bar	
Lodging Uses	
Bed and Breakfast	1.5/guest room
Hotel	
Motel	
Vehicle Related Uses	
Autobody Repair	1/stall
Car Wash	
Fuel Sales	
Motor Vehicle Sales	1/300 sq ft
Motor Vehicle Service	1/stall
Motor Vehicle Rental	1/300 sq ft
Industrial Uses	
Artisan Manufacturing, Assembly, Fabrication	1/500 sq ft of office or sales area + 1/1,000 sq ft of other floor area
Building Material, Machinery, and Equipment Sales or Storage	
Contractor Shop	
Commercial Kitchen	
Crematorium	

Dry Cleaner, Processing On Site	
Greenhouse, Wholesale	
Laundry, Commercial	
Light Manufacturing, Assembly, Fabrication	
Materials Salvage Yard / Recycling Operations	
Mining and Aggregate Extraction	
Printing and Publishing	
Research and Development	
Self Storage	
Warehouse, Distribution	
Utility Uses	
Cannabis and Adult Related Uses	
Adult Uses	1/250 sq ft
Cannabis Dispensing Organization	
Cannabis Infuser Organization	1/1,000 sq ft
Medical Cannabis Cultivation Center	
Transportation Uses	
Transportation Station/Terminal	1/300 sq ft
Accessory Uses	
Accessory Dwelling, Detached/Attached	1/dwelling unit
Accessory Dwelling, Internal	
Accessory Retail/Restaurant	1/250 sq ft

B. Section 44-05-02 is hereby amended as follows (additions underlined, deletions ~~strike through~~)

(j) Location of Required Spaces

- ~~(1) Off-street parking spaces may be provided in surface lots, below grade, beneath a building and, in those zoning districts where specifically allowed, in parking structures.~~
- ~~(2) Off-street parking spaces may be located in the rear or interior side yard.~~
- ~~(3) Parking spaces required per subsection 44-05-01(c) shall be located on the same lot as the use served except for uses in the B-1 district established after the effective date of the ordinance from which this chapter is derived, January 10, 2022, or unless otherwise approved by the director of economic and community development.~~
- ~~(4) Parking in the B-1 downtown core and B-2 downtown transition districts.~~
 - ~~a. Within the B-1 downtown core and B-2 downtown transition districts, uses in existence on the effective date of the ordinance from which this chapter is derived, January 10, 2022, which are subsequently altered or enlarged, and all new uses may be served by parking facilities located on land other than the lot on which the use is located.~~

- ~~b. Such facilities shall be located within 300 feet and shall be approved by the director of economic and community development, who shall consider safety standards and sound traffic design in making their decision.~~
- ~~c. In cases where parking facilities are permitted on land other than the lot on which the use is located, such facilities shall be located on property controlled by the same party who owns the lot on which the use to be served is located. Such control may be by deed or by long term lease.~~
 - ~~1. Such deed or lease shall be filed with the director of economic and community development and recorded with the office of the recorder of deeds by the village at the developer's expense.~~
 - ~~2. The deed or lease shall require the owner or his heirs and assigns to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner, and to notify the village if terms of the lease change.~~
 - ~~3. If the deed or lease terminates prior to the use served, the deed or lease shall not be released until the required off street parking spaces are provided on the same lot as the use served or until another lot meeting all the requirements of this section is used to provide the required parking or until the village board grants a variance.~~

- 1) Required off-street parking spaces may be provided in surface lots, below grade, beneath a building and, in those zoning districts where specifically allowed, in parking structures.
- 2) Required off-street parking spaces may be located in the rear or interior side yards. No parking lot shall be provided in front or exterior side yards.
- 3) Required off-street parking spaces shall be located on the same lot as the use served, **unless otherwise permitted by an off-site parking agreement subject to the provisions of this chapter.**

(k) Location and Regulation of Off-Site Parking

- 1) Required parking spaces may be located on a lot other than the lot on which the use is located, in districts where off-site parking is permitted as a limited use, subject to the following requirements:
 - a. Such facilities shall be located within 500 feet unless otherwise approved by the director of economic and community development;
 - b. Such facilities shall be controlled by the same party who owns the lot on which the use to be served is located, whether by ownership of the property upon which the facilities are located or by long-term lease;

c. Such facilities shall be approved with a Limited Use Permit application including a long-term parking agreement, which shall meet the following minimum requirements:

i. The agreement shall include legal descriptions of the property upon which the use to be served is located and the property upon which the off-site parking facilities are to be located;

ii. The agreement shall include map(s) indicating the location of the off-street parking facilities and pedestrian routes between the off-street parking facilities and the use to be served by the facilities;

iii. The agreement shall require the owner or his heirs and assigns to maintain the parking facilities for the duration of the use served or the duration of the deed or lease with a minimum of 10 years, whichever shall terminate sooner, and to notify the Village if terms of the agreement change;

iv. If the deed or lease terminates prior to the termination of the use served, the deed or lease shall not be released until the required off-street parking spaces are provided on the same lot as the use served or until another lot meeting all the requirements of this section is used to provide the required parking or until the Village Board grants a variance for the required number of parking spaces.

v. The agreement shall be recorded with the Cook County Clerk’s Office by the Village at the developer’s expense upon approval of the Limited Use Permit permitting the off-street parking facilities.

(1) Shared parking.

~~(1) *Intent and purpose.* Shared parking allowed in this subsection is encouraged as a means of conserving land resources, reducing stormwater runoff, reducing the heat island effect caused by large, paved areas, and improving community appearance.~~

~~(2) *Location.* All shared off-street parking allowed under this subsection shall be located within 500 feet of each individual use to be served unless otherwise approved by the director of economic and community development.~~

~~(3) *Standards.* Off-street parking and loading facilities may be reduced by 25 percent of the quantity required in Table 44-05-01(c) between a daytime uses and an evening or weekend use which have different peak hours of parking need. For the purposes of this section, daytime and evening or weekend uses shall be as determined in Table 44-05-02(j)(3). A petitioner may also request a reduction for any two daytime or any two evening or weekend uses when the hours of peak~~

~~parking do not overlap as determined by the director of economic and community development.~~

- 1) Intent and purpose. Shared parking allowed in this subsection is encouraged a means of conserving land resources, reducing stormwater runoff, reducing the heat island effect caused by large, paved areas, and improving community appearance.
- 2) Location. All shared off-street parking spaces shall be located on the same lot or share approved off-site parking facilities meeting the standards of this section.
- 3) Standards. Off-street parking and loading facilities may be reduced by 25 percent of the quantity required in Table 44-05-01(c) between a daytime uses and an evening or weekend use which have different peak hours of parking need. For the purposes of this section, daytime and evening or weekend uses shall be as determined in Table 44-05-02(j)(3). A petitioner may also request a reduction of up to 25% of required parking spaces for any two daytime or any two evening or weekend uses when the hours of peak parking do not overlap as determined by the director of economic and community development.

Table 44-05-02(k)(3): Shared Parking Uses	
Daytime Uses	Evening or Weekend Uses
Service or Office Uses	Commercial Place of Assembly Uses
Retail Uses	Eating and Drinking Uses
Non-Commercial Place of Assembly Uses	Lodging Uses
Industrial Uses	Other primarily evening or weekend uses, as demonstrated by petitioner and deemed appropriate by the director of economic and community development
Other primarily daytime uses, as demonstrated by petitioner and deemed appropriate by the director of economic and community development	—

- 4) Requirements. The petitioner shall provide sufficient data to indicate that there is not a substantial conflict in the principal hours of operation of the uses.

C. Section 44-03-04 is hereby amended as follows (additions underlined, deletions ~~strike through~~)

Table 44-03-04: Permitted Limited and Special Uses

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Accessory Uses													
Accessory Dwelling, Detached	44-04-14(a)	S	S	S	S								
Accessory Dwelling, Attached / Internal	44-04-14(a)	P	P	P	P								
Accessory Retail/Restaurant					S	P	P	P	P	P			L
Cargo Container Storage, Stacking - Permanent	44-04-14(c)									S			
Cargo Container Storage, Stacking - Temporary	44-04-14(d)	T	T	T	T	T	T	T	T	T		T	T
Civic Uses of Public Property	44-04-14(e)											T	T
Contractor's Trailers and Real Estate Model Units	44-04-14(f)	T	T	T	T	T	T	T	T	T		T	T
Drive-Through Facility	44-04-14(g)						S	S	S				
Dumpsters, Temporary	44-04-14(h)	T	T	T	T	T	T	T	T	T	T	T	T
Electric Vehicle Charging Station	44-04-14(i)	P	P	P	P	P	P	P	P	P	P	P	P
Food Cart or Truck	44-04-14(j)					T	T	T	T	T			T
Home-Based Business, Class I	44-04-14(k)	L	L	L	L	L	L	L	L				
Home-Based Business, Class II	44-04-14(k)	S	S	S	S	S	S	S	S				
Off-Site Parking Facilities		<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>		
Outdoor Display/Sale of Merchandise	44-04-14(l)							S	S	S			
Outdoor Itinerant Merchants	44-04-14(m)					T	T	T	T	T			T

Outdoor Seating for Restaurants	44-04-14(n)					L	L	L	L	L			L
Outdoor Storage, Permanent	44-04-14(o)							S	S	S			
Portable Temporary Storage Container	44-04-14(p)	T	T	T	T	T	T	T	T				
Solar Energy Collection System, canopy	44-04-14(q)					L	L	L	L	L		L	L
Solar Energy Collection System, ground													
Less than 1 Acre	44-04-14(r)	L	L	L	L	L	L	L	L	L	L	L	L
1—5 Acres	44-04-14(s)									S			
Solar Energy Collection System, roof	44-04-14(t)	P	P	P	P	P	P	P	P	P		P	P
Tent	44-04-14(u)	T	T	T	T	T	T	T	T	T		T	T

C. Section 44-09-07 is hereby amended as follows (additions underlined, deletions ~~strike through~~)

Easement means the right to use a designated part of property owned by another party for a specified purpose.

Eave means the projecting lower edges of a roof extending beyond the vertical wall of a building.

Electric vehicle charging station means the equipment for charging electric-powered vehicles and the space on a site designated for its use.

~~*Electric vehicle ready* means the installation of electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt charging outlet ready for the installation of charging equipment.~~

Electric vehicle ready parking space: A parking space which a) is adjacent to raceway with conduit to terminate in a junction box or 240-volt charging outlet ready for the installation of charging equipment, and b) has connection to an electrical panel with sufficient capacity to support a future electrical vehicle charging station.

Exhibit hall means a facility designed and used for conventions, conferences and seminars, along with accessory functions such as preparation and serving of food and beverages.

* * *

SECTION THREE - ADDITIONAL MATERIALS TO BECOME PART OF ORDINANCE:

The following documents are hereby made a part of this ordinance:

Homewood Planning and Zoning Commission minutes of April 23, 2026, as they relate to the subject text amendment.

Homewood Village Board minutes of May 12, 2026, as they relate to the subject text amendment.

SECTION FOUR - EFFECTIVE DATE:

This ordinance shall be in full force and effect after its passage, approval, and publication in accordance with law.

PASSED and APPROVED this 12th Day of May, 2026.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 12, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Assistant Director of Economic and Community Development

Topic: Special Use Permit for Salon/Spa Establishment at 18019 Dixie Highway

PURPOSE

The applicant has proposed a salon/spa establishment at 18019 Dixie Highway within Suite 1A, the street-facing commercial space on the first floor of the building on the property. The salon is proposed to be a “full-service beauty bar” called TranzForm Beauty Bar offering services such as lash extensions, brow services, makeup application and manicure/pedicure treatments.



Figure 1: Tenant Space at 18019 Dixie Highway, Location of Proposed Use

History

The building is a three-story mixed-use building with five commercial tenant spaces on the ground floor and 10 residential units on the second and third floors. The building was constructed in 1974. Numerous professional offices, medical offices, salons, and other service uses have occupied the tenant spaces on the ground floor throughout the history of the property. The ground floor is currently occupied by a dental office and several other professional office uses. The tenant space where the new business is proposed was formerly occupied by Queen’s Lavish Scents, a retail store selling candles and personal care products. The business closed in early 2026.

Site/Tenant Space Layout

The proposed business is proposed to be located in a 950 square foot tenant space in the building at 18019 Dixie Highway. The space has pedestrian access from the sidewalk in front of the building. The tenant space has a secondary ADA-accessible entry connected to the walkway on the north side of the building, which connects the tenant space to a rear parking area. The current space is a single room with a single ADA-accessible bathroom. The space will be organized to spread services throughout the tenant space. The applicant has proposed dedicated areas for pedicures and lash treatments, as well as three “beauty booths” which may be used to provide



different types of services. The applicant will also create a small break room and a seating area for clients.

Parking

The building has 26 parking spaces located in the rear of the property, accessed through the access drive to the north of the building. The residential units on the upper two floors of the building require 15 parking spaces (10 units * 1.5 parking spaces/unit = 15 parking spaces). The remaining 11 parking spaces support the commercial businesses on the ground floor. The commercial space on the ground floor is classified as a multi-tenant commercial center. There is 5,000 square feet of commercial space on the ground floor, requiring 16 additional parking spaces.

The commercial use on the ground floor is classified as a multi-tenant shopping center, and the parking requirement or parking use category is not changing. The new use (salon/spa establishment) also has the parking requirement of the formerly approved use (retail). The building is not required to add additional parking to support the use.

The business is anticipated to rely on street parking in the front of the business due to the visibility of the business from Dixie Highway and proximity of the entrance to the front sidewalk versus the rear parking area. Peak hours for usage of these space is on weekend nights, especially Fridays and Saturdays, due to the proximity of the area to nearby restaurants and other businesses open at night.

Business Operation Details

The applicant plans to operate the business for both appointment and walk-in appointments. The applicant has proposed hours of operation on 9:00 a.m. – 5:00 p.m. on Saturdays and Monday through Wednesday, 9:00 a.m. – 8:00 p.m. on Thursdays, and 8:00 a.m. – 8:00 p.m. on Fridays. The applicant plans to be open intermittently on Sundays or holidays when foot traffic in the downtown area may support additional business. The applicant does not plan to have any events or other business activity after 8:00 p.m. on any day.

The applicant has identified two employees who provide services for clients visiting the business. The applicants have expressed a desire to provide an environment that emphasizes safety and inclusivity, including offering services for individuals with diabetes.

PROCESS

At the regular meeting of the Planning and Zoning Commission on April 23, 2026, the Commission considered the request for a special use permit to allow the proposed salon use. The Commission determined that the special use will be suitable for the proposed location, meet all applicable use-specific requirements, and will be located and operated in a standard consistent with the special use standards established in Section 44-07-11 of the Village Zoning Ordinance.



Members of the Planning and Zoning Commission discussed demand for on-street parking in the immediate vicinity of the proposed salon as a concern to monitor with future development. The Commission also asked questions about the number of salon employees anticipated, as the number of employees proposed (up to 2) is significantly lower than the number of stations available in the business for services. The applicant hopes to allow for opportunities for part-time independent contractors to offer additional services in the future.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant’s responses to the special use standards of the Village Zoning Ordinance. The following Findings of Fact were incorporated into the record:

1. The subject property is located at 18019 Dixie Highway, and is located within the B-2 Downtown Transition zoning district, with Cook County PINs 29-31-400-048 and 29-31-400-049.
2. The subject property is currently owned by 18019 Dixie Highway LLC of Chicago Heights, IL.
3. The proposed salon/spa establishment is a special use within the B-2 Downtown Transition zoning district.
4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed fitness business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

The Commission voted unanimously by a 6-0 vote to recommend approval of a special use permit for the proposed salon use.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance grant a special use permit for a salon/spa establishment in the B-2 Downtown Transition zoning district at 18019 Dixie Highway.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2419

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A SALON/SPA ESTABLISHMENT AT 18019 DIXIE HIGHWAY IN HOMEWOOD, COOK COUNTY, ILLINOIS.

WHEREAS, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by the passage of an Ordinance in districts where such a permit is required; and

WHEREAS, a request has been received for a special use permit to operate a salon/spa establishment at 18019 Dixie Highway; and

WHEREAS, the subject property is located in the B-2, Downtown Transition zoning district; and

WHEREAS, salon/spa establishments are allowed as a special use in the B-2 zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on April 23, 2026, and voted for approval with six (6) ayes to zero (0) nays; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to grant a special use permit, subject to the terms and provisions hereof.

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

SECTION ONE – FINDINGS OF FACT:

1. The subject property is located at 18019 Dixie Highway, and is located within the B-2 Downtown Transition zoning district, with Cook County PINs 29-31-400-048 and 29-31-400-049;
2. The subject property is currently owned by 18019 Dixie Highway LLC of Chicago Heights, IL;
3. The proposed salon/spa establishment is a special use within the B-2 Downtown Transition zoning district;
4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
6. The proposed salon/spa business is consistent with the special use permit standards of Section 44-07-11 in that the use is consistent with the goals and policies of the Village’s comprehensive plan and is designed and located in such a manner that will protect public health, safety, and welfare by providing sufficient parking and pedestrian access. The use is consistent with previous uses within the subject property and will not adversely affect neighboring properties.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The South 66.00 Feet of the North 132.00 Feet of Lot 9 in County Clerk’s Division of the West ½ of the Southeast ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-400-048-0000

Common Address: 18019 Dixie Highway
Homewood, IL 60430

SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Yokie Ivy and Karly Ivy (Tranzform Beauty Bar) to allow a salon/spa establishment at the above-described property.

SECTION FOUR - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

Homewood Planning and Zoning Commission minutes of April 23, 2026, as they relate to the subject zoning.

Homewood Village Board minutes of May 12, 2026, as they relate to the subject zoning.

SECTION FIVE- RECORDING:

The Village Attorney shall cause this Ordinance, without attachments, to be recorded in the Office of the Cook County Clerk - Recording Division.

PASSED and APPROVED this 12th Day of May, 2026.

Village President

Village Clerk

YEAS: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 12, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Interim Director of Economic and Community Development
Bob Grabowski, Fire Chief

Topic: Revisions to Municipal code and Fee Schedule – Building Division, Planning and Zoning; Subdivision Fees

PURPOSE

In 2021, the Village Board established a fee schedule which compiled all costs imposed by the Village into a unified fee schedule, making it easier for village staff and the public to locate this information. Fees are regularly reviewed and updated by Village staff to ensure that costs for Village reviews are fair, reflect the cost of Village services, and minimize impact on local taxpayers.

The last update for permit, license, and application fees was in 2021 (M-2189), when the unified schedule of fees for the Village was established for all departments. Village fees, including planning and zoning and subdivision fees, were updated periodically in prior years. Some fees, including subdivision fees, have not been updated in over 10 years and require updates to keep pace with inflation and rising operation costs.

Staff reviewed the current fee schedule and structure for all planning, zoning, subdivision, and building permit fees associated with development in the Village. This review was prompted by the adoption of a new Village Sign Code, which created several new application types that do not currently have fees assigned in the Village's fee schedule. Staff reviewed and recommended appropriate fees for these applications, while reviewing all other fees associated with planning, zoning, subdivision, and building permit reviews to ensure alignment with the intent of the Fee Schedule and current costs. During this review, it was noted that certain amounts for bonds remain in the Municipal Code. Village staff desires to adjust the amount and relocate the cost references to the fee schedule.

PROCESS

Staff reviewed the fees for the Village's planning, zoning, subdivision and building permit applications. Staff has included an analysis of fees for each of these application types in this report and the attachments. Fees were assessed with estimated costs incurred for each



application type, as well as the fees charged by twenty (20) other Chicago suburban communities, including communities of various sizes and home rule status.

Building Division Fees

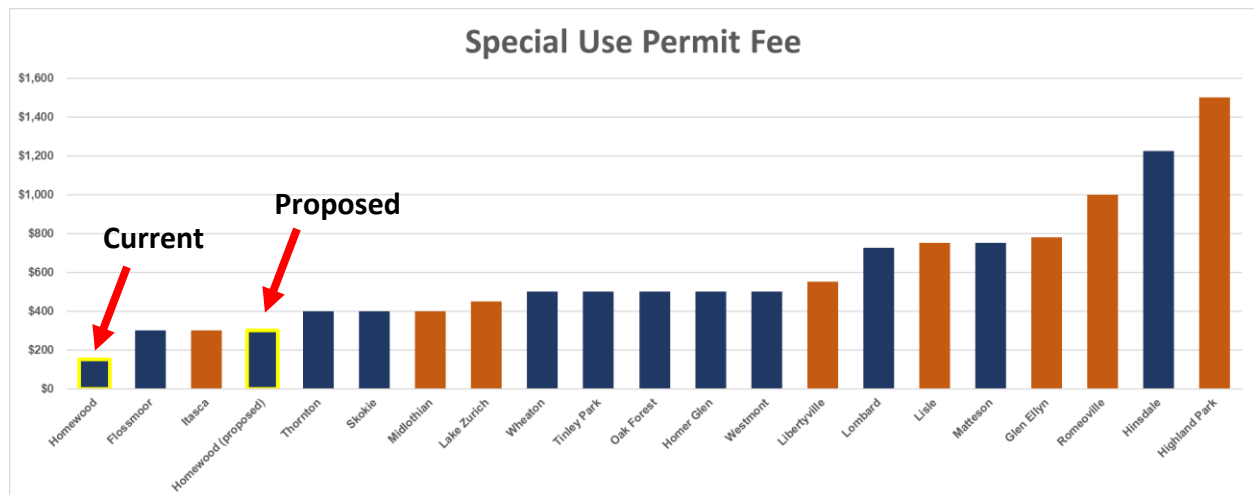
Amendments to the building division fee schedule are being submitted for approval by the Village Board after completing a comparative study. The last increase/changes were made in 2014. After careful review, and with additional coordination with Economic and Community Development, staff is recommending the amendments be approved with an effective date of May 1, 2026. The municipalities that were used for comparison are: Flossmoor, Hazel Crest, Country Club Hills, Matteson, and South Holland. The new schedule will closely align with all of these communities and will increase revenue proportionally for the Village as well.

Planning & Zoning Fees

Special Use Permit

Costs for special use permit applications in other municipalities range from \$300 to \$1,500. Fees for special use permits in 20 other reviewed communities were an average of \$609. Some communities charged higher fees required in be held in escrow, with fees returned to applicants based on the total of municipal costs incurred.

Homewood currently charges a fee of \$150 for special use permit applications, less than all other communities reviewed. On average, Village staff incurs approximately \$600 in costs for staff review time, legal notices and other charges. Not including regular staff time, the Village generally incurs an additional \$300 for each special use permit application. **Staff recommends an increase of special use permit fees from \$150 to \$300 (100% increase).**



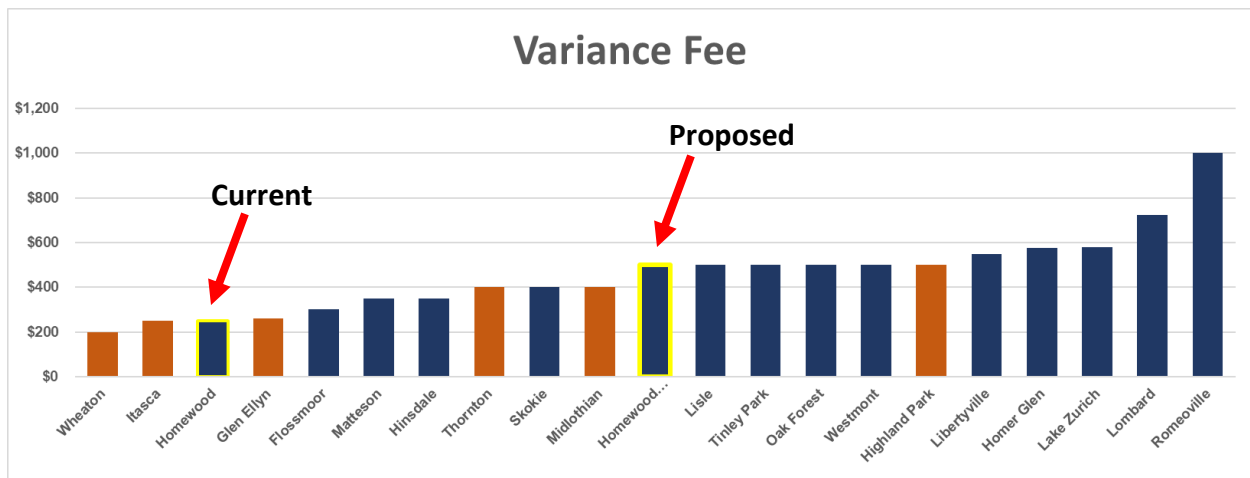
*orange indicates communities which charge higher fees to be held as a balance in escrow; partial fees may be returned if total cost of review is lower than the initial fee.



Zoning Variance

Costs for zoning variance applications in other municipalities range from \$200 to \$1,000. Fees for zoning variances in 20 other reviewed communities were an average of \$455. Most communities charged a single fee for variances, with additional fees invoiced to applicants when additional consultations or legal reviews are needed.

Homewood currently charges a fee of \$150 for residential variance applications and \$250 for non-residential variance applications, significantly less than most communities reviewed. On average, Village staff incurs approximately \$600 in costs for staff review time, legal notices and other charges. Not including regular staff time, the Village generally incurs an additional \$300 for each variance application. **Staff recommends an increase of zoning variance fees for residential applications from \$150 to \$300 (100% increase) and \$250 to \$500 for non-residential applications (100% increase).**

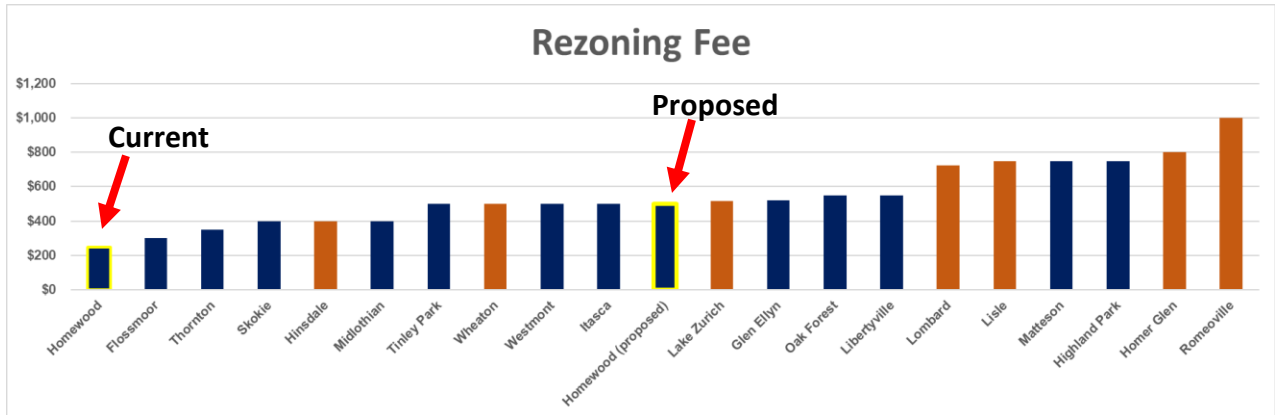


*orange indicates communities which charge higher fees to be held as a balance in escrow; partial fees may be returned if total cost of review is lower than the initial fee.

Zoning Map/Text Amendment

Costs for special use permit applications in other municipalities range from \$300 to \$1,000. Fees for special use permits in 20 other reviewed communities were an average of \$551. Some communities charged higher fees required in be held in escrow, with fees returned to applicants based on the total of municipal costs incurred. Most communities charged the same fees for zoning map amendments and text amendments.

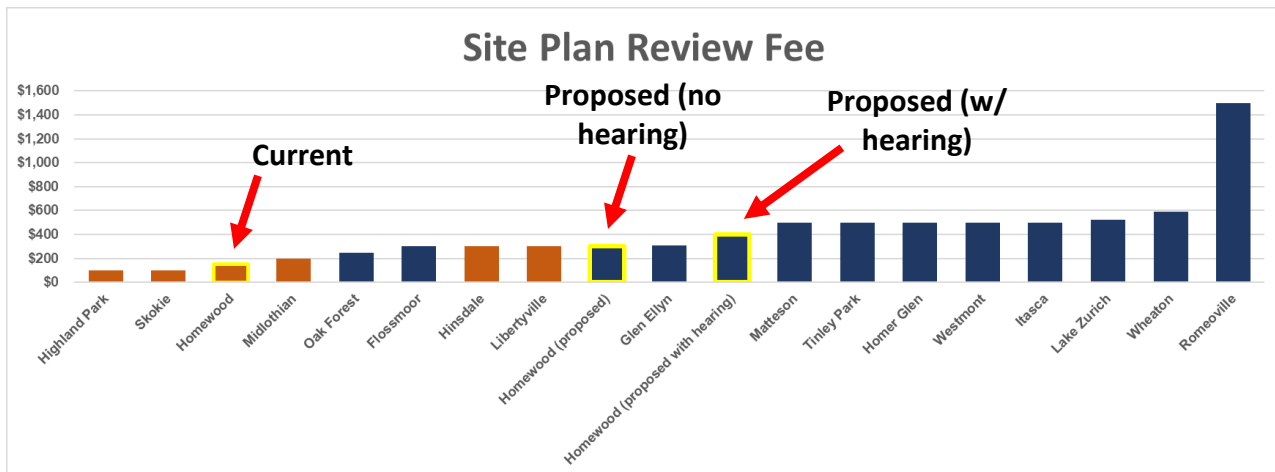
Homewood currently charges a fee of \$250 for zoning amendment applications, including map and text amendments, which is less than all other communities reviewed. On average, Village staff incurs approximately \$895 in costs for staff review time, legal notices and other charges. Not including regular staff time, the Village generally incurs an additional \$495 for each zoning amendment application. **Staff recommends an increase of special use permit fees from \$250 to \$500 (100% increase).**



*orange indicates communities which charge higher fees to be held as a balance in escrow; partial fees may be returned if total cost of review is lower than the initial fee.

Site Plan Review

Costs for site plan review applications in other municipalities range from \$100 to \$1,500. Average total fees for site plan reviews in 20 other reviewed communities were \$419. Many communities reviewed charged a base fee with additional costs incurred based on the size or complexity of a project. These communities commonly charge additional fees based on site acreage, land use (residential vs. non-residential), or whether a review is elevated to public hearing review.



*orange indicates communities which charge higher fees to be held as a balance in escrow; partial fees may be returned if total cost of review is lower than the initial fee.

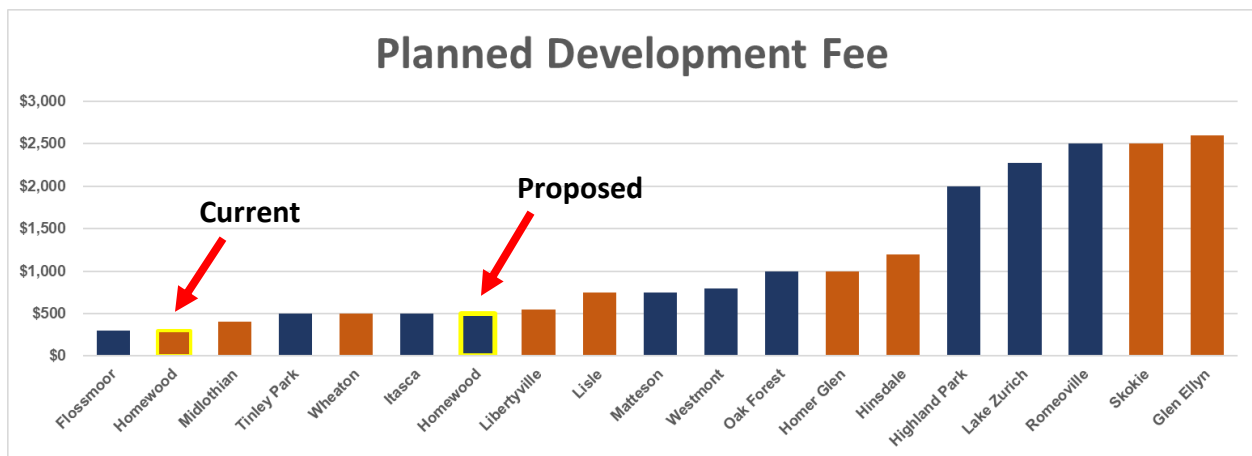
Homewood currently charges a fee of \$150 for site plan review applications, with an additional \$100 charged if an application is elevated to the Planning and Zoning Commission. These amounts are less than most other communities reviewed. On average, Village staff incurs approximately \$730 in costs for staff review time, hearings, and other costs. Not including regular staff time but including additional staff committee and commission review time, the Village



generally incurs an additional \$330 for each zoning amendment application. **Staff recommends an increase of site plan review fees from \$150 to \$300 (100% increase).**

Planned Development Review

Costs for site plan review applications in other municipalities range from \$300 to \$2,600. Average total fees for planned development reviews in 20 other reviewed communities were \$1,113. Most communities charge a base application fee with additional fees incurred based on the acreage and complexity of the proposed planned development. Some communities also charged additional fees based on the project’s residential density or other project features.



Homewood currently charges a base fee of \$300 for planned developments, with higher fees based on site acreage. These amounts are less than most communities reviewed for similar project scales. On average, Village staff incurs approximately \$895 in costs for staff review time, hearings, and other costs. Not included regular staff time, the Village incurs an additional \$495 in costs for each planned development application. **Staff recommends an increase of planned development fees from \$300 to \$500 for projects < 1 acre; \$450 to \$700 for projects between 1 – 4 acres; and \$550 to \$900 for projects > 4 acres (67% increase).**

Variable Planning and Zoning Fees

Other fee types, such as design reviews, annexation requests, and minor zoning reviews or verifications are more variable, and should be closely calibrated with the average costs incurred for review of each type of application by the Village.

Appearance Review/Design Review

Costs for design reviews (called appearance reviews in Homewood and other communities) vary significantly in other communities, ranging from \$100 to \$400 with an average cost of \$189. Some other suburban communities incorporate appearance/design reviews directly into the plan review process and are charged as an additional fee with other building permit fees. Other communities create a tier for fees for appearance/design reviews, with smaller reviews



(residential, fences, signage, etc.) being assessed lower fees than large-scale reviews which consume significantly more staff review resources.

Homewood currently charges a fee of \$150 for all appearance reviews. Resources required for reviews vary, with some reviews (such as fences and signage) requiring very few staff resources, and larger reviews (site plans, large redevelopments, etc.) requiring significant investments in staff time and Village resources. **Staff recommends that the fee be reduced for smaller projects such as fences and signage (reduced to \$100), but increased for larger projects such as full site redevelopments (increased to \$200).**

Appeals

Costs for administrative appeals to zoning decisions in other municipalities vary from \$250 to \$1,000. Most municipalities have variable fees for appeals, including different fees for appeals based on whether a property is zoned for residential or non-residential use, and whether the decision being appealed was administrative (staff) or made at the hearing.

Homewood currently charges a \$150 fee for administrative appeals. Administrative appeals typically require additional legal consultation, staff review, additional site visits and inspections, and other costs which are currently paid in full by the Village. **Staff recommends an increase of administrative appeal fees from \$150 to \$300 (100% increase).**

New Planning and Zoning Fees

The following fee types have no current fee charged by the Village, and will require a set fee value.

Annexation

The Village currently charges a fee for annexations. Most communities that staff reviewed charged a minimum fee for annexation, with additional costs based on the scale of the annexation requested. The Village is “landlocked” by other municipal boundaries and is unlikely to see a large number of annexation cases; however, annexations could occur from limited unincorporated areas or from land controlled by neighboring municipalities. Creating an annexation fee ensures that the process for annexation applicants is clear, should an applicant approach the Village for such a review.

Other municipalities charged fees for annexations ranging from \$400 to \$1,000 for smaller annexations, and \$1,000 to \$3,000 for larger annexations. Annexations typically require a large amount of resources from a municipality to be processed, including legal consultations, multiple legal and mailed notices, and complex review and approval procedures. **Staff recommends the creation of an annexation fee of \$500 for properties under 1 acre, \$750 for annexations between 1 and 5 acres, and \$1,000 for annexations greater than 5 acres, to recoup costs associated with an annexation.**



Zoning Verification Letters

Based on the review of other communities, costs for zoning verification letters can vary significantly. Costs typically vary based on the scale and complexity of the request for a verification letter, or the land use of the property for which a letter is requested. The average base fee of a zoning verification letter reviewed was \$106, though final costs can be extremely variable in any given community.

Homewood currently does not have a designated fee for this type of letter. These letters are requested 2-3 times per month. Letters typically take 1-3 hours of staff time to complete, as precise property history and zoning research is required. Additional records review or outreach are often required when writing these letters. These letters represent a service provided by the Village commonly used to support private property sales and due diligence, or other private transactions. **Staff recommends that a fee of \$50 be established to recoup additional staff time, printing, and certified mailing costs.**

Comprehensive Sign Plan

Comprehensive sign plans are a new application type created with the adoption of a new sign code in August 2025 (MC-1089). This application is similar to the Planned Development review process, but does not require legal notice and other requirements and is reviewed by the Appearance Commission. The review requirements are similar to those for Appearance Review applications.

The current fee schedule does not designate a fee for comprehensive sign plans. **Staff recommends a fee of \$200 for comprehensive sign plans, which aligns with the fees for larger appearance reviews which have a similar level of review and resources required from the Village.**

Sign Variance

Sign variances are a common type of variance in most suburban communities. With the adoption of the new Sign Code in August 2025, the Village established a dedicated review process specifically for sign variances to streamline approvals and improve administrative efficiency. The current fee schedule assigns a variance fee for signs that aligns with the residential variance fees.

Staff recommends establishing a separate fee for sign variances at a lower rate than other variance requests, as sign variances typically require fewer staff resources and less review time. To better reflect the administrative effort involved while maintaining consistency with comparable communities, **staff recommends increasing the sign variance fee from \$150 to \$250, a 67% increase.**

Environmental Assessment Review



Periodically, the Village is required to review environmental assessments or impact reports as part of the development review and approval process. These assessments are typically required when environmental remediation is necessary or when a proposed development may create a unique or potentially adverse impact on the surrounding environment.

Reviewing environmental assessments is a complex process that is commonly completed by Village engineering staff or a third-party reviewer. These reviews require significant staff time and, in some cases, additional costs for outside professional review services. Many municipalities charge a filing or review fee for environmental assessments to help the administrative and professional costs associated with evaluating. Fees vary widely among communities due to differences in development activity and the scope of environmental review required.

Staff recommends establishing a new Environmental Assessment Review fee of \$300 to help offset staff time and administrative costs associated with environmental assessment in connection with development costs.

Subdivision Fees

The Village last updated subdivision fees in 2013. As part of the current fee schedule review, the Village Engineer evaluated subdivision fees in comparable peer communities throughout the region. This analysis found that Homewood’s current fees have not kept pace with inflation since the last revision and remain substantially lower than those charged by similar municipalities.

Fees associated with subdivisions, lot consolidations, and other development engineering reviews support the technical review work performed by the Village Engineer and staff, including plan review, coordination, and inspection services. **To better align with peer communities and account for inflationary increases of approximately 2–3% per year over the past 15 years, staff recommends increasing subdivision and development engineering fees by approximately 50% overall.**

Tree Permits

The Village established several application processes for tree replacement or removal in 2023. The Village Arborist has reviewed current tree permit/replacement fees and other arborist-reviewed fees in nearby peer communities, and also reviewed current valuations for different types of trees in professional handbooks.

Fees for tree permits are recommended to be increased by 25% to align with current valuations for tree plantings. Fines for unpermitted tree removals are recommended to remain under consideration on a case-by-case basis by the Village Arborist.



Administrative Costs

The Village regularly provides paper copies of various Village documents and plans as required to be made available by Illinois State statute. These include but are not limited to zoning maps, zoning ordinances, copies of the Village’s Downtown TOD Master Plan, or other documents. These documents are often expensive to provide, with some larger documents (such as the Village’s Downtown TOD Plan) costing \$20-25 per copy to print. The Village provides free access to digital copies of all documents which are required to be publicly available.

The Village currently does not charge a fee for these items, though non-home rule municipalities are not barred from charging fees.

Staff recommends the creation of nominal fees to offset costs associated with printing copies of documents, and to encourage use of the Village’s existing free digital resources. See *DRAFT FEE SCHEDULE (Exhibit C)* for full list of proposed costs.

OUTCOME

The Village began processing all planning, zoning, engineering, and building permit applications through the Village’s SmartGov digital portal on May 1, 2026. These fees will be built into this system after approval.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **FY 2026-2027 Budgeted Amount:**
 - Building Permits - \$300,000 (50% increase)
 - Subdivision & Zone Fees - \$6,000 (300% increase)
 - Contractor Registration - \$90,000 (50% increase)

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance amending the Building Division, Public Works, and Planning and Zoning sections of the Village of Homewood Fee Schedule.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M-2420

AN ORDINANCE AMENDING THE BUILDING DIVISION AND PUBLIC WORKS SECTIONS OF THE VILLAGE OF HOMEWOOD FEE SCHEDULE

WHEREAS, the Board of Trustees for the Village of Homewood adopted a master fee schedule by passage of Ordinance M-2189; and

WHEREAS, the Board of Trustees has determined that it is necessary to revise the charges for Building Division and Public Works Fees.

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

SECTION ONE - FEE SCHEDULE REVISIONS:

A. The "Building Division Fees" section of the Village of Homewood Fee schedule is attached to this Ordinance as Exhibit A with additions underlined and deletions ~~struckthrough~~.

B. The "Public Works Fees" section of the Village of Homewood Fee schedule are attached to the Ordinance as Exhibit B with additions underlined and deletions ~~struckthrough~~.

D. All other sections of the master fee schedule not amended by this Ordinance remain in force.

SECTION TWO - EFFECTIVE DATE:

This ordinance shall be in full force and effect after its passage, approval, and publication under law.

PASSED and APPROVED on May 12, 2026.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____

STATE OF ILLINOIS)

COUNTY OF COOK) SS
)

I, the undersigned do certify that I am the Village Clerk of the Village of Homewood, Cook County, Illinois, and as such I am the keeper of the records and files of the President and Board of Trustees of the Village.

I do further certify that the attached and foregoing is a correct copy of an ordinance M-_____ entitled:

AN ORDINANCE AMENDING THE BUILDING DIVISION, PLANNING AND ZONING, AND PUBLIC WORKS SECTIONS OF THE VILLAGE OF HOMEWOOD FEE SCHEDULE

as adopted by the President and Board of Trustees of the Village of Homewood at its regularly convened meeting held on May 12, 2026, and as signed by the President of the Village on May 12, 2026, all as appears from the official records of the Village in my care and custody.

In witness whereof, I have affixed my official signature and the corporate seal of the Village of Homewood, Illinois on May 12, 2026.

Village Clerk

(SEAL)

BUILDING DIVISION FEES

GENERAL

General fees are applicable to all types of construction and properties in the Village of Homewood.

CONTRACTOR REGISTRATION

Annual Fee ~~\$100~~ \$200

All contractors doing work must be registered with the Village, per Municipal Code Sec 12-120.

INSPECTIONS

Re-inspections, All Trades \$100

Unless Otherwise Noted

Condominium Inspections

Common Element ~~\$75~~

Re-inspection

Condominium Inspection or ~~\$75~~ per unit

Re-inspection

MISCELLANEOUS

Moving a Building \$250 + \$25 per day

Default Property Registration

Initial Registration \$300 per property

Subsequent Registration \$300 per property

Semi-Annual Registration \$300 per property

Code Enforcement

Unapproved Pennant,
Banner, or Inflatable Sign \$50

Lien Preparation

Garbage and Debris
Removal \$50 + Cook County
Recording Fee

Grass/Vegetation Cutting \$50 + Cook County
Recording Fee

Shopping Cart Retrieval \$25 per cart

Signs

Sign Permit \$50 + ~~\$0.50~~ \$1 per sf gross
surface area

Sign Reinspection \$50

Water Meters

3/4 replacement for 5/8 x 1/2" \$156
& 5/8 x 3/4

Straight 3/4" with connections. \$166

Long-lay 3/4" with connections. \$183

1" with connections \$235

1 1/2" with flange \$1,489

2" compound with flange \$1,677

3" compound with flange \$2,063

4" compound with flange \$3,544

6" compound with flange \$6,190

Water meter radio only \$169

SITE PERMITS

Construction or development of new subdivisions:

Up to 5 acres 200 ~~\$250~~

5 - 10 acres 300 ~~\$400~~

11 - 50 acres 350 ~~\$600~~

51 acres or more 400 ~~\$1200~~

Infill Construction

Residential or Multi-Family

On a lot not subject to a previous site permit nor an approved lot and block grading plan \$75 per lot \$200

On a lot in a subdivision having either a site permit or an approved lot and block grading plan on file with the Village \$50 per lot \$175

Existing Principal Building: Substantial improvement, addition, or reconstruction; or

New Accessory Building

Estimated Cost of Construction: 40 ~~\$50~~
Up to \$100,000

Estimated Cost of Construction: 60 ~~\$80~~
\$100,000 or more

Flat Work

Construction of a paved surface (including concrete, asphalt, and paving brick) that increases the amount of impervious surface 50 \$100

Non-residential only

Site drainage 60 \$100

Pass-Through Fees

For engineering evaluations performed by consultants when required by the Village, the applicant shall promptly pay all costs associated therewith.

Certificate of Occupancy (no construction) \$25

Bonds

Water connection cash bond \$800

Storm/Sanitary sewer connection cash bond \$800

Damage/nuisance cash bond \$800

Street opening bond \$800

BUILDING DIVISION FEES

Item 8. H.

RESIDENTIAL

Residential fees are applicable to single family homes, duplexes (2-flats), 3-flats, and townhomes. All other types of construction are considered non-residential.

Principal Building

Demolition	\$250 <u>\$500</u> w/ Cook County Permit
New Construction*	\$0.75 per sf
Additions*	\$100 + \$0.40 per sf
Repairs, Improvements, Alterations	
Estimated Construction Cost: \$0 - \$5,000	75 <u>\$100</u>
Estimated Construction Cost: \$5,001 - \$10,000	100 <u>\$175</u>
Estimated Construction Cost: over \$10,000	150 <u>\$250</u> + \$5 per \$1,000 above \$10,000
Roofing, Gutter, Soffit, Fascia, Windows, Siding	40 <u>\$100</u>
Mechanical Equipment/ <u>HVAC</u> New Systems Only	75 <u>\$100</u>
Plumbing	
New Installation	\$300 + \$10 per fixture
Revision Work	\$75 + \$10 per fixture
Liquefied Petroleum Gas	\$15
Electrical	
New Installation, per Dwelling Unit	\$300 + \$1 per fixture
Replacement Service Drop	75 <u>\$100</u>
Revision Work	75 <u>\$125</u> + \$1 per fixture

Accessory Building or Structure

Demolition	50 <u>\$100</u> w/ Cook County Permit
Shed*	
Building Only	50 <u>\$100</u>
Building with Slab	100 <u>\$150</u>
Detached Garage*	
Up to 500 sf	\$125
500 sf or more	125 <u>\$250</u> + \$0.25 per sf over 500 sf
Detached Accessory Dwelling Unit *	
Up to 500 sf	\$125
500 sf or more	125 <u>\$250</u> + \$0.25 per sf over 500 sf
Electrical	50 <u>\$100</u>
Deck, Porch, Ramp	
Up to 500 sf	100 <u>\$200</u>
500 sf or more	100 <u>\$200</u> + \$0.25 per sf over 500 sf
Repairs to stairs, handrails, guardrail, posts	50 <u>\$100</u> each
Fence	50 <u>\$100</u>
Retaining Wall, max 4' high	\$50
Swimming Pool*	
Pool Only	100 <u>\$150</u>
Electric, Above-Ground	50 <u>\$100</u>
Electric, In-Ground	100 <u>\$200</u>
Plumbing, In-Ground	100 <u>\$200</u>
Underground Tank	
Removal or Installation	\$200 <u>\$300</u> per tank
Satellite Dish (>6' diameter)	\$100.00

Flat Work

Flat work includes all asphalt, concrete, and brick or unit paver installation.

Driveway	75 <u>\$100</u>
All other flat work*	50 <u>\$100</u>

*Add applicable Site Permit Fees.

BUILDING DIVISION FEES

NON-RESIDENTIAL

Non-residential fees are applicable to residential subdivisions, multi-family, commercial, institutional, industrial, and recreational construction and properties.

Principal Building

Demolition	\$500
New Construction*/ <u>Revisions</u>	\$1.00 per sf <u>1% of construction cost</u>
Additions*/ <u>Revisions</u>	\$100 <u>\$200</u> + \$0.75 <u>\$1.50</u> per sf
Repairs, Improvements, Alterations	
Estimated Construction Cost: \$0 - \$10,000	100 <u>\$150</u>
Estimated Construction Cost: \$10,001 - \$50,000	200 <u>\$300</u>
Estimated Construction Cost: \$50,001 - \$100,000	300 <u>\$500</u>
Estimated Construction Cost: over \$100,000	\$300 <u>\$500</u> + \$10 per \$1,000 above \$100,000
Roofing, Gutter, Soffit, Fascia, Windows, Siding	75 <u>\$200</u>
Mechanical Equipment/ <u>HVAC</u> New or Replacement	\$200 <u>\$300</u> per unit
Plumbing	
New Installation	\$500 + \$10 per fixture
Revision Work	\$150 <u>\$250</u> + \$10 per fixture
Liquified Petroleum Gas	\$15
Electrical	
New Installation, 0 -3,000 sf	\$150 + \$1 per fixture
New Installation, 3,001 -6,000 sf	\$250 + \$1 per fixture
New Installation, 6,001 -10,000 sf	\$350 + \$1 per fixture
New Installation, 10,001 -25,000 sf	\$450 + \$1 per fixture
New Installation, 25,001 -50,000 sf	\$550 + \$1 per fixture
New Installation, over 50,000 sf	\$550 + \$15 per 10,000 sf over 100,000 sf + \$1 per fixture
Replacement Service Drop	150 <u>\$200</u>
Revision Work	\$150 + \$1 per fixture <u>\$250</u>

Accessory Building or Structure

Demolition	\$500
Shed*	
Building Only	\$100
Building with Slab	\$200
Detached Garage*	
Up to 500 sf	\$300
500 sf or more	\$300 + \$0.50 per sf over 500 sf
Detached Accessory Dwelling Unit *	
Up to 500 sf	\$300
500 sf or more	\$300 + \$0.50 per sf over 500 sf
Electrical	\$100
Deck, Porch, Ramp	
Up to 500 sf	\$100
500 sf or more	\$100 + \$0.25 per sf over 500 sf
Repairs to stairs, handrails, guardrail, posts	\$75 each
Fence	150 <u>\$250</u>
Retaining Wall, max 4' high	150 <u>\$300</u>
Security Grille	75 <u>\$200</u>
Swimming Pool*	
Pool Only	500 <u>\$1,000</u>
Electric, Above-Ground	\$50
Electric, In-Ground	\$100
Plumbing, In-Ground	\$100
Underground Tank	
Removal or Installation	\$200 <u>\$400</u> per tank
Satellite Dish (>6' diameter)	\$100.00
<u>Storage</u>	
<u>Cargo Container-Storage</u>	<u>\$100</u>
Flat Work	
<i>Flat work includes all asphalt, concrete, and brick or unit paver installation.</i>	
All flat work*	150 <u>\$300</u>
Sealcoating/	25 <u>\$100</u>
Striping Parking Lot	

*Add applicable Site Permit Fees.

Exhibit B
Public Works Fees

Item 8. H.

Description	Fee
Occupation of Streets for Building Purposes	\$25.00 per month
Deposit for sidewalk repair	\$500.00
Building sewer permit & inspection fee	\$100.00 for a residential or commercial building sewer permit; \$200.00 for an industrial building sewer permit
Water connection permit	
1-inch connection ¼	\$250.00
1 1/2-inch connection	\$350.00
2-inch connection	\$600.00
6-inch connection	\$1,500.00
Storm sewer connection inspection certificate	\$75.00 \$150.00
Water connection inspection certificate	\$75.00 \$150.00
Combined water and sewer service rates per 1,000 gallons.	\$15.65
Water service only, rate per 1,000 gallons	\$11.74
Sewer service only, rate per 1,000 gallons	\$3.91
Monthly Fixed Charge for water only - based on meter size	
5/8" & 3/4"	\$3.94
1"	\$5.52
1.5"	\$7.09
2"	\$11.43
3"	\$43.34
4"	\$55.16
6"	\$82.74
Minimum charge for sewer only	\$1.31
Security deposit for each connection to the sewer system	\$50.00
Security deposit For each connection to the water system	\$50.00
Meter test for five-eighths by one-half-inch, five-eighths by three-quarters-inch; three-quarters by one-inch meters	\$50.00
Meter test for 1 1/2-inch and two-inch meters	\$100.00

ORDINANCE NO. M-2421

AN ORDINANCE AMENDING THE PLANNING AND ZONING SECTION OF THE VILLAGE OF HOMEWOOD FEE SCHEDULE

WHEREAS, the Board of Trustees for the Village of Homewood adopted a master fee schedule by passage of Ordinance M-2189; and

WHEREAS, the Board of Trustees has determined that it is necessary to revise the charges for Planning and Zoning Fees.

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

SECTION ONE - FEE SCHEDULE REVISIONS:

A. The "Planning and Zoning Fees" section of the Village of Homewood Fee schedule are attached to this Ordinance as Exhibit A with additions underlined and deletions ~~struckthrough~~.

B. All other sections of the master fee schedule not amended by this Ordinance remain in force.

SECTION TWO - EFFECTIVE DATE:

This ordinance shall be in full force and effect after its passage, approval, and publication under law.

PASSED and APPROVED on May 12, 2026.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned do certify that I am the Village Clerk of the Village of Homewood, Cook County, Illinois, and as such I am the keeper of the records and files of the President and Board of Trustees of the Village.

I do further certify that the attached and foregoing is a correct copy of an ordinance M-_____ entitled:

**AN ORDINANCE AMENDING THE PLANNING AND ZONING SECTION
OF THE VILLAGE OF HOMEWOOD FEE SCHEDULE**

as adopted by the President and Board of Trustees of the Village of Homewood at its regularly convened meeting held on May 12, 2026, and as signed by the President of the Village on May 12, 2026, all as appears from the official records of the Village in my care and custody.

In witness whereof, I have affixed my official signature and the corporate seal of the Village of Homewood, Illinois on May 12, 2026.

Village Clerk

(SEAL)

Exhibit A PLANNING AND ZONING FEES

Item 8. I.

Request	Fee
Planned Development	
Site is less than 1.0 acre	\$300 \$500
Site is 1.0 - 4.0 acres	\$450 \$700
Site is greater than 4.0 acres	\$550 \$900
Major Amendment	\$200 \$350
Minor Amendment	\$150 \$250
<u>Professional review or studies required by outside consultants, when deemed necessary to evaluate the proposal, shall be invoiced to the applicant and paid for at the applicant's expense.</u>	
Zoning Verification Letter	\$50
Zoning Compliance Permit	\$50
Limited Use Permit	\$100
Administrative Exception	\$100
Temporary Use Permit	\$50
Zoning Interpretation	\$0 \$50
Site Plan Review	
<u>Administrative Committee Review (intake + first and second reviews)</u>	<u>\$150 \$300</u>
<u>Fee for each additional review after second review</u>	<u>\$100</u>
<u>Additional Fee for Planning and Zoning Commission Review (if elevated)</u>	<u>\$100</u>
Zoning Amendment	
Text Amendment	\$250 \$500
Map Amendment	\$250 \$500
Special Use Permit	
Initial Request	\$150 \$300
Major Amendment	\$150 \$300
Minor Amendment	\$100 \$200
Variance	
Non-Residential	\$250 \$500
Residential	\$150 \$300
Administrative Appeal	\$150 \$300
Comprehensive Sign Plan	\$250

Exhibit A PLANNING AND ZONING FEES

Item 8. I.

Request	Fee
<u>Sign Variance</u>	<u>\$250</u>
<u>Appearance Review (Design Review)</u>	
<u>New Development/Site Redevelopment (w/Site Plan Review)</u>	<u>\$150 \$200</u>
<u>Other Applications (no Site Plan Review)</u>	<u>\$100</u>

Exhibit A PLANNING AND ZONING FEES

Item 8. I.

Request	Fee
Tree Requirements/ Tree Preservation Cash-in-Lieu	
Canopy Tree, 2.5" caliper	\$400-\$500
Evergreen or Ornamental Tree	\$200-\$250
Fine for removal of tree designated for preservation: determined on a case-by-case basis as described in Section 44-05-07.D	
Plat of Subdivision w/ Filing Fee	
Lot Quantity: 1 - 25	\$300-\$450
Lot Quantity: 26 - 50	\$400-\$600
Lot Quantity: 51 - 100	\$550-\$850
Lot Quantity: > 100	\$800-\$1200
Plat of Consolidation w/ Filing Fee	
Lot Quantity: 1 - 5	\$150-\$250
Lot Quantity: 6 - 10	\$300-\$450
Lot Quantity: > 10	\$500-\$750
Home-Based Businesses	
Class I Permit	Limited Use
Class II Permit	Special Use
Annual Inspection and Renewal	\$60-\$100
Environmental Assessment Review	\$300
Planning and Zoning Document Fees*	
<u>Downtown TOD Master Plan</u>	\$20
<u>Zoning Map (11x17, color)</u>	\$10
<u>Official Street Map (11x17, color)</u>	\$10
<u>1999 Comprehensive Plan</u>	\$10
<u>Village Appearance Plan</u>	\$10
<u>FEMA Floodplain Map (11x17, color)</u>	\$10
<u>2016 Downtown Housing Study</u>	\$10
<u>2019 Downtown Parking and Traffic Study</u>	\$20
<u>Zoning Ordinance</u>	\$15
<u>Subdivision Ordinance</u>	\$10
<u>Stormwater Ordinance</u>	\$10

**All documents in this list available online without fee requirement.*



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 12, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Interim Director of Economic and Community Development

Topic: Proposed Amendment to Downtown TOD TIF Redevelopment Plan and Project Area

PURPOSE

The Village has proposed the creation of the Harwood TOD Tax Increment Financing (TIF) District and Redevelopment Project Area. This new tax-increment financing (TIF) district is proposed to be created through the removal of thirty-four (34) parcels from the existing Downtown TOD TIF Redevelopment Project Area and placing these parcels within the new district.

This district is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. The proposed TIF district includes the Village Hall campus, several vacant properties, and multiple Village-owned properties identified for future redevelopment.

The removal of parcels from the Downtown TOD TIF and creation of the new Harwood TOD TIF will allow development and investments in the new TIF to access up to 23 years of increment, thus increasing the economic viability of projects within the TIF. Removal of these parcels requires an amendment of the previously approved Downtown TOD TIF district.

PROCESS

Under the TIF Act, any amendment to a previously approved tax increment financing (TIF) district, including removal of parcels from the redevelopment project area, must be passed by ordinance by the Village's Board of Trustees.

The TIF Act authorizes the Village to amend the redevelopment plan and project without convening the joint review board, conducting a public hearing, or providing notice otherwise required by the TIF Act, provided that the amendments do not:

1. add parcels into the district.
2. alter the general land uses otherwise included in the district.
3. alter the nature of the district.
4. increase the total district cost/budget by more than 5% after adjustment for inflation.
5. add additional redevelopment project costs to the initial plan for the district.
6. increase the number of residential units displaced from the district.



Staff has reviewed the proposed amendments and finds that they do not cause any of the changes which would require additional notice or procedures. The Board is authorized to pass an ordinance to amend the existing TIF district without additional notice or procedures.

OUTCOME

Tax Increment Financing (TIF) is an economic development tool that uses future tax revenues to finance redevelopment activity within a specific TIF area. The Downtown TOD area contained within both the existing Downtown TOD TIF and the proposed Harwood TOD TIF is an area of unique economic significance for the Village, and has been identified as an area of focus for redevelopment in the Village’s 1999 Comprehensive Plan and 2024 Downtown TOD Master Plan.

The amendment of this district will not substantially alter the current revenue or planned costs within the existing Downtown TOD TIF. Removal of the parcels will enable the creation of the Harwood TOD TIF, which will allow development and investments in the new TIF to access up to 23 years of increment, thus increasing the economic viability of projects within the TIF.

FINANCIAL IMPACT

Funding Source: N/A

Budgeted Amount: N/A

Cost: N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance amending the redevelopment plan and project for the Downtown TOD Tax Increment Financing (TIF) Redevelopment Project Area removing parcels of property from the redevelopment project area.

ATTACHMENT(S)

Ordinance amending the redevelopment plan and project for the Downtown TOD Tax Increment Financing (TIF) Redevelopment Project Area.

ORDINANCE M-2422

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, AMENDING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DOWNTOWN TOD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, on April 25, 2017, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois (the "Village") adopted ordinances M-2030, M-2031, and M-2032 approving the redevelopment plan and project, designating the redevelopment project area, and adopting tax increment allocation financing for the Downtown TOD Tax Increment Financing Redevelopment Project Area; and

WHEREAS, the President and Board of Trustees find it desirable to amend the redevelopment plan and project by removing parcels from the redevelopment project area; and

WHEREAS, Section 11-74.4-5(c) of the Tax Increment Allocation Redevelopment Act authorizes the Village to amend the redevelopment plan and project without convening the joint review board, conducting a public hearing, or provided other notice required by the TIF Act, provided the changes do not (1) add additional parcels of property to the redevelopment project area, (2) substantially change the general land uses proposed in the redevelopment project area, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost by more than 5% after adjustment for inflation, (5) add additional redevelopment

project costs to those set out in the redevelopment plan, or (6) increase the number of residential units to be displaced from the redevelopment project area.

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

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. Finding. The Corporate Authorities find that amending the redevelopment plan and project as provided in this ordinance by removing parcels of property from the redevelopment project area does not require any of the notice, public hearing, or joint review board requirements found in Section 11-74.4-5(c) of the Act.

Section 3. Amendment of Plan and Project. The Plan and Project for the Downtown TOD Tax Increment Financing Redevelopment Project Area originally approved April 25, 2017, is amended by removing from the redevelopment project area the parcels of property legally described in Exhibit A and depicted in Exhibit B. The remaining redevelopment project area is depicted in Exhibit C.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same are, repealed to the extent

of such conflict, and this Ordinance shall be in full force and effect immediately on its passage by the Corporate Authorities and approval as provided by law.

Section 6. Clerk to Notify Affected Taxing Districts and Interested Parties Registrants and Publish. No later than 10 days following adoption of this Ordinance, the Village Clerk shall (1) mail a copy of this Ordinance to each affected taxing district; (2) mail a copy of this Ordinance to all registrants on the Downtown TOD TIF interested parties registry; and (3) publish a copy of this ordinance without Exhibits B and C in a newspaper of general circulation within the Redevelopment Project Area.

ATTACHMENTS:

EXHIBIT A - Legal Description of parcels removed from the Redevelopment Project Area

EXHIBIT B - Map of parcels removed from the Redevelopment Project Area

EXHIBIT C - Map of Amended Redevelopment Project Area

PASSED on May 12, 2026.

AYES _____ NAYS _____ ABSENT _____

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK B IN THE VILLAGE OF HARTFORD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1853 (ANTE FIRE) AS DOCUMENT NUMBER 45632;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF LOT 3 IN BLOCK B ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN SAID BLOCK B;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 10 IN BLOCK B TO A POINT ON THE SOUTH LINE OF THE NORTH 45 FEET OF SAID LOT 10 IN BLOCK B;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 45 FEET OF LOT 10 IN BLOCK B TO A POINT ON THE WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARWOOD AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF THE WEST

120 FEET OF LOT 34 IN W.K. GORES SUBDIVISION, AS RECORDED NOVEMBER 19, 1907 AS DOCUMENT NUMBER 4127786;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST HALF OF THE WEST 120 FEET OF LOT 34 TO A POINT ON THE NORTH LINE OF LOT A IN NEUEN'S RESUBDIVISION, AS RECORDED JANUARY 27, 1958 AS DOCUMENT NUMBER 17119380;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT A TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A AND THE EAST LINE OF LOT B IN SAID NEUEN'S RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE EAST ALONG SAID NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST LINE OF A 20-FOOT-WIDE NORTH-SOUTH ALLEY, LYING WEST OF GOTTSCHALK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 20-FOOT-WIDE NORTH-SOUTH ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 IN COUNTY CLERK'S DIVISION, AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003436;

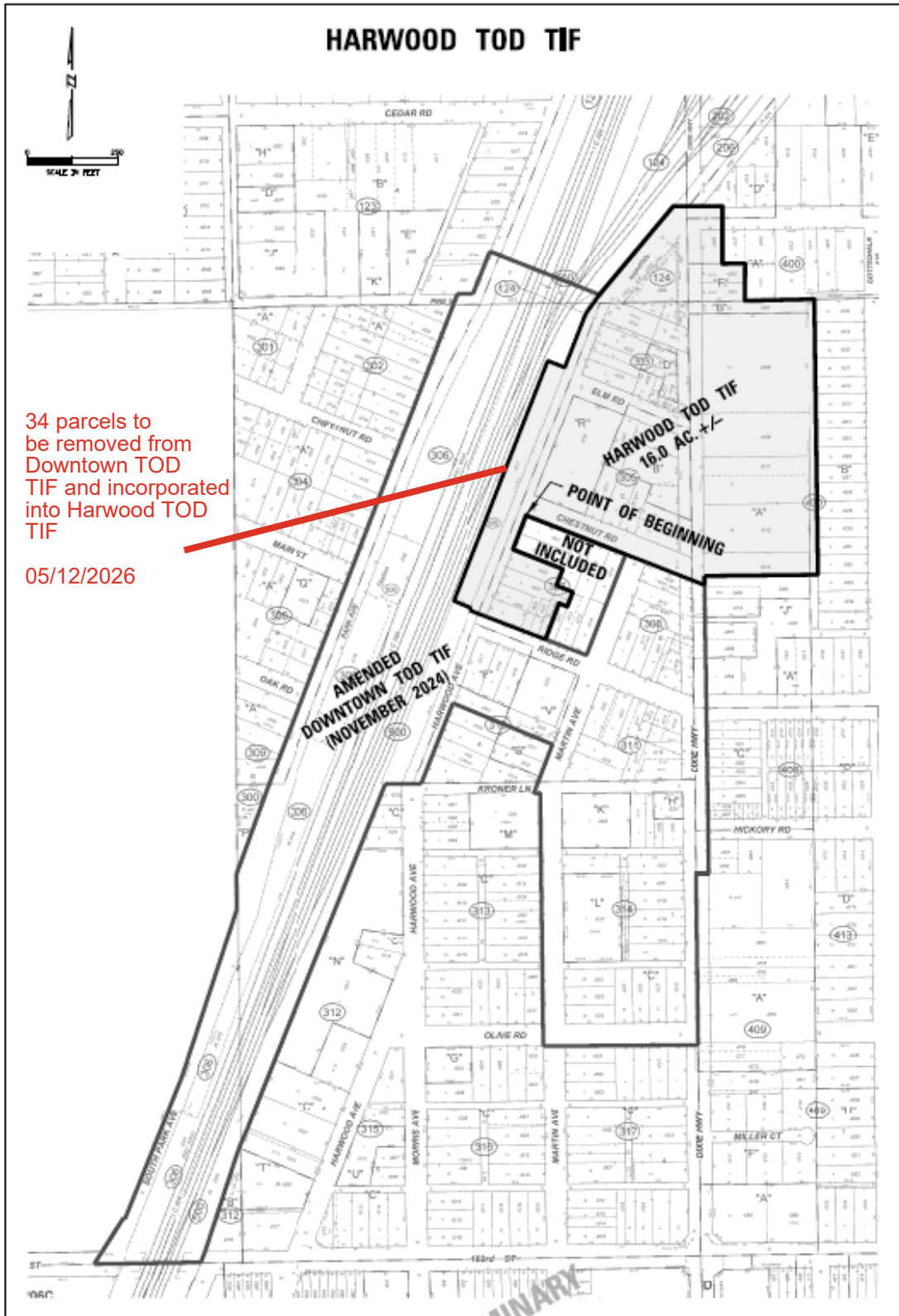
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD TO THE POINT OF BEGINNING, ALL IN SAID COOK COUNTY, ILLINOIS

EXHIBIT B

MAP OF PARCELS REMOVED
FROM THE REDEVELOPMENT PROJECT AREA



34 parcels to be removed from Downtown TOD TIF and incorporated into Harwood TOD TIF
 05/12/2026

CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 9575 West Higgins Road
 Suite 600, Rosemont, Illinois 60018
 (847) 823-0500

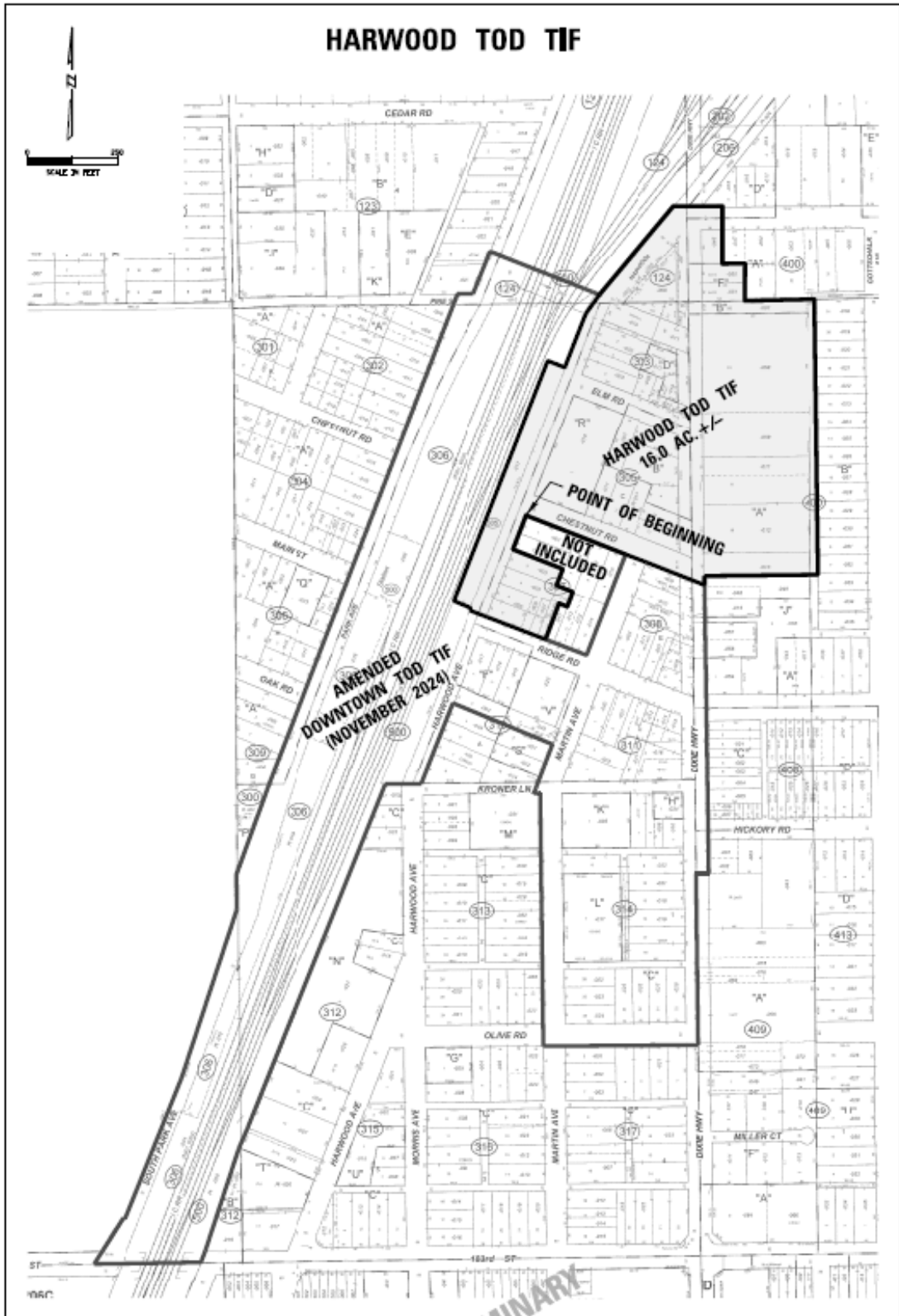
HARWOOD TOD TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 VILLAGE OF HOMEWOOD


CALC.	JFM	PROJECT NO.
DRAW.	AJK	240646
ENGR.	RJR	SHEET 1 OF 1
SCALE:	1"=250'	DRAWING NO.
DATES:	11-6-2024	TIF-240646B

S:\HOMEWOOD\240646\SURVEY\TF240646B.SUR

EXHIBIT C

MAP OF AMENDED REDEVELOPMENT PROJECT AREA



 CHRISTOPHER D. BURKE ENGINEERING, LTD. 9575 West Higgins Road Suite 600, Rosemont, Illinois 60018 (847) 823-0500	HARWOOD TOD TIF IN VILLAGE OF HOMEWOOD, ILLINOIS PREPARED FOR VILLAGE OF HOMEWOOD		CALC. JFM DRN. AJR CND. EJR SCALE: 1"=250' DATE: 11-6-2024	PROJECT NO. 240646 SHEET 1 OF 1 DRAWING NO. TD-240646B
---	--	--	--	--

S:\HOMEWOOD\240646\SURVEY\TF240646B.SUR

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof, including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

After the roll being called, the following Trustee voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois (the "Village"), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on August 13, 2024, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, AMENDING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DOWNTOWN TOD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

a true, correct, and complete copy of which said ordinance, as adopted at the meeting, appears in the foregoing transcript of the minutes of the meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were conducted openly, that the vote on the adoption of the ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to the news media requesting such notice; that an agenda for the meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours before the holding of the meeting; that said agenda described or specifically referenced to said ordinance; that said meeting was called and held in strict compliance with the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with the Act and the Code and with the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on _____, 2026.

Village Clerk

(SEAL)



BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 12, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Assistant Director of Economic and Community Development

Topic: Proposed Designation of Harwood TOD Tax Increment Financing District

PURPOSE

The Village proposes the creation of the Harwood TOD Tax Increment Financing (TIF) District and Redevelopment Project Area. This new tax increment financing (TIF) district is proposed to be created through the removal of thirty-four (34) parcels from the existing Downtown TOD TIF Redevelopment Project Area (*established on April 25, 2017*) and reestablishing these parcels within the new TIF district.

Proposed TIF District

This proposed TIF district is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. The proposed TIF district includes the Village Hall campus, several vacant properties, and multiple Village-owned properties identified for future redevelopment.

The Village has determined that this area would not be redeveloped in a coordinated manner without adopting a Tax Increment Financing (TIF) Redevelopment Plan. The proposed Redevelopment Plan will also advance the objectives of the 1999 Comprehensive Plan, including promoting development on vacant or under-utilized parcels to strengthen existing commercial districts, including the Village's Downtown TOD area. The removal of parcels from the Downtown TOD TIF and creation of the new Harwood TOD TIF will allow development and investments in the new TIF to access up to 23 years of increment, thus increasing the economic viability of projects within the TIF.

Staff engaged Ryan LLC of Chicago, IL to assist in reviewing TIF eligibility criteria and developing a redevelopment plan to establish the Harwood TOD TIF District.

PROCESS

Under the TIF Act, Illinois municipalities must adopt several documents including a Redevelopment Plan and Qualification Report that provide the basis for eligibility of the redevelopment project area (RPA or TIF District). Ryan LLC conducted an eligibility survey of the



Redevelopment Project Area and prepared a report that states that the proposed area qualifies as a “redevelopment project area” as defined in the TIF Act.

The Joint Review Board (JRB) met on January 29, 2025. The JRB consists of representatives from each taxing district within the boundaries of the new TIF District. Attendees included representatives from the Village of Homewood, various school districts, relevant townships, park district, library district and Homewood-Flossmoor High School. The JRB voted affirmatively to recommend the Village Board approval of the creation of the Harwood TOD TIF District.

The public hearing for this TIF district was continued on August 12, 2025 to April 14, 2026. On April 14, 2026, the Village held a public hearing to review the proposed TIF district. Ryan LLC presented the redevelopment project and plan, Village strategic and fiscal planning, TIF qualifying factors, and the key elements of the TIF Plan. The presentation identified factors by which the proposed TIF district meets the criteria for designation as a “conservation area.”

The Village must approve the requisite ordinances and maps for this proposed TIF district within 90 days of the public hearing date for the public hearing for the district (held on April 12, 2026).

OUTCOME

Tax Increment Financing (TIF) is an economic development tool that uses future tax revenues to finance redevelopment activity within a specific TIF area. The Downtown TOD area is an area of unique economic significance for the Village, and has been identified as an area of focus for redevelopment in the Village’s 1999 Comprehensive Plan and 2024 Downtown TOD Master Plan. The designation of this area as a TIF district will enable the Village to create incentives for the development and improvement of specific property in a portion of the Village’s Downtown TOD area in support of local and regional planning and economic development goals.

FINANCIAL IMPACT

Funding Source: N/A

Budgeted Amount: N/A

Cost: N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance approving the redevelopment plan and project for the Harwood TOD Increment Financing Redevelopment Project Area; and, pass an ordinance designating the Harwood TOD Redevelopment Project Area; and, pass an ordinance adopting tax increment allocation financing for the Harwood TOD Tax Increment Financing Redevelopment Project Area.

VILLAGE OF HOMEWOOD

Item 8. K.



ATTACHMENT(S)

- Ordinances
- Minutes from the required April 14, 2026 public hearing

ORDINANCE M-2423

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE HARWOOD TOD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the "Act"), for a proposed redevelopment project area known as the Harwood TOD Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the "Area"), which Area is in the aggregate more than one and one-half acres, as described in Section 2(a) of this Ordinance, to be developed pursuant to a proposed "redevelopment plan" (as that term is defined in the Act) (the "Plan"), which includes a proposed "redevelopment project" (as that term is defined in the Act) (the "Project") and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the "Corporate Authorities") on January 14, 2025 adopted an ordinance proposing the establishment of the Area and calling a public hearing for March 11, 2025, concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

First Ordinance

WHEREAS, due notice regarding this hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by Certified Mail on January 16, 2025, by publication in the Daily Southtown on February 18, 2025, and February 20, 2025, and by Certified Mail to taxpayers within the Area on February 25, 2025; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on January 29, 2025, at the time and location described in the above notices, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board’s recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “Conservation Area” set forth under the Act and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real

First Ordinance

property and improvements on them in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and the existing comprehensive plan for development of the Village to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village.

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

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. Findings. The Corporate Authorities make these findings:

a. The Area is legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached and incorporated herein as if set out in full by this reference.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably expected to be developed without the adoption of the Plan.

First Ordinance

d. The Plan and Project conform to the comprehensive plan for the development of the Village.

e. As stated in the Plan, it is anticipated that the estimated date of completion of this Redevelopment Project and retirement of obligations issued to finance redevelopment project costs shall not be later than December 31 of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements on them that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 3. Plan and Project Approved. The Plan and Project, which were the subject of the public hearing convened on March 11, 2025, and continued on April 8, 2025, May 27, 2025, August 12, 2025, and February 26, 2026, and closed on April 14, 2026, are adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached and incorporated as if set out in full by this reference.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately on its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A - Legal Description

EXHIBIT B - General Street Location

EXHIBIT C - Map of Redevelopment Project Area

EXHIBIT D - Redevelopment Plan and Project

PASSED on May 12, 2026.

AYES _____ NAYS _____ ABSENT _____

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK B IN THE VILLAGE OF HARTFORD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1853 (ANTE FIRE) AS DOCUMENT NUMBER 45632;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF LOT 3 IN BLOCK B ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN SAID BLOCK B;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 10 IN BLOCK B TO A POINT ON THE SOUTH LINE OF THE NORTH 45 FEET OF SAID LOT 10 IN BLOCK B;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 45 FEET OF LOT 10 IN BLOCK B TO A POINT ON THE WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARWOOD AVENUE;

TENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD;

TENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF THE WEST

120 FEET OF LOT 34 IN W.K. GORES SUBDIVISION, AS RECORDED NOVEMBER 19, 1907 AS DOCUMENT NUMBER 4127786;

TENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST HALF OF THE WEST 120 FEET OF LOT 34 TO A POINT ON THE NORTH LINE OF LOT A IN NEUEN'S RESUBDIVISION, AS RECORDED JANUARY 27, 1958 AS DOCUMENT NUMBER 17119380;

TENCE EAST ALONG THE NORTH LINE OF SAID LOT A TO THE NORTHEAST CORNER THEREOF;

TENCE SOUTH ALONG THE EAST LINE OF SAID LOT A AND THE EAST LINE OF LOT B IN SAID NEUEN'S RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

TENCE EAST ALONG SAID NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST LINE OF A 20-FOOT-WIDE NORTH-SOUTH ALLEY, LYING WEST OF GOTTSCHALK AVENUE;

TENCE SOUTH ALONG SAID EAST LINE OF THE 20-FOOT-WIDE NORTH-SOUTH ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 IN COUNTY CLERK'S DIVISION, AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003436;

TENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY;

TENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD TO THE POINT OF BEGINNING, ALL IN SAID COOK COUNTY, ILLINOIS.

EXHIBIT B

GENERAL STREET LOCATION

The redevelopment project area consists of thirty-four (34) tax parcels situated in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. Existing land uses within the redevelopment project area include commercial, retail, office, and institutional uses.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 9575 West Higgins Road
 Suite 600, Rosemont, Illinois 60018
 (847) 823-0500

HARWOOD TOD TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 VILLAGE OF HOMEWOOD

CALC.	JFM	PROJECT NO.
DRAW.	AJK	240646
ENGR.	RJR	SHEET 1 OF 1
SCALE:	1"=250'	DRAWING NO.
DATES:	11-6-2024	TIF-240646B

S:\HOMWOOD\240646\SURVEY\TF240646B.SUR

EXHIBIT D

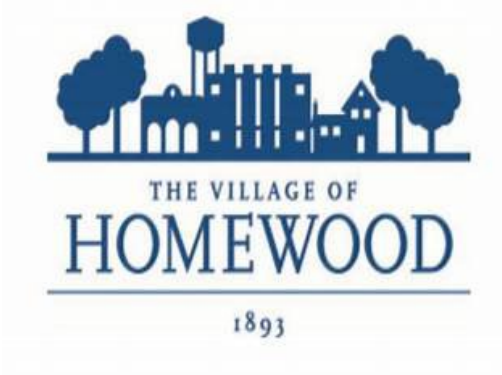
REDEVELOPMENT PLAN AND PROJECT

Draft Date: 12.05.24

**VILLAGE OF HOMEWOOD, ILLINOIS
HARWOOD TOD TIF DISTRICT REDEVELOPMENT
PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

Prepared By:

**Village of Homewood, Illinois
&
Ryan, LLC**



February 2025

VILLAGE OF HOMEWOOD
HARWOOD TOD TIF DISTRICT TIF REDEVELOPMENT PLAN
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I. Introduction

The Village of Homewood (the “Village”) is a suburban municipality serving a population of 19,463 citizens (according to the 2020 U.S. Census). The Village is an established community situated approximately 22 miles south of Chicago’s “Loop” within close distance to Midway Airport and Gary-Chicago International Airport and near Interstate 80, Illinois Route 394, Interstate 294, Interstate 90-94 and four State and County Roads. In this report, the Village proposes a Tax Increment Financing Redevelopment Plan and Project (the “Plan” or “Redevelopment Plan”) pursuant to the TIF Act (as such term is hereinafter defined) to enable an area within the Village to overcome a number of redevelopment barriers. Ryan, LLC (“Ryan”) has been retained by the Village to assist in the drafting of this Redevelopment Plan.

The proposed Harwood TOD TIF Redevelopment Project Area consists of thirty-four (34) parcels, containing eighteen (18) structures and various other site improvements. According to the Village’s most recent Comprehensive Plan from 1999, (the “Comp Plan”), Village “officials indicated that economic development issues were of top priority.” In addition, the Comp Plan also notes that “Maintenance of Village appearances, especially the quality of housing and commercial building stock was identified as important.” The Comp Plan also states that “A clear concern of all parties addresses the ability for the Village to maintain its historic economic vitality in terms of commercial redevelopment on Halsted Street and in the Central Business District in the face of the radically changing regional commercial/retail markets. It is fully recognized that residential tax burdens can be mitigated by taxes brought to the Village from commercial and industrial land uses.” Accordingly, the Comp Plan concludes that “the Village needs to optimize land use to maximize tax income from commercial and industrial land uses” are “crucial to the future of the Village and the ability to mitigate residential tax burdens.” Given these observations, the Village has determined that the proposed TIF District would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan.

The Village, with the assistance of Ryan, has commissioned this Redevelopment Plan (the “Redevelopment Plan”) in order to alleviate those conditions which deter private investment in the area and to meet the Village’s redevelopment goals and objectives. This represents an opportunity to enhance the approximately eleven (11.3) acres of property generally located in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west.

The Comprehensive Plan (1999) notes that, “With increased congestion on the regional transportation network forcing growth and development to the west and ultimately the south, the need for neighborhood shopping and entertainment facilities should increase in the Village. This may provide an opportunity for downtown merchants to fill the void in the retail shopping experience. Residents who do not wish to make a time-consuming journey to a major shopping center may find Downtown Homewood a central shopping location.” The Downtown TOD Plan

(2023) further notes that, “Qualitative feedback from this planning process identified the desire for new retail & dining options. Diverse restaurants, grab-and-go meals, and sit-down cafes were popular responses during focus groups and in-person engagement events. Residents and visitors in Homewood want to support local businesses and are eager for family-friendly and teen-oriented activities.”

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a “redevelopment project area” pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”) enables Illinois municipalities to establish a “redevelopment project area” either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish an area as a “redevelopment project area” pursuant to the Act, Illinois municipalities must adopt several documents including a redevelopment plan and eligibility report that provides in reasonable detail the basis for the eligibility of the redevelopment project areas. A redevelopment plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized Ryan to conduct a study of the parcels identified in the boundary map attached hereto as Exhibit 1 (the “Redevelopment Project Area”, “RPA” or “TIF District”) in

*TIF Redevelopment Plan: Harwood TOD TIF
Village of Homewood, Illinois*

relation to its eligibility as a "redevelopment project area" under the TIF Act, to prepare a report for the eligibility of the RPA (the "Qualification Report") and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

1. That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
2. That public/private partnerships are determined to be necessary in order to achieve development goals;
3. The parcels in the proposed new Redevelopment Project Area have not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
4. That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;
5. That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
6. The Redevelopment Plan and Project conform to the 1999 Comprehensive Plan, which guides development of the Village as a whole.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA consists of thirty-four (34) tax parcels situated in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. Existing land uses within the RPA include commercial, retail, office, and institutional uses. Please see Exhibit 1 for a boundary map of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Comprehensive Plan, which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarizes goals in the 1999 Comprehensive Plan that are applicable to the Harwood TOD RPA.

Table 1. 1999 Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Goal	Action
Provide commercial districts which will serve the needs of area residents and enhance the overall quality of life in the community	<ul style="list-style-type: none"> • Maintain the Central Business District as the viable and identifiable center of Homewood by encouraging a variety of land use types. • Promote commercial development on vacant or under-utilized parcels only where it will serve to strengthen existing commercial districts.
Sustainable Economic Vitality	<ul style="list-style-type: none"> • Maintain the Village’s historic economic vitality, in terms of commercial redevelopment on Halsted Street and in the Central Business District in the face of the radically changing regional commercial/retail markets. • Optimize land use to maximize tax income from commercial and industrial land uses. • Planning for critical uses of free standing vacant commercial parcels.
Future Land Use	<ul style="list-style-type: none"> • Commuter rail service improvements that benefit Village residents, including walkways, bikeways (bike parking) and automobile parking should be considered in the designation of land uses within the Downtown and preparation of any Downtown improvement plans.
Promote development of all remaining undeveloped property within the Village of Homewood for sound orderly, residential, commercial and industrial development consistent with the Comprehensive Plan and the Future Land Use Map	<ul style="list-style-type: none"> • Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas show on the Future Land Use Map. • Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses

	<p>would be favorably considered depending on specifics of the proposal.</p> <ul style="list-style-type: none"> • Complete an assessment of the successes of the recent parking improvement actions to provide additional parking in the downtown and if warranted, study the need and location of additional parking – both surfaced and elevated. • Establish guidelines for appropriate mixed-use downtown development including parking requirements, acceptable uses and Village financing assistance (if deemed appropriate). • Implement municipal improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and signage improvements.
<p>Construct a coordinated bicycle and walking pathway network in conformance with the Comprehensive Plan and Future Land Use Map</p>	<ul style="list-style-type: none"> • Prepare a master construction schedule for new bicycle and walking pathways connecting activity centers as shown on the Future Land Use Map. • Establish locations throughout the Village and the train station for the location of bicycle lockers and parking.

Source: Village of Homewood 1999 Comprehensive Plan

Implementation of this Redevelopment Plan will facilitate the accomplishment of these and other goals described in the Comprehensive Plan. It is further expected that the “redevelopment projects” as defined in the TIF Act will return the commercial and office properties within the RPA to economically productive use; thus, accomplishing the Village’s general goals regarding enhancing and strengthening the Village’s tax base.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

1. Reduce or address those adverse impacts described in the Qualification Report which deter private investment in the RPA
2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village’s tax base
3. Provide for high-quality development within the RPA that facilitates community and economic development goals
4. Accomplish redevelopment of the RPA over a reasonable time period

*TIF Redevelopment Plan: Harwood TOD TIF
Village of Homewood, Illinois*

These goals may be accomplished by pursuing the following objectives for the RPA:

1. Promotion of the redevelopment of underutilized property located within the RPA
2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Qualification Report

The Redevelopment Plan Area’s qualification under the TIF Act was evaluated by representatives of Ryan from September 2024 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are in the Qualification Report attached as Exhibit 3 of this Redevelopment Plan.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the RPA as a “conservation area” and which impair sound growth in the RPA are: (i) lag in EAV; (ii) excessive vacancies; (iii) deterioration of structures or site improvements; (iv) obsolescence; and (v) lack of community planning.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA’s existing strengths and revitalizing the RPA’s redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

Since the Plan does not displace ten (10) or more residential units, and does not include 75 or more existing residential units, a housing study is not required.

If, later, the Village does decide that it is necessary to dislocate ten or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan Existing land uses consist of commercial, retail, office, and institutional land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part hereof and include commercial, retail, office, and institutional uses.

Proposed land uses in the RPA are to consist of commercial, retail, office, institutional, and residential uses. Intended land uses will conform to the Village’s Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the proposed general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village’s Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

- 1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
 - 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
- 2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- 3. *Property Assembly Costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. *Rehabilitation Costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public Works and Improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job Training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing Incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital Costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. *School-related Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the

redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who

reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. *Library Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by

the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. *Payment in Lieu of Taxes*;

13. *Job Training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. *Interest Costs* – incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
 - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households

and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. *Day Care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

*TIF Redevelopment Plan: Harwood TOD TIF
Village of Homewood, Illinois*

Construction of Privately-owned Buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail Displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic Building Demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. “Historic Resource” means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

Table 2. Redevelopment Project Cost Estimates

1. Land Acquisition and Assembly Costs and Relocation Costs	\$ 1,250,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 1,700,000
3. Public Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements, including such utility improvements that are not located within the boundaries of the TIF District, but which are essential to the preparation of the RPA for development in accordance with this Plan	\$ 5,000,000
4. Rehabilitation/Façade Improvements	\$12,500,000
5. Interest Costs Pursuant to the TIF Act	\$ 5,000,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 2,500,000
7. Job Training	\$ 500,000
8. Estimated School District Costs, Library District Costs, and Taxing District Capital Costs pursuant to the TIF Act	\$ 1,000,000
TOTAL ESTIMATED	\$29,450,000

Notes:

- (1) All project cost estimates are in 2024 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the TIF Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the TIF Act.
- (4) The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded “redevelopment project costs” as defined in the TIF Act are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village’s incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2023 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest

payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2023 of the property within the RPA is approximately \$971,683. This is only an estimate and is to be certified by the County subsequent to adoption of the Village’s TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$9,000,000 to \$12,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project


This Redevelopment Plan will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

IX. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan may be amended pursuant to the provisions of the TIF Act.

EXHIBIT 1
BOUNDARY MAP



 CHRISTOPHER D. BURKE ENGINEERING, LTD. 9575 West Higgins Road Suite 600, Rosemont, Illinois 60018 (847) 823-0500	HARWOOD TOD TIF IN VILLAGE OF HOMEWOOD, ILLINOIS PREPARED FOR VILLAGE OF HOMEWOOD		CALC. JFM DRN. AJR CND. EJR SCALE: 1"=250' DATE: 11-6-2024	PROJECT NO. 240646 SHEET 1 OF 1 DRAWING NO. TD-240646B
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EXHIBIT 2
LEGAL DESCRIPTION

Homewood Harwood TOD TIF 11062024

THAT PART OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK B IN THE VILLAGE OF HARTFORD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1853 (ANTE FIRE) AS DOCUMENT NUMBER 45632;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF LOT 3 IN BLOCK B ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN SAID BLOCK B;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 10 IN BLOCK B TO A POINT ON THE SOUTH LINE OF THE NORTH 45 FEET OF SAID LOT 10 IN BLOCK B;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 45 FEET OF LOT 10 IN BLOCK B TO A POINT ON THE WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARWOOD AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF THE WEST

120 FEET OF LOT 34 IN W.K. GORES SUBDIVISION, AS RECORDED NOVEMBER 19, 1907 AS DOCUMENT NUMBER 4127786;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST HALF OF THE WEST 120 FEET OF LOT 34 TO A POINT ON THE NORTH LINE OF LOT A IN NEUEN'S RESUBDIVISION, AS RECORDED JANUARY 27, 1958 AS DOCUMENT NUMBER 17119380;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT A TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A AND THE EAST LINE OF LOT B IN SAID NEUEN'S RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE EAST ALONG SAID NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST LINE OF A 20-FOOT-WIDE NORTH-SOUTH ALLEY, LYING WEST OF GOTTSCHALK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 20-FOOT-WIDE NORTH-SOUTH ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 IN COUNTY CLERK'S DIVISION, AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003436;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD TO THE POINT OF BEGINNING, ALL IN SAID COOK COUNTY, ILLINOIS.

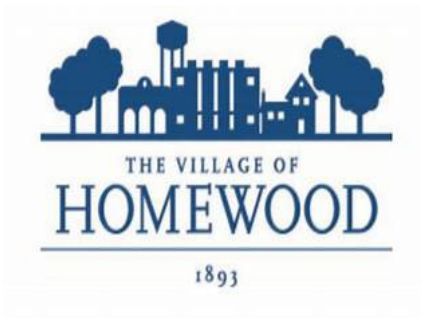
EXHIBIT 3
QUALIFICATION REPORT

**VILLAGE OF HOMEWOOD
TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT
PROPOSED HARWOOD TOD
REDEVELOPMENT PROJECT AREA**

A study to determine whether a portion of an area located in the Village of Homewood qualifies as a “conservation area” as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Homewood, Illinois

Prepared By: Ryan



February 2025

**VILLAGE OF HOMEWOOD
TIF QUALIFICATION REPORT
HARWOOD TOD TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

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Appendix I - TIF District Boundary Map

Appendix II - Tax Parcels

I. INTRODUCTION AND BACKGROUND

In considering the designation of the proposed Harwood TOD TIF District Redevelopment Project Area (“TIF District”), the Village of Homewood (the “Village”) has authorized this study of the area indicated in the map attached hereto as Appendix I (the “Study Area”) to determine whether it qualifies for consideration as a “redevelopment project area” (“TIF”) pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“TIF Act” or the “Act”). Ryan has agreed to undertake the study of the Study Area. The Study Area consists of thirty-four (34) tax parcels, (as described in Appendix II) comprised of approximately eleven (11.3) acres and eighteen (18) structures currently located in the existing Downtown TOD TIF District. These 34 parcels will be removed from the existing Downtown TOD TIF to create new Harwood TOD TIF District.

The proposed Harwood TOD TIF District was found qualify as a “conservation area” as defined in the TIF Act. Sixteen (16) of the eighteen (18) buildings within the Study Area, or eighty-nine percent (89%), are thirty-five (35) years in age or older, thus qualifying the Study Area as a “conservation area.” Additional qualifying factors in the Study Area include obsolescence, deterioration, excessive vacancies, lack of community planning, inadequate utilities, and lagging or declining EAV.

Village Objectives

The Village’s 1999 Comprehensive Plan (“The Plan”) notes that sustainable economic viability is a critical concern of residents, and that the Village needs to optimize land uses to maximize tax income from commercial and industrial uses. The Plan also recognizes that residential tax burdens can be mitigated by taxes brought to the Village by commercial and industrial land uses. Accordingly, the Plan includes, among others, the following objectives:

- Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts.
- Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas

Source: Village of Homewood Comprehensive Plan (1999)

Given these Village objectives under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote the immediate redevelopment of the proposed Harwood TODTIF District in response to currently proposed redevelopment activities. Toward this end, the Village intends to amend the existing Downtown TOD TIF District Redevelopment Project Area by removing 34 parcels create a new Harwood TOD TIF District with these 34 parcels to implement a new “redevelopment plan” as defined in the TIF Act (the “TIF Redevelopment Plan”) by undertaking certain redevelopment activities to accelerate an increase of the tax base for these parcels.

The Village has determined that redevelopment currently planned for the Study Area may only be feasible with public financial assistance coordinated with private sector investment. The Village intends to create and utilize this new TIF redevelopment plan for these parcels to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area. The use of TIF relies upon induced private redevelopment in the area, thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

Because the Village will not consider the redevelopment of residential parcels that would dislocate 10 or more residential units within the proposed new TIF district, the Village will not conduct a housing impact study pursuant to the TIF Act.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Ryan examined the new proposed RPA from beginning in September, 2024 to the date of this report, and reviewed data collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Act. Based upon Ryan’s evaluation of parcels in the proposed new TIF Project Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed new TIF District as a “conservation area.” These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area, as required under the TIF Act. The factors are summarized in the table below.

Sub-Areas Within Proposed RPA	Maximum Possible Factors Per Statute	Minimum Factors Needed to Qualify Per Statute	Qualifying Factors Present in Proposed TIF Area
Conservation Area	13	3	<ul style="list-style-type: none"> • Deterioration • Obsolescence • Lag/Decline in EAV • Excessive Vacancies • Lack of Community Planning

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a “Redevelopment Project Area” is: “an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and with respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area.”

Under the Act, “conservation area” is defined as “any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or

more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lagging or Declining EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Study Area consists of thirty-four (34) tax parcels including seventeen (17) commercial, retail, office, and institutional buildings and various site improvements. The Study Area is generally located in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. Adjacent public rights-of-way are also included.

IV. METHODOLOGY OF EVALUATION

In evaluating the Study Area’s potential qualification as a TIF District, the following methodology was utilized:

- 1) A site survey of the area was undertaken by representatives from Ryan.
- 2) Ryan completed an exterior evaluation of structures, as part of the review. Additionally, Ryan assessed 2018 through 2023 tax information from the Cook County Clerk’s Office, Sidwell parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area’s development (e.g., lack of community planning). Ryan reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- 4) The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The area was examined to determine the applicability of the thirteen (13) different “conservation area” factors for qualification for TIF designation under the TIF Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of Ryan’s evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the RPA as a “conservation area.”

A. Threshold Qualification

Age. Based upon site surveys and Cook County and Village data, 16 of the 18 structures in the improved portion of the RPA, or 89% were found to be thirty-five (35) years of age or older.

B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

1. Lag or Decline in EAV:

The Act states that if the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 tax years for which information is available.

The total Equalized Assessed Value (“EAV”) of the RPA declined in three (3) of the past five (5) years. Additionally, the EAV of the RPA lagged behind the EAV of the Village as a whole in three (3) of the past five (5) years. Finally, the EAV of the RPA lagged behind the Consumer Price Index (“CPI”) for three (3) of the last five (5) years.

	2023	2022	2021	2020	2019	2018
RPA EAV	\$971,683	\$1,319,084	\$1,354,725	\$1,438,981	\$1,301,794	\$1,174,854
Percentage of Change	<u>-26.34%</u>	<u>-2.63%</u>	<u>-5.86%</u>	<u>10.54%</u>	10.80%	-
Village EAV	\$522,253,881	\$375,659,461	\$382,833,761	\$415,209,742	\$358,598,079	\$361,124,411
Less TIF RPA	\$521,282,198	\$374,340,377	\$381,479,036	\$413,770,761	\$357,296,285	\$359,949,557
	<u>39.25%</u>	<u>-1.87%</u>	-7.80%	<u>15.81%</u>	-0.74%	-
CPI	<u>4.10%</u>	<u>8.0%</u>	<u>4.7%</u>	1.2%	1.8%	-

Source: Cook County Clerk's Office and US Bureau of Labor Statistics

*Note: Eligible years are indicated by **bold underline**

2. Excessive Vacancies:

Pursuant to the Act, excessive vacancies are the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Three (3) of the eighteen (18) structures in the Study Area are comprised of municipal or public recreational uses that don't lend themselves to evaluation of vacancies for this purpose. Of the remaining fourteen (14) structures non-public three (3) are completely vacant, and these three represent more than twenty-one percent (21.4%) of the structures in the Study Area.

The former St. Joseph Catholic School located at 17949 Dixie Highway, closed in June 2017, and so has been vacant for seven years. The twelve-unit Matrix Office Building located at 2052-2066 Ridge Road was 37% vacant when the Village acquired it in 2022 and became completely vacant in March 2023. In addition, the 17900 Dixie Highway office building, which contains nine (9) units, was also acquired by the Village in 2022 and became completely vacant in March 2023. Vacancies associated with these two office properties are consistent with of an overall trend toward increasing suburban office vacancies, and office vacancies, in general exacerbated by the pandemic.

All of these vacancies consist of prominent structures, highly visible in the Village's downtown core, and serve to contribute to a perception of declining economic viability within the improved portion of the Study Area.

3. Deterioration of Site Improvements and Structures

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration of building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

The RPA shows signs of deterioration in both site improvements and building structures.

Various degrees of deterioration were identified throughout the area, ranging from minor to extremely severe.

Surface Improvements:

Site improvements within the RPA were observed to possess the following signs of deterioration:

- Extensively cracked and crumbling/spalling asphalt pavement, along with potholes and other settlement in parking lot areas, driveways, and alleys requiring re-surfacing.
- Weed and vegetation growth in cracked pavement and/or loose pavement material in parking lot areas, driveways and alleys.
- Faded and cracked parking space striping and curb caution paint, needing new paint.
- Crumbling curbs and gutters throughout parking areas and approaches, requiring removal and replacement.
- Cracked public and private concrete service walks with weed growth.

Specific examples of deterioration to site improvements, among others, include the parking lot at 17911 Harwood Avenue, which showed signs of severe distress including crumbling asphalt and potholes throughout. Another example of deterioration is the parking lot at 2022 Elm Road, which suffer from cracks, loose pavement, and potholes. The parking lot between the Homewood Library and former St. Joseph’s Catholic School also has cracks and weed growth throughout.

Building Improvements:

Building deterioration was found to consist of cracked or damaged exterior building surfaces including masonry facades in need of tuckpointing, faded and peeling trim paint, deteriorated windows or doors or window/door frames, rusted metal service doors, rusted metal fencing, and damaged gutters or downspouts, for example.

The most notable example of deterioration in building improvements is found at the office building located at 2052-2066 Ridge Road (18017 Harwood). A structural feasibility study conducted by IMEG in 2022 found that this building appears to not have been well maintained and is generally in below average condition and is showing its age. There are numerous locations around the building where the brick façade has fallen apart due to years of freeze and thaw cycles impacting water infiltration that was made possible by poor detailing in the original design. Our own field inspections found chipped and peeling paint at exterior walls, stained exterior stucco walls, cracks in concrete steps, and faded signage and canopy.

Examples of deterioration in building components were also found throughout the Study Area, and consisted of peeling or chipped paint on exterior building surfaces, deteriorating masonry walls, deteriorating or rusting exterior steps and or railing systems, rotting window frames or window frames needing paint, roof shingles lifting, deteriorated exterior wood panels, deteriorated eaves and gutters, faded outdoor signage, and rusted metal fencing, some or all of which were found in at least ten (10) of the eighteen (18) buildings within the Study Area. The observable deterioration of these improvements contributes to an adverse aesthetic impact on the area.

Deterioration of site improvements was found to also be relevant throughout the Study Area. Paved surface improvements, asphalt and concrete, at parking lots, driveway, alleys, and sidewalks were seen to suffer from alligator, cracking, spalling, settlement, potholes, asphalt needing sealing, faded surface striping and curb paint, and weed growth. These surface deteriorated conditions were observed in at least twenty (20) of the parcels in the Study Area.

4. Obsolescence:

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

Functional obsolescence can be present due to age, physical condition, poor layout and building orientation. Eleven (11) of the eighteen (18) non-public buildings in the Study Area were built between 1895 and 1958, making 61% of the structures in the Study Area between 66 to 159 years old. Advanced ages, along with their associated deterioration described previously, along with the outdated nature of some of their original intended uses, contribute to their obsolescence in comparison to contemporary construction and development standards.

A good example of functional obsolescence due to deterioration is seen in the aforementioned IMEG Structural Feasibility Study (2022) of the 61-year-old Matrix building. This study concluded that the building is beyond its useful life. The study notes “Matrix is two-story brick building, designed in a traditional 1960's office style. The building, while appropriate for the time that it was designed, is rather plain and not particularly inviting, due to the fact that it has not been well maintained and is showing its age.” The study also determined that “This building has suffered the same fate of many buildings from this era, which is a 1980's or so remodeling that is rarely successful.” Accordingly, this building’s interior was demolished in 2022 pursuant to Village staff plans to add additional floors to this two-story structure. According to the IMEG Study, the building had an outdated unreinforced masonry system, as well as the inadequate capacity of interior columns and footings which would have made the construction of additional floors functionally impossible. The study also found that “Cracked brick walls, a variety of interior finishes, and non-accessible entrances, along with mansard roofs and simulated stucco over brick contribute to a tired appearing building.”

This functional obsolescence can also contribute to economic obsolescence in the Study Area. Evidence of economic obsolescence in the Study Area can be observed in the underutilization of complete vacancies of certain buildings within the Study Area. As mentioned previously, three of the fourteen non-public structures in the Study Area are completely vacant. These consist of the former St. Joseph Catholic School which has been vacant for more than seven years, and the two office properties at 2052-2066 Ridge Road and 17900 Dixie Highway, which have been vacant since March 2023.

5. Lack of Community Planning:

Under the Act, “Lack of Community Planning” refers to “the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning”.

The Village’s first comprehensive plan was adopted in 1958. It was subsequently updated in 1976 and again in 1986. According to the Village’s most recent Comprehensive Plan (1999), the 1986 comprehensive plan “had been the basis for most decisions concerning future development within the Village”. In 1999 the Village updated its 1986 comprehensive plan due to “the need to reactivate future planning and implementation of strategic investments in infrastructure and community services to meet the demands of current and future residents in the Village” and “the need to establish a rational strategy to ensure the long-term future economic vitality of the Village.”

The Downtown TOD Plan (2023) states that, “Given the presence of some of the original building stock from Homewood’s 1920 development boom, the downtown character has a notably vintage and traditional feel.” Indeed, twenty-four (24) of the thirty-four (34) parcels within the Study Area, or 70%, were developed before the adoption of the Village’s first comprehensive plan in 1958. In addition, eleven (11) of the eighteen (18) structures within the Study Area, or 61%, were built before the adoption of the 1958 comprehensive plan. Therefore, a significant portion of the Study Area was developed without the guidance of a comprehensive plan.

Evidence of a lack of community planning can be found in some examples of incompatible land uses. For example, the Village Hall property includes a municipal water tower in the middle of Homewood’s downtown, a use that detracts from the downtown area and is far better suited to a more remote location. Incompatible land uses can also be found where a commercial HVAC business use is combined with an attorney’s office.

Additional evidence of a lack of community planning consists of several non-conforming uses within the Study Area. Dan’s Classics auto repair shop and Camm’s Automotive Repair on Dixie Highway are both zoned as B-1 (“Downtown Core”), but used as “Motor Vehicle Service”, a use that is not permitted under the B-1 zoning classification. Homewood’s B-1 Downtown Core zoning district is a six block area that focus on creating destinations for retail, dining, and entertainment, uses that are not compatible with auto repair facilities. In addition, St. John Neumann Church on Dixie Highway and the Cancer Support Center on Elm Road are both currently zoned as B-2 (“Downtown Transition”), but are used as “Non-Commercial Place of Assembly” which is also not permitted under the B-2 zoning classification.

Further evidence of improper subdivision is the ubiquitous and sporadic configuration of surface parking lots throughout the Study Area. Almost 25% of the parcels in the Study Area consist of paved parking lots scattered throughout. The Village's 2023 "Downtown Transit Oriented Development Plan" notes that "The Village has eight public parking lots, over 200 on-street public parking spaces, and over 30 private parking lots within the plan area." This plan's "Existing Conditions Memo" observes that "There is significant land dedicated to downtown parking, however, much of the parking is fragmented." In addition, according to this same plan, "Homewood's 2018 parking study analyzed all parking including public lots, street parking and private parking lots in downtown. The study identified many on-street parking segments had 30% occupancy. The general target for on-street occupancy is 85% to ensure that some spaces are available consistently." This plan calls for the Village to "work to minimize the sprawl effect of surface parking lots downtown," and says the Village should "Concentrate and consolidate parking in centralized areas, " and that strategically allocating existing parking where visitors, shoppers, and residents will look to park, underused parking spaces can be repurposed for new development opportunities. This fragmentation of surface parking lots and underutilization of on-street parking is additional evidence of a lack of community planning,"

The Downtown TOD Plan (2023) also highlights a number of traffic flow and transit related issues that should be targeted for improvement. Inadequate street layout can be seen at the library entrance at Elm Road and Dixie Highway. The Village's 2023 "Downtown Transit Oriented Development Plan – Existing Conditions Memo" calls for realignment of the entrances and curb cuts to reduce turning conflicts with cars. In addition, according to the Village's Downtown TOD Plan (2023), "The rail viaducts located in the plan area on 183rd Street and Dixie Highway are challenging areas for residents and visitors to navigate."

These include the need to enhance access to the downtown via the Viaducts on Dixie Highway and 183rd Street, These issues are further evidence of the Study Area developing without the guidance of modern planning standards.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to a proposed designation of the Study Area by the Village as a TIF District:

1. The area is contiguous and is greater than 1½ acres in size;
2. The RPA qualifies as a “conservation area”. Summaries of the qualification findings are outlined in Section V.
3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

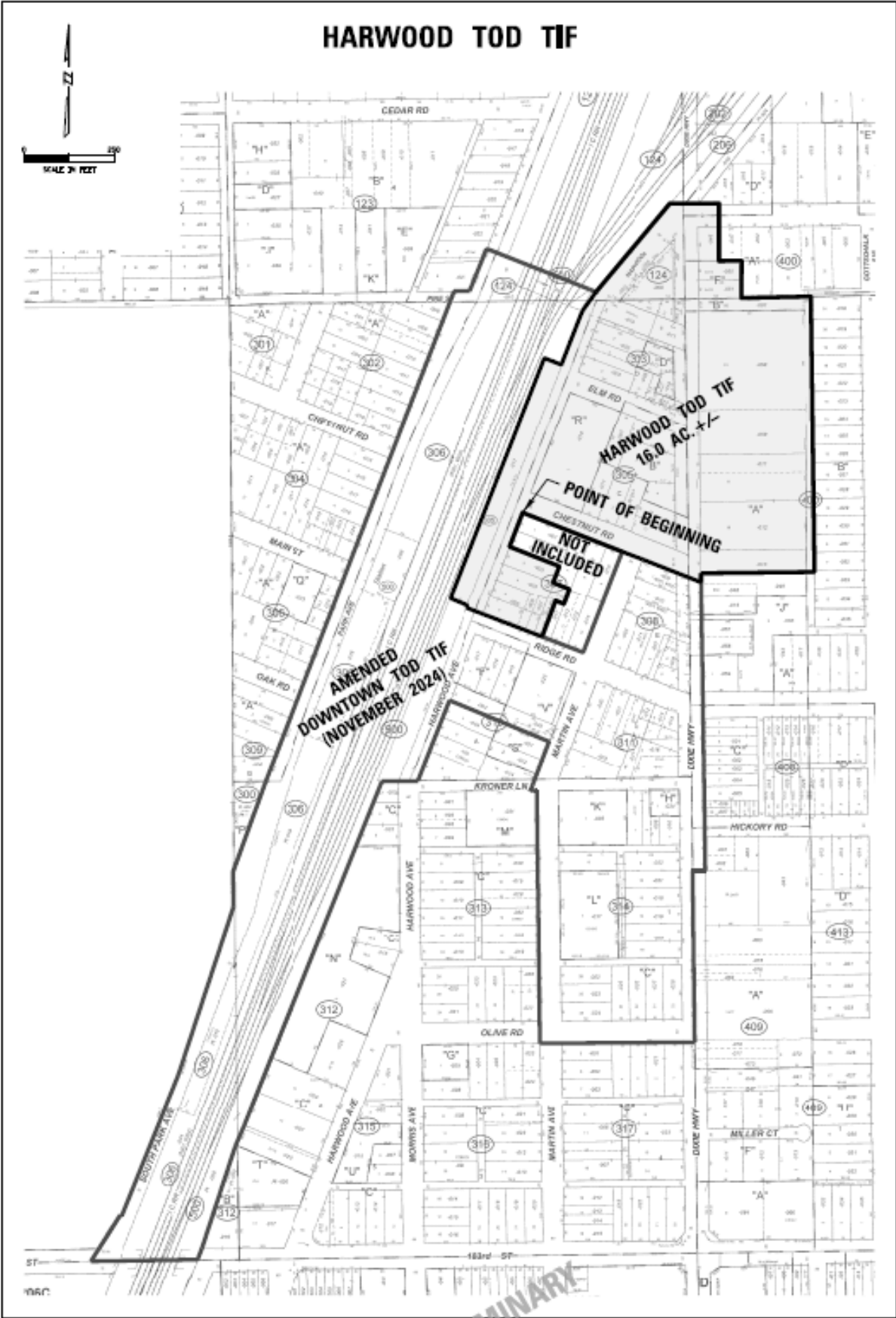
Conclusion

Based upon Ryan’s evaluation of parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, Ryan finds that sufficient factors are present to support qualification of the proposed TIF District as a “conservation area.” These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area. In the judgement of Ryan, these findings provide the Village with sufficient justification to consider a formal process for adopting the RPA as the Harwood TOD TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction as well as the coordination of redevelopment efforts for modern mixed-use redevelopment. These efforts will be important to the area’s improvement and increase in tax base.

The eligibility findings indicate that the area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. Factors indicate the area has not been subject to sound growth and development through investment by private enterprise and is not likely to be developed but for the assistance of TIF.

APPENDIX I
TIF DISTRICT BOUNDARY MAP



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HARWOOD TOD TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 VILLAGE OF HOMEWOOD

CALC.	JRM	PROJECT NO.
DWG.	AJK	240646
CHKD.	AJK	SHEET 1 OF 1
SCALE	1"=250'	DATE
DATD.	11-6-2024	PROJECT NO.
		240646
		DATE
		11-6-2024

APPENDIX II

TAX PARCELS

- 29-31-305-012-0000
- 29-31-307-015-0000
- 29-31-307-005-0000
- 29-31-307-004-0000
- 29-31-307-003-0000
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EXHIBIT 4
CURRENT LAND USE MAP

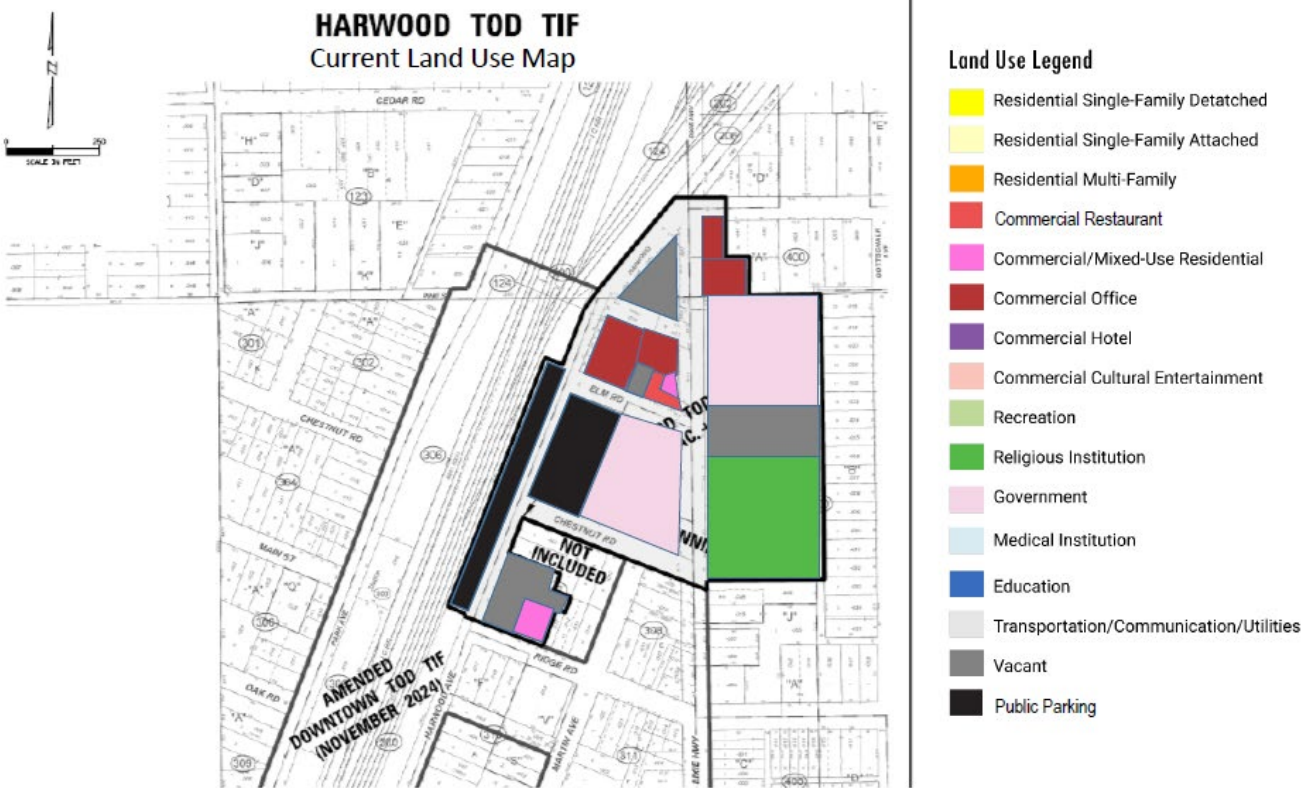
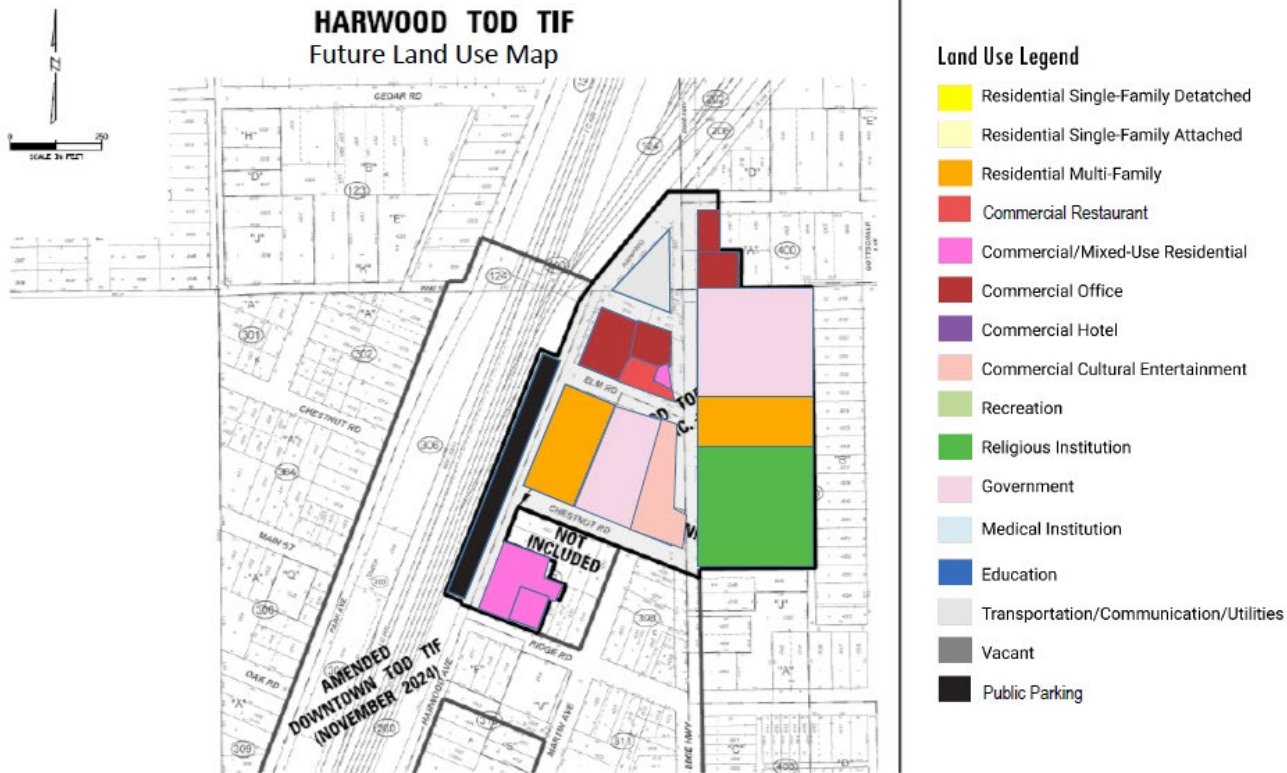


EXHIBIT 5
PROPOSED LAND USE MAP



Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

After the roll being called, the following Trustee voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois (the "Village"), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the "Corporate Authorities").

I do further certify that the foregoing is a full, true, and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on May 12, 2026, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the Harwood TOD Tax Increment Financing Redevelopment Project Area

a true, correct and complete copy of which said ordinance as adopted at the meeting appears in the foregoing transcript of the minutes of the meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were conducted openly, that the vote on the adoption of the ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to the news media requesting such notice; that an agenda for the meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours before the holding of the meeting; that said agenda described or specifically referenced to said ordinance; that said meeting was called and held in strict compliance with the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with the Act and the Code and with the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on _____, 2026.

Village Clerk

(SEAL)

ORDINANCE M-2424

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, DESIGNATING THE HARWOOD TOD REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the “Act”), for a proposed redevelopment project area known as the Harwood TOD Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area is in the aggregate more than one and one-half acres, as described in Exhibit A of this Ordinance, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”) and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on January 14, 2025 adopted an ordinance proposing the establishment of the Area and calling a public hearing for March 11, 2025 concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

WHEREAS, due notice regarding this hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of

Second Ordinance

Commerce and Economic Opportunity of the State of Illinois by Certified Mail on January 16, 2025, by publication in the Daily Southtown on February 18, 2025, and February 20, 2025, and by Certified Mail to taxpayers within the Area on February 25, 2025; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on January 29, 2025, at the time and location described in the above notices, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board’s recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “Conservation Area” set forth under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements on them in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have heretofore approved the Plan and Project, which was identified in An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the Harwood TOD Tax Increment Financing Redevelopment Project Area.

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

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. Area Designated. The Area, as legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached and incorporated herein as if set out in full by this reference.

Section 3. Findings. The Corporate Authorities make these findings:

1. As required pursuant to Section 5/11-74.4-3(p) of the Act:
 - a. the Area is not less, in total, than one and one-half (1-1/2) acres in size; and
 - b. there exist conditions within the Area that cause the improved portions of the Area to be classified as a "Conservation Area," and the unimproved portions of the Area to be classified as a "Blighted Vacant Area", as defined in the Act and more particularly described in the Plan, which is incorporated herein by reference; and
 - c. the Area would not be reasonably developed without tax increment allocation financing and incremental revenues generated by tax increment allocation financing in the Area

will be exclusively used for the redevelopment of the Area;
and

2. As required pursuant to Section 5/11-74.4-4(a) of the Act, the Area includes only those contiguous parcels of real property and improvements on them substantially benefited by the proposed Project.

Section 4. Area Designated. The Area is designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of this section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 6. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict shall be, and the same are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately on its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A - Legal Description

EXHIBIT B - General Street Location

EXHIBIT C - Map of Redevelopment Project Area

EXHIBIT D - Redevelopment Plan and Project

Second Ordinance

PASSED on May 12, 2026.

AYES _____ NAYS _____ ABSENT _____

VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A**LEGAL DESCRIPTION**

THAT PART OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK B IN THE VILLAGE OF HARTFORD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1853 (ANTE FIRE) AS DOCUMENT NUMBER 45632;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF LOT 3 IN BLOCK B ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN SAID BLOCK B;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 10 IN BLOCK B TO A POINT ON THE SOUTH LINE OF THE NORTH 45 FEET OF SAID LOT 10 IN BLOCK B;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 45 FEET OF LOT 10 IN BLOCK B TO A POINT ON THE WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARWOOD AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF THE WEST

120 FEET OF LOT 34 IN W.K. GORES SUBDIVISION, AS RECORDED NOVEMBER 19, 1907 AS DOCUMENT NUMBER 4127786;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST HALF OF THE WEST 120 FEET OF LOT 34 TO A POINT ON THE NORTH LINE OF LOT A IN NEUEN'S RESUBDIVISION, AS RECORDED JANUARY 27, 1958 AS DOCUMENT NUMBER 17119380;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT A TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A AND THE EAST LINE OF LOT B IN SAID NEUEN'S RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE EAST ALONG SAID NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST LINE OF A 20-FOOT-WIDE NORTH-SOUTH ALLEY, LYING WEST OF GOTTSCHALK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 20-FOOT-WIDE NORTH-SOUTH ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 IN COUNTY CLERK'S DIVISION, AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003436;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY;

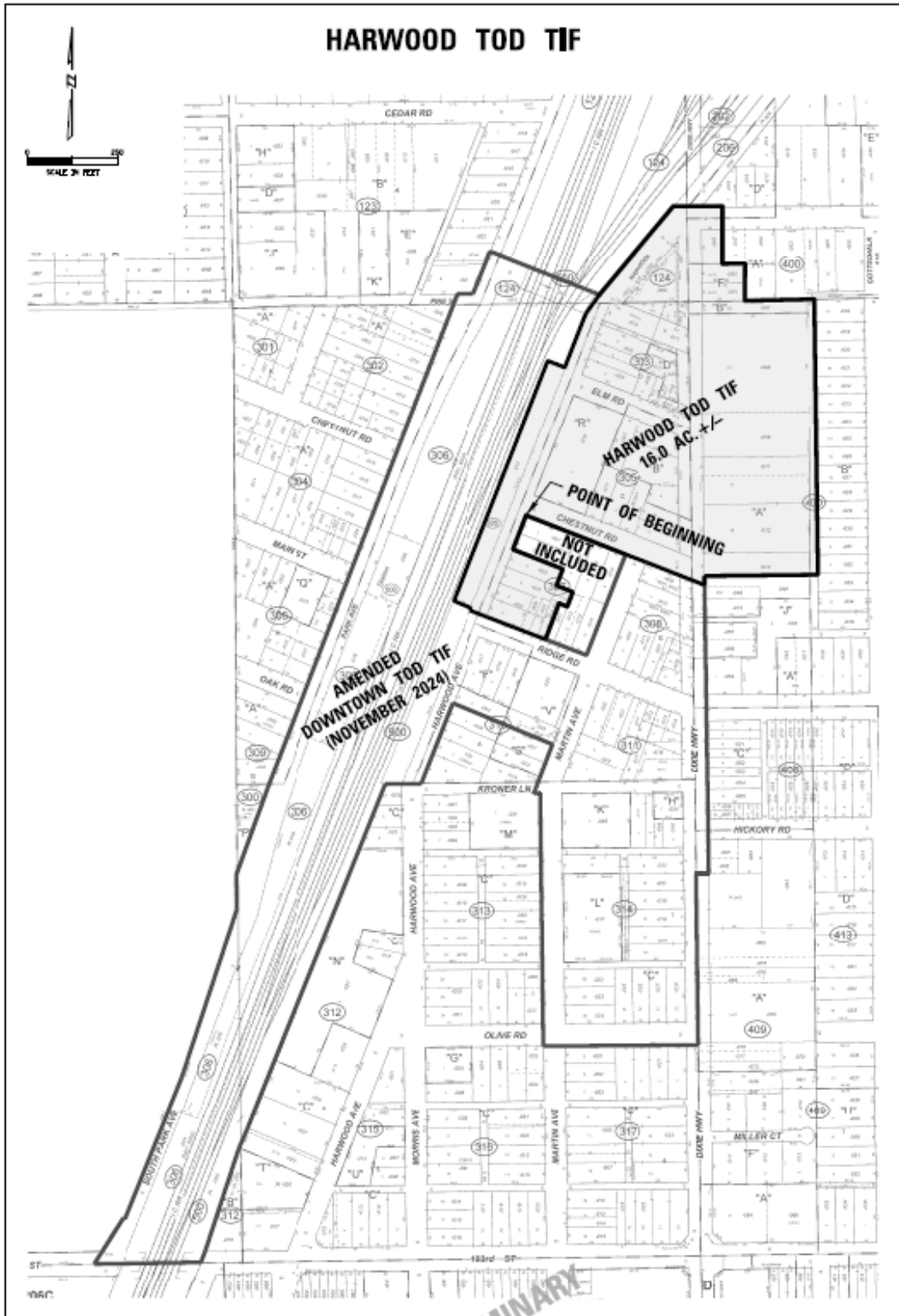
THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;


THENCE NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD TO THE POINT OF BEGINNING, ALL IN SAID COOK COUNTY, ILLINOIS.

EXHIBIT B
GENERAL STREET LOCATION

The redevelopment project area consists of thirty-four (34) tax parcels situated in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. Existing land uses within the redevelopment project area include commercial, retail, office, and institutional uses.

EXHIBIT C
MAP OF REDEVELOPMENT PROJECT AREA



 CHRISTOPHER D. BURKE ENGINEERING, LTD. 9575 West Higgins Road Suite 600, Rosemont, Illinois 60018 (847) 823-0500	HARWOOD TOD TIF IN VILLAGE OF HOMEWOOD, ILLINOIS PREPARED FOR VILLAGE OF HOMEWOOD		CALC. JFM DRAW. AJR CHG. RJR SCALE: 1"=250' DATE: 11-6-2024	PROJECT NO. 240646 SHEET 1 OF 1 DRAWING NO. TD-240646B
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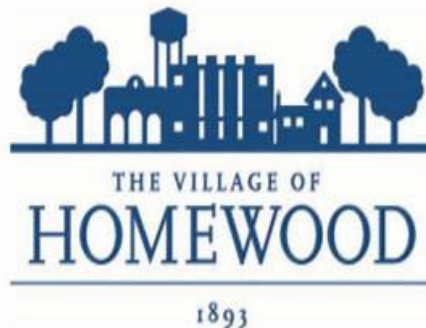
EXHIBIT D
REDEVELOPMENT PLAN AND PROJECT

Draft Date: 12.05.24

**VILLAGE OF HOMEWOOD, ILLINOIS
HARWOOD TOD TIF DISTRICT REDEVELOPMENT
PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

Prepared By:

**Village of Homewood, Illinois
&
Ryan, LLC**



February 2025

VILLAGE OF HOMEWOOD
HARWOOD TOD TIF DISTRICT TIF REDEVELOPMENT PLAN
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I. Introduction

The Village of Homewood (the “Village”) is a suburban municipality serving a population of 19,463 citizens (according to the 2020 U.S. Census). The Village is an established community situated approximately 22 miles south of Chicago’s “Loop” within close distance to Midway Airport and Gary-Chicago International Airport and near Interstate 80, Illinois Route 394, Interstate 294, Interstate 90-94 and four State and County Roads. In this report, the Village proposes a Tax Increment Financing Redevelopment Plan and Project (the “Plan” or “Redevelopment Plan”) pursuant to the TIF Act (as such term is hereinafter defined) to enable an area within the Village to overcome a number of redevelopment barriers. Ryan, LLC (“Ryan”) has been retained by the Village to assist in the drafting of this Redevelopment Plan.

The proposed Harwood TOD TIF Redevelopment Project Area consists of thirty-four (34) parcels, containing eighteen (18) structures and various other site improvements. According to the Village’s most recent Comprehensive Plan from 1999, (the “Comp Plan”), Village “officials indicated that economic development issues were of top priority.” In addition, the Comp Plan also notes that “Maintenance of Village appearances, especially the quality of housing and commercial building stock was identified as important.” The Comp Plan also states that “A clear concern of all parties addresses the ability for the Village to maintain its historic economic vitality in terms of commercial redevelopment on Halsted Street and in the Central Business District in the face of the radically changing regional commercial/retail markets. It is fully recognized that residential tax burdens can be mitigated by taxes brought to the Village from commercial and industrial land uses.” Accordingly, the Comp Plan concludes that “the Village needs to optimize land use to maximize tax income from commercial and industrial land uses” are “crucial to the future of the Village and the ability to mitigate residential tax burdens.” Given these observations, the Village has determined that the proposed TIF District would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan.

The Village, with the assistance of Ryan, has commissioned this Redevelopment Plan (the “Redevelopment Plan”) in order to alleviate those conditions which deter private investment in the area and to meet the Village’s redevelopment goals and objectives. This represents an opportunity to enhance the approximately eleven (11.3) acres of property generally located in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west.

The Comprehensive Plan (1999) notes that, “With increased congestion on the regional transportation network forcing growth and development to the west and ultimately the south, the need for neighborhood shopping and entertainment facilities should increase in the Village. This may provide an opportunity for downtown merchants to fill the void in the retail shopping experience. Residents who do not wish to make a time-consuming journey to a major shopping center may find Downtown Homewood a central shopping location.” The Downtown TOD Plan

(2023) further notes that, “Qualitative feedback from this planning process identified the desire for new retail & dining options. Diverse restaurants, grab-and-go meals, and sit-down cafes were popular responses during focus groups and in-person engagement events. Residents and visitors in Homewood want to support local businesses and are eager for family-friendly and teen-oriented activities.”

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a “redevelopment project area” pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”) enables Illinois municipalities to establish a “redevelopment project area” either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish an area as a “redevelopment project area” pursuant to the Act, Illinois municipalities must adopt several documents including a redevelopment plan and eligibility report that provides in reasonable detail the basis for the eligibility of the redevelopment project areas. A redevelopment plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized Ryan to conduct a study of the parcels identified in the boundary map attached hereto as Exhibit 1 (the “Redevelopment Project Area”, “RPA” or “TIF District”) in

*TIF Redevelopment Plan: Harwood TOD TIF
Village of Homewood, Illinois*

relation to its eligibility as a "redevelopment project area" under the TIF Act, to prepare a report for the eligibility of the RPA (the "Qualification Report") and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

1. That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
2. That public/private partnerships are determined to be necessary in order to achieve development goals;
3. The parcels in the proposed new Redevelopment Project Area have not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
4. That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;
5. That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
6. The Redevelopment Plan and Project conform to the 1999 Comprehensive Plan, which guides development of the Village as a whole.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA consists of thirty-four (34) tax parcels situated in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. Existing land uses within the RPA include commercial, retail, office, and institutional uses. Please see Exhibit 1 for a boundary map of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Comprehensive Plan, which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarizes goals in the 1999 Comprehensive Plan that are applicable to the Harwood TOD RPA.

Table 1. 1999 Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Goal	Action
Provide commercial districts which will serve the needs of area residents and enhance the overall quality of life in the community	<ul style="list-style-type: none"> • Maintain the Central Business District as the viable and identifiable center of Homewood by encouraging a variety of land use types. • Promote commercial development on vacant or under-utilized parcels only where it will serve to strengthen existing commercial districts.
Sustainable Economic Vitality	<ul style="list-style-type: none"> • Maintain the Village’s historic economic vitality, in terms of commercial redevelopment on Halsted Street and in the Central Business District in the face of the radically changing regional commercial/retail markets. • Optimize land use to maximize tax income from commercial and industrial land uses. • Planning for critical uses of free standing vacant commercial parcels.
Future Land Use	<ul style="list-style-type: none"> • Commuter rail service improvements that benefit Village residents, including walkways, bikeways (bike parking) and automobile parking should be considered in the designation of land uses within the Downtown and preparation of any Downtown improvement plans.
Promote development of all remaining undeveloped property within the Village of Homewood for sound orderly, residential, commercial and industrial development consistent with the Comprehensive Plan and the Future Land Use Map	<ul style="list-style-type: none"> • Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas show on the Future Land Use Map. • Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses

	<p>would be favorably considered depending on specifics of the proposal.</p> <ul style="list-style-type: none"> • Complete an assessment of the successes of the recent parking improvement actions to provide additional parking in the downtown and if warranted, study the need and location of additional parking – both surfaced and elevated. • Establish guidelines for appropriate mixed-use downtown development including parking requirements, acceptable uses and Village financing assistance (if deemed appropriate). • Implement municipal improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and signage improvements.
<p>Construct a coordinated bicycle and walking pathway network in conformance with the Comprehensive Plan and Future Land Use Map</p>	<ul style="list-style-type: none"> • Prepare a master construction schedule for new bicycle and walking pathways connecting activity centers as shown on the Future Land Use Map. • Establish locations throughout the Village and the train station for the location of bicycle lockers and parking.

Source: Village of Homewood 1999 Comprehensive Plan

Implementation of this Redevelopment Plan will facilitate the accomplishment of these and other goals described in the Comprehensive Plan. It is further expected that the “redevelopment projects” as defined in the TIF Act will return the commercial and office properties within the RPA to economically productive use; thus, accomplishing the Village’s general goals regarding enhancing and strengthening the Village’s tax base.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

1. Reduce or address those adverse impacts described in the Qualification Report which deter private investment in the RPA
2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village’s tax base
3. Provide for high-quality development within the RPA that facilitates community and economic development goals
4. Accomplish redevelopment of the RPA over a reasonable time period

*TIF Redevelopment Plan: Harwood TOD TIF
Village of Homewood, Illinois*

These goals may be accomplished by pursuing the following objectives for the RPA:

1. Promotion of the redevelopment of underutilized property located within the RPA
2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Qualification Report

The Redevelopment Plan Area’s qualification under the TIF Act was evaluated by representatives of Ryan from September 2024 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are in the Qualification Report attached as Exhibit 3 of this Redevelopment Plan.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the RPA as a “conservation area” and which impair sound growth in the RPA are: (i) lag in EAV; (ii) excessive vacancies; (iii) deterioration of structures or site improvements; (iv) obsolescence; and (v) lack of community planning.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA’s existing strengths and revitalizing the RPA’s redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

Since the Plan does not displace ten (10) or more residential units, and does not include 75 or more existing residential units, a housing study is not required.

If, later, the Village does decide that it is necessary to dislocate ten or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan Existing land uses consist of commercial, retail, office, and institutional land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part hereof and include commercial, retail, office, and institutional uses.

Proposed land uses in the RPA are to consist of commercial, retail, office, institutional, and residential uses. Intended land uses will conform to the Village’s Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the proposed general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village’s Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

- 1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
 - 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
- 2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- 3. *Property Assembly Costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. *Rehabilitation Costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public Works and Improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job Training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing Incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital Costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. *School-related Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the

redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who

reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. *Library Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by

the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. *Payment in Lieu of Taxes*;

13. *Job Training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. *Interest Costs* – incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
 - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households

and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

- 15. *Day Care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

*TIF Redevelopment Plan: Harwood TOD TIF
Village of Homewood, Illinois*

Construction of Privately-owned Buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail Displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic Building Demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. “Historic Resource” means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

Table 2. Redevelopment Project Cost Estimates

1. Land Acquisition and Assembly Costs and Relocation Costs	\$ 1,250,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 1,700,000
3. Public Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements, including such utility improvements that are not located within the boundaries of the TIF District, but which are essential to the preparation of the RPA for development in accordance with this Plan	\$ 5,000,000
4. Rehabilitation/Façade Improvements	\$12,500,000
5. Interest Costs Pursuant to the TIF Act	\$ 5,000,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 2,500,000
7. Job Training	\$ 500,000
8. Estimated School District Costs, Library District Costs, and Taxing District Capital Costs pursuant to the TIF Act	\$ 1,000,000
TOTAL ESTIMATED	\$29,450,000

Notes:

- (1) All project cost estimates are in 2024 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the TIF Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the TIF Act.
- (4) The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded “redevelopment project costs” as defined in the TIF Act are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village’s incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2023 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest

payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2023 of the property within the RPA is approximately \$971,683. This is only an estimate and is to be certified by the County subsequent to adoption of the Village’s TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$9,000,000 to \$12,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project

This Redevelopment Plan will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

IX. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan may be amended pursuant to the provisions of the TIF Act.

EXHIBIT 1
BOUNDARY MAP



CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 9575 West Higgins Road
 Suite 600, Rosemont, Illinois 60018
 (847) 823-0500

HARWOOD TOD TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 VILLAGE OF HOMEWOOD

CALC.	JFM	PROJECT NO.
DRAWN	AJK	240646
ENGR.	RJR	SHEET 1 OF 1
SCALE:	1"=250'	DRAWING NO.
DATES:	11-6-2024	TIF-240646B

S:\HOMWOOD\240646\SURVEY\TF240646B.SUR

EXHIBIT 2
LEGAL DESCRIPTION

Homewood Harwood TOD TIF 11062024

THAT PART OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK B IN THE VILLAGE OF HARTFORD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1853 (ANTE FIRE) AS DOCUMENT NUMBER 45632;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF LOT 3 IN BLOCK B ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN SAID BLOCK B;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 10 IN BLOCK B TO A POINT ON THE SOUTH LINE OF THE NORTH 45 FEET OF SAID LOT 10 IN BLOCK B;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 45 FEET OF LOT 10 IN BLOCK B TO A POINT ON THE WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARWOOD AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF THE WEST

120 FEET OF LOT 34 IN W.K. GORES SUBDIVISION, AS RECORDED NOVEMBER 19, 1907 AS DOCUMENT NUMBER 4127786;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST HALF OF THE WEST 120 FEET OF LOT 34 TO A POINT ON THE NORTH LINE OF LOT A IN NEUEN'S RESUBDIVISION, AS RECORDED JANUARY 27, 1958 AS DOCUMENT NUMBER 17119380;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT A TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A AND THE EAST LINE OF LOT B IN SAID NEUEN'S RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE EAST ALONG SAID NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST LINE OF A 20-FOOT-WIDE NORTH-SOUTH ALLEY, LYING WEST OF GOTTSCHALK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 20-FOOT-WIDE NORTH-SOUTH ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 IN COUNTY CLERK'S DIVISION, AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003436;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD TO THE POINT OF BEGINNING, ALL IN SAID COOK COUNTY, ILLINOIS.

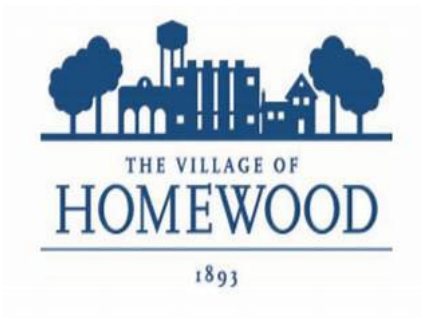
EXHIBIT 3
QUALIFICATION REPORT

**VILLAGE OF HOMEWOOD
 TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT
 PROPOSED HARWOOD TOD
 REDEVELOPMENT PROJECT AREA**

A study to determine whether a portion of an area located in the Village of Homewood qualifies as a “conservation area” as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Homewood, Illinois

Prepared By: Ryan



February 2025

**VILLAGE OF HOMEWOOD
TIF QUALIFICATION REPORT
HARWOOD TOD TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

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Appendix I - TIF District Boundary Map

Appendix II - Tax Parcels

I. INTRODUCTION AND BACKGROUND

In considering the designation of the proposed Harwood TOD TIF District Redevelopment Project Area (“TIF District”), the Village of Homewood (the “Village”) has authorized this study of the area indicated in the map attached hereto as Appendix I (the “Study Area”) to determine whether it qualifies for consideration as a “redevelopment project area” (“TIF”) pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“TIF Act” or the “Act”). Ryan has agreed to undertake the study of the Study Area. The Study Area consists of thirty-four (34) tax parcels, (as described in Appendix II) comprised of approximately eleven (11.3) acres and eighteen (18) structures currently located in the existing Downtown TOD TIF District. These 34 parcels will be removed from the existing Downtown TOD TIF to create new Harwood TOD TIF District.

The proposed Harwood TOD TIF District was found qualify as a “conservation area” as defined in the TIF Act. Sixteen (16) of the eighteen (18) buildings within the Study Area, or eighty-nine percent (89%), are thirty-five (35) years in age or older, thus qualifying the Study Area as a “conservation area.” Additional qualifying factors in the Study Area include obsolescence, deterioration, excessive vacancies, lack of community planning, inadequate utilities, and lagging or declining EAV.

Village Objectives

The Village’s 1999 Comprehensive Plan (“The Plan”) notes that sustainable economic viability is a critical concern of residents, and that the Village needs to optimize land uses to maximize tax income from commercial and industrial uses. The Plan also recognizes that residential tax burdens can be mitigated by taxes brought to the Village by commercial and industrial land uses. Accordingly, the Plan includes, among others, the following objectives:

- Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts.
- Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas

Source: Village of Homewood Comprehensive Plan (1999)

Given these Village objectives under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote the immediate redevelopment of the proposed Harwood TODTIF District in response to currently proposed redevelopment activities. Toward this end, the Village intends to amend the existing Downtown TOD TIF District Redevelopment Project Area by removing 34 parcels create a new Harwood TOD TIF District with these 34 parcels to implement a new “redevelopment plan” as defined in the TIF Act (the “TIF Redevelopment Plan”) by undertaking certain redevelopment activities to accelerate an increase of the tax base for these parcels.

The Village has determined that redevelopment currently planned for the Study Area may only be feasible with public financial assistance coordinated with private sector investment. The Village intends to create and utilize this new TIF redevelopment plan for these parcels to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area. The use of TIF relies upon induced private redevelopment in the area, thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

Because the Village will not consider the redevelopment of residential parcels that would dislocate 10 or more residential units within the proposed new TIF district, the Village will not conduct a housing impact study pursuant to the TIF Act.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Ryan examined the new proposed RPA from beginning in September, 2024 to the date of this report, and reviewed data collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Act. Based upon Ryan’s evaluation of parcels in the proposed new TIF Project Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed new TIF District as a “conservation area.” These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area, as required under the TIF Act. The factors are summarized in the table below.

Sub-Areas Within Proposed RPA	Maximum Possible Factors Per Statute	Minimum Factors Needed to Qualify Per Statute	Qualifying Factors Present in Proposed TIF Area
Conservation Area	13	3	<ul style="list-style-type: none"> • Deterioration • Obsolescence • Lag/Decline in EAV • Excessive Vacancies • Lack of Community Planning

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a “Redevelopment Project Area” is: “an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and with respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area.”

Under the Act, “conservation area” is defined as “any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or

more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lagging or Declining EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Study Area consists of thirty-four (34) tax parcels including seventeen (17) commercial, retail, office, and institutional buildings and various site improvements. The Study Area is generally located in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. Adjacent public rights-of-way are also included.

IV. METHODOLOGY OF EVALUATION

In evaluating the Study Area's potential qualification as a TIF District, the following methodology was utilized:

- 1) A site survey of the area was undertaken by representatives from Ryan.
- 2) Ryan completed an exterior evaluation of structures, as part of the review. Additionally, Ryan assessed 2018 through 2023 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). Ryan reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- 4) The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The area was examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of Ryan’s evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the RPA as a “conservation area.”

A. Threshold Qualification

Age. Based upon site surveys and Cook County and Village data, 16 of the 18 structures in the improved portion of the RPA, or 89% were found to be thirty-five (35) years of age or older.

B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

1. Lag or Decline in EAV:

The Act states that if the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 tax years for which information is available.

The total Equalized Assessed Value (“EAV”) of the RPA declined in three (3) of the past five (5) years. Additionally, the EAV of the RPA lagged behind the EAV of the Village as a whole in three (3) of the past five (5) years. Finally, the EAV of the RPA lagged behind the Consumer Price Index (“CPI”) for three (3) of the last five (5) years.

	2023	2022	2021	2020	2019	2018
RPA EAV	\$971,683	\$1,319,084	\$1,354,725	\$1,438,981	\$1,301,794	\$1,174,854
Percentage of Change	<u>-26.34%</u>	<u>-2.63%</u>	<u>-5.86%</u>	<u>10.54%</u>	10.80%	-
Village EAV	\$522,253,881	\$375,659,461	\$382,833,761	\$415,209,742	\$358,598,079	\$361,124,411
Less TIF RPA	\$521,282,198	\$374,340,377	\$381,479,036	\$413,770,761	\$357,296,285	\$359,949,557
	<u>39.25%</u>	<u>-1.87%</u>	-7.80%	<u>15.81%</u>	-0.74%	-
CPI	<u>4.10%</u>	<u>8.0%</u>	<u>4.7%</u>	1.2%	1.8%	-

Source: Cook County Clerk's Office and US Bureau of Labor Statistics

*Note: Eligible years are indicated by **bold underline**

2. Excessive Vacancies:

Pursuant to the Act, excessive vacancies are the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Three (3) of the eighteen (18) structures in the Study Area are comprised of municipal or public recreational uses that don't lend themselves to evaluation of vacancies for this purpose. Of the remaining fourteen (14) structures non-public three (3) are completely vacant, and these three represent more than twenty-one percent (21.4%) of the structures in the Study Area.

The former St. Joseph Catholic School located at 17949 Dixie Highway, closed in June 2017, and so has been vacant for seven years. The twelve-unit Matrix Office Building located at 2052-2066 Ridge Road was 37% vacant when the Village acquired it in 2022 and became completely vacant in March 2023. In addition, the 17900 Dixie Highway office building, which contains nine (9) units, was also acquired by the Village in 2022 and became completely vacant in March 2023. Vacancies associated with these two office properties are consistent with of an overall trend toward increasing suburban office vacancies, and office vacancies, in general exacerbated by the pandemic.

All of these vacancies consist of prominent structures, highly visible in the Village's downtown core, and serve to contribute to a perception of declining economic viability within the improved portion of the Study Area.

3. Deterioration of Site Improvements and Structures

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration of building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

The RPA shows signs of deterioration in both site improvements and building structures.

Various degrees of deterioration were identified throughout the area, ranging from minor to extremely severe.

Surface Improvements:

Site improvements within the RPA were observed to possess the following signs of deterioration:

- Extensively cracked and crumbling/spalling asphalt pavement, along with potholes and other settlement in parking lot areas, driveways, and alleys requiring re-surfacing.
- Weed and vegetation growth in cracked pavement and/or loose pavement material in parking lot areas, driveways and alleys.
- Faded and cracked parking space striping and curb caution paint, needing new paint.
- Crumbling curbs and gutters throughout parking areas and approaches, requiring removal and replacement.
- Cracked public and private concrete service walks with weed growth.

Specific examples of deterioration to site improvements, among others, include the parking lot at 17911 Harwood Avenue, which showed signs of severe distress including crumbling asphalt and potholes throughout. Another example of deterioration is the parking lot at 2022 Elm Road, which suffer from cracks, loose pavement, and potholes. The parking lot between the Homewood Library and former St. Joseph's Catholic School also has cracks and weed growth throughout.

Building Improvements:

Building deterioration was found to consist of cracked or damaged exterior building surfaces including masonry facades in need of tuckpointing, faded and peeling trim paint, deteriorated windows or doors or window/door frames, rusted metal service doors, rusted metal fencing, and damaged gutters or downspouts, for example.

The most notable example of deterioration in building improvements is found at the office building located at 2052-2066 Ridge Road (18017 Harwood). A structural feasibility study conducted by IMEG in 2022 found that this building appears to not have been well maintained and is generally in below average condition and is showing its age. There are numerous locations around the building where the brick façade has fallen apart due to years of freeze and thaw cycles impacting water infiltration that was made possible by poor detailing in the original design. Our own field inspections found chipped and peeling paint at exterior walls, stained exterior stucco walls, cracks in concrete steps, and faded signage and canopy.

Examples of deterioration in building components were also found throughout the Study Area, and consisted of peeling or chipped paint on exterior building surfaces, deteriorating masonry walls, deteriorating or rusting exterior steps and or railing systems, rotting window frames or window frames needing paint, roof shingles lifting, deteriorated exterior wood panels, deteriorated eaves and gutters, faded outdoor signage, and rusted metal fencing, some or all of which were found in at least ten (10) of the eighteen (18) buildings within the Study Area. The observable deterioration of these improvements contributes to an adverse aesthetic impact on the area.

Deterioration of site improvements was found to also be relevant throughout the Study Area. Paved surface improvements, asphalt and concrete, at parking lots, driveway, alleys, and sidewalks were seen to suffer from alligator, cracking, spalling, settlement, potholes, asphalt needing sealing, faded surface striping and curb paint, and weed growth. These surface deteriorated conditions were observed in at least twenty (20) of the parcels in the Study Area.

4. Obsolescence:

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

Functional obsolescence can be present due to age, physical condition, poor layout and building orientation. Eleven (11) of the eighteen (18) non-public buildings in the Study Area were built between 1895 and 1958, making 61% of the structures in the Study Area between 66 to 159 years old. Advanced ages, along with their associated deterioration described previously, along with the outdated nature of some of their original intended uses, contribute to their obsolescence in comparison to contemporary construction and development standards.

A good example of functional obsolescence due to deterioration is seen in the aforementioned IMEG Structural Feasibility Study (2022) of the 61-year-old Matrix building. This study concluded that the building is beyond its useful life. The study notes “Matrix is two-story brick building, designed in a traditional 1960's office style. The building, while appropriate for the time that it was designed, is rather plain and not particularly inviting, due to the fact that it has not been well maintained and is showing its age.” The study also determined that “This building has suffered the same fate of many buildings from this era, which is a 1980's or so remodeling that is rarely successful.” Accordingly, this building’s interior was demolished in 2022 pursuant to Village staff plans to add additional floors to this two-story structure. According to the IMEG Study, the building had an outdated unreinforced masonry system, as well as the inadequate capacity of interior columns and footings which would have made the construction of additional floors functionally impossible. The study also found that “Cracked brick walls, a variety of interior finishes, and non-accessible entrances, along with mansard roofs and simulated stucco over brick contribute to a tired appearing building.”

This functional obsolescence can also contribute to economic obsolescence in the Study Area. Evidence of economic obsolescence in the Study Area can be observed in the underutilization of complete vacancies of certain buildings within the Study Area. As mentioned previously, three of the fourteen non-public structures in the Study Area are completely vacant. These consist of the former St. Joseph Catholic School which has been vacant for more than seven years, and the two office properties at 2052-2066 Ridge Road and 17900 Dixie Highway, which have been vacant since March 2023.

5. Lack of Community Planning:

Under the Act, “Lack of Community Planning” refers to “the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning”.

The Village’s first comprehensive plan was adopted in 1958. It was subsequently updated in 1976 and again in 1986. According to the Village’s most recent Comprehensive Plan (1999), the 1986 comprehensive plan “had been the basis for most decisions concerning future development within the Village”. In 1999 the Village updated its 1986 comprehensive plan due to “the need to reactivate future planning and implementation of strategic investments in infrastructure and community services to meet the demands of current and future residents in the Village” and “the need to establish a rational strategy to ensure the long-term future economic vitality of the Village.”

The Downtown TOD Plan (2023) states that, “Given the presence of some of the original building stock from Homewood’s 1920 development boom, the downtown character has a notably vintage and traditional feel.” Indeed, twenty-four (24) of the thirty-four (34) parcels within the Study Area, or 70%, were developed before the adoption of the Village’s first comprehensive plan in 1958. In addition, eleven (11) of the eighteen (18) structures within the Study Area, or 61%, were built before the adoption of the 1958 comprehensive plan. Therefore, a significant portion of the Study Area was developed without the guidance of a comprehensive plan.

Evidence of a lack of community planning can be found in some examples of incompatible land uses. For example, the Village Hall property includes a municipal water tower in the middle of Homewood’s downtown, a use that detracts from the downtown area and is far better suited to a more remote location. Incompatible land uses can also be found where a commercial HVAC business use is combined with an attorney’s office.

Additional evidence of a lack of community planning consists of several non-conforming uses within the Study Area. Dan’s Classics auto repair shop and Camm’s Automotive Repair on Dixie Highway are both zoned as B-1 (“Downtown Core”), but used as “Motor Vehicle Service”, a use that is not permitted under the B-1 zoning classification. Homewood’s B-1 Downtown Core zoning district is a six block area that focus on creating destinations for retail, dining, and entertainment, uses that are not compatible with auto repair facilities. In addition, St. John Neumann Church on Dixie Highway and the Cancer Support Center on Elm Road are both currently zoned as B-2 (“Downtown Transition”), but are used as “Non-Commercial Place of Assembly” which is also not permitted under the B-2 zoning classification.

Further evidence of improper subdivision is the ubiquitous and sporadic configuration of surface parking lots throughout the Study Area. Almost 25% of the parcels in the Study Area consist of paved parking lots scattered throughout. The Village's 2023 "Downtown Transit Oriented Development Plan" notes that "The Village has eight public parking lots, over 200 on-street public parking spaces, and over 30 private parking lots within the plan area." This plan's "Existing Conditions Memo" observes that "There is significant land dedicated to downtown parking, however, much of the parking is fragmented." In addition, according to this same plan, "Homewood's 2018 parking study analyzed all parking including public lots, street parking and private parking lots in downtown. The study identified many on-street parking segments had 30% occupancy. The general target for on-street occupancy is 85% to ensure that some spaces are available consistently." This plan calls for the Village to "work to minimize the sprawl effect of surface parking lots downtown," and says the Village should "Concentrate and consolidate parking in centralized areas, " and that strategically allocating existing parking where visitors, shoppers, and residents will look to park, underused parking spaces can be repurposed for new development opportunities. This fragmentation of surface parking lots and underutilization of on-street parking is additional evidence of a lack of community planning,"

The Downtown TOD Plan (2023) also highlights a number of traffic flow and transit related issues that should be targeted for improvement. Inadequate street layout can be seen at the library entrance at Elm Road and Dixie Highway. The Village's 2023 "Downtown Transit Oriented Development Plan – Existing Conditions Memo" calls for realignment of the entrances and curb cuts to reduce turning conflicts with cars. In addition, according to the Village's Downtown TOD Plan (2023), "The rail viaducts located in the plan area on 183rd Street and Dixie Highway are challenging areas for residents and visitors to navigate."

These include the need to enhance access to the downtown via the Viaducts on Dixie Highway and 183rd Street, These issues are further evidence of the Study Area developing without the guidance of modern planning standards.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to a proposed designation of the Study Area by the Village as a TIF District:

1. The area is contiguous and is greater than 1½ acres in size;
2. The RPA qualifies as a “conservation area”. Summaries of the qualification findings are outlined in Section V.
3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

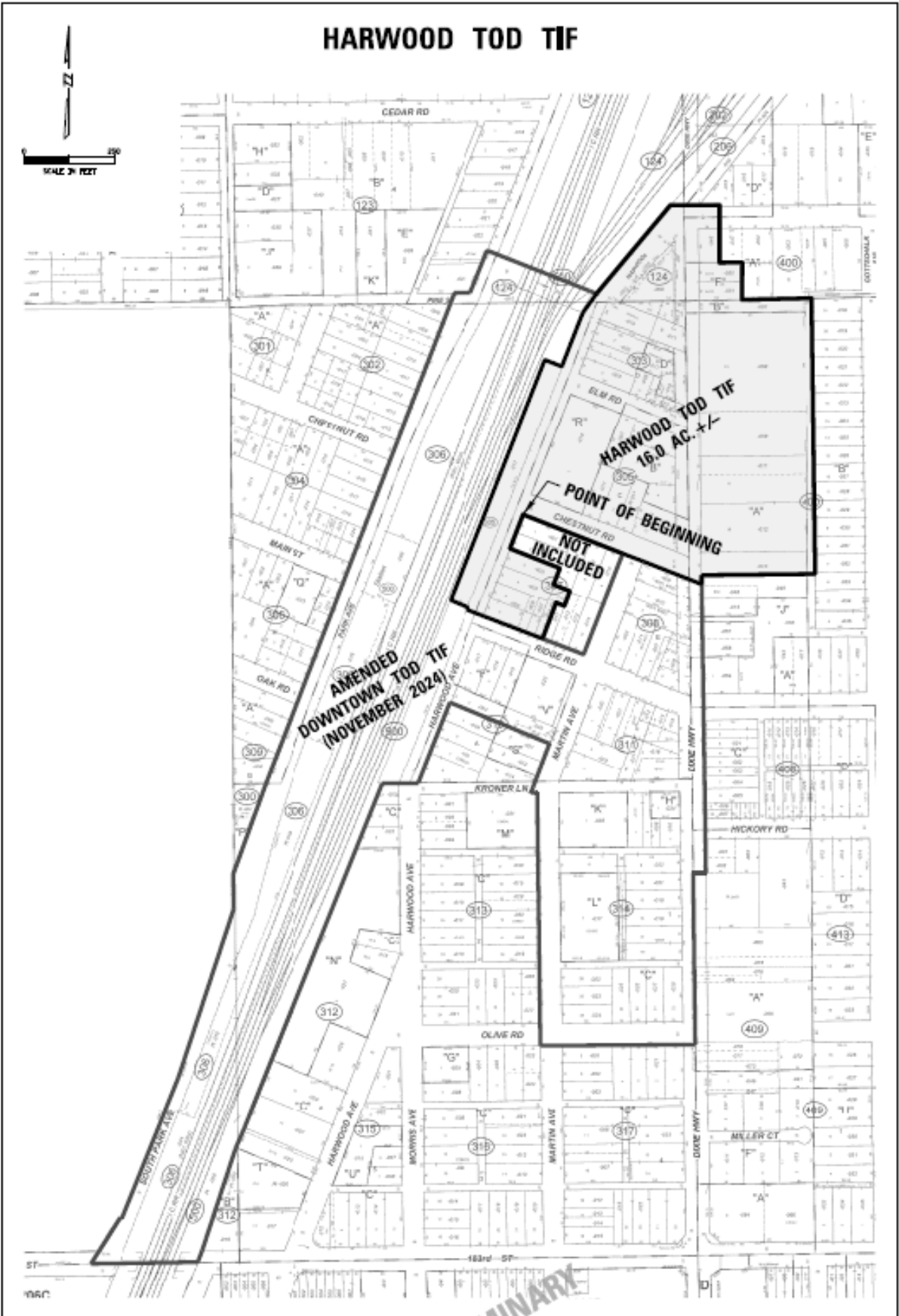
Conclusion

Based upon Ryan’s evaluation of parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, Ryan finds that sufficient factors are present to support qualification of the proposed TIF District as a “conservation area.” These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area. In the judgement of Ryan, these findings provide the Village with sufficient justification to consider a formal process for adopting the RPA as the Harwood TOD TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction as well as the coordination of redevelopment efforts for modern mixed-use redevelopment. These efforts will be important to the area’s improvement and increase in tax base.

The eligibility findings indicate that the area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. Factors indicate the area has not been subject to sound growth and development through investment by private enterprise and is not likely to be developed but for the assistance of TIF.

APPENDIX I
TIF DISTRICT BOUNDARY MAP



CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 9575 West Higgins Road
 Suite 600, Rosemont, Illinois 60018
 (847) 823-0500

HARWOOD TOD TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 VILLAGE OF HOMEWOOD

CALC.	JFM	PROJECT NO.
CHKD.	AJK	240646
DATE	11-6-2024	SHEET 1 OF 1
SCALE	1"=250'	GRAPHIC SCALE
DATE	11-6-2024	TP:240646B

APPENDIX II
TAX PARCELS

29-31-305-012-0000	29-31-303-021-0000
29-31-307-015-0000	29-31-124-008-0000
29-31-307-005-0000	29-31-124-005-0000
29-31-307-004-0000	29-31-124-006-0000
29-31-307-003-0000	29-31-305-017-0000
29-31-303-009-0000	29-31-124-007-0000
29-31-303-013-0000	29-31-303-019-0000
29-31-303-018-0000	
29-31-303-003-0000	
29-31-305-016-0000	
29-31-305-018-0000	
29-31-305-007-0000	
29-31-305-011-0000	
29-31-400-012-0000	
29-31-400-011-0000	
29-31-400-059-0000	
29-31-400-007-0000	
29-31-400-058-0000	
29-31-400-051-0000	
29-31-400-050-0000	
29-31-400-046-0000	
29-31-303-011-0000	
29-31-303-016-0000	
29-31-303-017-0000	
29-31-303-010-0000	
29-31-303-014-0000	
29-31-303-002-0000	

EXHIBIT 4
CURRENT LAND USE MAP

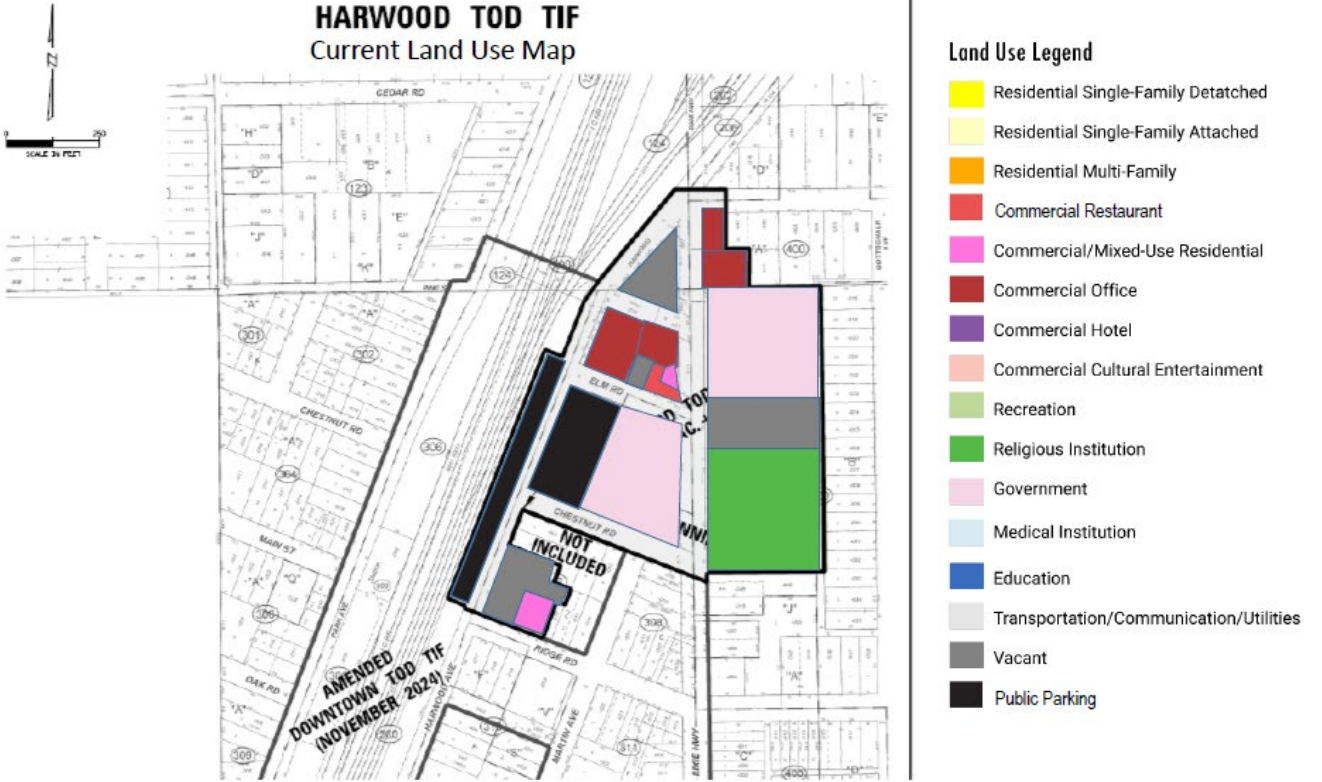
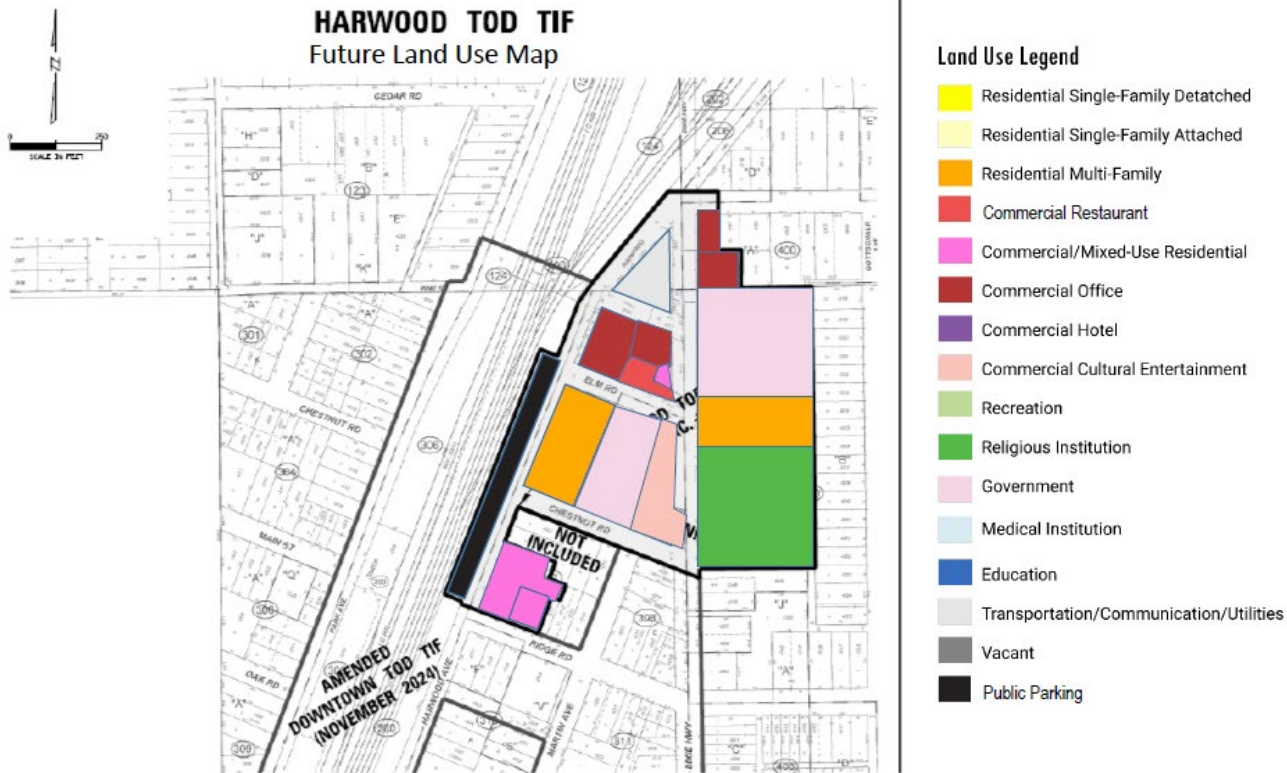


EXHIBIT 5
PROPOSED LAND USE MAP



Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustee voted AYE: _____

The following Trustee voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois (the "Village"), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the "Corporate Authorities").

I do further certify that the foregoing is a full, true, and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on May 12, 2026, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois Designating the Harwood TOD Redevelopment Project Area

a true, correct, and complete copy of which said ordinance, as adopted at the meeting, appears in the foregoing transcript of the minutes of the meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were conducted openly, that the vote on the adoption of the ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to the news media requesting such notice; that an agenda for the meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours before the holding of the meeting; that said agenda described or specifically referenced to said ordinance; that said meeting was called and held in strict compliance with the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with the Act and the Code and with the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on _____ 2026.

Village Clerk

(SEAL)

ORDINANCE M-2425

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE HARWOOD TOD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the "Act"), for a proposed redevelopment project area known as the Harwood TOD Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the "Area"), which Area is in the aggregate more than one and one-half acres, as described in Exhibit A of this Ordinance, to be developed pursuant to a proposed "redevelopment plan" (as that term is defined in the Act) (the "Plan"), which includes a proposed "redevelopment project" (as that term is defined in the Act) (the "Project") and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the "Corporate Authorities") on January 14, 2025, adopted an ordinance proposing the establishment of the Area and calling a public hearing for March 11, 2025, concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

WHEREAS, due notice regarding this hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by Certified Mail on January 16, 2025, by publication in the Daily Southtown on February 18, 2025, and February 20, 2025, and by Certified Mail to taxpayers within the Area on February 25, 2025; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on January 29, 2025, at the time and location described in the above notices, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board’s recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “Conservation Area” set forth under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real

property and improvements on them in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Village has heretofore approved the Plan and Project as required by the Act, which was identified in An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the Harwood TOD Tax Increment Financing Redevelopment Project, and has heretofore designated the Area as a “redevelopment project area” defined by the Act by passing An Ordinance of the Village of Homewood, Cook County, Illinois, Designating the Harwood TOD Redevelopment Project Area, and has otherwise complied with all other conditions precedent required by the Act.

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

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. Tax Increment Financing Adopted. Tax increment allocation financing is adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as stated in the Plan within the Area as legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached and incorporated herein as if set out in full by this reference.

Section 3. Allocation of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes arising from the levies on taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations financing economic development costs incurred under the Act issued in respect thereto have been paid, shall be divided as follows:

a. That portion of taxes levied on each taxable lot, block, tract, or parcel of real property attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to (and when collected shall be paid by the county collector to) the respective affected taxing districts in the manner required by law absent the adoption of tax increment allocation financing.

b. That portion of such taxes attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Village treasurer, who shall deposit said taxes into a special fund, created and designated the “Harwood TOD Redevelopment Project Area Special Tax Allocation Fund” of the Village and such taxes shall be used to pay redevelopment project costs and obligations incurred in the payment thereof.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity

or unenforceability of this section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict shall be, and the same are, repealed for such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A - Legal Description

EXHIBIT B - General Street Location

EXHIBIT C - Map of Redevelopment Project Area

EXHIBIT D - Redevelopment Plan and Project

PASSED on May 12, 2026.

AYES _____ NAYS _____ ABSENT _____

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK B IN THE VILLAGE OF HARTFORD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1853 (ANTE FIRE) AS DOCUMENT NUMBER 45632;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF LOT 3 IN BLOCK B ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN SAID BLOCK B;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 10 IN BLOCK B TO A POINT ON THE SOUTH LINE OF THE NORTH 45 FEET OF SAID LOT 10 IN BLOCK B;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 45 FEET OF LOT 10 IN BLOCK B TO A POINT ON THE WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARWOOD AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF THE WEST

120 FEET OF LOT 34 IN W.K. GORES SUBDIVISION, AS RECORDED NOVEMBER 19, 1907 AS DOCUMENT NUMBER 4127786;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST HALF OF THE WEST 120 FEET OF LOT 34 TO A POINT ON THE NORTH LINE OF LOT A IN NEUEN'S RESUBDIVISION, AS RECORDED JANUARY 27, 1958 AS DOCUMENT NUMBER 17119380;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT A TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A AND THE EAST LINE OF LOT B IN SAID NEUEN'S RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE EAST ALONG SAID NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST LINE OF A 20-FOOT-WIDE NORTH-SOUTH ALLEY, LYING WEST OF GOTTSCHALK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 20-FOOT-WIDE NORTH-SOUTH ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 IN COUNTY CLERK'S DIVISION, AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003436;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD TO THE POINT OF BEGINNING, ALL IN SAID COOK COUNTY, ILLINOIS.

EXHIBIT B
GENERAL STREET LOCATION

The redevelopment project area consists of thirty-four (34) tax parcels situated in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. Existing land uses within the redevelopment project area include commercial, retail, office, and institutional uses.

EXHIBIT C
MAP OF REDEVELOPMENT PROJECT AREA



CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 9575 West Higgins Road
 Suite 600, Rosemont, Illinois 60018
 (847) 823-0500

HARWOOD TOD TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 VILLAGE OF HOMEWOOD

CALC.	JFM	PROJECT NO.
DRAW.	AJK	240646
ENGR.	RJR	SHEET 1 OF 1
SCALE:	1"=250'	DRAWING NO.
DATES:	11-6-2024	TIF-240646B

S:\HOMWOOD\240646\SURVEY\TF240646B.SUR

EXHIBIT D
REDEVELOPMENT PLAN AND PROJECT

Draft Date: 12.05.24

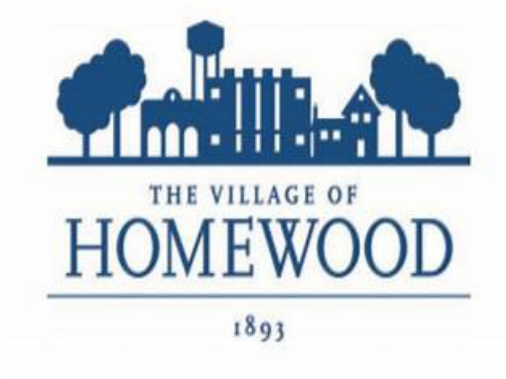


**VILLAGE OF HOMEWOOD, ILLINOIS
HARWOOD TOD TIF DISTRICT REDEVELOPMENT
PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**



Prepared By:

**Village of Homewood, Illinois
&
Ryan, LLC**



February 2025

VILLAGE OF HOMEWOOD
HARWOOD TOD TIF DISTRICT TIF REDEVELOPMENT PLAN
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I. Introduction

The Village of Homewood (the “Village”) is a suburban municipality serving a population of 19,463 citizens (according to the 2020 U.S. Census). The Village is an established community situated approximately 22 miles south of Chicago’s “Loop” within close distance to Midway Airport and Gary-Chicago International Airport and near Interstate 80, Illinois Route 394, Interstate 294, Interstate 90-94 and four State and County Roads. In this report, the Village proposes a Tax Increment Financing Redevelopment Plan and Project (the “Plan” or “Redevelopment Plan”) pursuant to the TIF Act (as such term is hereinafter defined) to enable an area within the Village to overcome a number of redevelopment barriers. Ryan, LLC (“Ryan”) has been retained by the Village to assist in the drafting of this Redevelopment Plan.

The proposed Harwood TOD TIF Redevelopment Project Area consists of thirty-four (34) parcels, containing eighteen (18) structures and various other site improvements. According to the Village’s most recent Comprehensive Plan from 1999, (the “Comp Plan”), Village “officials indicated that economic development issues were of top priority.” In addition, the Comp Plan also notes that “Maintenance of Village appearances, especially the quality of housing and commercial building stock was identified as important.” The Comp Plan also states that “A clear concern of all parties addresses the ability for the Village to maintain its historic economic vitality in terms of commercial redevelopment on Halsted Street and in the Central Business District in the face of the radically changing regional commercial/retail markets. It is fully recognized that residential tax burdens can be mitigated by taxes brought to the Village from commercial and industrial land uses.” Accordingly, the Comp Plan concludes that “the Village needs to optimize land use to maximize tax income from commercial and industrial land uses” are “crucial to the future of the Village and the ability to mitigate residential tax burdens.” Given these observations, the Village has determined that the proposed TIF District would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan.

The Village, with the assistance of Ryan, has commissioned this Redevelopment Plan (the “Redevelopment Plan”) in order to alleviate those conditions which deter private investment in the area and to meet the Village’s redevelopment goals and objectives. This represents an opportunity to enhance the approximately eleven (11.3) acres of property generally located in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west.

The Comprehensive Plan (1999) notes that, “With increased congestion on the regional transportation network forcing growth and development to the west and ultimately the south, the need for neighborhood shopping and entertainment facilities should increase in the Village. This may provide an opportunity for downtown merchants to fill the void in the retail shopping experience. Residents who do not wish to make a time-consuming journey to a major shopping center may find Downtown Homewood a central shopping location.” The Downtown TOD Plan

(2023) further notes that, “Qualitative feedback from this planning process identified the desire for new retail & dining options. Diverse restaurants, grab-and-go meals, and sit-down cafes were popular responses during focus groups and in-person engagement events. Residents and visitors in Homewood want to support local businesses and are eager for family-friendly and teen-oriented activities.”

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a “redevelopment project area” pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”) enables Illinois municipalities to establish a “redevelopment project area” either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish an area as a “redevelopment project area” pursuant to the Act, Illinois municipalities must adopt several documents including a redevelopment plan and eligibility report that provides in reasonable detail the basis for the eligibility of the redevelopment project areas. A redevelopment plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized Ryan to conduct a study of the parcels identified in the boundary map attached hereto as Exhibit 1 (the “Redevelopment Project Area”, “RPA” or “TIF District”) in

*TIF Redevelopment Plan: Harwood TOD TIF
Village of Homewood, Illinois*

relation to its eligibility as a "redevelopment project area" under the TIF Act, to prepare a report for the eligibility of the RPA (the "Qualification Report") and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

1. That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
2. That public/private partnerships are determined to be necessary in order to achieve development goals;
3. The parcels in the proposed new Redevelopment Project Area have not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
4. That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;
5. That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
6. The Redevelopment Plan and Project conform to the 1999 Comprehensive Plan, which guides development of the Village as a whole.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA consists of thirty-four (34) tax parcels situated in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. Existing land uses within the RPA include commercial, retail, office, and institutional uses. Please see Exhibit 1 for a boundary map of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Comprehensive Plan, which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarizes goals in the 1999 Comprehensive Plan that are applicable to the Harwood TOD RPA.

Table 1. 1999 Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Goal	Action
Provide commercial districts which will serve the needs of area residents and enhance the overall quality of life in the community	<ul style="list-style-type: none"> • Maintain the Central Business District as the viable and identifiable center of Homewood by encouraging a variety of land use types. • Promote commercial development on vacant or under-utilized parcels only where it will serve to strengthen existing commercial districts.
Sustainable Economic Vitality	<ul style="list-style-type: none"> • Maintain the Village’s historic economic vitality, in terms of commercial redevelopment on Halsted Street and in the Central Business District in the face of the radically changing regional commercial/retail markets. • Optimize land use to maximize tax income from commercial and industrial land uses. • Planning for critical uses of free standing vacant commercial parcels.
Future Land Use	<ul style="list-style-type: none"> • Commuter rail service improvements that benefit Village residents, including walkways, bikeways (bike parking) and automobile parking should be considered in the designation of land uses within the Downtown and preparation of any Downtown improvement plans.
Promote development of all remaining undeveloped property within the Village of Homewood for sound orderly, residential, commercial and industrial development consistent with the Comprehensive Plan and the Future Land Use Map	<ul style="list-style-type: none"> • Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas show on the Future Land Use Map. • Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses

	<p>would be favorably considered depending on specifics of the proposal.</p> <ul style="list-style-type: none"> • Complete an assessment of the successes of the recent parking improvement actions to provide additional parking in the downtown and if warranted, study the need and location of additional parking – both surfaced and elevated. • Establish guidelines for appropriate mixed-use downtown development including parking requirements, acceptable uses and Village financing assistance (if deemed appropriate). • Implement municipal improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and signage improvements.
<p>Construct a coordinated bicycle and walking pathway network in conformance with the Comprehensive Plan and Future Land Use Map</p>	<ul style="list-style-type: none"> • Prepare a master construction schedule for new bicycle and walking pathways connecting activity centers as shown on the Future Land Use Map. • Establish locations throughout the Village and the train station for the location of bicycle lockers and parking.

Source: Village of Homewood 1999 Comprehensive Plan

Implementation of this Redevelopment Plan will facilitate the accomplishment of these and other goals described in the Comprehensive Plan. It is further expected that the “redevelopment projects” as defined in the TIF Act will return the commercial and office properties within the RPA to economically productive use; thus, accomplishing the Village’s general goals regarding enhancing and strengthening the Village’s tax base.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

1. Reduce or address those adverse impacts described in the Qualification Report which deter private investment in the RPA
2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village’s tax base
3. Provide for high-quality development within the RPA that facilitates community and economic development goals
4. Accomplish redevelopment of the RPA over a reasonable time period

These goals may be accomplished by pursuing the following objectives for the RPA:

1. Promotion of the redevelopment of underutilized property located within the RPA
2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Qualification Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of Ryan from September 2024 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are in the Qualification Report attached as Exhibit 3 of this Redevelopment Plan.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the RPA as a "conservation area" and which impair sound growth in the RPA are: (i) lag in EAV; (ii) excessive vacancies; (iii) deterioration of structures or site improvements; (iv) obsolescence; and (v) lack of community planning.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA’s existing strengths and revitalizing the RPA’s redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

Since the Plan does not displace ten (10) or more residential units, and does not include 75 or more existing residential units, a housing study is not required.

If, later, the Village does decide that it is necessary to dislocate ten or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan Existing land uses consist of commercial, retail, office, and institutional land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part hereof and include commercial, retail, office, and institutional uses.

Proposed land uses in the RPA are to consist of commercial, retail, office, institutional, and residential uses. Intended land uses will conform to the Village’s Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the proposed general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village’s Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

- 1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
 - 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
- 2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- 3. *Property Assembly Costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. *Rehabilitation Costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public Works and Improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job Training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing Incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital Costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. *School-related Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the

redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who

reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. *Library Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by

the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

- 11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
- 12. *Payment in Lieu of Taxes*;

13. *Job Training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. *Interest Costs* – incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
 - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households

and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. *Day Care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

*TIF Redevelopment Plan: Harwood TOD TIF
Village of Homewood, Illinois*

Construction of Privately-owned Buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail Displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic Building Demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. “Historic Resource” means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

Table 2. Redevelopment Project Cost Estimates

1. Land Acquisition and Assembly Costs and Relocation Costs	\$ 1,250,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 1,700,000
3. Public Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements, including such utility improvements that are not located within the boundaries of the TIF District, but which are essential to the preparation of the RPA for development in accordance with this Plan	\$ 5,000,000
4. Rehabilitation/Façade Improvements	\$12,500,000
5. Interest Costs Pursuant to the TIF Act	\$ 5,000,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 2,500,000
7. Job Training	\$ 500,000
8. Estimated School District Costs, Library District Costs, and Taxing District Capital Costs pursuant to the TIF Act	\$ 1,000,000
TOTAL ESTIMATED	\$29,450,000

Notes:

- (1) All project cost estimates are in 2024 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the TIF Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the TIF Act.
- (4) The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded “redevelopment project costs” as defined in the TIF Act are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village’s incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2023 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest

payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2023 of the property within the RPA is approximately \$971,683. This is only an estimate and is to be certified by the County subsequent to adoption of the Village’s TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$9,000,000 to \$12,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

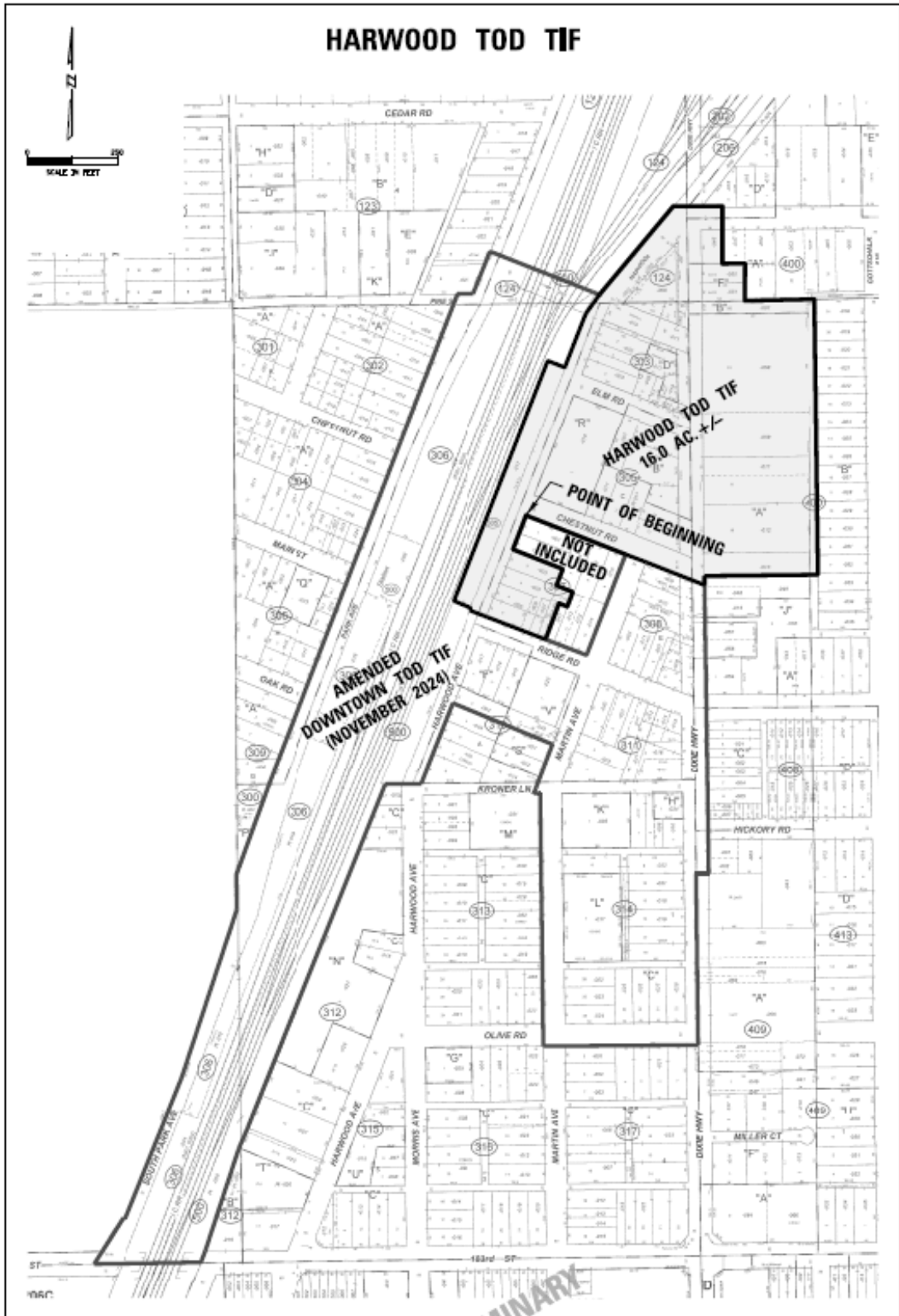
C. Completion of Redevelopment Project


This Redevelopment Plan will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

IX. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan may be amended pursuant to the provisions of the TIF Act.

EXHIBIT 1
BOUNDARY MAP



 CHRISTOPHER D. BURKE ENGINEERING, LTD. 9575 West Higgins Road Suite 600, Rosemont, Illinois 60018 (847) 823-0500	HARWOOD TOD TIF IN VILLAGE OF HOMEWOOD, ILLINOIS PREPARED FOR VILLAGE OF HOMEWOOD		CALC. JFM DWN. AJR CHG. EJR SCALE: 1"=250' DATE: 11-6-2024	PROJECT NO. 240646 SHEET 1 OF 1 DRAWING NO. TD-240646B
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EXHIBIT 2
LEGAL DESCRIPTION

Homewood Harwood TOD TIF 11062024

THAT PART OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK B IN THE VILLAGE OF HARTFORD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1853 (ANTE FIRE) AS DOCUMENT NUMBER 45632;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF LOT 3 IN BLOCK B ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN SAID BLOCK B;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 10 IN BLOCK B TO A POINT ON THE SOUTH LINE OF THE NORTH 45 FEET OF SAID LOT 10 IN BLOCK B;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 45 FEET OF LOT 10 IN BLOCK B TO A POINT ON THE WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARWOOD AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF THE WEST

120 FEET OF LOT 34 IN W.K. GORES SUBDIVISION, AS RECORDED NOVEMBER 19, 1907 AS DOCUMENT NUMBER 4127786;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST HALF OF THE WEST 120 FEET OF LOT 34 TO A POINT ON THE NORTH LINE OF LOT A IN NEUEN'S RESUBDIVISION, AS RECORDED JANUARY 27, 1958 AS DOCUMENT NUMBER 17119380;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT A TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A AND THE EAST LINE OF LOT B IN SAID NEUEN'S RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE EAST ALONG SAID NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST LINE OF A 20-FOOT-WIDE NORTH-SOUTH ALLEY, LYING WEST OF GOTTSCHALK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 20-FOOT-WIDE NORTH-SOUTH ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 IN COUNTY CLERK'S DIVISION, AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003436;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD TO THE POINT OF BEGINNING, ALL IN SAID COOK COUNTY, ILLINOIS.

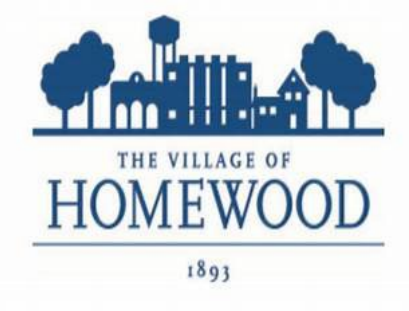
EXHIBIT 3
QUALIFICATION REPORT

**VILLAGE OF HOMEWOOD
 TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT
 PROPOSED HARWOOD TOD
 REDEVELOPMENT PROJECT AREA**

A study to determine whether a portion of an area located in the Village of Homewood qualifies as a “conservation area” as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Homewood, Illinois

Prepared By: Ryan



February 2025

**VILLAGE OF HOMEWOOD
TIF QUALIFICATION REPORT
HARWOOD TOD TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

TABLE OF CONTENTS

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Appendix I - TIF District Boundary Map

Appendix II - Tax Parcels

I. INTRODUCTION AND BACKGROUND

In considering the designation of the proposed Harwood TOD TIF District Redevelopment Project Area (“TIF District”), the Village of Homewood (the “Village”) has authorized this study of the area indicated in the map attached hereto as Appendix I (the “Study Area”) to determine whether it qualifies for consideration as a “redevelopment project area” (“TIF”) pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“TIF Act” or the “Act”). Ryan has agreed to undertake the study of the Study Area. The Study Area consists of thirty-four (34) tax parcels, (as described in Appendix II) comprised of approximately eleven (11.3) acres and eighteen (18) structures currently located in the existing Downtown TOD TIF District. These 34 parcels will be removed from the existing Downtown TOD TIF to create new Harwood TOD TIF District.

The proposed Harwood TOD TIF District was found qualify as a “conservation area” as defined in the TIF Act. Sixteen (16) of the eighteen (18) buildings within the Study Area, or eighty-nine percent (89%), are thirty-five (35) years in age or older, thus qualifying the Study Area as a “conservation area.” Additional qualifying factors in the Study Area include obsolescence, deterioration, excessive vacancies, lack of community planning, inadequate utilities, and lagging or declining EAV.

Village Objectives

The Village’s 1999 Comprehensive Plan (“The Plan”) notes that sustainable economic viability is a critical concern of residents, and that the Village needs to optimize land uses to maximize tax income from commercial and industrial uses. The Plan also recognizes that residential tax burdens can be mitigated by taxes brought to the Village by commercial and industrial land uses. Accordingly, the Plan includes, among others, the following objectives:

- Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts.
- Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas

Source: Village of Homewood Comprehensive Plan (1999)

Given these Village objectives under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote the immediate redevelopment of the proposed Harwood TODTIF District in response to currently proposed redevelopment activities. Toward this end, the Village intends to amend the existing Downtown TOD TIF District Redevelopment Project Area by removing 34 parcels create a new Harwood TOD TIF District with these 34 parcels to implement a new “redevelopment plan” as defined in the TIF Act (the “TIF Redevelopment Plan”) by undertaking certain redevelopment activities to accelerate an increase of the tax base for these parcels.

The Village has determined that redevelopment currently planned for the Study Area may only be feasible with public financial assistance coordinated with private sector investment. The Village intends to create and utilize this new TIF redevelopment plan for these parcels to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area. The use of TIF relies upon induced private redevelopment in the area, thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

Because the Village will not consider the redevelopment of residential parcels that would dislocate 10 or more residential units within the proposed new TIF district, the Village will not conduct a housing impact study pursuant to the TIF Act.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Ryan examined the new proposed RPA from beginning in September, 2024 to the date of this report, and reviewed data collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Act. Based upon Ryan’s evaluation of parcels in the proposed new TIF Project Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed new TIF District as a “conservation area.” These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area, as required under the TIF Act. The factors are summarized in the table below.

Sub-Areas Within Proposed RPA	Maximum Possible Factors Per Statute	Minimum Factors Needed to Qualify Per Statute	Qualifying Factors Present in Proposed TIF Area
Conservation Area	13	3	<ul style="list-style-type: none"> • Deterioration • Obsolescence • Lag/Decline in EAV • Excessive Vacancies • Lack of Community Planning

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a “Redevelopment Project Area” is: “an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and with respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area.”

Under the Act, “conservation area” is defined as “any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or

more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lagging or Declining EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Study Area consists of thirty-four (34) tax parcels including seventeen (17) commercial, retail, office, and institutional buildings and various site improvements. The Study Area is generally located in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. Adjacent public rights-of-way are also included.

IV. METHODOLOGY OF EVALUATION

In evaluating the Study Area's potential qualification as a TIF District, the following methodology was utilized:

- 1) A site survey of the area was undertaken by representatives from Ryan.
- 2) Ryan completed an exterior evaluation of structures, as part of the review. Additionally, Ryan assessed 2018 through 2023 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). Ryan reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- 4) The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The area was examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of Ryan’s evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the RPA as a “conservation area.”

A. Threshold Qualification

Age. Based upon site surveys and Cook County and Village data, 16 of the 18 structures in the improved portion of the RPA, or 89% were found to be thirty-five (35) years of age or older.

B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

1. Lag or Decline in EAV:

The Act states that if the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 tax years for which information is available.

The total Equalized Assessed Value (“EAV”) of the RPA declined in three (3) of the past five (5) years. Additionally, the EAV of the RPA lagged behind the EAV of the Village as a whole in three (3) of the past five (5) years. Finally, the EAV of the RPA lagged behind the Consumer Price Index (“CPI”) for three (3) of the last five (5) years.

	2023	2022	2021	2020	2019	2018
RPA EAV	\$971,683	\$1,319,084	\$1,354,725	\$1,438,981	\$1,301,794	\$1,174,854
Percentage of Change	<u>-26.34%</u>	<u>-2.63%</u>	<u>-5.86%</u>	<u>10.54%</u>	10.80%	-
Village EAV	\$522,253,881	\$375,659,461	\$382,833,761	\$415,209,742	\$358,598,079	\$361,124,411
Less TIF RPA	\$521,282,198	\$374,340,377	\$381,479,036	\$413,770,761	\$357,296,285	\$359,949,557
	<u>39.25%</u>	<u>-1.87%</u>	-7.80%	<u>15.81%</u>	-0.74%	-
CPI	<u>4.10%</u>	<u>8.0%</u>	<u>4.7%</u>	1.2%	1.8%	-

Source: Cook County Clerk's Office and US Bureau of Labor Statistics

*Note: Eligible years are indicated by **bold underline**

2. Excessive Vacancies:

Pursuant to the Act, excessive vacancies are the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Three (3) of the eighteen (18) structures in the Study Area are comprised of municipal or public recreational uses that don't lend themselves to evaluation of vacancies for this purpose. Of the remaining fourteen (14) structures non-public three (3) are completely vacant, and these three represent more than twenty-one percent (21.4%) of the structures in the Study Area.

The former St. Joseph Catholic School located at 17949 Dixie Highway, closed in June 2017, and so has been vacant for seven years. The twelve-unit Matrix Office Building located at 2052-2066 Ridge Road was 37% vacant when the Village acquired it in 2022 and became completely vacant in March 2023. In addition, the 17900 Dixie Highway office building, which contains nine (9) units, was also acquired by the Village in 2022 and became completely vacant in March 2023. Vacancies associated with these two office properties are consistent with of an overall trend toward increasing suburban office vacancies, and office vacancies, in general exacerbated by the pandemic.

All of these vacancies consist of prominent structures, highly visible in the Village's downtown core, and serve to contribute to a perception of declining economic viability within the improved portion of the Study Area.

3. Deterioration of Site Improvements and Structures

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration of building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

The RPA shows signs of deterioration in both site improvements and building structures.

Various degrees of deterioration were identified throughout the area, ranging from minor to extremely severe.

Surface Improvements:

Site improvements within the RPA were observed to possess the following signs of deterioration:

- Extensively cracked and crumbling/spalling asphalt pavement, along with potholes and other settlement in parking lot areas, driveways, and alleys requiring re-surfacing.
- Weed and vegetation growth in cracked pavement and/or loose pavement material in parking lot areas, driveways and alleys.
- Faded and cracked parking space striping and curb caution paint, needing new paint.
- Crumbling curbs and gutters throughout parking areas and approaches, requiring removal and replacement.
- Cracked public and private concrete service walks with weed growth.

Specific examples of deterioration to site improvements, among others, include the parking lot at 17911 Harwood Avenue, which showed signs of severe distress including crumbling asphalt and potholes throughout. Another example of deterioration is the parking lot at 2022 Elm Road, which suffer from cracks, loose pavement, and potholes. The parking lot between the Homewood Library and former St. Joseph’s Catholic School also has cracks and weed growth throughout.

Building Improvements:

Building deterioration was found to consist of cracked or damaged exterior building surfaces including masonry facades in need of tuckpointing, faded and peeling trim paint, deteriorated windows or doors or window/door frames, rusted metal service doors, rusted metal fencing, and damaged gutters or downspouts, for example.

The most notable example of deterioration in building improvements is found at the office building located at 2052-2066 Ridge Road (18017 Harwood). A structural feasibility study conducted by IMEG in 2022 found that this building appears to not have been well maintained and is generally in below average condition and is showing its age. There are numerous locations around the building where the brick façade has fallen apart due to years of freeze and thaw cycles impacting water infiltration that was made possible by poor detailing in the original design. Our own field inspections found chipped and peeling paint at exterior walls, stained exterior stucco walls, cracks in concrete steps, and faded signage and canopy.

Examples of deterioration in building components were also found throughout the Study Area, and consisted of peeling or chipped paint on exterior building surfaces, deteriorating masonry walls, deteriorating or rusting exterior steps and or railing systems, rotting window frames or window frames needing paint, roof shingles lifting, deteriorated exterior wood panels, deteriorated eaves and gutters, faded outdoor signage, and rusted metal fencing, some or all of which were found in at least ten (10) of the eighteen (18) buildings within the Study Area. The observable deterioration of these improvements contributes to an adverse aesthetic impact on the area.

Deterioration of site improvements was found to also be relevant throughout the Study Area. Paved surface improvements, asphalt and concrete, at parking lots, driveway, alleys, and sidewalks were seen to suffer from alligator, cracking, spalling, settlement, potholes, asphalt needing sealing, faded surface striping and curb paint, and weed growth. These surface deteriorated conditions were observed in at least twenty (20) of the parcels in the Study Area.

4. Obsolescence:

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

Functional obsolescence can be present due to age, physical condition, poor layout and building orientation. Eleven (11) of the eighteen (18) non-public buildings in the Study Area were built between 1895 and 1958, making 61% of the structures in the Study Area between 66 to 159 years old. Advanced ages, along with their associated deterioration described previously, along with the outdated nature of some of their original intended uses, contribute to their obsolescence in comparison to contemporary construction and development standards.

A good example of functional obsolescence due to deterioration is seen in the aforementioned IMEG Structural Feasibility Study (2022) of the 61-year-old Matrix building. This study concluded that the building is beyond its useful life. The study notes “Matrix is two-story brick building, designed in a traditional 1960's office style. The building, while appropriate for the time that it was designed, is rather plain and not particularly inviting, due to the fact that it has not been well maintained and is showing its age.” The study also determined that “This building has suffered the same fate of many buildings from this era, which is a 1980's or so remodeling that is rarely successful.” Accordingly, this building’s interior was demolished in 2022 pursuant to Village staff plans to add additional floors to this two-story structure. According to the IMEG Study, the building had an outdated unreinforced masonry system, as well as the inadequate capacity of interior columns and footings which would have made the construction of additional floors functionally impossible. The study also found that “Cracked brick walls, a variety of interior finishes, and non-accessible entrances, along with mansard roofs and simulated stucco over brick contribute to a tired appearing building.”

This functional obsolescence can also contribute to economic obsolescence in the Study Area. Evidence of economic obsolescence in the Study Area can be observed in the underutilization of complete vacancies of certain buildings within the Study Area. As mentioned previously, three of the fourteen non-public structures in the Study Area are completely vacant. These consist of the former St. Joseph Catholic School which has been vacant for more than seven years, and the two office properties at 2052-2066 Ridge Road and 17900 Dixie Highway, which have been vacant since March 2023.

5. Lack of Community Planning:

Under the Act, “Lack of Community Planning” refers to “the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning”.

The Village’s first comprehensive plan was adopted in 1958. It was subsequently updated in 1976 and again in 1986. According to the Village’s most recent Comprehensive Plan (1999), the 1986 comprehensive plan “had been the basis for most decisions concerning future development within the Village”. In 1999 the Village updated its 1986 comprehensive plan due to “the need to reactivate future planning and implementation of strategic investments in infrastructure and community services to meet the demands of current and future residents in the Village” and “the need to establish a rational strategy to ensure the long-term future economic vitality of the Village.”

The Downtown TOD Plan (2023) states that, “Given the presence of some of the original building stock from Homewood’s 1920 development boom, the downtown character has a notably vintage and traditional feel.” Indeed, twenty-four (24) of the thirty-four (34) parcels within the Study Area, or 70%, were developed before the adoption of the Village’s first comprehensive plan in 1958. In addition, eleven (11) of the eighteen (18) structures within the Study Area, or 61%, were built before the adoption of the 1958 comprehensive plan. Therefore, a significant portion of the Study Area was developed without the guidance of a comprehensive plan.

Evidence of a lack of community planning can be found in some examples of incompatible land uses. For example, the Village Hall property includes a municipal water tower in the middle of Homewood’s downtown, a use that detracts from the downtown area and is far better suited to a more remote location. Incompatible land uses can also be found where a commercial HVAC business use is combined with an attorney’s office.

Additional evidence of a lack of community planning consists of several non-conforming uses within the Study Area. Dan’s Classics auto repair shop and Camm’s Automotive Repair on Dixie Highway are both zoned as B-1 (“Downtown Core”), but used as “Motor Vehicle Service”, a use that is not permitted under the B-1 zoning classification. Homewood’s B-1 Downtown Core zoning district is a six block area that focus on creating destinations for retail, dining, and entertainment, uses that are not compatible with auto repair facilities. In addition, St. John Neumann Church on Dixie Highway and the Cancer Support Center on Elm Road are both currently zoned as B-2 (“Downtown Transition”), but are used as “Non-Commercial Place of Assembly” which is also not permitted under the B-2 zoning classification.

Further evidence of improper subdivision is the ubiquitous and sporadic configuration of surface parking lots throughout the Study Area. Almost 25% of the parcels in the Study Area consist of paved parking lots scattered throughout. The Village's 2023 "Downtown Transit Oriented Development Plan" notes that "The Village has eight public parking lots, over 200 on-street public parking spaces, and over 30 private parking lots within the plan area." This plan's "Existing Conditions Memo" observes that "There is significant land dedicated to downtown parking, however, much of the parking is fragmented." In addition, according to this same plan, "Homewood's 2018 parking study analyzed all parking including public lots, street parking and private parking lots in downtown. The study identified many on-street parking segments had 30% occupancy. The general target for on-street occupancy is 85% to ensure that some spaces are available consistently." This plan calls for the Village to "work to minimize the sprawl effect of surface parking lots downtown," and says the Village should "Concentrate and consolidate parking in centralized areas, " and that strategically allocating existing parking where visitors, shoppers, and residents will look to park, underused parking spaces can be repurposed for new development opportunities. This fragmentation of surface parking lots and underutilization of on-street parking is additional evidence of a lack of community planning,"

The Downtown TOD Plan (2023) also highlights a number of traffic flow and transit related issues that should be targeted for improvement. Inadequate street layout can be seen at the library entrance at Elm Road and Dixie Highway. The Village's 2023 "Downtown Transit Oriented Development Plan – Existing Conditions Memo" calls for realignment of the entrances and curb cuts to reduce turning conflicts with cars. In addition, according to the Village's Downtown TOD Plan (2023), "The rail viaducts located in the plan area on 183rd Street and Dixie Highway are challenging areas for residents and visitors to navigate."

These include the need to enhance access to the downtown via the Viaducts on Dixie Highway and 183rd Street, These issues are further evidence of the Study Area developing without the guidance of modern planning standards.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to a proposed designation of the Study Area by the Village as a TIF District:

1. The area is contiguous and is greater than 1½ acres in size;
2. The RPA qualifies as a “conservation area”. Summaries of the qualification findings are outlined in Section V.
3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

Conclusion

Based upon Ryan’s evaluation of parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, Ryan finds that sufficient factors are present to support qualification of the proposed TIF District as a “conservation area.” These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area. In the judgement of Ryan, these findings provide the Village with sufficient justification to consider a formal process for adopting the RPA as the Harwood TOD TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction as well as the coordination of redevelopment efforts for modern mixed-use redevelopment. These efforts will be important to the area’s improvement and increase in tax base.

The eligibility findings indicate that the area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. Factors indicate the area has not been subject to sound growth and development through investment by private enterprise and is not likely to be developed but for the assistance of TIF.

APPENDIX I
TIF DISTRICT BOUNDARY MAP



CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 9575 West Higgins Road
 Suite 600, Rosemont, Illinois 60018
 (847) 823-0500

HARWOOD TOD TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 VILLAGE OF HOMEWOOD

CALC.	JRM	PROJECT NO.
DRW.	AJR	240646
CHKD.	AJR	SHEET 1 OF 1
SCALE	1"=250'	DATE
DATE	11-6-2024	PROJECT NO.
		240646

APPENDIX II

TAX PARCELS

29-31-305-012-0000
29-31-307-015-0000
29-31-307-005-0000
29-31-307-004-0000
29-31-307-003-0000
29-31-303-009-0000
29-31-303-013-0000
29-31-303-018-0000
29-31-303-003-0000
29-31-305-016-0000
29-31-305-018-0000
29-31-305-007-0000
29-31-305-011-0000
29-31-400-012-0000
29-31-400-011-0000
29-31-400-059-0000
29-31-400-007-0000
29-31-400-058-0000
29-31-400-051-0000
29-31-400-050-0000
29-31-400-046-0000
29-31-303-011-0000
29-31-303-016-0000
29-31-303-017-0000
29-31-303-010-0000
29-31-303-014-0000
29-31-303-002-0000

29-31-303-021-0000
29-31-124-008-0000
29-31-124-005-0000
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29-31-303-019-0000

EXHIBIT 4
CURRENT LAND USE MAP

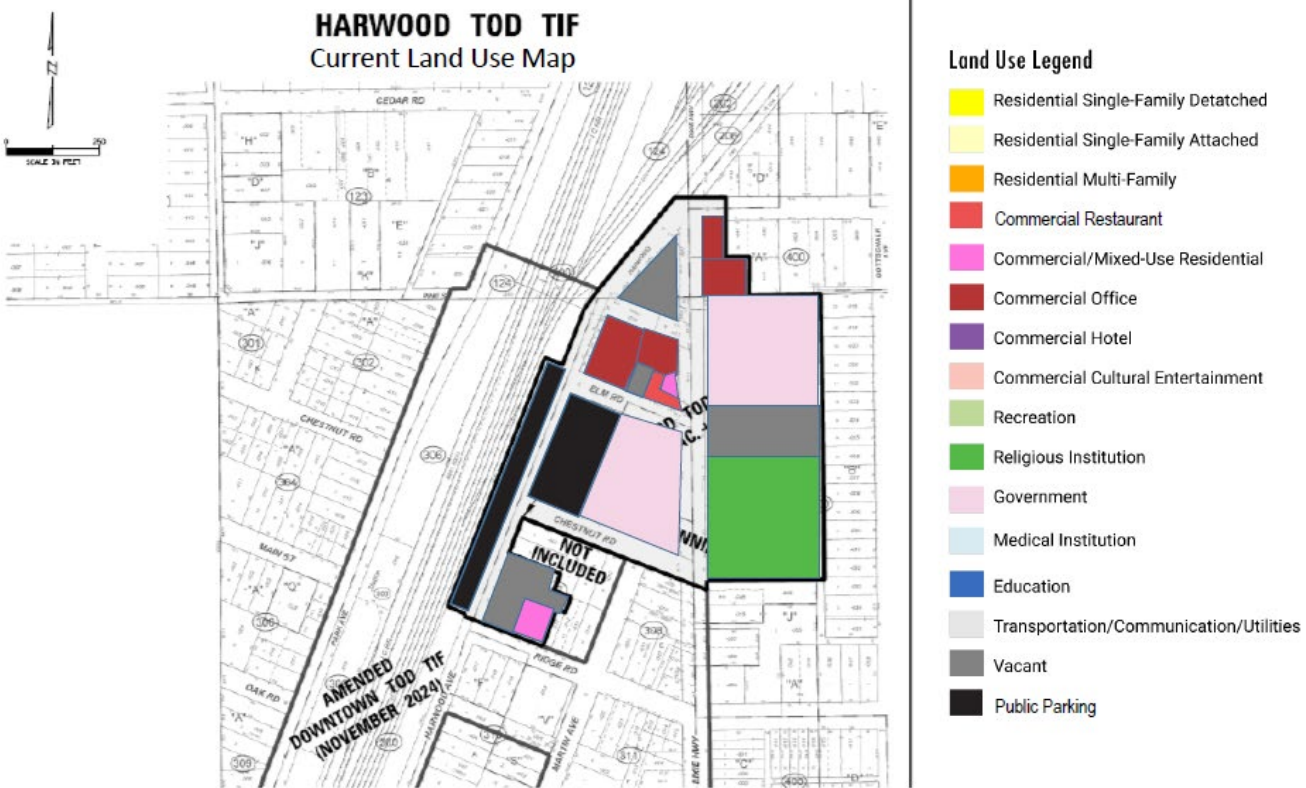
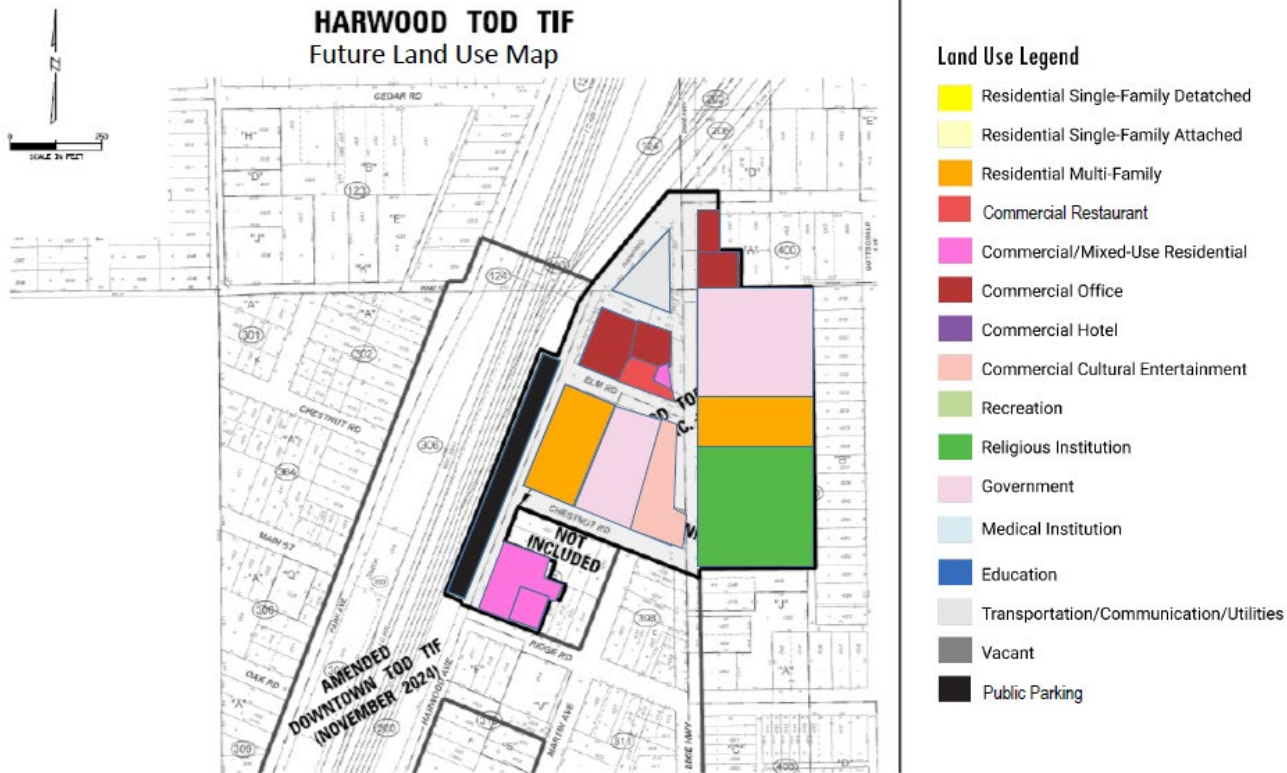


EXHIBIT 5
PROPOSED LAND USE MAP



Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof, including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved, and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois (the "Village"), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on May 12, 2026, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the Harwood TOD Tax Increment Financing Redevelopment Project Area

a true, correct, and complete copy of which said ordinance, as adopted at the meeting, appears in the foregoing transcript of the minutes of the meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were conducted openly, that the vote on the adoption of the ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to the news media requesting such notice; that an agenda for the meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours before the holding of the meeting; that said agenda described or specifically referenced to said ordinance; that said meeting was called and held in strict compliance with the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with the Act and the Code and with the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on _____, 2026.

Village Clerk

(SEAL)

VILLAGE OF HOMEWOOD
CONTINUATION PUBLIC HEARING
ON THE PROPOSED HARWOOD AVENUE TOD TIF
AND THE ELIGIBILITY REPORT AND
REDEVELOPMENT PROJECT AND PLAN
TUESDAY, APRIL 14, 2026
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:15 p.m.

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

Brett Michaelson from Ryan LLC, the TIF consultant for the Village identified 34 parcels would be put into a redevelopment TIF district. He stated TIFs are limited to 23 years, Ryan LLC believes that taking them out of the old TIF and creating a new one will help revitalize and achieve the economic development goals for the Village. The current value is around \$971,000 and after the TIF has reached maturity it is projected to be worth \$29.5 million. This property meets criteria to re-classify old parcels and create a new TIF. This can be voted on at a future board meeting.

Angela Mesaros stated that Joint review Board met for this TIF district and unanimously recommended that this be approved.

President Hofeld asked for any public comments.

Gayle Campbell asked how the taxes assessed within the district reach the \$29 million dollar value. Mesaros said they are assessed at that value after a 23 year span. A resident wanted to see a breakdown of the public utility improvement costs for the estimated projections, and Josh Burman said he would work on that. Mesaros said these estimates came from projects from surrounding areas and the expertise of village staff. Eric Crump wanted to know what it meant in the criteria saying lack of community planning. Brett said it just means there was no comprehensive plan involved in the area initially developed. A resident wanted to know about the job training line item and the school district line item and Brett said these are a possibility and hold as placeholders for now as an eligible expense.

The Board thanked the staff and Ryan LLC for their presentation. Trustee Roman wanted to know about the comprehensive plan from 1999 and if there was another one done at the Irwin center. Also she wanted to know how often municipalities update their comprehensive plan. Mesaros answered the plan Trustee Roman was referring to was a strategic plan not a comprehensive plan. Trustee Roman feels that resetting the clock on TIFs does not foster a great relationship with the school districts as it offers tax breaks. Attorney Cummings said these are only tax parcels and sometimes are combined so that they are able to be developed further. Roman also wanted to know what the decline in EAV was a result of. The consultant said it was drawn from all parcels and properties over a five year period using CPI and other indicators. Trustee Mason said schools are not missing any tax dollars because they are not currently receiving any taxes until the land is developed.

A motion was made by Trustee Siemsen and seconded by Trustee Mason to adjourn the public hearing on the Overview of the proposed Harwood TOD Tax Increment Financing District and the Eligibility Report and Redevelopment Project and Plan.

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

The meeting adjourned at 7:39 p.m.

Respectfully submitted,



Nakina Flores
Village Clerk