

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

April 28, 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 following minutes:
 - A. from the Lead Service Line Replacement Program public hearing held on March 17, 2026.
 - B. from the FY 2026-2027 Budget public hearing held on April 14, 2026.
 - C. from the Proposed Harwood TOD TIF public hearing held on April 14, 2026.
 - D. from the regular meeting of the Board of Trustees held on April 14, 2026.
6. Claims List:

Consider a motion to approve the Claims List of Tuesday, April 28, 2026 in the amount of \$363,426.45.
7. Retirement Resolution:

R-3254/Retirement/Deputy Fire Chief Steve DeJong: Pass a resolution honoring Deputy Fire Chief Steve DeJong on his retirement after 25 years of service to the Village.
8. Appointment(s):

Appointment/Beautification Committee/Monica McCombs: Approve the appointment of Monica McCombs to the Beautification Committee for a five-year term ending on April 28, 2031.
9. Presentation(s):
 - A. Presentation/Homewood Science Center Annual Report: Director Edie Dobrez will present the 2025 Annual Report of the Homewood Science Center.
 - B. Presentation/Clean-up Services/Elite Lighting and Outdoor Solutions: Public Works Director Joshua Burman will present a summary of the clean-up services offered by Elite Lighting and Outdoor Solutions.
10. Hear from the Audience

11. Omnibus Vote: Consider a motion 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.

12. General Board Discussion

13. 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
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VILLAGE OF HOMEWOOD
PUBLIC HEARING
LEAD SERVICE LINE REPLACEMENT PROGRAM PROJECT SUMMARY
TUESDAY, MARCH 17, 2026
VILLAGE HALL BOARD ROOM

PUBLIC HEARING: At 6:00 p.m., President Hofeld opened a hearing on the lead service line replacement program project summary. Those present were Village President Richard Hofeld, Trustee Julie Willis, Trustee Jay Heiferman, and Trustee Phil Mason. Trustee Lauren Roman, Trustee Vivian Harris-Jones, and Trustee Patrick Siemsen were absent.

Village staff members present included Village Manager Napoleon Haney, Assistant Village Manager Terence Acquah, Public Works Director Joshua Burman, and Finance Director Amy Zukowski.

President Hofeld invited Village Manager Napoleon Haney to make a presentation. Village Manager Haney provided an overview of Burns & McDonnell and the previous work they have done for the Village. He introduced Paul St. Aubyn and Paul Hurley of Burns & McDonnell. Napoleon Haney provided a brief synopsis of the Environmental Protection Agency Clean Water Act which mandated that all municipalities remove lead service lines from their water systems.

Mr. Paul St. Aubyn presented an update on the Village's Lead Service Line Replacement Program and reviewed the current project plan. He explained that replacement work is scheduled to continue in contiguous areas north of 183rd Street during FY2027, with work gradually moving south of 183rd Street in subsequent years. He further noted that the Village will continue identifying unknown service line materials through records review and field verification. Mr. St. Aubyn emphasized that resident feedback and participation will remain critical to the success of the program, particularly in confirming service line materials and obtaining property owner signatures necessary to access private property for replacements.

Mr. St. Aubyn provided an overview of project funding. For FY2026, the Village has secured total loan funding of \$4,137,498, which includes \$2,465,000 in principal forgiveness and a \$1,672,498 loan at 0% interest. For FY2027, the Village has submitted three loan applications requesting \$3,014,667 per loan, for a combined total of \$9,044,001. It is estimated that each loan could include approximately \$2 million in principal forgiveness, subject to final determination. Looking ahead to FY2028 through FY2031, the Village anticipates requesting approximately \$39.7 million in future funding, with applications to be refined and submitted annually.

Members of the Village Board asked several questions regarding the funding process, including whether the Village could seek multiple years of funding under a single loan application for lead service line replacements. A member of the public was invited to provide comments or questions and stated they had none.

Additional questions were asked by the Board regarding project implementation. In response to a question about whether the FY2026 project would target vulnerable sites such as schools and daycares, Mr. St. Aubyn confirmed that FY2026 prioritizes high-risk sites and that both FY2026 and FY2027 projects will consist primarily of residential replacements. When asked whether lead service line replacement work would be coordinated with other planned capital improvement projects, he responded that it would.

In response to an inquiry regarding why the area north of 183rd Street was prioritized, Mr. St. Aubyn explained that the boundary aligns with census tracts and that the area north of 183rd Street is more likely to qualify for funding based on median household income data. When asked whether the federal government had eased lead line replacement requirements, he stated that no changes had been made to reduce the requirements.

Board members also asked about competition for loan funding. Mr. St. Aubyn advised that many communities are applying for the available loans and that the program is expected to become increasingly competitive in future years. He further noted that principal forgiveness opportunities are also anticipated to become more competitive and that construction costs are expected to rise over time.

Finally, in response to a question regarding whether Homewood must complete the application process annually, Mr. St. Aubyn explained that the FY2027 through FY2031 project plan functions as a five-year framework; however, projects are scored each year and funding for lead service line replacements is approved and released on an annual basis.

The meeting adjourned at 7:18 p.m.

Respectfully submitted,

Terence Acquah
Assistant Village Manager

VILLAGE OF HOMEWOOD
PUBLIC HEARING
FISCAL YEAR 2026-2027 BUDGET
FOR THE VILLAGE OF HOMEWOOD
TUESDAY, APRIL 14, 2026
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:00 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.

Finance Director Amy Zukowski presented the fiscal year 2026-2027 budget for the Village of Homewood. Amy said that the total budget was 57 million dollars and it distributed through six main funds. The current total was \$118,000 for estimated surplus after all funds were projected for use in these six funds.

Public Works Director Josh Burman spoke about some of the upcoming projects that are outlined in the new budget such as the geothermal project, proposed new snow plows, equipment, and a storm sewer project.

This was also presented at the March 24th Board meeting and is available for review online.

A motion was made by Trustee Heiferman and seconded by Trustee Harris-Jones to adjourn the public hearing on the 2026-2027 Budget.

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

The meeting adjourned at 7:14 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk

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

VILLAGE OF HOMEWOOD
 BOARD OF TRUSTEES MEETING
 TUESDAY, APRIL 14, 2026
 VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:40 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 March 24, 2026 were presented. There were no comments or corrections.

A motion was made by Trustee Siemsen and seconded by Trustee Harris-Jones 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 \$1,300,269.55 was presented. There were no questions from the Trustees.

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

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

President Hofeld said two items totaled 40 percent of the Claims List: \$294,000 for one month of employee health insurance, and \$232,000 for two snow plows.

PRESENTATION: The Village Clerk read a proclamation from the Village President declaring April 24, 2026 as Arbor Day in the Village of Homewood.

Assistant Village Manager Terence Acquah presented the 27 graduates of the first Community Emergency Response Team (CERT) program with certificates.

HEAR FROM THE AUDIENCE: Jacob from Scout Troop 342 announced a pancake fundraiser taking place on April 18, 2026. He says the purpose of scouting is to teach life skills and build confidence. Troop 342 is always looking for new members and urges any boys age 5-18 to inquire.

Resident Amy Crump read an opinion piece from The Guardian.

Tanja Harper spoke about an unlawful search warrant that was issued at her home following an incident with her daughter and grandson. She said she was not charged with anything but is looking for more information.

Mike Dickover said that even though fines have been raised since voicing his concerns over loose dogs, he does not think residents know about the laws for animals. He has seen numerous loose dogs and has heard of other dog attacks.

Jody would like to fly more pride flags.

A saxophone player played a musical excerpt.

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

- A. Reappointment/Planning and Zoning Commission/Maureen Alfonso: Approve the reappointment of Maureen Alfonso to the Planning and Zoning Commission for a five-year term ending on April 14, 2031.
- B. Agreement/Plan Review and Inspection Services/HR Green LLC: Approve the renewal of an agreement for plan review and inspection services with HR Green LLC of New Lenox, IL. for Fiscal Year 2026-2027.
- C. Agreement/Grass Cutting Services/C & T Landscaping: Authorize the Village Manager to enter into an agreement with C & T Landscaping of Lynwood, IL for grass cutting, nuisance vegetation trimming, and debris removal services for non-code compliant multi-family, commercial, and industrial properties within Homewood from May 1, 2026 through November 30, 2026.
- D. Agreement/Grass Cutting Services/Utermark and Sons: Authorize the Village Manager to enter into an agreement establishing a renewal of the existing agreement with Utermark and Sons of Homewood, IL for grass cutting, nuisance vegetation trimming, and debris removal for privately-owned non-compliant properties from May 1, 2026 through November 30, 2026.
- E. Agreement/Professional Services/HR Green Inc.: Authorize the Village Manager to enter into a professional services agreement with HR Green, Inc. of New Lenox, IL in an amount not to exceed \$100,000 for Phase II of engineering and design services related to the design and installation of high visibility crosswalks in the downtown area.
- F. R-3252/Purchase and Sales Agreement/Grand Prairie Services/18157 Dixie Highway: Approve a budget amendment in the amount of \$100,000; and, pass a resolution authorizing the Village President to enter a real estate purchase contract with Grand Prairie Services for the acquisition of the property at 18157 Dixie Highway.
- G. R-3253/Renewal of Class 8 Real Estate Tax Classification/850 183rd Street: Pass a resolution supporting and consenting to the renewal of a Class 8 Cook County tax classification for the Culver's property located at 850 183rd Street, owned by Born Again Burgers, LLC.

- H. M-2407/Increase of Liquor Licenses/A & P Restaurant, Inc./18755 Dixie Highway: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 5 liquor licenses by one for the proposed A & P Restaurant Inc., d/b/a 3B Burger-Bird-Brew House location at 18755 Dixie Highway, subject to an approved background check.
- I. Contract/Water Meter Data Management Software/Sensus Analytics: Accept a proposal from Core and Main of St. Louis, MO; and, authorize the Village Manager to enter into a contract with Core and Main, the vendor of Sensus Analytics, in the amount of \$52,476, for the software migration of Sensus Logic to Sensus Analytics, subject to Village attorney review.
- J. M-2408/Amendment to Redevelopment Agreement/Joaquin Anguiano/18134-18138 Dixie Highway: Pass an ordinance approving an amendment to the December 10, 2024 Redevelopment Agreement between the Village of Homewood and Joaquin Anguiano for the property at 18134-18138 Dixie Highway.

Before the omnibus vote, President Hofeld invited comments. There were no comments.

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. The Board congratulated the graduates of the CERT program. They thanked Jacob from the scout troop for sharing the information. Trustee Siemsen said he has spoken with the police chief about the loose dogs and agrees that more can be done to raise awareness of the laws regarding loose dogs. He said that the police department is currently looking into several cases and they take this very seriously. Trustee Mason stated that he was proud to lead the first CERT program and looks forward to the next one. Trustee Roman said there was an aggressive dog next door to her and she encouraged the residents to contact police. President Hofeld said he is concerned about loose dogs and he will make residents more aware of the process.

EXECUTIVE SESSION: A motion was made by Trustee Roman and seconded by Trustee Siemsen to enter into executive session to discuss following: Purchase or lease of real property under 5 ILCS 120/2(c)(5).

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

The board moved to Executive Session at 8:23 p.m.
The board returned from Executive Session at 8:39 p.m.

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 8:40 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk

From: Joan Stalick
Sent: Monday, April 13, 2026 2:14 PM
To: PublicComments
Subject: RE: Crosswalk Engineering for Phase II of the Downtown Crosswalk Improvement Plan

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

I am writing to express my concern regarding the current allocation of resources within our village, particularly the continued investment in downtown Homewood while other areas remain significantly underserved and, in some cases, unsafe.

Downtown Homewood already benefits from highly visible crosswalks, pedestrian push buttons, clear signage, and enhanced lighting. These improvements have made that area safer and more accessible for residents and visitors alike. However, this level of infrastructure is not reflected throughout the rest of the village.

A clear example of this disparity is the intersection of Riegel Road and 187th Street. This intersection presents serious safety concerns for pedestrians. While crosswalks are present, they lack essential features such as pedestrian crossing signs and push buttons to safely signal for the right of way. Instead, pedestrians are forced to rely on vehicle-triggered loop sensors, often waiting extended periods for traffic to activate a green light. There are also no "Walk" signals to guide or protect those crossing.

Additionally, the crosswalk markings at this intersection have faded significantly, reducing their visibility to drivers. It is not uncommon to witness vehicles running red lights or stopping directly within the crosswalk, further endangering pedestrians. Traffic speeds along both Riegel Road and 187th Street frequently exceed safe limits.

These dangers are even more pronounced at night. The area is poorly lit, with only a fraction of the street lighting available in downtown Homewood. While continued improvement of downtown is valuable, it should not come at the expense of basic safety in other parts of the community. All residents deserve safe, accessible infrastructure regardless of where they live within the village. Maybe you should work on bringing the rest of the village up to date with safety features first.

I respectfully urge the Board to reassess current priorities and allocate funding toward critical safety improvements in underserved areas such as the Riegel Road and 187th Street intersection. Enhancements such as proper pedestrian signals, updated crosswalk markings, improved signage, traffic calming measures, and increased street lighting would significantly improve safety and quality of life for residents.

Yours,
Joan Stalick

Name	Description	DEPARTMENT	Net Invoice Amount
ABBEY MELENDEZ	WATER DEPOSIT REFUND	ASSETS	33.58
Total ABBEY MELENDEZ:			33.58
ACORN FARMS	SPRING PLANTS & TREES	PUBLIC WORKS	4,421.75
Total ACORN FARMS:			4,421.75
ALEX FARKAS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	13.05
Total ALEX FARKAS:			13.05
ALTA EQUIPMENT COMPANY	SKIDSTEER BROOM ATTACHMENT	PUBLIC WORKS	6,975.00
ALTA EQUIPMENT COMPANY	BARK BLOWER RENTAL	PUBLIC WORKS	6,222.00
Total ALTA EQUIPMENT COMPANY:			13,197.00
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	PUBLIC WORKS	10.79
AMAZON CAPITAL SERVICES IN	MANUAL	FIRE DEPARTMENT	79.93
AMAZON CAPITAL SERVICES IN	DRYING TOWELS	FIRE DEPARTMENT	56.80
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	MANAGER'S OFFICE	122.99
AMAZON CAPITAL SERVICES IN	SEWER CAMERA SUPPLIES	PUBLIC WORKS	65.94
AMAZON CAPITAL SERVICES IN	CANON TONER CARTRIDGES	PUBLIC WORKS	82.39
Total AMAZON CAPITAL SERVICES INC:			418.84
ANTHONY PERKINS	WATER DEPOSIT REFUND	ASSETS	93.94
Total ANTHONY PERKINS:			93.94
ARBOR CARE PIEKARSKI & SO	WOOD CHIP HAUL	PUBLIC WORKS	5,000.00
Total ARBOR CARE PIEKARSKI & SONS:			5,000.00
B ALLAN GRAPHICS	BUSINESS CARDS - WAYNE GROOMS	FIRE DEPARTMENT	65.00
Total B ALLAN GRAPHICS:			65.00
BATTERIES PLUS	BATTERY BACKUP	PUBLIC WORKS	329.78
Total BATTERIES PLUS:			329.78
BERGSTEINS NY DELICATESSE	PLACES FOR EATING REBATE	MANAGER'S OFFICE	7,486.42
Total BERGSTEINS NY DELICATESSEN:			7,486.42
BERLANDS HOUSE OF TOOLS	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	230.94
BERLANDS HOUSE OF TOOLS	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	107.95
Total BERLANDS HOUSE OF TOOLS:			338.89
BRIAN TENCZA	RANGE TRAINING SUPPLIES	POLICE DEPARTMENT	2,840.86
Total BRIAN TENCZA:			2,840.86
BULTEMA FARMS & GREENHO	CBD FLOWERS	PUBLIC WORKS	2,475.00
BULTEMA FARMS & GREENHO	DEPOSIT FLOWER BASKETS	PUBLIC WORKS	5,210.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total BULTEMA FARMS & GREENHOUSE INC:			7,685.00
BURNS & MCDONNELL ENGINE	LEAD SERVICE LINE REPLACEMENT	PUBLIC WORKS	30,000.00
Total BURNS & MCDONNELL ENGINEERING CO INC:			30,000.00
C & T LAWN AND LANDSCAPE	BCTC SPRING CLEAN UP AND CUT	FIRE DEPARTMENT	360.00
Total C & T LAWN AND LANDSCAPE:			360.00
CARLIN SALES CORP	POTTING SOIL	PUBLIC WORKS	2,825.48
Total CARLIN SALES CORP:			2,825.48
COMCAST BUSINESS CORP	INTERNET VH & NETWORK PW	MANAGER'S OFFICE	1,858.17
COMCAST BUSINESS CORP	PRI TELEPHONE SERVICE	MANAGER'S OFFICE	437.48
Total COMCAST BUSINESS CORP:			2,295.65
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	719.00
Total COOK COUNTY CLERK:			719.00
CORE & MAIN LP	WATER MAIN SUPPLIES	PUBLIC WORKS	2,248.23
CORE & MAIN LP	SEWER SUPPLIES	PUBLIC WORKS	1,820.40
Total CORE & MAIN LP:			4,068.63
CORE INTEGRATED MARKETIN	LSLR ACCESS AGREEMENT & HOT TOPIC MAILING	PUBLIC WORKS	1,858.22
Total CORE INTEGRATED MARKETING:			1,858.22
CURRIE MOTORS	POLICE DEPT REPAIR	PUBLIC WORKS	745.00
Total CURRIE MOTORS:			745.00
CVB	HOTEL TAX - MARCH 2026 LA BANQUE	ASSETS	601.25
Total CVB:			601.25
DAVIS & STANTON	POLICE UNIFORM BARS	POLICE DEPARTMENT	696.50
Total DAVIS & STANTON:			696.50
FLEET SAFETY SUPPLY	STREET DEPT REPAIR PARTS	PUBLIC WORKS	231.97
FLEET SAFETY SUPPLY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	236.69
FLEET SAFETY SUPPLY	NEW VEHICLE EQUIPMENT PW	PUBLIC WORKS	559.24
Total FLEET SAFETY SUPPLY:			1,027.90
FORD OF HOMEWOOD	EXHAUST EMISSIONS	FIRE DEPARTMENT	74.96
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	248.70
FORD OF HOMEWOOD	STREET DEPT REPAIR PARTS	PUBLIC WORKS	612.74
Total FORD OF HOMEWOOD:			936.40

Name	Description	DEPARTMENT	Net Invoice Amount
FORTRESS PLUS SOLUTIONS L	PROPERTY ROOM INVENTORY	POLICE DEPARTMENT	3,800.00
Total FORTRESS PLUS SOLUTIONS LLC:			3,800.00
FRANCISCAN WORKING WELL	CDL DRUG SCREEN	PUBLIC WORKS	313.00
Total FRANCISCAN WORKING WELL:			313.00
G & L TROPHIES AND GIFTS	RETIREMENT GIFT	FIRE DEPARTMENT	640.75
Total G & L TROPHIES AND GIFTS:			640.75
GBJ SALES LLC	RUBBER GLOVES	PUBLIC WORKS	918.35
Total GBJ SALES LLC:			918.35
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	243.98
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	22.60
Total GRAINGER INC:			266.58
GRANICUS	ANNUAL WEB HOSTING/SUPPORT-MO	MANAGER'S OFFICE	10,603.98
Total GRANICUS:			10,603.98
HELM LLC	ANNUAL TRAINING SUBSCRIPTION VM	PUBLIC WORKS	3,350.00
HELM LLC	VM SOFTWARE RENEWAL	PUBLIC WORKS	3,350.00
Total HELM LLC:			6,700.00
HELSEL JEPPERSON ELECTRI	HOMEWOOD SCIENCE CENTER SPRINKLER	PUBLIC WORKS	142.36
Total HELSEL JEPPERSON ELECTRICAL:			142.36
HENRY RENKEN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	383.56
Total HENRY RENKEN:			383.56
HERNAN BANUELOS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	76.50
Total HERNAN BANUELOS:			76.50
HISKES, DILLNER, O'DONNELL	CONTRACT/CONSULTING SERVICE	MANAGER'S OFFICE	3,614.00
Total HISKES, DILLNER, O'DONNELL:			3,614.00
HOMER TREE CARE INC	TREE REMOVAL	PUBLIC WORKS	13,517.75
Total HOMER TREE CARE INC:			13,517.75
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	948.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	1,256.80
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	1,147.20
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	1,872.80
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	50.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	313.60

Name	Description	DEPARTMENT	Net Invoice Amount
Total HOMEWOOD DISPOSAL:			5,588.40
HOMEWOOD-FLOSSMOOR CH	CHRONICLE AD	MANAGER'S OFFICE	420.00
Total HOMEWOOD-FLOSSMOOR CHRONICLE:			420.00
HR GREEN INC	DOWNTOWN CROSSWALK PROJECT	PUBLIC WORKS	948.00
HR GREEN INC	PLAN REVIEWS FOR MARCH 2026	FIRE DEPARTMENT	5,986.25
Total HR GREEN INC:			6,934.25
IL ASSOC OF CHIEFS OF POLIC	ANNUAL MEMBERSHIP	POLICE DEPARTMENT	265.00
Total IL ASSOC OF CHIEFS OF POLICE:			265.00
ILLINOIS TOLLWAY	ILLINOIS TOLLWAY TOLLS	PUBLIC WORKS	162.60
Total ILLINOIS TOLLWAY:			162.60
ILMO PRODUCTS COMPANY	OPERATING SUPPLIES	POLICE DEPARTMENT	141.28
Total ILMO PRODUCTS COMPANY:			141.28
IMPERIAL SURVEILLANCE INC	TROUBLE SHOOTING CAMERA ISSUE	MANAGER'S OFFICE	105.00
IMPERIAL SURVEILLANCE INC	RESTORING CONNECTION TO POLE CAMERA	MANAGER'S OFFICE	1,155.50
Total IMPERIAL SURVEILLANCE INC:			1,260.50
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	237.47
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	138.47
Total INTERSTATE BATTERY:			375.94
INTERSTATE BILLING SERV INC	VM SOFTWARE RENEWAL	PUBLIC WORKS	1,310.00
Total INTERSTATE BILLING SERV INC:			1,310.00
JAMES STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	68.61
Total JAMES STRAYER:			68.61
JESSICA ALEXANDER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	30.35
Total JESSICA ALEXANDER:			30.35
JOHN RASMAS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	199.92
Total JOHN RASMAS:			199.92
JUAN BROWN	WATER DEPOSIT REFUND	ASSETS	69.78
Total JUAN BROWN:			69.78
KANKAKEE TRUCK EQUIPMEN	SALT SPREADER REPLACEMENT	PUBLIC WORKS	5,033.59

Name	Description	DEPARTMENT	Net Invoice Amount
Total KANKAKEE TRUCK EQUIPMENT:			5,033.59
KARA COMPANY	FIELD OPERATING SUPPLIES	PUBLIC WORKS	257.88
Total KARA COMPANY:			257.88
KEIZER MORRIS INTERNATION	CRACK-JET MACHINE	PUBLIC WORKS	5,293.00
Total KEIZER MORRIS INTERNATIONAL:			5,293.00
KELLY STRAYER	TRAINING EXPENSE REIMBURSEMENT	POLICE DEPARTMENT	39.72
KELLY STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	134.65
KELLY STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	837.61
Total KELLY STRAYER:			1,011.98
KIETA CHRIS	CHRIS KIETA	FIRE DEPARTMENT	1,949.45
Total KIETA CHRIS:			1,949.45
KLUBER INC	HVAC STUDY	PUBLIC WORKS	7,250.00
Total KLUBER INC:			7,250.00
LAKELAND TITLE SERVICES	18157 DIXIE HWY EARNEST MONEY	MANAGER'S OFFICE	1,000.00
Total LAKELAND TITLE SERVICES:			1,000.00
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	72.71
Total LOTT #1 INC:			72.71
M E SIMPSON CO INC	SUBSCRIPTION FEE	PUBLIC WORKS	6,500.00
Total M E SIMPSON CO INC:			6,500.00
MCMASTER CARR SUPPLY CO	STREET DEPT REPAIR PARTS	PUBLIC WORKS	357.00
Total MCMASTER CARR SUPPLY CO:			357.00
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	8.99
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	8.99
MENARDS INC	ELECTRICAL REPAIRS	PUBLIC WORKS	62.61
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	99.16
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	5.48
MENARDS INC	TRUCK SUPPLY	PUBLIC WORKS	9.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	65.75
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	7.96
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	39.95
MENARDS INC	L&M REPAIR PARTS	PUBLIC WORKS	540.75
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	82.26
MENARDS INC	SHOP TOOL VM	PUBLIC WORKS	11.99
MENARDS INC	WASHER DRYER AT LM	PUBLIC WORKS	1,826.48
MENARDS INC	WATER FOR VH CONF	PUBLIC WORKS	14.95
MENARDS INC	WASHER DRYER SUPPLIES	PUBLIC WORKS	197.51
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	409.21

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	37.68
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	15.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	168.94
MENARDS INC	OPERATING SUPPLIES VM	PUBLIC WORKS	7.19
MENARDS INC	FLAGS	PUBLIC WORKS	135.08
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	23.56
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	19.92
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	25.45
MENARDS INC	HVAC SUPPLIES PD	PUBLIC WORKS	219.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	12.88
MENARDS INC	SAFETY SUPPLIES	PUBLIC WORKS	238.60
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	7.88
MENARDS INC	HVAC SUPPLIES PD	PUBLIC WORKS	340.20
MENARDS INC	INTERIOR REPAIRS	PUBLIC WORKS	160.82
MENARDS INC	INTERIOR REPAIRS	PUBLIC WORKS	100.27
MENARDS INC	EVIDENCE SUPPLIES	POLICE DEPARTMENT	142.89
MENARDS INC	BLDG MAINT SUPPLIES	PUBLIC WORKS	89.97
Total MENARDS INC:			5,121.36
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	850.00
Total METROPOLITAN INDUSTRIES INC:			850.00
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	51.14
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	95.59
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	37.47
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	32.85
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	122.84
MONARCH AUTO SUPPLY INC	BAND SAW GEAR OIL	PUBLIC WORKS	15.29
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	101.28
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	57.08
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	42.12
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	95.74
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	480.57
Total MONARCH AUTO SUPPLY INC:			1,131.97
MULTISYSTEM MANAGEMENT	JANITORIAL SERVICES VILLAGE WIDE	PUBLIC WORKS	3,466.65
Total MULTISYSTEM MANAGEMENT COMPANY:			3,466.65
NICHOLE WILSON	WATER DEPOSIT REFUND	ASSETS	75.84
Total NICHOLE WILSON:			75.84
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	1,100.99
Total NIX NAX:			1,100.99
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	395.22
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,154.95
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	881.38
Total O'HERRON CO:			2,431.55
OLD NATIONAL BANK/FD	ICE FOR RETIREMENT PARTY	FIRE DEPARTMENT	18.00

Name	Description	DEPARTMENT	Net Invoice Amount
OLD NATIONAL BANK/FD	PIZZA DINNER FOR FD	FIRE DEPARTMENT	184.90
OLD NATIONAL BANK/FD	MANAGER LUNCHEON	FIRE DEPARTMENT	149.54
OLD NATIONAL BANK/FD	TABLE AND STOOL	FIRE DEPARTMENT	336.96
OLD NATIONAL BANK/FD	POP AND WATER	FIRE DEPARTMENT	122.63
OLD NATIONAL BANK/FD	OPERATING SUPPLIES	FIRE DEPARTMENT	109.88
OLD NATIONAL BANK/FD	ICC CODE BOOK	FIRE DEPARTMENT	90.84
OLD NATIONAL BANK/FD	PARAMEDIC RENEWAL FEE	FIRE DEPARTMENT	41.00
OLD NATIONAL BANK/FD	BAKERY GOODS - STEVE'S RETIRMENT	FIRE DEPARTMENT	151.94
Total OLD NATIONAL BANK/FD:			1,205.69
OLD NATIONAL BANK/FIN	TRAINING	MANAGER'S OFFICE	119.00
Total OLD NATIONAL BANK/FIN:			119.00
OLD NATIONAL BANK/MO	TOTES FOR GIVEAWAYS AT MARKET	MANAGER'S OFFICE	948.60
OLD NATIONAL BANK/MO	TRAINING	MANAGER'S OFFICE	910.00
OLD NATIONAL BANK/MO	APPLE MUSIC	MANAGER'S OFFICE	10.99
OLD NATIONAL BANK/MO	JOB POSTING	MANAGER'S OFFICE	25.00
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	21.60
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	1,715.26
OLD NATIONAL BANK/MO	AD MARKETING MONTHLY	MANAGER'S OFFICE	175.00
OLD NATIONAL BANK/MO	SIGN HOLDERS	MANAGER'S OFFICE	97.84
OLD NATIONAL BANK/MO	MAILING FOR RESUBDIVISION AT WASHINGTON PARK	MANAGER'S OFFICE	4.39
OLD NATIONAL BANK/MO	COMMUNITY OUTREACH	MANAGER'S OFFICE	538.00
OLD NATIONAL BANK/MO	ECONOMIC DEVELOPMENT LUNCH	MANAGER'S OFFICE	166.32
OLD NATIONAL BANK/MO	MICROSOFT SHAREPOINT LICENSES	MANAGER'S OFFICE	360.00
OLD NATIONAL BANK/MO	COMMUNITY OUTREACH	MANAGER'S OFFICE	721.00
OLD NATIONAL BANK/MO	COMMUNITY OUTREACH	MANAGER'S OFFICE	927.00
OLD NATIONAL BANK/MO	CLEANUP DAY TSHIRTS VOLUNTEERS	MANAGER'S OFFICE	3,223.90
OLD NATIONAL BANK/MO	STAFF TSHIRTS CLEAN UP DAY	MANAGER'S OFFICE	869.01
OLD NATIONAL BANK/MO	SERVICES RENEWALS	MANAGER'S OFFICE	1,080.00
OLD NATIONAL BANK/MO	TENTS FOR ART AND GARDEN 2026	MANAGER'S OFFICE	3,523.23
OLD NATIONAL BANK/MO	CIVICS ACADEMY	MANAGER'S OFFICE	453.23
OLD NATIONAL BANK/MO	ZOOM WEBINAR	MANAGER'S OFFICE	197.90
Total OLD NATIONAL BANK/MO:			15,968.27
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	148.07
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	78.73
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	123.74
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	117.65
OLD NATIONAL BANK/PD	OPERATING SUPPLIES	POLICE DEPARTMENT	90.00
OLD NATIONAL BANK/PD	DEPARTMENT MEETING	POLICE DEPARTMENT	42.68
OLD NATIONAL BANK/PD	DEPARTMENT MEETING	POLICE DEPARTMENT	405.20
OLD NATIONAL BANK/PD	TRAINING REGISTRATION	POLICE DEPARTMENT	1,250.00
OLD NATIONAL BANK/PD	TRAINING REGISTRATIION	POLICE DEPARTMENT	800.00
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	481.27
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	108.64
OLD NATIONAL BANK/PD	RANGE TARGETS	POLICE DEPARTMENT	342.43
OLD NATIONAL BANK/PD	TRAINING REGISTRATION	POLICE DEPARTMENT	350.00
OLD NATIONAL BANK/PD	TRAINING REGISTRATION	POLICE DEPARTMENT	525.00
OLD NATIONAL BANK/PD	TRAINING REGISTRATION	POLICE DEPARTMENT	525.00
OLD NATIONAL BANK/PD	TRAINING REGISTRATION	POLICE DEPARTMENT	199.00
Total OLD NATIONAL BANK/PD:			5,587.41

Name	Description	DEPARTMENT	Net Invoice Amount
OLD NATIONAL BANK/PW	APWA DUES	PUBLIC WORKS	252.00
OLD NATIONAL BANK/PW	TRAINING	PUBLIC WORKS	160.00
OLD NATIONAL BANK/PW	GROUT	PUBLIC WORKS	30.09
OLD NATIONAL BANK/PW	SANDING DRUM	PUBLIC WORKS	65.97
OLD NATIONAL BANK/PW	FREIGHT - SAFETY CONE DELIVERY	PUBLIC WORKS	277.37
OLD NATIONAL BANK/PW	CEILING TILES	PUBLIC WORKS	119.76
OLD NATIONAL BANK/PW	LOW VOLTAGE DETECTOR	PUBLIC WORKS	240.80
OLD NATIONAL BANK/PW	DOOR REPAIRS	PUBLIC WORKS	67.68
Total OLD NATIONAL BANK/PW:			1,213.67
OLUSHOLA WALKER	WATER DEPOSIT REFUND	ASSETS	33.58
Total OLUSHOLA WALKER:			33.58
OTTOSEN DINOLFO HASENBAL	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	577.50
Total OTTOSEN DINOLFO HASENBALG & CASTALDO LTD:			577.50
PENNY BRADSHAW	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,764.00
Total PENNY BRADSHAW:			1,764.00
PIZZO NATIVE PLANT NURSER	NATIVE PLANTS	PUBLIC WORKS	562.82
Total PIZZO NATIVE PLANT NURSERY LLC:			562.82
PRIMO WATER	WATER	PUBLIC WORKS	275.29
Total PRIMO WATER:			275.29
RAYMOND MCCALLUM	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	824.30
Total RAYMOND MCCALLUM:			824.30
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	550.22
Total RED WING BUSINESS ADVANTAGE:			550.22
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		698.89
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		548.89
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		548.89
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	EXPENSES	548.89
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	PUBLIC WORKS	548.89
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		548.89
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	MANAGER'S OFFICE	1,646.66
RYAN LLC	FINANCIAL REVIEW OF TOD PROPOSALS	EXPENSES	8,500.00
Total RYAN LLC:			13,590.00
SAFE RESTRAINTS INC	THE WRAP SYSTEM	POLICE DEPARTMENT	4,234.12
Total SAFE RESTRAINTS INC:			4,234.12
SAMANTHA NISSEN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	126.50
SAMANTHA NISSEN	REIMBURSEMENT FOR TRAINING EXPENSES	POLICE DEPARTMENT	94.24

Name	Description	DEPARTMENT	Net Invoice Amount
Total SAMANTHA NISSEN:			220.74
SEBIS - POSTAGE	SEBIS POSTAGE	PUBLIC WORKS	3,511.39
Total SEBIS - POSTAGE:			3,511.39
SEBIS DIRECT INC	SEBIS DIRECT	PUBLIC WORKS	704.11
Total SEBIS DIRECT INC:			704.11
SECRETARY OF STATE	DPW #60 - TITLE AND PLATE TRANSFER	PUBLIC WORKS	165.00
SECRETARY OF STATE	SQUAD #9 – TITLE & PLATE TRANSFER	PUBLIC WORKS	165.00
SECRETARY OF STATE	DPW #20 – TITLE & PLATE TRANSFER	PUBLIC WORKS	165.00
SECRETARY OF STATE	FD – TITLE & PLATE TRANSFER	PUBLIC WORKS	165.00
SECRETARY OF STATE	SQUAD #15 – TITLE & PLATE TRANSFER	PUBLIC WORKS	165.00
SECRETARY OF STATE	SQUAD #13 – TITLE & PLATE TRANSFER	PUBLIC WORKS	165.00
Total SECRETARY OF STATE:			990.00
SHARK SHREDDING INC	MONTHLY SHREDDING	FIRE DEPARTMENT	100.05
Total SHARK SHREDDING INC:			100.05
SHERWIN INDUSTRIES INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	118.90
Total SHERWIN INDUSTRIES INC:			118.90
SHOREWOOD HOME AND AUT	MOWER REPLACEMENT	PUBLIC WORKS	9,126.20
SHOREWOOD HOME AND AUT	MOWER REPLACEMENT	PUBLIC WORKS	6,126.20
SHOREWOOD HOME AND AUT	MOWER REPLACEMENT	PUBLIC WORKS	8,376.20
SHOREWOOD HOME AND AUT	BRUSH CUTTER	PUBLIC WORKS	5,399.00
SHOREWOOD HOME AND AUT	WATER DEPT PUMP'S	PUBLIC WORKS	3,703.00
SHOREWOOD HOME AND AUT	WATER DEPARTMENT PUMPS	PUBLIC WORKS	2,355.98
SHOREWOOD HOME AND AUT	WATER DEPARTMENT PUMPS	PUBLIC WORKS	4,197.00
SHOREWOOD HOME AND AUT	WATER DEPT GENERATORS	PUBLIC WORKS	2,198.00
SHOREWOOD HOME AND AUT	MOWER REPLACEMENT	PUBLIC WORKS	10,066.68
SHOREWOOD HOME AND AUT	WATER DEPT SAW REPLACEMENT	PUBLIC WORKS	3,116.76
SHOREWOOD HOME AND AUT	BILLYGOAT VAC BLOWER'S	PUBLIC WORKS	4,350.00
Total SHOREWOOD HOME AND AUTO INC:			59,015.02
SITEONE LANDSCAPE SUPPLY	MULCH FOR VILLAGE HALL	PUBLIC WORKS	1,298.00
Total SITEONE LANDSCAPE SUPPLY LLC:			1,298.00
SNAP-ON INDUSTRIAL	VEHICLE MAINTENANCE TOOL	PUBLIC WORKS	119.91
SNAP-ON INDUSTRIAL	VEHICLE MAINTENANCE TOOL	PUBLIC WORKS	72.99
Total SNAP-ON INDUSTRIAL:			192.90
SOUTH SUBURBAN HUMANE S	ANIMAL IMPOUNDS	POLICE DEPARTMENT	250.00
Total SOUTH SUBURBAN HUMANE SOCIETY:			250.00
SSERT	TRAINING REGISTRATION	POLICE DEPARTMENT	200.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total SSERT:			200.00
STANDARD EQUIPMENT CO	EMERGENCY REPAIR PW	PUBLIC WORKS	16,037.08
Total STANDARD EQUIPMENT CO:			16,037.08
STANDARD INDUSTRIAL & AUT	SHOP TOOLS VM	PUBLIC WORKS	1,084.00
Total STANDARD INDUSTRIAL & AUTO EQUIPMENT INC:			1,084.00
STRYKER SALES CORPORATIO	STAIR CHAIR	PUBLIC WORKS	10,492.49
Total STRYKER SALES CORPORATION:			10,492.49
TELCOM INNOVATIONS GROUP	RECONFIGURE IP PAGING MODULE	MANAGER'S OFFICE	280.00
Total TELCOM INNOVATIONS GROUP LLC:			280.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	369.00
Total THE EAGLE UNIFORM CO INC:			369.00
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	73.45
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	132.54
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	27.79
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	253.06
Total THE SHERWIN-WILLIAMS CO INC:			486.84
THIRD DISTRIC FIRE CHIEF AS	QUARTERLY MABAS DUES	FIRE DEPARTMENT	1,818.00
THIRD DISTRIC FIRE CHIEF AS	THREE BOX ALARMS	FIRE DEPARTMENT	375.00
Total THIRD DISTRIC FIRE CHIEF ASSOCIATION:			2,193.00
TJ CONEVERAS INC	AMMO	POLICE DEPARTMENT	3,812.00
Total TJ CONEVERAS INC:			3,812.00
TRAFFIC CONTROL & PROTEC	BARRICADES, CONES & MISC - PW	PUBLIC WORKS	1,881.05
TRAFFIC CONTROL & PROTEC	SIGNS	PUBLIC WORKS	4,363.65
Total TRAFFIC CONTROL & PROTECTION LLC:			6,244.70
TRIBUNE PUBLISHING CO LLC	LEGAL NOTICES	MANAGER'S OFFICE	1,900.70
TRIBUNE PUBLISHING CO LLC	LEGAL NOTICES	MANAGER'S OFFICE	65.51
TRIBUNE PUBLISHING CO LLC	LEGAL NOTICES	MANAGER'S OFFICE	275.51
Total TRIBUNE PUBLISHING CO LLC:			2,241.72
ULINE	OPERATING SUPPLIES	POLICE DEPARTMENT	427.23
Total ULINE:			427.23
UNIFORMS DIRECT LLC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	105.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total UNIFORMS DIRECT LLC:			105.00
URBAN COMMUNICATIONS INC	URBANCOM MARCH TO MAY	MANAGER'S OFFICE	7,213.70
Total URBAN COMMUNICATIONS INC:			7,213.70
USA BLUEBOOK	MARKING PAINT	PUBLIC WORKS	265.54
USA BLUEBOOK	LOCATE PAINT	PUBLIC WORKS	94.11
USA BLUEBOOK	MARKING PAINT	PUBLIC WORKS	93.95
USA BLUEBOOK	MARKING PAINT	PUBLIC WORKS	239.58
Total USA BLUEBOOK:			693.18
VERIZON WIRELESS SVCS LLC	MOBILE PHONE SERVICE-ALL DEPTS	MANAGER'S OFFICE	675.34
Total VERIZON WIRELESS SVCS LLC:			675.34
VESTIS GROUP INC	SUPERVISOR POLO SHIRTS	PUBLIC WORKS	177.09
VESTIS GROUP INC	SUPERVISOR POLO SHIRTS	PUBLIC WORKS	59.03
VESTIS GROUP INC	SUPERVISOR POLO SHIRTS	PUBLIC WORKS	118.06
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	85.92
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	82.52
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	78.48
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	75.24
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.99
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	87.28
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	FEES	PUBLIC WORKS	49.70
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	85.92
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	82.52
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	78.48
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	75.24
VESTIS GROUP INC	FEES	PUBLIC WORKS	49.83
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.99
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	87.28
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	93.15
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	85.92
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	82.52
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	78.48
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VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	87.28
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.99
VESTIS GROUP INC	FEES	PUBLIC WORKS	50.06
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	100.91
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	85.92
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	82.52
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	78.48
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	75.24
VESTIS GROUP INC	STREETS UNIFORM	PUBLIC WORKS	70.03
VESTIS GROUP INC	FEES	PUBLIC WORKS	49.13

Name	Description	DEPARTMENT	Net Invoice Amount
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.99
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VESTIS GROUP INC	FEES	PUBLIC WORKS	49.70
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.99
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	STREETS UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	87.28
Total VESTIS GROUP INC:			3,592.82
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	2.69
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	9.18
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	485.91
Total WAREHOUSE DIRECT OFFICE PDTS:			497.78
WELDSTAR COMPANY	WELDING GAS	PUBLIC WORKS	378.42
WELDSTAR COMPANY	WELDING GAS	PUBLIC WORKS	549.60
Total WELDSTAR COMPANY:			928.02
WESTCOM WIRELESS	COMMUNICATION HEADSETS	PUBLIC WORKS	3,980.00
Total WESTCOM WIRELESS:			3,980.00
WRIGHT MATERIALS LLC	BLACK DIRT	PUBLIC WORKS	200.00
Total WRIGHT MATERIALS LLC:			200.00
Grand Totals:			363,426.45

Dated: _____

Village Clerk: _____

Resolution R-3254

***A Resolution Honoring
Steve DeJong
on his retirement from the Village of Homewood***

- WHEREAS,** *Steve DeJong* joined the Homewood Fire Department in November 2000 as a firefighter/paramedic;
- WHEREAS,** *Steve DeJong* holds both a Bachelor of Arts in Public Administration and a Master of Public Administration from Columbia Southern University; and
- WHEREAS,** *Steve DeJong* is certified by the Illinois State Marshal as a Chief Fire Officer and as a Hazardous Materials Specialist; and
- WHEREAS,** *Steve DeJong* was promoted to the rank of Deputy Chief in 2013. During his tenure as Deputy Chief, he played a key role in leading operations, mentoring personnel, and advancing training initiatives within the department; and
- WHEREAS,** *Steve DeJong* served as an instructor for Prairie State College and the University of Illinois, helping to train the next generation of emergency responders; and
- WHEREAS,** *Steve DeJong* was actively involved in the State of Illinois incident management team and served as an incident commander on large-scale responses, including the 2019 Southern Illinois floods, Hurricane Ian, and the Southwest Border Mission in Chicago; and
- WHEREAS,** *Steve DeJong* served his country as a member of the United States Army. He was deployed in Afghanistan from 2004 to 2005 where he was wounded in action and awarded the Purple Heart. He later served an additional deployment to Iraq from 2007 to 2009. In 2015, DeJong retired from the Army with the rank of Command Sergeant Major; and
- WHEREAS,** *Steve DeJong* has been an exceptional leader, mentor, and firefighter throughout his 25-year career with the Homewood Fire Department; and
- WHEREAS,** *Steve DeJong* retired from the Homewood Fire Department on April 3, 2026.

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

Steve DeJong

be honored and commended for twenty-five years of outstanding, dedicated service to the citizens of Homewood. On behalf of the citizens of Homewood, the President and Board of Trustees hereby extend best wishes to Deputy Chief DeJong as he enters his retirement.

This Resolution passed this 28th day of April, 2026.

ATTEST:

Village President

Village Clerk

10 YEARS OF INSPIRING SCIENTIFIC
WONDER, LEARNING, AND PURSUIT

20 ANNUAL 25 REPORT



HOMWOOD
SCIENCE
CENTER

2016

10

2026



**NOTE FROM
THE EXECUTIVE
DIRECTOR**

Inspiring Scientific Wonder, Learning, and Pursuit

Dear Friends,

FOR TEN YEARS, Homewood Science Center has been a place where **curiosity** is welcomed, **questions** are encouraged, and families discover the **joy of science** together. Our mission is simple yet powerful: to inspire scientific wonder, learning, and pursuit — and to ensure that every child, regardless of background or circumstance, has access to meaningful STEM experiences.

This report tells a story of possibility — and it begins with you. What started ten years ago with the vision and support of the Village of Homewood

has grown into a vibrant community science center, made possible by the generosity of our donors, partners, and supporters. Together, you have helped Homewood Science Center inspire scientific wonder, learning, and pursuit for children and families across the Chicago Southland.

Thank you for believing in the power of science to open doors and bring communities together.

Warm regards,
EDIE DOBREZ

MISSION + IMPACT SNAPSHOT

A Year of Impact

STEM SATURDAYS

3,979 visits | **19%** increase from 2024

In 2025, nearly half of registered households returned 3 or more times

FIELD TRIPS

5,422 STUDENTS **68%** low income **84%** minorities

27 SCHOOL DISTRICTS

70 SCHOOL AND ORGANIZATIONS

SUMMER CAMPS

Hosted **114** **STUDENTS**, ages 5-14, in **9 different camps**

GIRLS STEAM

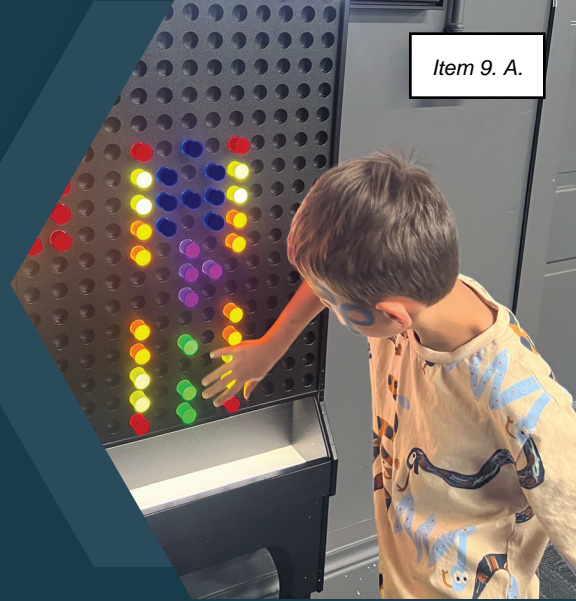
81% of Girls STEAM attendees developed **new education & career interests**

127 students attending Title 1 schools

STEM Saturdays

Deepening Engagement at Homewood Science Center

In 2025, nearly half of registered households returned three or more times. This dramatic increase in repeat engagement reflects the strength of STEM Saturdays, the trust of families, and the value of free, accessible, hands-on STEM learning experiences.



WHY THIS MATTERS

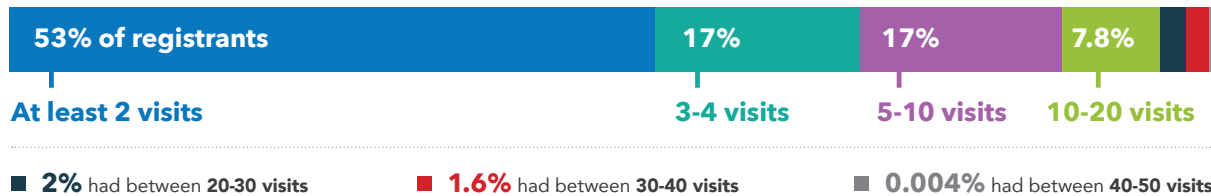
Repeat visits indicate strong program quality and relevance

Families are building long-term relationships with the Science Center

Sustained engagement supports deeper learning, confidence, and curiosity over time

2025 - 3,979 VISITS

% of repeat visits by households



“ This is a wonderful place for kids to explore STEM!

“ My child really enjoyed the Math Magic area. It made math interesting as a child who often gets discouraged.

Summer Camps

A Summer of Exploration, Confidence, and STEM Growth

We partnered with STEAM & Dream Liberation Labs for the first time to cohost 4 new summer camps. STEAM & Dream brings the programs they normally teach in schools to life as summer camps at Homewood Science Center.



114 Students

AGES 5 - 14

9 different camps

My kids have participated in several summer camps over the years, & have loved every second of it!



Field Trips

Supporting Educators Through Immersive STEM Learning

The Homewood Center team added new topics, encouraging repeat attendance by schools and groups. New topics include Habitat Adventure: Animals & Plants, Lights & Shadows: Exploring Physics & Art and The Power of Energy.

Our Field Trips this year saw an **increase of 13%** attendance

27 districts

70 schools and organizations

Hands-on learning projects were very engaging, and students showed much more participation in this environment than they do at school. The kids really seemed to have a great time and learned a lot.

Funded in part by Cook County's Community Development Block Grant (CDBG)



Girls STEAM

NEW in 2025 - Aesha Jackson STEAM Leader Award

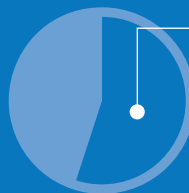
The Aesha Jackson STEAM Leader Award is dedicated to the memory of Aesha Jackson, a passionate engineer and advocate for young minds in STEM. As a young professional, Aesha dedicated time to mentoring and inspiring students, especially girls, to explore careers in STEM.

127 students attending Title 1 schools

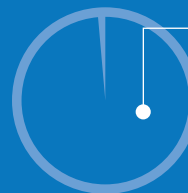
35 professional women representing STEAM education & careers



81% say Girls STEAM helped them develop new education and career interests



54.8% say they see themselves pursuing a STEAM career in their future



98.8% say they feel confident about themselves after attending Girls STEAM Celebration



I loved how interactive and hands-on the stations were. I loved the whole experience today.

I had a revelation of a career path that I have considered. Multiple medical staff presenters boosted my confidence.

I had an amazing time today, very inspiring and very motivated.

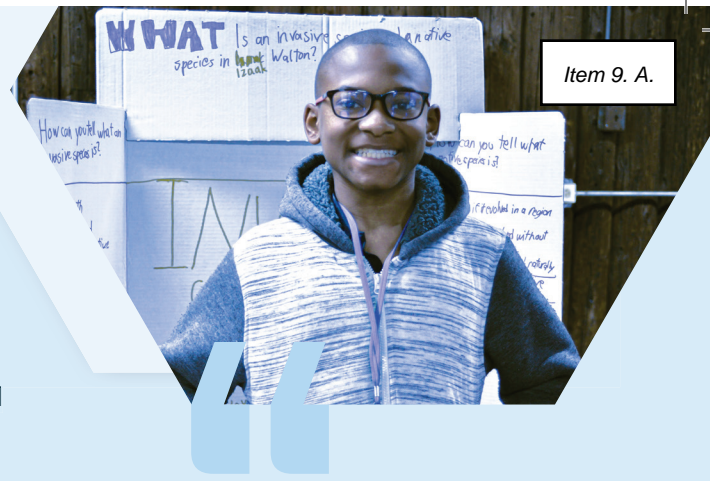
Conservation Ecology

Middle School Internship

The program’s demographic diversity remains a hallmark, with African American students comprising the largest group, followed by Caucasian, Hispanic/Latinx, and Mixed Ethnicity participants.

43 interns from ➤ **5 school districts (& the homeschool community)**

All responding families either “strongly agreed” or “agreed” that their child shared what they learned about ecology or conservation at home



My son has participated in several sessions over the last couple of years and each session he is excited to find out what the program topic will be, and which students will return.

Chicago Southland STEM Network

A platform for diverse stakeholders to collaborate on regional STEM education and workforce development

SPRING 2025

Scott Tillman-Franklin, STEAM & Dream Liberation Labs

Mission: To close the STEM exposure gap and improve the futures of Black & Brown youth through mentorship and hands-on culturally affirming programming that fosters their STEM identities and empowers them to address real-world challenges with their imagination.

FALL 2025

Creative Placemaking Public Convening

The proposed list of Creative Placemaking projects were discussed with the public.

Projects were designed to spark wonder and engage families through interactive science, technology, engineering, art, and math experiences.

First Robotics/First Lego League

FIRST TECH CHALLENGE TEAM

(7th-12 grade)

Tech Ninja Team celebrates 11 years!

13 Students

(60% growth from last year)

FIRST LEGO LEAGUE

Two teams with 13 students

Both teams were awarded the **Rising All Star Award** at the regional tournament



Donations

INDIVIDUALS

DONATION AMOUNT \$250 AND UP

Abby Reiner
 Ann & Dale Mitchell
 Ann & Nicholas Oehmen Foundation
 Barbara Edwards
 Brent & Maggie Bachus
 Celeste & John Kralovec
 Cindy & Rich Dobrez
 Daria Terrell
 Dave & Sue Riefe
 David & Jennifer Dreyfuss
 Dean Ferracane

Deb & Ray Walton
 Debbie Berman
 Deen Sokoya
 Elizabeth & John Oliver
 Jane & Tom Baffes
 Jay Heiferman
 Jeff McClain
 Jerome Dreyfuss Trust
 John Yast
 Kari McGlinnen
 Kathleen Orr

Kathy & Tom Blakemore
 Kin Kong & Jim Grisus
 Laura Murray
 Lisa Cin
 Mary Harrell
 Michelle & Cameron Nelson
 Pat Barker
 Phil & Donna Milord
 Ron Wexler
 Stephanie & Rob Applebaum
 Steve Dalessio
 Willa R. Lee

CORPORATE

Dober
 Optiver US LLC
 Enbridge Energy

The Weglarz Company
 ComEd
 Illinois Vehicle Auto Insurance

Morrison Container Handling Solutions
 Bank Financial

ORGANIZATIONS

Justinian Society of Lawyers
 Flossmoor Service League
 PMMI Education & Training Foundation

Suburban Service League
 A Piece of Pie Donations
 Day One Provisions & Events

Chicagoland Food Science Foundation

GRANTS

Bosch Community Fund
 Cook County's Community Development Block Grant

Cook County's Creative Placemaking Grant
 NBCUniversal Local Impact Grant

Special thanks to the **Farley Family Charitable Foundation** & the **Village of Homewood**



VILLAGE-WIDE CLEAN UP INITIATIVE

APRIL 28, 2026





About:

Elite Lighting & Outdoor Solutions will provide porter and cleanup services to ensure cleanliness, safety, and aesthetic appeal in designated Homewood areas. These services are designed to uphold the overall presentation and safety of public-facing spaces.

Services Include:

Full-Service Cleanup (1x per month)

- Comprehensive debris and litter removal
- Trash and bulk item collection and hauling
- Cleaning of sidewalks, corridors, fence lines, and public spaces
- Debris blowing and light edge detailing
- Transportation and proper disposal of all materials

Supplemental Maintenance Visit (1x per month)

- Drive-through and/or walk-through inspections across all zones
- Targeted cleanup in high-visibility and problem areas
- Blowing and removal of displaced debris
- Light debris collection as needed

Key Distinction

Supplemental visits are intended for light maintenance only and do not replace full-service cleanup.



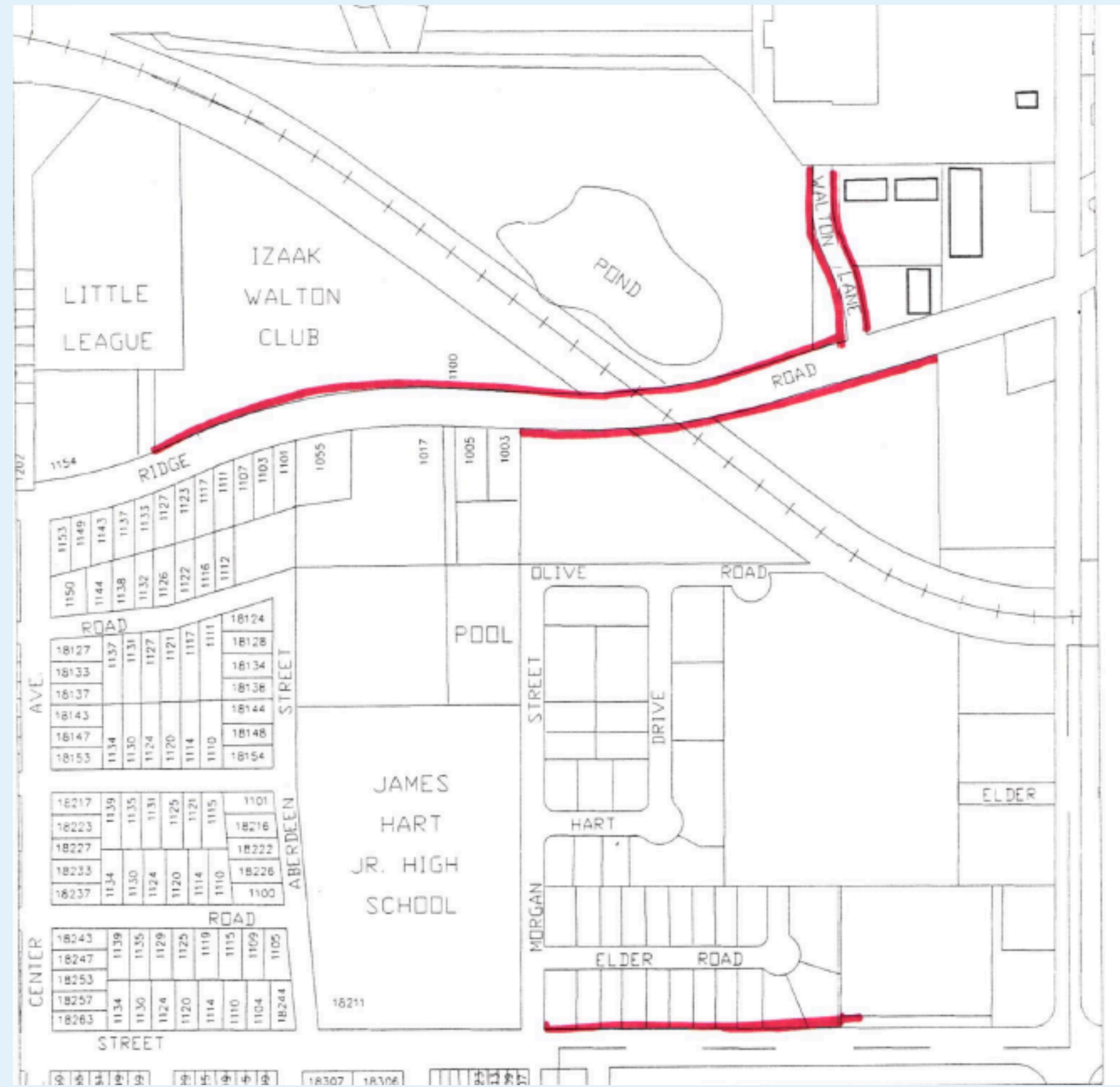
9 cleaning zones



May/June 2026, April 2027



\$8,300 per month



Ridge Road from Armitage Court to Walton Lane. Includes Fence line on Walton Lane.

183rd Street from Halsted to Morgan Street

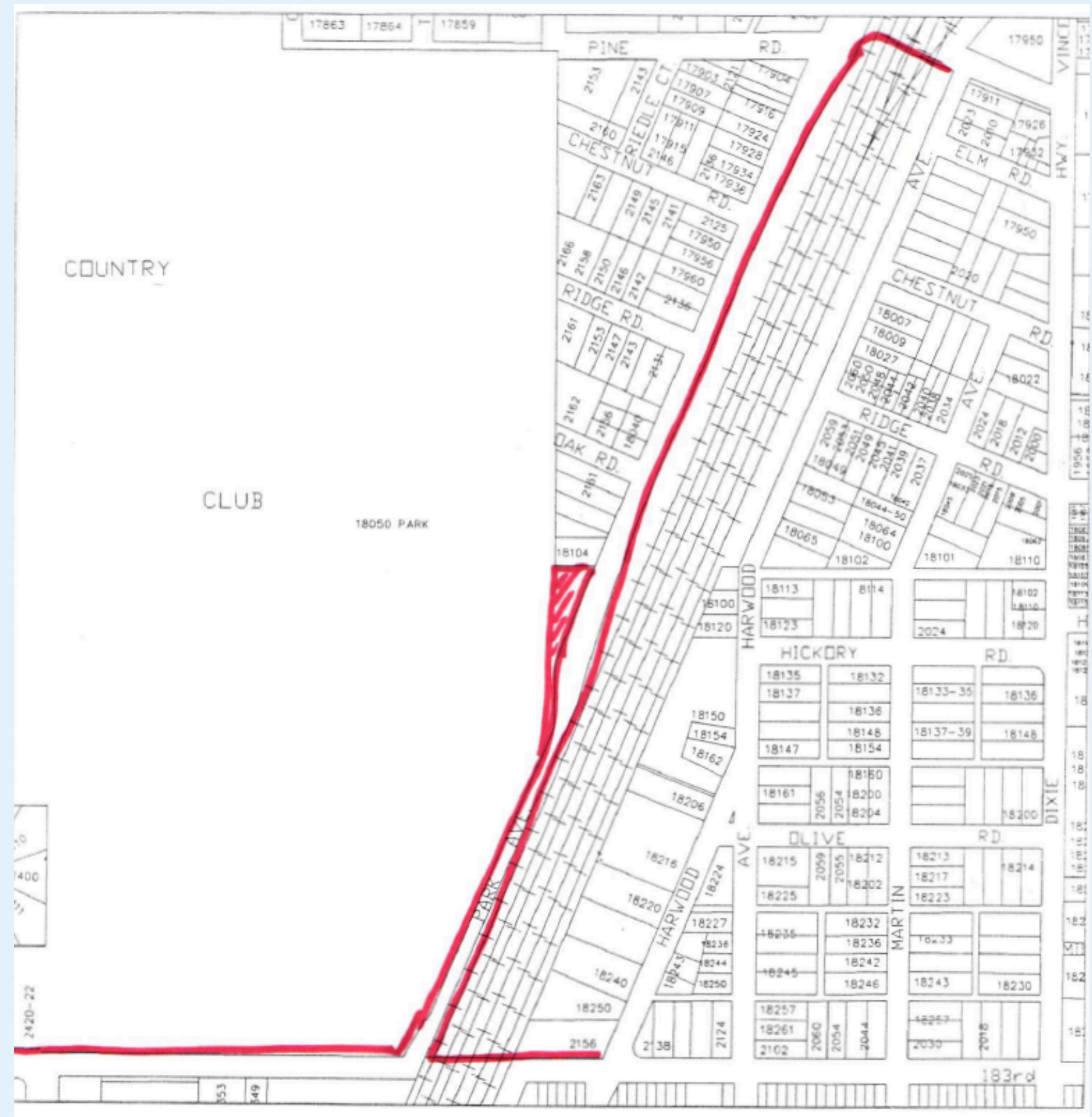


Halsted Street from 187th Street to Army Reserve Driveway



Riegel Road from Hillview Road to 191st Street

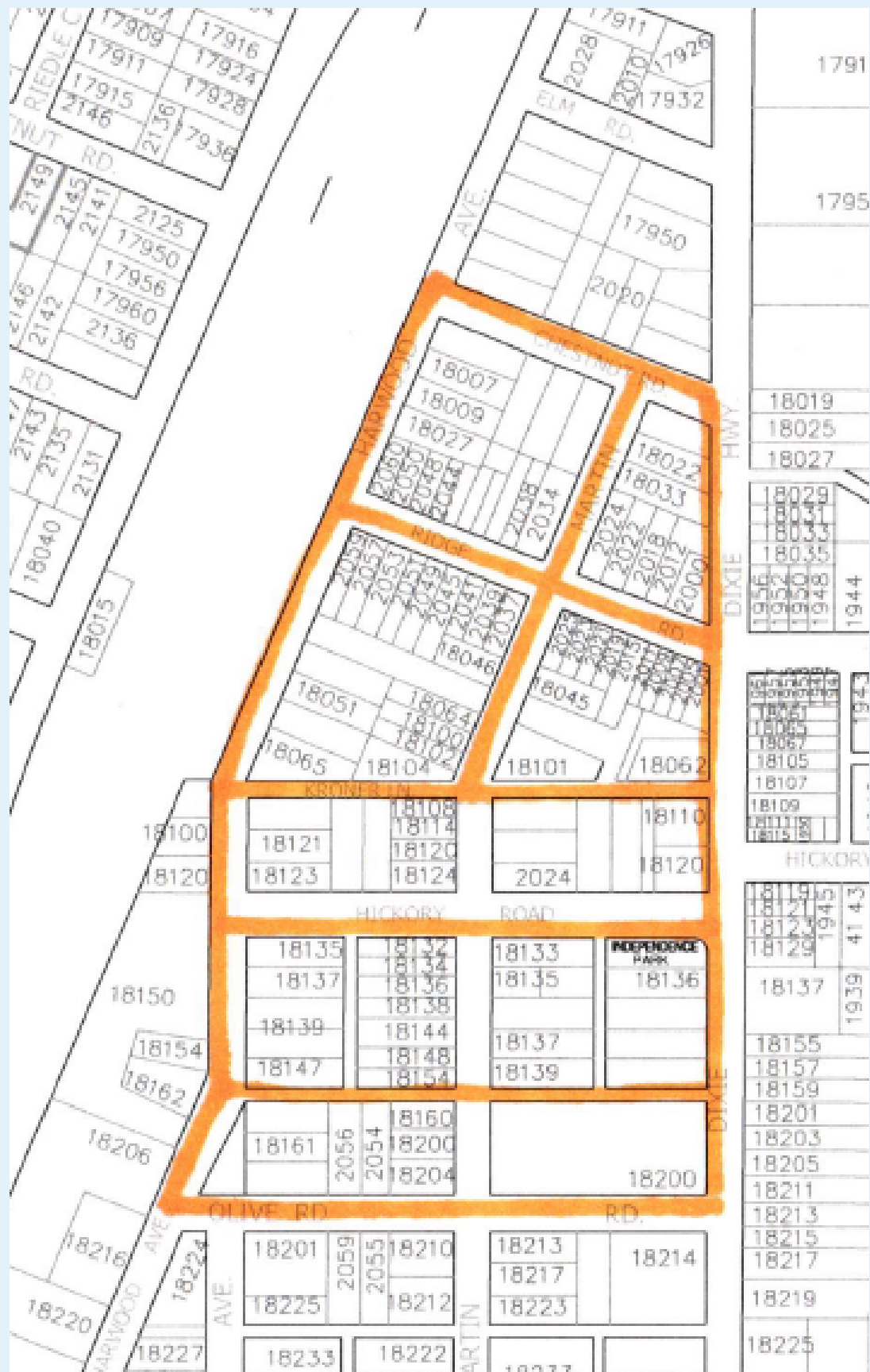




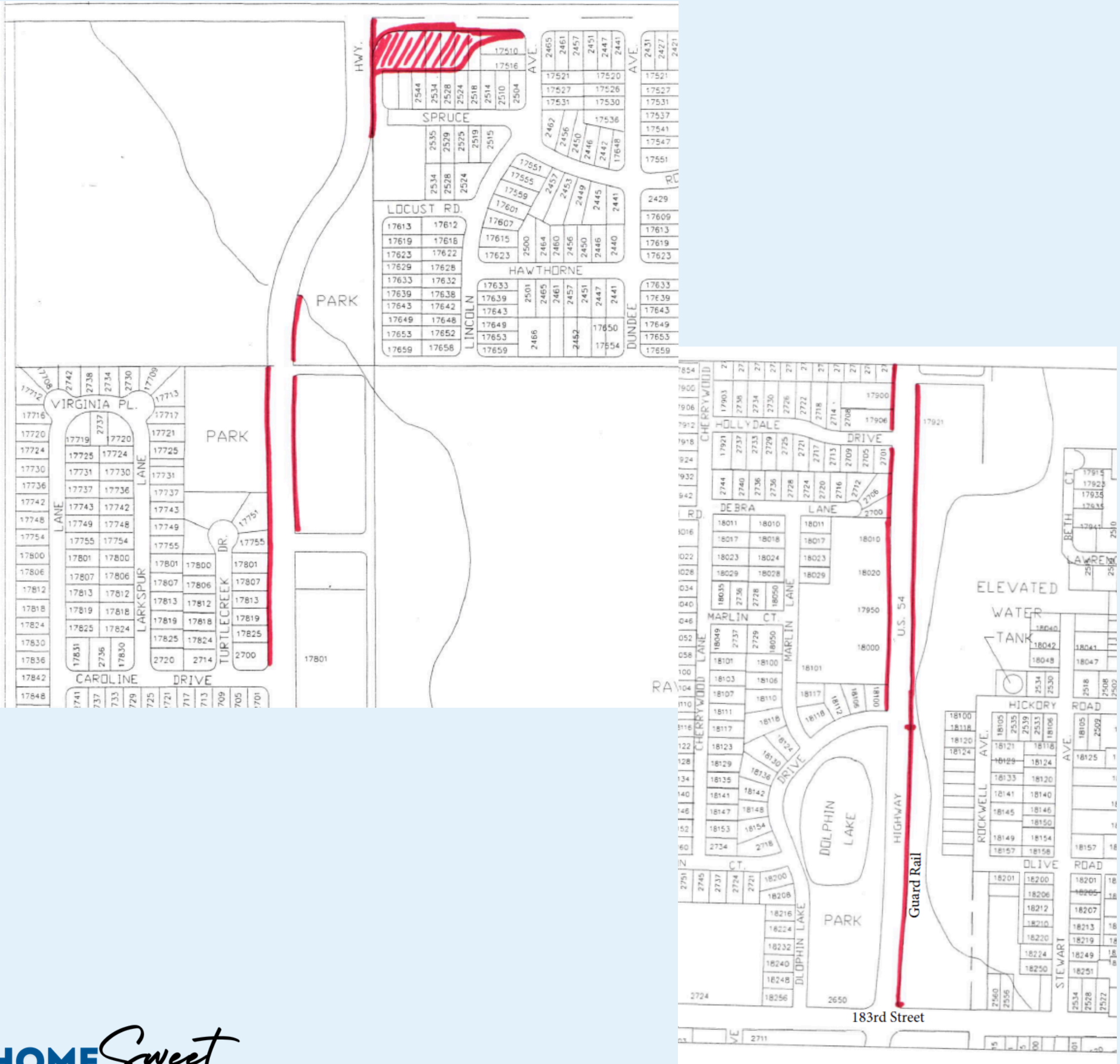
Park Avenue from North Viaduct (Dixie Hwy) to 183rd Street including South Viaduct & Fence Line along 183rd Street



Dixie Highway from Curve to North Viaduct



Homewood Downtown - Central Business District



Governors Highway from 175th Street to 183rd Street



PORTER SERVICES AGREEMENT

Not-to-Exceed Municipal Service Agreement

ELITE LIGHTING & OUTDOOR SOLUTIONS LLC

This Porter Services Agreement (“Contractual Agreement”) is entered into as of April 9, 2026, by and between: **Village of Homewood** (“Client”) and **ELITE LIGHTING & OUTDOOR Solutions LLC**. (“Contractor”)

1. SCOPE OF SERVICES

Contractor shall provide porter and cleanup services to maintain cleanliness, safety, and presentation of designated municipal areas. Services are intended to maintain cleanliness, safety, and overall presentation of public-facing areas.

2. SERVICE PACKAGE – PREMIUM PORTER SERVICES (OPTION 2)

Monthly Rate: \$8,400

Includes:

- One full-service cleanup per month
- One supplemental maintenance visit per month

A. Full-Service Cleanup (Once Per Month)

- General debris and litter removal
- Collection and hauling of trash and bulk debris
- Cleaning of sidewalks, corridors, fence lines, and public areas
- Blowing debris and light edge detailing
- Transportation and disposal of collected materials

B. Supplemental Maintenance Visit (Once Per Month)

- Drive-through and/or walk-through inspection of all zones
- Targeted cleanup in high-visibility and problem areas
- Blowing and removal of displaced debris
- Light debris collection as needed

Note: Supplemental visits are for light maintenance only and do not constitute full-service cleanup.

3. SERVICE AREAS

Services shall be performed across nine (9) designated zones as approved by the Client.

4. TERM OF AGREEMENT

May 2026, June 2026, April 2027

5. COMPENSATION

Total not-to-exceed: \$25,000.00

Payment terms: Net 30

6. ADDITIONAL SERVICES – POST-EVENT CLEANUP (supplemental service)

Available upon request. Requires written approval.

7. SERVICE CONDITIONS

- Standard labor and disposal included
- Additional fees apply for excessive debris or illegal dumping
- Additional charges may apply for out-of-scope conditions

8. WEATHER & SCHEDULING

Services performed weather permitting.

9. INSURANCE

Contractor maintains \$1M/\$2M general liability and may name Client as additional insured.

10. INDEMNIFICATION & HOLD HARMLESS

Client agrees to indemnify Contractor against claims arising from conditions outside Contractor’s control.

11. LIMITATION OF LIABILITY

Liability limited to total contract value.

12. INDEPENDENT CONTRACTOR

Contractor is an independent contractor.

13. MODIFICATIONS

Changes must be in writing.

14. TERMINATION

This Agreement is intended to serve as an annual service agreement, with services scheduled for May 2026, June 2026, and April 2027, unless otherwise extended or modified in writing by both parties.

Either party may terminate this Agreement with thirty (30) days written notice to the other party.

In the event of termination:

- Client shall remain responsible for payment of all services rendered and any scheduled or confirmed services within the 30-day notice period
- Contractor reserves the right to complete and invoice for any scheduled service dates occurring within the notice period

Immediate termination may occur in the event of:

- Non-payment or Material breach of contract
- Unsafe or hazardous working conditions

“Termination shall not relieve Client of any financial obligations for services already scheduled, approved, or in progress.”

15. PAYMENT & LATE TERMS

Payments are due Net 30.

Any unpaid balance beyond thirty (30) days may be subject to:

- Service suspension
- Late fees (if applicable)
- Delay in future scheduling

ACCEPTANCE

Village of Homewood

Name: _____ **Title:** _____

Signature: _____ **Date:** _____

ELITE LIGHTING & OUTDOOR Solutions, LLC.

Name: _____ **Title:** _____

Signature: _____ **Date:** _____

ORDINANCE NO. M-2409

AN ORDINANCE ESTABLISHING THE SCHEDULE OF REGULAR MEETINGS OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HOMEWOOD FOR THE FISCAL YEAR BEGINNING MAY 1, 2026, AND ENDING APRIL 30, 2027

WHEREAS, the Village of Homewood ("Village") is a municipal corporation organized and existing under the laws of the State of Illinois; and

WHEREAS, Section 2.02 of the Illinois Open Meetings Act (5 ILCS 120/2.02) requires every public body to give public notice of the schedule of all regular meetings for the coming calendar or fiscal year, including the time and place of such meetings, and to provide this schedule to any news media that have asked for notice; and

WHEREAS, the President and Board of Trustees of the Village of Homewood desire to establish and publicly post the schedule of all regular meetings of the Village Board for the Village’s fiscal year beginning May 1, 2026, and ending April 30, 2027, in compliance with applicable law.

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

SECTION ONE - ADOPTION OF REGULAR MEETING SCHEDULE

The President and Board of Trustees establish the following schedule of regular meetings of the Village Board for the Village of Homewood for the fiscal year beginning May 1, 2026, and ending April 30, 2027. Unless otherwise noted, all regular meetings shall be held on the second and fourth Tuesdays of each month at 7:00 p.m. at Village Hall, 2020 Chestnut Road, Homewood, Illinois, or at such other location within the Village as may be provided by law and specified in a proper public notice.

Fiscal Year 2026–2027 Regular Village Board Meeting Schedule

May 12, 2026	May 26, 2026
June 9, 2026	June 23, 2026
July 14, 2026	July 28, 2026
August 11, 2026	August 25, 2026
September 8, 2026	September 22, 2026
October 13, 2026	October 27, 2026
November 10, 2026	November 24, 2026
December 8, 2026	December 22, 2026

January 12, 2027	January 26, 2027
February 9, 2027	February 23, 2027
March 9, 2027	March 23, 2027
April 13, 2027	April 27, 2027

SECTION TWO - POSTING AND NOTICE

The Village Clerk is hereby directed to post and maintain this schedule of regular meetings at the Village Hall and on the Village’s official website, and to provide copies of this schedule to all news media that have asked for notice of meetings of the Village Board, all in accordance with Section 2.02 of the Illinois Open Meetings Act.

SECTION THREE - EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED and APPROVED this 28th day of April, 2026.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski Director of Finance

Topic: Fiscal Year 2026-2027 Budget Ordinance Approval

PURPOSE

The Village's most important planning document that is prepared, discussed, and implemented annually is the municipal budget. The municipal budget details all of the expenses and revenues that the Village of Homewood anticipates in order to provide quality services for its citizens for a full fiscal year – in this case, May 1, 2026 through April 30, 2027.

A public notice for the Budget Hearing held at 7:00 p.m. on Tuesday, April 14, 2026 was published in the Southtown newspaper on Monday, March 30, 2026. Following a Public Hearing for the Budget, the Board of Trustees is required to approve an annual budget ordinance that will be filed with Cook County.

PROCESS

The draft Fiscal Year 2026-2027 budget was presented to the Board of Trustees at the March 24, 2026 meeting. As expected, there were some suggested and necessary updates and changes made to the draft budget.

General Fund

The draft general operating fund budget was projected to have a surplus of \$175,935. After further review and discussion, there were several amendments to the final budget. The amendments reduce the projected surplus by approximately \$57,000 to \$118,077.

- Salaries and benefits increased by about \$36,000 due to anticipated union negotiation settlements and a correction to an overtime estimate in the original draft. These increases are partially offset by a slight decrease in the Village's final health insurance renewal from the Intergovernmental Personnel Benefit Cooperative (IPBC).
- Contractual services increased by \$20,500 due to a potential new contract for garbage cleanup throughout the Village for a three-month period.
- The Village recently received our cost for dispatch services with Southland Communication Center, which increased this line item by \$40,000.
- After further evaluation, several revenue line items were increased for a total of \$39,500.



Capital Projects

Since the draft budget was presented, the General and Water & Sewer Capital Funds budgets were further refined as several projects budgeted for Fiscal Year 2025-2026 will not be completed prior to the end of the fiscal year and needed to be carried forward. Also, The Ridge Road Storm Sewer project was budgeted for \$2.4M in the draft budget; however, the project will be phased-in over a two-year period, so \$1.2M was moved to the following year due to available funding.

OUTCOME

Overall, the final Fiscal Year 2026-2027 Budget demonstrates the Village of Homewood's continued healthy financial position.

FINANCIAL IMPACT

- **Funding Source:**
 - General Fund, Water & Sewer Funds, Special Revenue Funds and Debt Service Fund are part of the total operating budget
 - Capital Projects includes water & sewer capital
- **Budgeted Amount:**

Operating Revenues	\$43,914,099
Operating Expenses	\$43,160,038
Capital Expenses	\$14,133,161

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance adopting the annual budget for the fiscal year beginning May 1, 2026 and ending April 30, 2027.

ATTACHMENT(S)

- Fiscal Year 2026-2027 Budget Ordinance
- Budget worksheets with Estimated 2025-2026 and Projected 2026-2027 revenues and expenses

ORDINANCE NO. M - 2410

**AN ORDINANCE ADOPTING THE ANNUAL BUDGET
(PROGRAM OF SERVICES)
FOR THE FISCAL YEAR 2026-2027
FOR THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS**

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, have by ordinance previously adopted Section 8-2-9.1 and Sections 8-2-9.2 through 8-2-9.10 of the Illinois Municipal Code, said ordinance having been passed March 25, 1969 by at least a two-thirds majority vote of those members of the Village Board then holding office; and

WHEREAS, Section 8-2-9.4 of the Illinois Municipal Code requires that the annual budget shall be adopted by the corporate authorities before the beginning of the fiscal year to which it applies; and

WHEREAS, all statutory requirements as to public inspection, notice and public hearing in connection with the Village’s proposed budget have been satisfied.

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

SECTION ONE – ADOPTION OF ANNUAL BUDGET:

The annual budget (Program of Services) for the fiscal year beginning May 1, 2026 and ending April 30, 2027, for the Village of Homewood is hereby adopted.

SECTION TWO – EFFECTIVE DATE:

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

PASSED and APPROVED this 28th day of April 2026.

Village President

ATTEST:

Village Clerk

AYES: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____

VILLAGE OF HOMEWOOD
2025-2026 PROGRAM OF SERVICES
SUMMARY - ALL FUNDS

Estimated 2025-2026	Balance 4/30/2025	2025-2026 Revenues	2025-2026 Expenses	Balance 4/30/2026	Change In Fund Balance
Major Governmental Funds					
General Fund	\$ 20,375,138	\$ 29,000,000	\$ 27,500,000	\$ 21,875,138	\$ 1,500,000
IMRF	41,263	800,000	970,000	(128,737)	(170,000)
	\$ 20,416,401	\$ 29,800,000	\$ 28,470,000	\$ 21,746,401	\$ 1,330,000
Non-Major Governmental Funds					
Special Revenue Funds					
Police Seized Funds	\$ 542,478	\$ 160,000	\$ 275,000	\$ 427,478	\$ (115,000)
Motor Fuel Tax	1,025,098	850,000	800,000	1,075,098	50,000
Foreign Fire Insurance Tax Fund	116,855	45,000	20,000	141,855	25,000
Downtown TOD TIF	355,255	400,000	400,000	355,255	-
Southwest TIF Special Revenue	204,922	4,200	-	209,122	4,200
Dixie/Miller Court TIF	26,580	75,000	85,000	16,580	(10,000)
Northeast TIF	3,454,752	1,750,000	1,200,000	4,004,752	550,000
183rd West TIF	(12,110)	-	16,000	(28,110)	(16,000)
North Halsted TIF	-	-	2,800	(2,800)	(2,800)
Kedzie Gateway TIF	(90,717)	80,000	1,200	(11,917)	78,800
East CBD TIF	(70,197)	9,500	-	(60,697)	9,500
Network # 3	853,417	84,500	120,000	817,917	(35,500)
	\$ 6,406,333	\$ 3,458,200	\$ 2,920,000	\$ 6,944,533	\$ 538,200
Debt Service Funds					
Bond Debt Service	\$ -	\$ 530,000	\$ 747,138	\$ (217,138)	\$ (217,138)
	\$ -	\$ 530,000	\$ 747,138	\$ (217,138)	\$ (217,138)
Capital Projects Fund					
General Capital	\$ 3,362,307	\$ 3,300,000	\$ 1,200,000	\$ 5,462,307	\$ 2,100,000
Southgate TIF	126,773	-	-	126,773	-
Grants	-	-	125,000	(125,000)	(125,000)
Bond Capital Projects	2,561,742	-	600,000	1,961,742	(600,000)
	\$ 6,050,822	\$ 3,300,000	\$ 1,925,000	\$ 7,425,822	\$ 1,375,000
Enterprise Funds					
W/S Operating-Net Assets	\$ 43,777,855	\$ 9,000,000	\$ 6,900,000	\$ 45,877,855	\$ 2,100,000
Water/Sewer Capital Projects/Vehicles	2,835,639	1,730,000	1,050,000	3,515,639	680,000
Fiduciary Funds					
Police Pension-Net Assets	\$ 39,338,929	\$ 2,000,000	\$ 3,900,000	\$ 37,438,929	\$ (1,900,000)
Fire Pension-Net Assets	20,986,366	600,000	1,200,000	20,386,366	(600,000)
	\$ 60,325,295	\$ 2,600,000	\$ 5,100,000	\$ 57,825,295	\$ (2,500,000)
Total Operating		\$ 44,538,200	\$ 43,337,138		
Total Capital		5,880,000	3,775,000		

VILLAGE OF HOMEWOOD
2026-2027 PROGRAM OF SERVICES
SUMMARY - ALL FUNDS

Proposed 2026-2027	Balance 4/30/2026	2026-2027 Revenues	2026-2027 Expenses	Balance 4/30/2027	Change In Fund Balance
Major Governmental Funds					
General Fund	\$ 21,875,138	\$ 30,365,865	\$ 30,247,788	\$ 21,993,215	118,077
IMRF	(128,737)	962,000	950,000	(116,737)	12,000
	<u>\$ 21,746,401</u>	<u>\$ 31,327,865</u>	<u>\$ 31,197,788</u>	<u>\$ 21,876,478</u>	<u>\$ 130,077</u>
Non-Major Governmental Funds					
Special Revenue Funds					
Police Seized Funds	\$ 427,478	\$ 67,000	\$ -	\$ 494,478	\$ 67,000
Motor Fuel Tax	1,075,098	910,000	910,000	1,075,098	-
Foreign Fire Insurance Tax Fund	141,855	30,000	30,000	141,855	-
Downtown TOD TIF	355,255	401,600	1,016,200	(259,345)	(614,600)
Southwest TIF Special Revenue	209,122	-	-	209,122	-
Dixie/Miller Court TIF	16,580	85,095	80,500	21,175	4,595
Northeast TIF	4,004,752	1,762,000	1,776,000	3,990,752	-
183rd West TIF	(28,110)	350,375	228,000	94,265	-
North Halsted TIF	(2,800)	300,325	33,000	264,525	-
Kedzie Gateway TIF	(11,917)	150,170	233,000	(94,747)	-
East CBD TIF	(60,697)	10,020	-	(50,677)	10,020
Network # 3	817,917	85,000	50,000	852,917	35,000
	<u>\$ 6,944,533</u>	<u>\$ 4,151,585</u>	<u>\$ 4,356,700</u>	<u>\$ 6,739,418</u>	<u>\$ (497,985)</u>
Debt Service Funds					
Bond Debt Service	\$ (217,138)	\$ 751,687	\$ 746,687	\$ (212,138)	\$ 5,000
	<u>\$ (217,138)</u>	<u>\$ 751,687</u>	<u>\$ 746,687</u>	<u>\$ (212,138)</u>	<u>\$ 5,000</u>
Capital Projects Fund					
General Capital	\$ 5,462,307	\$ -	\$ 5,210,000	\$ 252,307	\$ (5,210,000)
Southgate TIF	126,773	-	-	126,773	-
Grants	(125,000)	-	-	(125,000)	-
Bond Capital Projects	1,961,742	-	2,066,475	(104,733)	(2,066,475)
	<u>\$ 7,425,822</u>	<u>\$ -</u>	<u>\$ 7,276,475</u>	<u>\$ 149,347</u>	<u>\$ (7,276,475)</u>
Enterprise Funds					
W/S Operating-Net Assets	\$ 45,877,855	\$ 8,592,962	\$ 8,378,863	\$ 46,091,954	\$ 214,099
Water/Sewer Capital Projects/Vehicles	3,515,639	752,500	5,336,686	(1,068,547)	(4,584,186)
Fiduciary Funds					
Police Pension-Net Assets	\$ 37,438,929	\$ -	\$ -	\$ 37,438,929	\$ -
Fire Pension-Net Assets	20,386,366	-	-	20,386,366	-
	<u>\$ 57,825,295</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 57,825,295</u>	<u>\$ -</u>
Total Operating Budget		\$ 43,914,099	\$ 43,160,038		
Total Capital Budget		1,662,500	14,133,161		



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

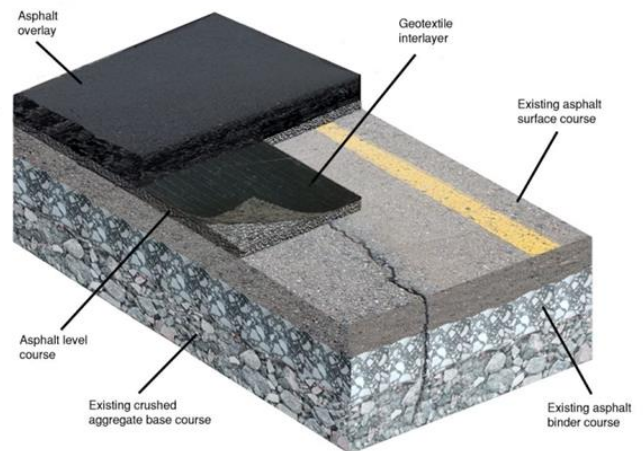
Topic: Bid Award – Bituminous Mixes

PURPOSE

Staff requests that the Village Board award the bid for Bituminous Mixes to D. Construction, Inc. of Coal City, IL, the lowest responsible bidder, for the 2026-2027 season.

PROCESS

Bituminous mixes—more commonly known as asphalt or tarmac—are durable composite materials used in the construction and maintenance of roads, parking lots, and similar infrastructure. They are made by combining aggregates such as sand, gravel, and crushed stone with bitumen, a sticky, black, highly viscous petroleum-based binder that holds the materials together and provides a smooth, resilient surface.



These paving mixtures serve as either surface or base layers within a pavement structure, helping to distribute vehicle loads and protect underlying unbound layers from water infiltration. Public Works relies on these mixes as a key component of its roadway maintenance program, using both hot mix and cold patch methods to efficiently repair and preserve roadway surfaces.

On April 2, 2026 annual bids were opened for the purchase and delivery of bituminous mixes for the 2026-2027 fiscal year. The following is a tabulation of bids received:

Vendor	Surface Mix Per Ton	Binder Mix Per Ton	Cold Patch Per Ton
D Construction Inc. (Coal City, IL)	\$65.00	\$63.50	\$125.00
Markham Asphalt Co./K-Five (Markham, IL)	\$66.50	\$60.00	\$160.00
Gallagher Materials (Thornton, IL)	\$65.00	\$60.00	\$148.00

VILLAGE OF HOMEWOOD

Item 11. D.



The bid specifications allow for a hauling differential of \$1.63/ton/mile between central location of 183rd Street & Dixie Highway and the mixing plant. The Village picks up all the bituminous mixes from the mixing plant. D Construction is 2.1 miles from the central location and Gallagher Materials is located 3.9 miles from the central location. Markham Asphalt Company is 4.0 miles from the central location. With the hauling differential applied, the rates for each mix compare as follows:

Vendor <i>[Hauling differential applied of \$1.63/ton/mile]</i>	Hauling Differential	Surface Mix Per Ton	Binder Mix Per Ton	Cold Patch Per Ton
D Construction Inc.	\$3.42	\$68.42	\$66.92	\$128.42
Markham Asphalt Co./K-Five	\$6.52	\$73.02	\$66.52	\$166.52
Gallagher Materials	\$6.36	\$71.36	\$66.36	\$154.36

OUTCOME

D. Construction, Inc. is the lowest responsible bidder. The bid totals are based on estimated quantities used for bidding purposes only. Public Works does not anticipate exceeding the approved budgeted amounts.

FINANCIAL IMPACT

- **Funding Source:** General Fund & Water/Sewer Fund
- **FY 2026-2027 Budgeted Amount:** \$40,000 (General Fund \$25,000 and Water/Sewer Fund \$15,000)

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Bid Tabulation

Village of Homewood - Bid Tabulation Sheet

Project: Bituminous Mixes
 Bid Number: 25-08PW
 Bid Opening Date: 4/2/2026
 Bid Opening Time: 10:00 am
 Attendance: Cabaay, Anderson, Fritz, Burman

Bidders Name	Total Amount of Bid	Notes
1 D Construction	\$65.00	Surface
	\$63.50	Binder
	\$125.00	Cold Patch
2 Markham Asphalt / K-5	\$66.50	Surface
	\$60.00	Binder
	\$160.00	Cold Patch
3 Gallagher Materials	\$65.00	Surface
	\$60.00	Binder
	\$148.00	Cold Patch
4		
5		



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Bid Award – Joint/Cooperative Bid for Concrete Flatwork

PURPOSE

Staff requests that the Village Board award the bid for concrete flatwork to M&J Underground of Monee, IL for concrete flatwork for the 2026-2027 season.

PROCESS

Concrete flatwork is a phrase used to describe concrete sidewalk replacement, curb replacement, road patching and restoration. Since 2016, Homewood has participated in a cooperative bid for concrete flatwork with other municipalities. Concrete flatwork includes sidewalk replacement, curb replacement, road patching and restoration. As a result of this cooperative bid, the Village receives lower unit prices for the concrete flatwork. When a regional bid is presented, the savings are usually greater than any one individual municipality can obtain.

CONCRETE FLATWORK: CURB, SIDEWALK & ASPHALT RESTORATION

This work includes removing and replacing damaged concrete curb and sidewalk, then restoring the adjacent asphalt pavement to match existing conditions.



THE RESULT

- ✓ New concrete curb installed
- ✓ New concrete sidewalk installed
- ✓ Asphalt pavement restored
- ✓ **SAFE, DURABLE, AND READY FOR USE**

VILLAGE OF HOMEWOOD



The municipalities involved in the 2026-2027 bid are the Villages of Alsip, Homewood, and South Holland. The bid was advertised on March 1, 2026 and bids were publicly opened and read on April 1, 2026 with the following base bids:

Company	Total Base Bid
M&J Underground	\$449,368.75
J&J Newell	\$457,485.15
Strada Construction	\$462,463.00
Davis Concrete	\$487,706.00
Gallagher Asphalt	No Bid

OUTCOME

M&J Underground was the lowest responsible bidder. Awarding this bid will ensure that the required concrete flatwork in the Village will be completed at the lowest possible cost.

FINANCIAL IMPACT

- **Funding Source:** General & Water/Sewer Fund
- **FY 2026-2027 Budgeted Amount:** \$197,000 (General Fund \$137,000 and Water/Sewer Fund \$60,000)

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Bid Tabulation

Village of Homewood - Bid Tabulation Sheet

Project: 2026 Concrete Flatwork

Bid Number: 25-07 PW

Bid Opening Date: April 1, 2026

Bid Opening Time: 10:30 am

Bid Award: April 14, 2026

Persons Attending Bid Opening: Hankey, Massi

Bidders Name	Total Amount of Bid	Notes
1 M&J Underground	\$449,368.75	
2 J&J Newell	\$457,485.15	
3 Strada Construction	\$462,463.00	
4 Davis Concrete	\$487,706.00	
5 Gallagher Asphalt	No Bid	
6		
7		
8		
9		



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Bid Award – Leaf Collection Services

PURPOSE

Staff requests that the Village Board approve the contract for leaf pickup services with Homewood Disposal, Inc. of Homewood, IL in the amount of \$32,088 for the dates of November 11, 18, and 25, 2026.

PROCESS

For more than 35 years, the Village has offered residents a convenient, sticker-free way to manage fall leaves. All residents may place leaves at the curb on their regular waste collection day using 30-gallon biodegradable paper yard bags, with no Homewood Disposal landscape waste sticker required.

This program is designed to encourage timely leaf cleanup, helping keep streets and storm sewers clear. When fewer leaves collect in the roadway, it reduces the risk of localized flooding and helps maintain the overall appearance of our neighborhoods.

Public Works issued a bid for leaf pickup services and received one bid from Homewood Disposal on April 2, 2026, when they were publicly opened and read.

Vendor	Amount Per week	Total
Homewood Disposal	\$10,696	\$32,088 (3-Week Program)

OUTCOME

The bid proposal requested pricing for a three-week pickup program on Wednesday of each week, scheduled for November 11th, 18th, and 25th of 2026. Homewood Disposal submitted a total cost of \$32,088 for the full three-week service.

The contract includes the option for two (2) one-year extensions. This will be the first year of the agreement, with the ability to renew annually through 2028 subject to Board approval. In



accordance with the contract, pricing for any renewal periods will be adjusted based on changes in the U.S. Department of Labor's Consumer Price Index for All Urban Consumers (CPI-U).

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **FY 2026-2027 Budgeted Amount:** \$32,000
- **Cost:** \$32,088

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Award the contract for Leaf Pickup Services to Homewood Disposal, Inc. in a total 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.

ATTACHMENT(S)

Bid tabulation

Village of Homewood - Bid Tabulation Sheet

Project: Leaf Collection Program
 Bid Number: 25-11PW
 Bid Opening Date: 4/2/2026
 Bid Opening Time: 10:30 am
 Attendance: Cabaay, Anderson, Fritz, Burman

Bidders Name	Total Amount of Bid	Notes
1 Homewood Disposal	\$10,696.00	<i>Per week total</i>
	\$32,088.00	<i>3 week program total</i>
Collection Dates: November 11, 18 & 25, 2026		
2		
3		
4		
5		



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Bid Awards – Tree Work

PURPOSE

Staff requests that the Village Board award the bid for tree work services for the 2026-2027 season to Piekarski Tree Service of Lansing, IL and Winkler’s Tree Service of LaGrange Park, IL.

PROCESS

Due to the volume of tree work required in the Village, Public Works generally contracts for tree work services, including tree trimming and removal. Public Works let out for contractual tree work services, including tree trimming and removal, in March 2026. Bids were advertised and sent out to six vendors, and four were received on April 1, 2026 when they were publicly opened and read. A bid tabulation is listed below.

	Tree Removal	Sectional Tree Trimming	Stump Removal	Spot Trim	Emergency Tree Removal
	<i>Per Inch</i>	<i>Per Tree</i>	<i>Per Inch</i>	<i>Per Tree</i>	<i>Per Hour</i>
Arbor Care-Piekarski Tree Service*	\$33.00	\$84.00	\$10.00	\$225.00	\$500.00
Homer Tree Care	\$37.50	\$250.00	\$10.00	\$257.00	\$600.00
Winkler’s Tree Service **	\$75.00	\$92.00	\$15.00	\$220.00	\$500.00
Smitty’s Tree Service	\$49.00	\$98.00	\$25.00	\$220.00	\$500.00
Kramer Tree Specialists	No Bid				
Davey Tree Expert Co.	No Bid				

**Piekarski Tree Service was the lowest bidder for tree removal.*

***Winkler Tree Service was the lowest bidder, overall, for spot trimming operations, and emergency removal.*



OUTCOME

Awarding the bids to Piekarski Tree Service and Winkler’s Tree Service will ensure that the tree work needs of the Village will continue to be met.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **FY 2026-2027 Budgeted Amount:** \$270,000

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Bid Tabulation

Village of Homewood - Bid Tabulation Sheet

Project: Tree Work
 Bid Number: 25-10PW
 Bid Opening Date: 4/1/2026
 Bid Opening Time: 10:00 am
 Attendance: Cabaay, Doerr, Burman

Bidders Name	Total Amount of Bid	Notes
1 Piekarski Tree Care	\$33.00	Tree Removal (per inch)
	\$84.00	Sectional Trimming (per tree)
	\$10.00	Stump Removal (per inch)
	\$500.00	Emergency Removal (per hour)
	\$225.00	Spot Trimming (per tree)
2 Winklers Tree Service	\$75.00	Tree Removal (per inch)
	\$92.00	Sectional Trimming (per tree)
	\$15.00	Stump Removal (per inch)
	\$500.00	Emergency Removal (per hour)
	\$220.00	Spot Trimming (per tree)
3 Homer Tree Care	\$37.50	Tree Removal (per inch)
	\$250.00	Sectional Trimming (per tree)
	\$10.00	Stump Removal (per inch)
	\$600.00	Emergency Removal (per hour)
	\$325.00	Spot Trimming (per tree)
4 Smittys Tree Service	\$49.00	Tree Removal (per inch)
	\$98.00	Sectional Trimming (per tree)
	\$25.00	Stump Removal (per inch)
	\$550.00	Emergency Removal (per hour)
	\$257.00	Spot Trimming (per tree)



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Contract Renewal – Custodial Services

PURPOSE

Staff requests that the Village Board renew the custodial services contract for Village facilities with Multisystem Management Company of Chicago, IL for the 2026-2027 fiscal year.

PROCESS

Public Works solicited bids for contractual custodial services in March 2025 for five (5) Village facilities: Village Hall, Police Department, Public Works, Landscape & Maintenance building, and the Homewood Auditorium restrooms. The Board awarded the contract to Multisystem Management Company at an annual cost of \$41,600. The contract awarded includes the option to provide cleaning services five days per week Monday thru Friday during the winter months at Village Hall and the Police Department (November to March).

The contract includes an option for a one-year extension upon mutual agreement. This request represents the first renewal, with April 2028 serving as the final available renewal term under the contract.

Vendor	Maintenance Mon.,Wed.,Fri. Plus addl. (2) days for VH and PD November - March
Multisystem Management Company, Chicago, IL	\$41,600

OUTCOME

Multisystem Management Company has provided the Village with quality service throughout the contract. Staff contacted Multisystem Management Company, and they are willing to renew the contract. Prices for the renewal contract will remain the same in an amount not to exceed \$41,600.



FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Fiscal Year 2026-2027 Budgeted Amount:** \$60,000
- **Cost:** \$41,600

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Renewal Agreement Letter from Multisystem Management Company



MULTISYSTEM MANAGEMENT COMPANY

February 20, 2026

Ms. Lisa DiPaola
Village of Homewood
Department of Public Works
17755 Ashland Avenue
Homewood, IL 60430
P: 708.206.2906
F: 708.206.3499

Re: Contract Renewal

Dear Lisa,

The existing janitorial services contract term between Multisystem Management Company and Village of Homewood ends April 30, 2026. There is a renewal clause in the contract, allowing a 1-year extension if both parties are agreeable.

We certainly feel that the business relationship between Multisystem Management Co. and Village of Homewood has been a successful one, and hope Village of Homewood feels the same.

That said, I'd like to express interest in renewing the janitorial services contract between Multisystem Management Co. and Village of Homewood for the 2026-27 fiscal year.

Thank you,
MACIEJ CWIERTNIA
President

A handwritten signature in black ink, appearing to read "Maciej Cwiertnia", is written over a horizontal line.

Multisystem Management Company
6019 N. Milwaukee Ave
Chicago, IL 60646
Phone: (312)847-8695
<https://mmcjanitorialservices.com/>

6019 N. Milwaukee Avenue, Chicago, IL 60646 Tel: (312) 847-8695 Fax: (773)775-7037
Email: multisystem.customer.service@gmail.com



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Contract Renewal – Water Distribution System Leak Survey

PURPOSE

Staff requests that the Village Board renew a contract with M.E. Simpson Company, Inc. of Valparaiso, IN to perform a Water Distribution System Leak Survey in an amount not to exceed \$31,075. This annual program has proven effective in reducing non-revenue water loss and maintaining the Village's water system below the Illinois Department of Natural Resources (IDNR) acceptable loss threshold.

PROCESS

Every municipal water system will experience leaks of varying degrees. One of the most effective methods of identifying critical water system leaks is through the performance of a systemwide leak detection survey.

Best Management Practices (BMP) for Leak Survey Frequency

As it relates to Homewood's Best Management Practices (BMP), leak detection surveys should be performed annually. Leak detection for municipal systems is becoming increasingly important. As many municipalities face aging pipelines and water supplies, leaks are becoming more frequent and more costly. Consistent loss of water can equate to significant lost revenue for water operations, capital projects and environmental issues. Non-revenue water represents treated water that is produced but not billed due to leaks, breaks, or system losses. Even small, undetected leaks can accumulate over time into significant financial loss and, in rare cases, may pose a risk to the integrity of the water distribution system.

Water Leak Survey Process

Water is lost through leaks and cracks in pipes and their fittings. Since most water infrastructure is underground, it is virtually impossible to visually determine the location of these leaks unless the leaking water reaches the surface (causing ponding and sink holes, structural damage, buckling pavement, etc.) and the exact location of the leak may be nearly impossible to determine. Leak detection requires special technologies that allow inspectors to precisely determine the location and severity of pipe leaks and is accomplished by ultrasonically monitoring every foot of water main, hydrant and mainline valve.



A computerized leak analysis is used to pinpoint every suspected leak and then is confirmed with an electronic leak correlator. Suspect leak sites are electronically confirmed by measuring and analyzing the timing of sound waves simultaneously from two monitoring points.

This Year's Leak Detection Survey

As part of our water distribution system infrastructure maintenance, and effort to reduce water loss, Public Works let out for bid for a Water Distribution System Leak Survey in 2025, in which the Village's 113 miles of water main, 1,150 fire hydrants, and 1,111 main line valves were inspected. Under the proposed renewal, this same systemwide inspection will again be performed as part of the 2026 survey. M.E. Simpson Company, Inc. performed the 2025 survey in a timely and professional manner, providing accurate and actionable data that has been effectively utilized by Public Works staff to prioritize and complete system repairs.

OUTCOME

The Village Board awarded the contract to M.E. Simpson Company, Inc. in 2025, which included an option for a one-year extension. The contractor has agreed to extend the contract for the 2026-2027 term at the same unit pricing.

Renewing this contract ensures the continuation of the Village's proactive leak detection program, which has proven effective in reducing water loss, preserving infrastructure, and minimizing lost revenue. This program aligns with industry best management practices and supports the long-term sustainability of the Village's water distribution system.

FINANCIAL IMPACT

- **Funding Source:** Capital - Water/Sewer Fund
- **FY 2026-2027 Budgeted Amount:** \$75,023
(Budgeted amount includes Valve & Flow Testing to be renewed in May 2026)
- **Cost:** \$31,075

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Authorize the Village President to renew the contract with M.E. Simpson Company, Inc. of Valparaiso, IN to perform the 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.

ATTACHMENT(S)

Renewal Letter



January 29, 2026

Mr. Joshua Burman
Director of Public Works
Village of Homewood
17755 Ashland Avenue
Homewood, IL 60430

RE: WATER DISTRIBUTION SYSTEM LEAK SURVEY - CONTRACT

Dear Mr. Burman,

M.E. Simpson Co., Inc. is pleased to extend its pricing structure from our 2025 proposal and subsequent Water Distribution System Leak Survey renewal contract with the Village of Homewood. Our leak survey services and pricing structure from the afore-mentioned proposal and contract will be valid through December 31, 2026.

We thank you for your consideration and the opportunity to continue to perform our Water Distribution System Leak Survey services for your Village. If there are any inquiries regarding this extension, please do not hesitate to contact us. We look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "RL", is positioned above the typed name of Randy Lusk.

Randy Lusk
Vice President

Randy Lusk
Vice President

3406 Enterprise Avenue
Valparaiso, IN 46383

800.255.1521 P
888.531.2444 F



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Contract Renewal - Pavement Marking Program

PURPOSE

Staff requests that the Village Board renew the contract for pavement marking with America’s Parking Remarketing of Lynwood, IL. The pavement marking project consists of remarketing all paint pavement marking delineations throughout Homewood.

PURPOSE

One of the most important aspects of a safe and efficient roadway is the uniform application of pavement markings to delineate the roadway path and specific traffic lanes. Pavement markings can communicate information to road users like no other traffic control device. Clear road markings provide continuous information to road users related to the roadway alignment, vehicle positioning, and other important driving-related tasks. Homewood employs an annual pavement marking program to ensure that roadways are clearly marked.

In May 2025, Public Works solicited bids for contract pavement marking to refresh the pavement markings within the Village of Homewood. Bids were requested for unit prices on various pavement markings at estimated quantities determined by the Engineering Division. A contract was awarded to America’s Parking Remarketing of Lynwood, Illinois, with the unit prices listed below. The contract allows for a one-year extension if agreed by both parties. America’s Parking Remarketing is in agreement to renew the contract at the current unit prices.

Company	4" Paint Marking	6" Paint Marking	12" Paint Marking	24" Paint Marking	Letters & Symbols Paint	Total Bid Amount
	<i>Price per lineal foot</i>	<i>Price per lineal foot</i>	<i>Price per lineal foot</i>	<i>Price per lineal foot</i>	<i>Price per square foot</i>	
America’s Parking Remarketing, Lynwood, IL	\$0.18	\$0.55	\$1.25	\$2.75	\$3.05	\$94,892.07



OUTCOME

America’s Parking Remarketing has proven to be responsible and holds a valid Certificate of Eligibility with the Illinois Department of Transportation (IDOT), confirming their qualifications to successfully complete the required work. Staff recommends renewing the contract with this firm.

FINALCIAL IMPACT

- **Funding Source:** General Fund
- **Fiscal Year 2026-2027 Budgeted Amount:** \$115,000

RECOMMENDED BOARD ACTION

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.

LEGAL REVIEW

Not required

ATTACHMENT(S)

Renewal Agreement Letter



America's Parking Remarketing
3019 East End Ave | South Chicago Heights, IL 60411

Item 11. J.

1/28/2026

Village of Homewood
17755 Ashland Avenue
Homewood, IL 60430

RE: 2026 Pavement Marking Program Renewal

America's Parking Remarketing will extend the 2025 Pavement Marking Contract for 2026 using the unit prices listed below.

ITEM	UNIT PRICE
Paint Pavement Markings – L&S	3.05/SF
Paint Pavement Markings – Line 4"	0.18/LF
Paint Pavement Markings – Line 6"	0.55/LF
Paint Pavement Markings – Line 12"	1.25/LF
Paint Pavement Markings – Line 24"	2.75/LF

*Additional Item to Contract

Thank you,

Michael Andrysk
Branch Manager
michael.andrysk@roadssinc.com



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Contract Renewal – Sidewalk Survey and Saw-Cutting or Grinding or Trip Hazards

PURPOSE

Staff is requesting that the Board renew the contract for the Sidewalk Survey and Saw-Cutting or Grinding of Trip Hazards with Universal Concrete Grinding, LLC of Girard, OH, at the same unit cost of \$38.82, in an amount not to exceed \$75,000. This will allow the Village to continue the Sidewalk Survey and efficiently address approximately 1,932 trip hazard locations, improving pedestrian safety and reducing liability.

PROCESS

Trip hazards on Village-owned sidewalks were identified in the Village-wide Sidewalk Survey which is completed every three (3) years; most recently in 2023. Staff has identified approximately 12,500 trip hazards on Village-owned sidewalks. The repair of these trip hazards using traditional concrete removal and replacement methods would cost an estimated \$3.9 million; therefore, a more cost-effective solution is needed to effectively manage public safety and reduce liability.

In 2025, the Board awarded a contract to Universal Concrete Grinding, LLC to inspect Village sidewalks and repair trip hazards. The work involves identifying uneven sidewalk sections—where one slab has shifted higher than the next—and fixing them using saw-cutting or grinding. Saw-cutting removes small, precise sections of concrete at raised edges, and grinding smooths the surface so the height difference is eliminated and the sidewalk is level and safe to walk on. Saw-cutting or grinding of trip hazards can be completed at a fraction of the cost of conventional concrete removal and replacement methods, is more efficient, and far less intrusive.

The original contract included an option to renew for one additional year after successful completion of the 2025 work. Renewing allows the Village to continue addressing remaining sidewalk trip hazards at a much lower cost than full sidewalk replacement, while improving pedestrian safety and reducing the risk of trips, falls, and liability claims.

VILLAGE OF HOMEWOOD

Item 11. K.



Contracting Firm	UNIT PRICE
Universal Concrete Grinding, Girard, Ohio	<i>Per Cut/ Grind</i>
Sidewalk Survey and Saw-Cutting or Grinding of Trip Hazards Full Width (0.5) inches to (2.0) inches Vertical Displacement	\$38.82/EACH



Note: Over time, the color of the ground areas will naturally blend with the surrounding sidewalk as a result of weathering and exposure to the elements.

Universal Concrete Grinding, LLC has submitted a letter requesting renewal of its contract with the Village for the 2026–2027 budget year, confirming that unit pricing will remain the same as in the 2025–2026 award. Universal Concrete Grinding, LLC is certified to perform this type of work and the Department of Public Works was satisfied with their performance in 2025.



OUTCOME

The saw-cutting and grinding method continues to be a cost-effective approach for addressing sidewalk trip hazards by leveling uneven concrete slabs and improving overall walking safety without the need for full sidewalk replacement. This approach allows the Village to efficiently maintain sidewalks, improve pedestrian safety, and reduce potential liability at a significantly lower cost.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **FY 2026-2027 Budgeted Amount:** \$75,000
- **Cost:** Not to exceed \$75,000

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Renewal letter from Universal Concrete Grinding, LLC



02/11/2026

Village of Homewood
17755 Ashland Avenue
Homewood, IL 60430

2026 Sidewalk Survey and Grinding of Trip Hazards Renewal

Universal Concrete Grinding, LLC will extend the 2025 Sidewalk Survey and Grinding of Trip Hazards Contract for 2026 using the unit prices listed below.

ITEM	UNIT PRICE
Saw-Cutting/Grinding Full Width (0.5) inches to (2.0) inches vertical displacement	38.82/EA

Thank you,

Joe Spain
Owner
(C) 330-647-5421
(O) 330-595-4167
j.spain@universalconcretegrinding.com
www.universalconcretegrinding.com



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Contract Renewal – Street Sweeping Services

PURPOSE

Homewood provides a service to the community that involves the hiring/contracting of a company to systematically sweep every street within the Village boundaries. Staff requests that the Village Board renew the contract with Advance Sweeping Services, Inc. of Rockford, IL for street sweeping services for the 2026-2027 season.

PROCESS

Public Works prepared a bid that was advertised for contractual street sweeping services for the 2024-2025 fiscal year. The Board awarded the contract to Advance Sweeping Services, Inc. The contract is renewable for two successive years for a term of one year at each renewal with unit price adjustments based on the consumer price index (CPI-U). This will be the final renewal year.

Advance Sweeping Services, Inc. has established a record of satisfactory performance with Homewood, and we are confident that they will perform the contract work in a manner consistent with the specifications. Staff contacted Advance Sweeping Services, Inc. and they are in agreement to renew the contract. The CPI-U increase rate is 2.1% for this season. The increase schedule is listed below.

Description	2025-2026 Price	CPI-U 2.1% Increase 2026-2027
Residential Sweeping Cycle	\$8,692.96	\$8,875.51
Commercial Sweeping Cycle	\$865.83	\$884.01
Spot Cleaning Per Sweep	\$692.67	\$707.22
Regular Hours	\$202.02	\$206.26
Overtime Hours	\$259.75	\$265.20

The services include five seasonal Village-wide residential sweeps of Homewood’s 126 curb miles. The service also includes 15 commercial sweeps for the Village Downtown Central Business District.



Residential Street Sweeping Cycles

- Cycle 1 for residential street sweeping starts on or about July 1
- Cycle 2 (Fall Sweep) for residential street sweeping starts in mid-October
- Cycle 3 (Fall Sweep) for residential street sweeping starts on or about November 1
- Cycle 4 (Late Fall Sweep) for residential street sweeping starts on or about November 16
- Cycle 5 (Spring Sweep) for residential street sweeping starts mid-March

Commercial Street Sweeping Cycles

Street sweeping for the Downtown Central Business District occurs every other Friday during the months when the residential sweeps are occurring.

OUTCOME

Renewing the Village-wide street sweeping services contract will accomplish three goals:

Improve Water Quality by Reducing Pollutants in Stormwater Runoff

Street sweeping is a key activity of the operation and maintenance of the Village's stormwater system. This activity is recognized as a Best Management Practice (BMP) as part of the National Pollutant Discharge Elimination System (NPDES) requirements that are applicable to the Village with respect to stormwater. Streets and parking lots within the Village accumulate significant amounts of pollutants that contribute to stormwater pollutant runoff to surface waters. Pollutants, including sediment, debris, trash, road salt, and trace metals are minimized by street sweeping. Street sweeping also improves the aesthetics of municipal roadways, controls dust, and decreases the accumulation of pollutants in catch basins.

Remove Leaves and Tree Debris from the Public Right-of-Way

The fall sweeping occurs from mid-October through early December on Village streets. Street sweeping performed under this contract will be performed with regenerative air sweepers that are capable of removing particles, leaving the pavement clean and minimizing dust. The sweepers have a large carrying capacity that allow for the efficient transfer of leaves to the transfer site.

Improve the Appearance of Village Streets and Parking Lots

Village streets, public parking lots, and streets within the downtown are swept on a regular cycle to remove litter and other debris. Under the terms of this contract, the contractor will be responsible for the liability and the cost of the disposal of the material collected during street sweeping. The street sweepers will also be equipped with GPS units that will provide the Village with real-time information about areas of the Village as they are completed.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **FY 2026-2027 Budgeted Amount:** \$70,000



LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Renewal Agreement Letter from Advance Sweeping Services, Inc.



Advance Sweeping Service
Inc. 557 N. King Muir Rd.
Lake Forest, IL 60045

Item 11. L.

Attention: Village Clerk
Village of Homewood
2020 Chestnut Rd.
Homewood, IL 60430

Re: Request for Economic Price Adjustment re. Street Sweeping Program

February 10, 2026

Explanation and supporting information: Advance Sweeping Services Inc., is requesting the price adjustment of 2.1% based on the increased cost of delivering services.

The all-items category has gone up by 2.1% from December 2024 to December 2025. Therefore, the proposed price increase is justified by our need to accommodate changes to our direct costs and is based on the data reflected in the *Chicago Area Price Consumer Price Index – All (CPI-U)*¹

Item No.	Description	Current Price	Proposed Price
1	Residential Sweeping Cycle	\$8,692.96	\$8875.51
2	Commercial Sweeping Cycle	\$865.83	\$884.01
3	Spot Cleaning Per Sweep	\$692.67	\$707.22
4	Regular Hours	\$202.02	\$206.26
5	Overtime Hours	\$259.75	\$265.20

We ask that the above adjustment take effect by May 1, 2026

Thank you for your consideration.

Scott Bloom, President
Advance Sweeping Services Inc.
scott@advancegrouppllc.net
219-405-4186

¹https://data.bls.gov/timeseries/CUURS23ASA0?amp%253bdata_tool=XGtable&output_view=data&include_graphs=true



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Motor Fuel Tax Resolution – Street Patching and Rock Salt for Fiscal Year 2026-2027

PURPOSE

Motor Fuel Tax (MFT) revenue is primarily used to support transportation infrastructure and is a key funding source for building and maintaining roads and highways. Staff is requesting that the Village Board consider a resolution appropriating \$560,000 of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of the Illinois Highway Code.

PROCESS

In Illinois, the Motor Fuel Tax is a charge for the use of public roads by motor vehicles and waterways by recreational boats. Distributors and suppliers pay this tax and pass it on to their customers. The MFT amounts transferred to the State's Local Government Fund are distributed to individual municipalities and can be used for the construction and maintenance of roads and other transportation-related expenses such as the purchase of road salt. Homewood's motor fuel allocations from the State are deposited in a separate Village fund called the Motor Fuel Tax Allotment Fund. Expenditures from the fund must be approved by resolution.

Each year, the Engineering Division inspects the pavement condition on all of the streets within the Village and enters the information into Brightly Capital Predictor software. The software then formulates a timeline plan for which streets should be resurfaced or patched. There are 75 street sections that are required to be patched for the 2026-2027 budget season. The work will be competitively bid in May with proposed construction beginning in June 2026.

The majority of funds, in the amount of \$460,000, will be utilized for street patching and asphalt testing. The remaining funds, in the amount of \$100,000, will be utilized for the purchase of rock salt during the winter months of the 2026-2027 season.



OUTCOME

Attached for Village Board consideration is an Illinois Department of Transportation resolution appropriating \$560,000 of MFT funds to cover the cost of street patching and rock salt for the 2026-2027 season.

FINANCIAL IMPACT

- **Funding Source:** Motor Fuel Tax
- **Fiscal Year 2026-2027 Budgeted Amount:** \$560,000
- **Cost:** \$560,000

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Resolution



Resolution for Maintenance Under the Illinois Highway Code

Table with 5 columns: District, County, Resolution Number, Resolution Type, Section Number. Values: 1, Cook, R-3255, Original, 27-00000-00-GM

BE IT RESOLVED, by the President and Board of Trustees of the Village of Homewood Illinois that there is hereby appropriated the sum of Five Hundred Sixty Thousand and No/100 Dollars (\$560,000.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 05/01/26 to 04/30/27

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that Village of Homewood shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Nakina Flores Village Clerk in and for said Village of Homewood in the State of Illinois, and keeper of the records and files thereof, as

provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

President and Board of Trustees of Homewood at a meeting held on 04/28/26

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 28th day of April, 2026

(SEAL, if required by the LPA)

Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date Department of Transportation

Instructions for BLR 14220

This form shall be used when a Local Public Agency (LPA) wants to perform maintenance operations using Motor Fuel Tax (MFT) funds. Refer to Chapter 14 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. This form is to be used by a Municipality or a County. Road Districts will use BLR 14221. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Resolution Number	Insert the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box, choose the type of resolution: -Original would be used when passing a resolution for the first time for this project. -Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. -Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement covered by the resolution.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Resolution Amount	Insert the dollar value of the resolution for maintenance to be paid for with MFT funds in words, followed by the same amount in numerical format in the ().
Beginning Date	Insert the beginning date of the maintenance period. Maintenance periods must be a 12 or 24 month consecutive period.
Ending Date	Insert the ending date of the maintenance period.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Name of Clerk	Insert the name of the LPA Clerk.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day the Clerk signed the document.

Month, Year	Insert the month and year of the clerk's signature.
Clerk Signature	Clerk shall sign here.
Seal	The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.
Approved	The Department of Transportation representative shall sign and date here upon approval.

A minimum of three (3) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.

Following IDOT's approval, distribution will be as follows:

- Local Public Agency Clerk
- Engineer (Municipal, Consultant or County)



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Bid Award – Crushed Limestone

PURPOSE

Staff requests that the Village Board award the bid for crushed limestone to Brites Cartage of Dyer, IN for the 2026-2027 season.

PROCESS

Public Works uses crushed limestone in most digging and trench work to create a strong, stable base for underground utilities like water and sewer lines. It helps level and support pipes so they sit evenly, protects them from shifting or damage, and maintains stability under the weight of soil and traffic above. Because it does not significantly expand or contract with weather changes, it helps ensure long-term durability. Once the limestone is placed and compacted in the trench, the remaining space is filled with soil.



On April 2, 2026, annual bids were opened for the purchase and delivery of crushed limestone for the 2026–2027 fiscal year. Below is a summary of the bids received:

Vendor	CA6 Per Ton	1" Stone Per Ton	2" Stone Per Ton
Brites Cartage	\$20.65	\$31.50	\$29.25
Shepley Motor Express	\$22.25	\$33.25	\$32.25

OUTCOME

Brites Cartage of Dyer, Indiana is the lowest responsible bidder. The bid totals are based on estimated quantities used for bidding purposes only. The Department does not anticipate exceeding the approved budgeted amounts.



FINANCIAL IMPACT

- **Funding Source:** General Fund & Water/Sewer Fund
- **FY 2026-2027 Budgeted Amount:** \$55,000 (General Fund \$7,500 and Water/Sewer Fund \$47,500)

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Bid Tabulation

Village of Homewood - Bid Tabulation Sheet

Project: Limestone
 Bid Number: 25-09PW
 Bid Opening Date: 4/2/2026
 Bid Opening Time: 10:15 am
 Attendance: Cabaay, Anderson, Fritz, Burman

Bidders Name	Total Amount of Bid	Notes
1 Brites Cartage	\$20.65	CA6
	\$31.50	1" Stone
	\$29.25	2" Stone
2 Shepley Motor Express	\$22.25	CA6
	\$33.25	1" Stone
	\$32.25	2" Stone
3 Dave Jabaay Trucking	No Bid	CA6
		1" Stone
		2" Stone
4		
5		



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Contract Approval/ HVAC Installation at Water Plant #1

PURPOSE

Staff requests that the Village Board accept a proposal from Kraemer Contracting Group of Bensenville, IL, for the installation of HVAC equipment at Water Plant #1, in the amount of \$66,287.

PROCESS

Homewood Water Plant #1 was constructed in 1982, and since then, the interior of the plant has not been mechanically cooled. The only existing temperature regulation consists of basic electric unit heaters that provide freeze protection in winter, but do not condition the space during warmer months. With the recent and planned upgrades to the Motor Control Center (MCC), Supervisory Control and Data Acquisition (SCADA) system, and other electrical/process components, summer heat buildup in the plant has become a concern, causing unnecessary thermal stress and wear on motors, drives, and electronic equipment. Staff determined that installing a new 20 ton (RTU) on a concrete “ground” pad, with electric heat would provide the proper cooling and controlled heating, protect these new capital investments, and extend the service life of the critical components that operate the Village’s water system.

To procure this work, staff conducted a formal bidding process. Staff held a mandatory pre-bid meeting on March 26, 2026, at which five (5) vendors were in attendance. On April 6, 2026, staff conducted a public bid opening, where three (3) bid proposals were received and read aloud. Those bids are as follows:

Contractor	Amount
Kraemer Contracting Group, Bensenville, IL	\$66,287
TNR Mechanical, Medinah, IL	\$67,700
Anchor Mechanical Inc., Chicago, IL	\$212,596



Kraemer Contracting Group of Bensenville, Illinois submitted the lowest responsible bid in the amount of \$66,287 dollars for the installation of a 20-ton RTU with electric heat, including all labor, materials, start-up, and commissioning. Their scope includes providing and setting the new rooftop unit, necessary curb and ductwork, electrical connections, controls tie-ins, and complete start-up and commissioning, which minimizes coordination risk for the Village and ensures a fully functional system at project completion.

OUTCOME

Approval of this project will, for the first time, provide full HVAC for the interior of Water Plant #1 rather than relying solely on basic electric heaters. The new 20-ton RTU will help maintain appropriate temperatures during summer months, reducing overheating of motors, drives, control panels, and SCADA equipment. By keeping these assets within their recommended operating temperature ranges, the Village can expect fewer heat-related failures, less unplanned downtime, and longer service life for the newly installed and planned components at the plant. This improvement directly supports the reliability of water delivery for Homewood and the communities we serve and protects the Village’s recent capital investments at Water Plant #1.

FINANCIAL IMPACT

- **Funding Source:** Water & Sewer Capital Fund
- **FY 2026-2027 Budgeted Amount:** \$66,700
- **Cost:** \$66,287

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

- Bid Tabulation
- Kraemer Contracting Group Proposal

Village of Homewood - Bid Tabulation Sheet

Project: HVAC at Water Plant #1
 Bid Number: RFP
 Bid Opening Date: April 6, 2026
 Bid Opening Time: 10:00 am
 Attendance: Burman, Alexander, Cabay

	Bidders Name	Total Amount of Bid	Notes
1	Kraemer Contracting	\$66,287.00	
2	TNR Mechanical	\$66,700.00	
3	ACRE Mechanical	\$212,596.00	
4			
5			



603 Country Club Dr
Bensenville, IL 60106

Tel. 630- Item 11. O.
www.kcgchicago.com
EIN 46-3413319

QUOTATION NO. 174

Village of Homewood
2020 Chestnut Road
Homewood IL 60430

Date: 04/03/2026
Site: Public Works
Site Address: 17755 S Ashland
Homewood IL 60430
Salesperson: Mike Saczawski
Valid For: 30 Day(s)
Valid Until: 05/03/2026

Summary	
Electrical Service	
Electrical Service	\$13,110.00
HVAC Service	
Service	\$11,066.00
Sheet Metal	
Installation	\$17,138.00
Equipment and Material	
Installation	\$24,973.00
Sub-Total ex Tax	\$66,287.00
Tax	\$0.00
Total inc Tax	\$66,287.00



603 Country Club Dr
Bensenville, IL 60106

Tel. 630- Item 11. O.
www.kcgchicago.com
EIN 46-3413319

QUOTATION NO. 174

Electrical Service

Electrical Service

- Mobilization
- Demo/Make safe of existing electrical circuits to accommodate new RTU
- Furnish & install conduit, wire, and terminations for new 125A RTU (equipment by others)
- Furnish & install disconnect switch and weatherproof GFI for new RTU
- Furnish & install new breaker for RTU
- Furnish & install thermostat wire in conduit for RTU

Sub-Total ex Tax	\$13,110.00
Tax	\$0.00
Total inc Tax	\$13,110.00

Section Sub-Total ex Tax	\$13,110.00
Tax	\$0.00
Section Total inc Tax	\$13,110.00

HVAC Service

Service

27th March 2026

Village of Homewood

17755 S Ashland, Homewood IL 60430

Please see attached pricing for your review. KCG appreciates the opportunity to work with you.

- Furnish and install 1) 20ton RTU w/ 15kw electric heat pack.
- Furnish all labor and material to run new electrical service from MCC panel designated by Homewood PW to new disconnect outdoor.
- Furnish and install one new Thermostat to be installed at Homewood PW location
- All sheet metal and hail guards to be supplied
- Start up and commissioning provided.
- Concrete work to be performed by others
- Permits not included in proposal

General Exclusions

- Work not specifically listed or described in the proposal or scope.
- Any design, engineering, or stamped drawings (unless noted as included).
- Permits, fees, or inspections not expressly included.
- Asbestos, lead, mold, or other hazardous material testing, removal, or abatement.
- Structural modifications (walls, ceilings, supports, roof penetrations, etc.).
- Cutting, patching, painting, or finish work (Unless specified)
- Electrical power wiring or disconnects beyond final connections (unless specified).
- Controls integration with third-party systems (unless clearly stated).
- Work outside normal business hours, weekends, or holidays unless specified.

Sub-Total ex Tax	\$11,066	100
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603 Country Club Dr
Bensenville, IL 60106

Tel. 630- Item 11. O.
www.kcgchicago.com
EIN 46-3413319

QUOTATION NO. 174

HVAC Service

Tax	\$0.00
Total inc Tax	\$11,066.00

Section Sub-Total ex Tax	\$11,066.00
Tax	\$0.00
Section Total inc Tax	\$11,066.00

Sheet Metal

Installation

Provide Supply and Return
Return to be central return through wall as per walk through.
Supply ductwork to penetrate wall opening, and run along ceiling with 4 supply registers
Ductwork to be lined and seams all sealed at outdoor locations

Sub-Total ex Tax	\$17,138.00
Tax	\$0.00
Total inc Tax	\$17,138.00

Section Sub-Total ex Tax	\$17,138.00
Tax	\$0.00
Section Total inc Tax	\$17,138.00

Equipment and Material

Installation

Sub-Total ex Tax	\$24,973.00
Tax	\$0.00
Total inc Tax	\$24,973.00

Section Sub-Total ex Tax	\$24,973.00
Tax	\$0.00
Section Total inc Tax	\$24,973.00

Sub-Total ex Tax	\$66,287.00
Tax	\$0.00
Total inc Tax	\$66,287.00



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, 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

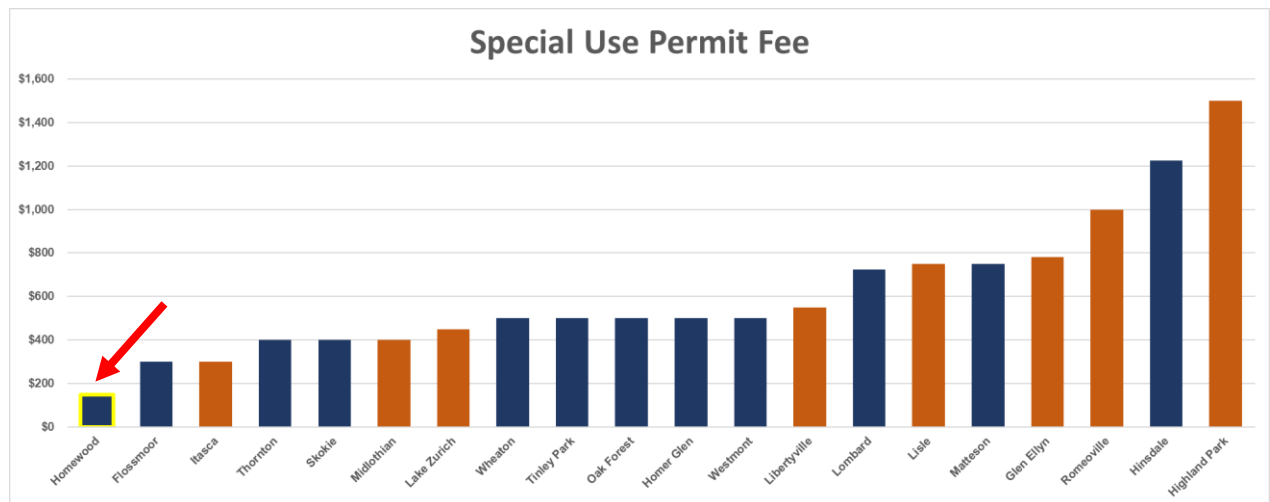
Amendments to the building division fee schedule are being submitted for approval by the Village Board after completing a comparative study. The last increase/changes were made in 2014. After careful review, and with additional coordination with Economic and Community Development, staff is recommending 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).**



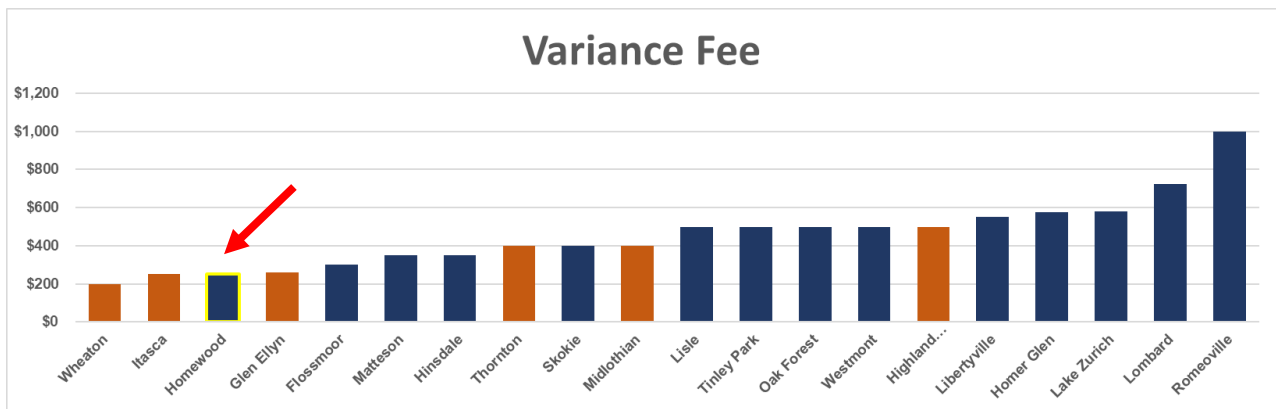
*orange indicates communities which charge higher fees to be held as a balance in escrow; partial fees may be returned if total cost of review is lower than the initial fee.



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).**



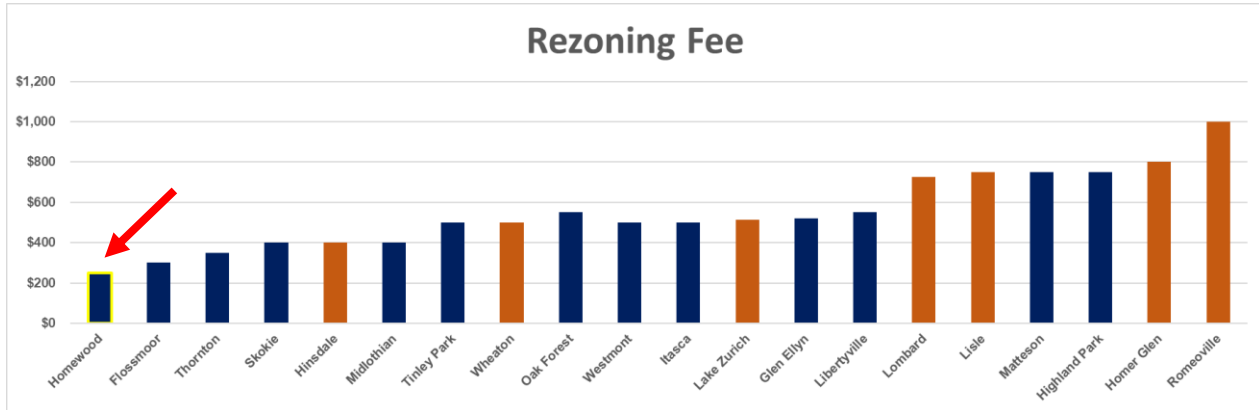
Zoning Map/Text Amendment

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 to 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).**



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.

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).**

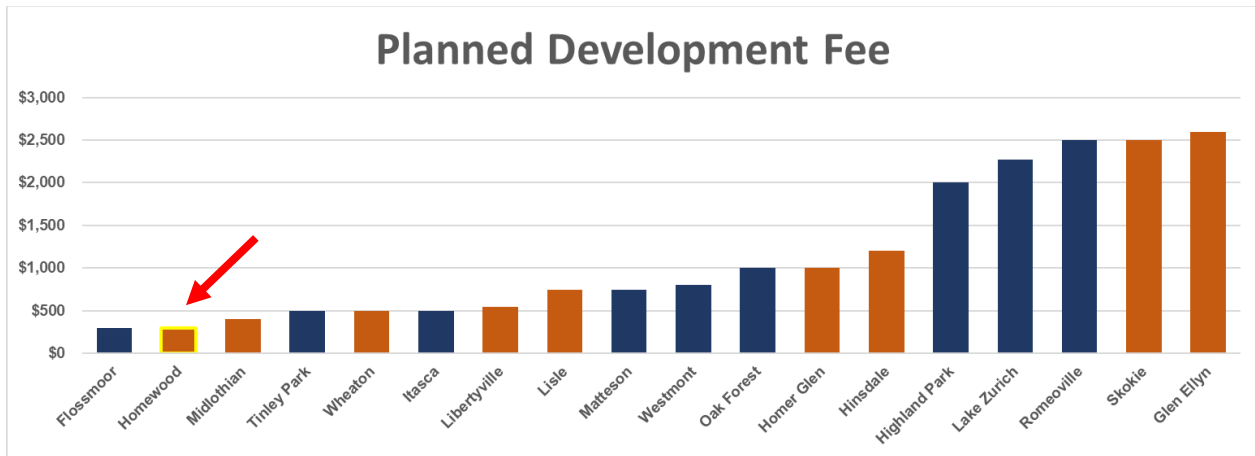




Planned Development Review

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.

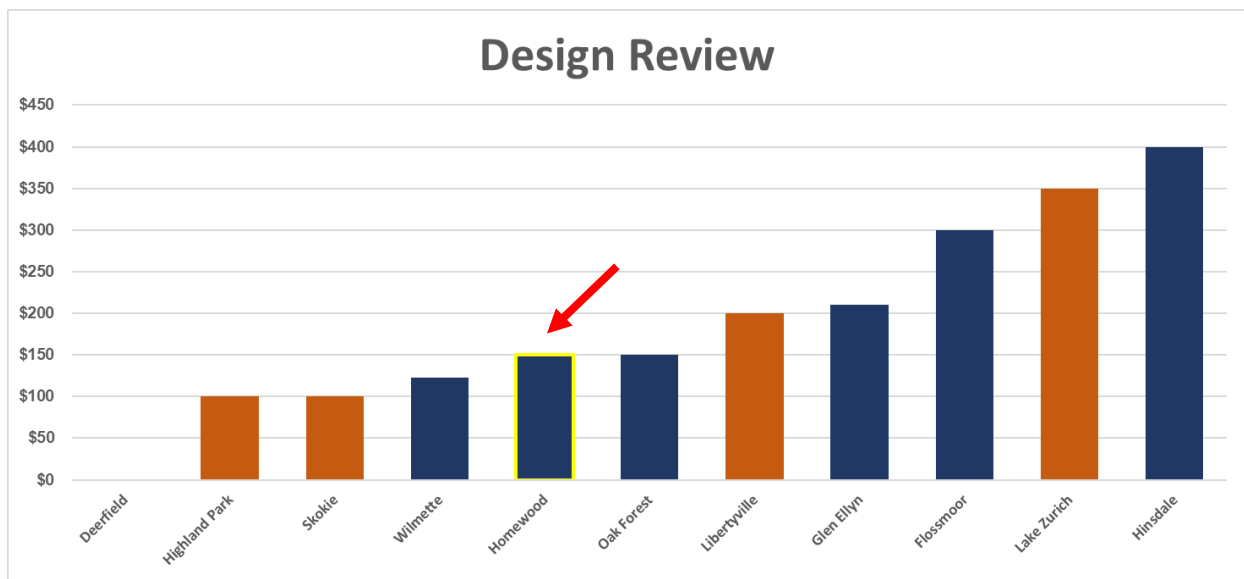
Appearance Review/Design Review

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 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 does charge 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, representing 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 B)* for full list of proposed costs.

OUTCOME

Beginning May 1, 2026, the Village will process all planning, zoning, engineering, and building permit applications through the Village’s SmartGov digital portal. These fees will be built into this system at the time of the system’s launch.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **FY 2026-2027 Budgeted Amount:**

VILLAGE OF HOMEWOOD

Item 11. P.



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 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.

ATTACHMENT(S)

Ordinances

ORDINANCE NO. MC-1099

**AN ORDINANCE AMENDING THE MUNICIPAL CODE
FOR THE VILLAGE OF HOMEWOOD TO RELOCATE FEES FOR CERTAIN
BONDS AND CHARGES FOR WATER METERS TO THE VILLAGE FEE
SCHEDULE**

WHEREAS, as a non-home rule municipality, the Village of Homewood is authorized to assess fees for various licenses, permits, and applications; and

WHEREAS, prior to adopting the recodified Municipal Code on July 13, 2021, these fees and costs appeared throughout the code; and

WHEREAS, compiling all fees and costs imposed by the Municipal Code in a unified fee schedule made it easier for village staff and the public to locate this information; and

WHEREAS, certain amounts for bonds and charges for water meters are located in the Municipal Code and village staff desires to relocate the references to the fee schedule; and

WHEREAS, the Board of Trustees of the Village of Homewood has determined that the modifications in this ordinance are necessary for the public good and the convenience of village residents and businesses.

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

SECTION ONE - AMENDMENTS TO THE MUNICIPAL CODE:

The Homewood Municipal Code is hereby amended by deletion of the ~~struck through~~ language and insertion of the underlined language:

Sec. 34-208. Occupation of streets or sidewalks for building purposes.

...

- (c) *Restoration of streets and sidewalks.* The property owner or building contractor shall deposit a sum of ~~\$500.00, or~~ as found on the village fee schedule, with the village clerk to guarantee repair of such sidewalks, streets or alleys as may be damaged. The building contractor and the property owner shall be liable jointly and severally for all damage done to public property. No deposit is required of a public utility company.

Sec. 34-236. Bond.

...

- (d) Where the application is for a building permit and the valuation of the improvement to be made exceeds \$2,000.00 or where the application is for permit to demolish or for permit to move, the amount of the cash bond shall be ~~\$500.00~~ in the amount specified in the village fee schedule.

Sec. 42-197. Connection fees and charges.

...

- (d) The village clerk shall require applicants for public sewer or water connection permits to post a bond payable to the village in the ~~sum of \$500.00 amount~~ specified in the village fee schedule for each connection, unless the applicant has met the performance bond requirements set forth in chapter 36, applicable to land subdivision. Each bond shall be secured by a cash deposit of ~~\$500.00~~ in the amount specified in the village fee schedule or a commercial surety company authorized to do surety business in the state. The bond shall be forfeited if any work is begun under such bond and is not completed within 90 days after such work is begun, or if the permittee shall have failed to comply with any of the requirements of this article, or if the work is not completed at the end of the permit period unless it shall have been previously withdrawn with village approval.

Sec. 42-221. Charges for water meters.

No water shall be taken from the village water system except through a meter leased from the village. At the time of original meter assignment, the lessee shall pay to the village clerk a charge ~~equal to 100 percent of the cost of such meter to the village at the date of assignment, plus a 15 percent administrative fee.~~ in the amount specified in the village fee schedule.

SECTION TWO - EFFECTIVE DATE:

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

PASSED and APPROVED this 28th day of April, 2026.

Village President

ATTEST:

Village Clerk

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

ORDINANCE NO. M-2411

**AN ORDINANCE AMENDING THE BUILDING DIVISION, PUBLIC WORKS,
AND PLANNING AND ZONING 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, Public Works, and 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 "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~~.

C. The "Planning and Zoning Fees" section of the Village of Homewood Fee schedule are attached to this Ordinance as Exhibit C 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 April 28, 2026.

Village President

ATTEST:

Village Clerk

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 Re-inspection ~~\$75~~

Condominium Inspection or Re-inspection ~~\$75~~ per unit

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" & 5/8 x 3/4 \$156

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: Up to \$100,000 40 ~~\$50~~

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

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 11. Q.

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 \$500 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 \$100
Estimated Construction Cost: \$5,001 - \$10,000	100 \$175
Estimated Construction Cost: over \$10,000	150 \$250 + \$5 per \$1,000 above \$10,000
Roofing, Gutter, Soffit, Fascia, Windows, Siding	40 \$100
Mechanical Equipment/ HVAC New Systems Only	75 \$100
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 \$100
Revision Work	75 \$125 + \$1 per fixture

Accessory Building or Structure

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

Flat Work

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

Driveway	75 \$100
All other flat work*	50 \$100

*Add applicable Site Permit Fees.

BUILDING DIVISION FEES

Item 11. Q.

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 11. Q.

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 <u>\$150.00</u>
Water connection inspection certificate	\$75.00 <u>\$150.00</u>
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

PLANNING AND ZONING FEES

Request	Fee
Planned Development	
Site is less than 1.0 acre	\$300 <u>\$500</u>
Site is 1.0 - 4.0 acres	\$450 <u>\$700</u>
Site is greater than 4.0 acres	\$550 <u>\$900</u>
Major Amendment	\$200 <u>\$350</u>
Minor Amendment	\$150 <u>\$200</u>
Professional review by outside consultants, when deemed necessary to evaluate the proposal, the applicant shall promptly pay all costs associated therewith	
Zoning Verification Letter	<u>\$50</u>
Zoning Compliance Permit	\$50
Limited Use Permit	\$100
Administrative Exception	\$100
Temporary Use Permit	\$50
Zoning Interpretation	\$0 <u>\$50</u>
Site Plan Review	
Administrative Committee Review* <u>Intake + first and second reviews</u>	\$150 <u>\$300</u>
<i>* Includes initial review and 1 review of revisions. Subsequent submittals pay anew</i> <u>Additional reviews after second review</u>	<u>\$100</u>
Planning and Zoning Commission, if elevated by committee	\$100 <u>\$400</u>
Zoning Amendment	
Text Amendment	\$250 <u>\$500</u>
Map Amendment	\$250 <u>\$500</u>
Special Use Permit	
Initial Request	\$150 <u>\$300</u>
Major Amendment	\$150 <u>\$300</u>
Minor Amendment	\$100 <u>\$200</u>
Variance	
Commercial	\$250 <u>\$500</u>
Residential	\$150 <u>\$300</u>
Administrative Appeal	\$150 <u>\$300</u>
Comprehensive Sign Plan	<u>\$250</u>

PLANNING AND ZONING FEES

Item 11. Q.

Request	Fee
Sign Code Variance	\$150 \$250
Appearance-Plan Review (<u>Design Review</u>)	\$150 \$250
<u>New Development/Site Redevelopment (w/Site Plan Review)</u>	<u>\$200</u>
<u>Other Applications (no Site Plan Review)</u>	<u>\$100</u>
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 \$1,200
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
<u>Environmental Assessment Review</u>	<u>\$300</u>



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit at 18114 Gottschalk Avenue - Signature Smiles Dentistry

PURPOSE

The applicant, Alex Shore of Signature Smiles Dentistry, proposes construction of a 1,347 square-foot addition to an existing dental office (Signature Smiles Dentistry) at 18114 Gottschalk Avenue. This addition will expand the existing dental practice, adding new dental procedure rooms, expanding the waiting area and lobby, and adding new offices and employee spaces.



With the addition, the proposed medical office use would exceed 2,500 square feet, which requires a special use permit in the B-2 Downtown Transition zoning district.

PROCESS

The building at 18114 Gottschalk Avenue was constructed in 1950. It was occupied by an insurance office (Knoll Insurance) for many years and converted into a dental office in 2006, with a new practice (Signature Smiles) opening in 2024.



At its regular meeting on April 9, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With four (4) of the seven (7) commission members present, the Commission voted unanimously to recommend approval of the special use permit.



OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's response to the Standards for a Special Use. The following Findings of Fact were incorporated into the record:

1. The subject property is located at 18114 Gottschalk Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-408-024-0000.
2. Alex Shore of Chicago, IL, currently owns the subject property.
3. The current use of the property is a medical office < 2,500 square feet, which is a permitted use within the B-2 Downtown Transition zoning district.
4. The proposed use is an expansion of the existing medical office use. The expansion of the medical office use to a floor area of greater than 2,500 square feet classifies the use as a special use within the B-2 Downtown Transition zoning district.
5. The subject site meets the use-specific standards for medical offices in Section 44-04-04 of the Village Zoning Ordinance.
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
7. The proposed expansion to an existing medical office business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2412**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
EXPANSION OF MEDICAL OFFICE AT 18114 GOTTSCHALK 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 expand an existing medical office (Signature Smiles Dentistry) at 18114 Gottschalk Avenue; and

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

WHEREAS, Medical Offices, 2,500 sq. ft. or more 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 9, 2026, and voted for approval with four (4) 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 18114 Gottschalk Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-408-024-0000;
2. The subject property is currently owned by Alex Shore of Chicago, IL;
3. The current use of the property is a medical office < 2,500 square feet, which is a permitted use within the B-2 Downtown Transition zoning district;
4. The proposed use is an expansion of the existing medical office use. The expansion of the medical office use to a floor area of greater than 2,500 square feet classifies the use as a special use within the B-2 Downtown Transition zoning district;
5. The subject site meets the use-specific standards for medical offices in Section 44-04-04 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
7. The proposed expansion to an existing medical office business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 4 in Mueller’s Subdivision of a Tract of Land bounded as follows: Beginning at a point in the South Line of Old Thornton Road (now called Main Street) in the Village of Homewood which point is 330.7 feet east of the west line and 1462.81 Feet North of the South Line of the SE ¼ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, Thence Running East Along the South Line of Said Road for a Distance of 102.4 Feet Thence Running South Parallel to the West Line of Said SE ¼ for a Distance of 362.13 Feet; Thence Running East for a Distance of 813.00 Feet to a Point in the East Line of the West ½ of the SE ¼ Which Point is 1117.38 Feet N of the SE Corner Thereof, Thence Running South Along Said East Line for a Distance of 660 Feet, Thence Running West Along a Line Which is Parallel to the South Line of Section 31, Aforesaid for a Distance of 996.4 Feet, Thence Running North 1025.43 Feet to the Point of Beginning, in Cook County, Illinois.

Permanent Index Number: 29-31-408-024-0000

Common Address: 18114 Gottschalk Avenue
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Alex Shore (Signature Smiles Dentistry) to allow a medical office of more than 2,500 square feet at the above-described property.

SECTION FOUR – CONDITIONS:

1. Provide utility plans indicating the location and specifications for a new Type K copper water service line extending from the Village water main (at a location no less than two (2) feet from the current main connection point) to the existing water meter, prior to issuance of building permits.
2. Provide verification to Village Engineer of requirement for connection permit or letter confirming that no additional connection permitting is required prior to issuance of building permits.
3. Revise site plan drawings to include bicycle parking for at least two bicycles (one rack) on a paved surface in conformance with standards for off-street bicycle parking in the Village Zoning Ordinance (Section 44-05-02(n)).
4. Director of economic and community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11(d) of the Village Zoning Ordinance.
5. Modify lighting fixtures on the existing entry to match LED fixtures proposed on the new section of the building to meet Appearance Plan standards and ensure consistency with current lighting requirements of the Village Zoning Ordinance.
6. Add an additional shielded security lighting fixture at the northwest corner of the building on the west façade, matching the existing security lighting fixture at the southwest corner of the building on the west façade, to ensure sufficient security lighting on this side of the building.

SECTION FIVE – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of April 9, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of April 28, 2026, as they relate to the subject zoning.

SECTION SIX- 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 28th Day of April, 2026.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit at 18219 Dixie Highway for Live Free 999

PURPOSE

The applicant, Carmela Wallace of Homewood Brewing Company, wishes to operate the offices for Live Free 999 Foundation at 18219 Dixie Highway. The proposed professional office use exceeds 2,500 square feet, which requires a special use permit in the B-2 Downtown Transition zoning district.



Existing Building

Live Free 999

Live Free 999 is a foundation aimed at funding and supporting preventative mental health services and treatment of substance abuse in teens and young adults.

The current building was constructed in 1950. The building was a restaurant (Mama and Me Pizzeria) for 19 years, between 2003 and 2022. The building was clad in its current bright yellow stucco exterior around the time of the opening of the pizza restaurant in 2003. The applicant purchased the building in 2022.



Proposed Renderings

The offices will include an open office space with desks and group meeting areas, conference rooms, a lounge, and a podcast studio. The space will also include employee spaces such as a kitchenette and storage areas. Hours of operation will be from 8:00 a.m. to 5:00 p.m. Visitor and employee traffic is expected to be minimal in evenings and on weekends.



Zoning Requirements for Parking

The zoning ordinance requires one parking space per 300 square feet. The total square footage of the proposed office is 4,425 square feet; fifteen (15) parking spaces are required. There are 14 parking spaces on-site. The property owner also owns the neighboring parking lot with 46 spaces, which will also be available for use. The applicant requires an administrative variance to reduce the required on-site parking by one (1) space.



PROCESS

At its regular meeting on April 9, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With four (4) of the seven (7) commission members present, the Commission voted unanimously to recommend approval of the special use permit.

The applicant requires an administrative variance to reduce the required on-site parking by one (1) space. Administrative variances for up to one (1) parking space are permitted in Section 44-07-06 of the Village zoning ordinance. Approval of this administrative variance is a condition of approval.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's response to the Standards for a Special Use. The following Findings of Fact were incorporated into the record:

1. The subject property is located at 2000 W. 183rd Street and is located within the B-2 Downtown Transition zoning district, with Cook County PIN 29-31-317-022.
2. The subject property is currently owned by Keith Hoogland of Springfield, IL.
3. The proposed indoor commercial place of assembly use 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.

FINANCIAL IMPACT

None



LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2413**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
PROFESSIONAL OFFICE AT 18219 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 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 occupy a 4,425-square-foot space in the existing commercial building at 18219 Dixie Highway to operate a professional office; and

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

WHEREAS, Professional Offices, 2,500 sq. ft. or more 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 9, 2026, and voted for approval with four (4) 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 18219 Dixie Highway and is located within the B-2 Downtown Transition zoning district, with Cook County PIN #29-31-409-046-0000;
2. The subject property is currently owned by Carmela Wallace of Lake Success, New York;
3. The property is currently vacant and was formerly utilized as a restaurant use;
4. The proposed use is a professional office > 2,500 square feet, which is designated as a special use in the B-2 Downtown Transition zoning district;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
6. The proposed use as professional offices is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 1 (Except the East 99 Feet Thereof) in the Subdivision of Lot 6 in County Clerk's Division of the West ½ of the SE ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, According to the Plat Thereof Recorded October 21, 1927 as Document 9816722 in Book 253 of Plats Page 2, in Cook County, Illinois.

Permanent Index Number: 29-31-409-046

Common Address: 18219 Dixie Highway
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Carmela Wallace to allow a professional office of more than 2,500 square feet at the above-described property.

SECTION FOUR – CONDITIONS:

1. The applicant must revise site plan drawings to indicate the location of one (1) ADA-accessible parking space adjacent to the rear entrance of the building, as required by the 2018 Illinois Accessibility Code.

- 2. The applicant receives approval for an administrative variance to reduce the on-site parking requirement by one (1) parking space.
- 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.

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

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of April 9, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of April 28, 2026, as they relate to the subject zoning.

SECTION SIX- 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 28th Day of April.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Zoning Variance, Bulk and Dimensional Standards - 17863 Golfview Avenue

PURPOSE

Steven Scott, the applicant, owns the subject property at 17863 Golfview Avenue, and has requested a variance from bulk and dimensional standards, maximum building coverage, and impervious surface coverage in the R-1 Single-Family Residence zoning district. The variance would allow for the construction of a single-family residence on the property.



PROCESS

This property was initially constructed as a one-story single-family residence with a front-facing garage in 1953. The home had deteriorated by the 2000s, with numerous citations issued against the property owner due to the declining condition of the property. The Village obtained a court order to demolish the property in 2010 and foreclosed on its demolition lien to recover the demolition costs several years later. The applicant purchased the property at the judicial sale in 2021, but it has remained vacant lot since the demolition.



The applicant has proposed the construction of a 1,553 square-foot residence, detached garage, and shed on the property. The lot is 8,130 square feet in area, which is smaller than the minimum



lot size for the R-1 zoning district (minimum 10,400 square feet). The lot is 25% narrower and 22% smaller than a zoning lot platted to meet the current standards of the R-1 zoning district.

The property has been zoned R-1 since the initial platting of the lot in the 1930s. The lot became legal non-conforming with the adoption of subsequent zoning ordinances and remains legal non-conforming under the current Village Zoning Ordinance in 2023.

The applicant has requested a variance from the building coverage and maximum impervious surface coverage standards of the R-1 zoning district. The applicant has requested the following variances:

- Maximum building coverage (max. 30% in R-1 zoning district) – **32.6% requested.**
- Maximum impervious surface coverage (max. 40% in R-1 zoning district) – **52.3% requested.**

At its regular meeting on April 9, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With four (4) of the seven (7) commission members present, the Commission voted unanimously to recommend approval of the variance.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant's response to the Standards for a Variance, and incorporated the Findings of Fact into the record:

1. The subject property is a 0.18-acre parcel, identified as Cook County PIN #29-31-121-008.
2. The subject property is owned by Steven Scott, the applicant for the proposed variance.
3. The subject property is located within the R-1 Single-Family Residence zoning district.
4. The subject property is proposed to be developed as a single-family residence.
5. The proposed development will include a two-story home with an internal accessory dwelling unit as permitted by right in the R-1 Single-Family Residence zoning district.
6. The proposed development will include a detached garage and accessory shed, two accessory structures which are permitted by-right in the R-1 Single-Family Residence zoning district.
7. The bulk and dimensional standards of the R-1 Single-Family Residence zoning district, outlined in Table 44-03-01 of the Village Zoning Ordinance, restrict properties to a maximum building coverage of 30% of any lot and a maximum impervious surface coverage of 40% of any lot.
8. The applicant has requested a variance from Table 44-03-01 of the Village Zoning Ordinance to permit the construction of a single-family residence that exceeds the maximum building coverage for the lot by 2.6% (211 square feet) and the maximum impervious surface coverage for the lot by 12.3% (1,000 square feet).



9. The proposed development meets the setback requirements and other applicable zoning and engineering requirements applied to the subject property.
10. The proposed variance for building coverage and impervious surface coverage standards meets the Standards of Variance required to be met before approval of any variation from the Village Zoning Ordinance.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M-2414

AN ORDINANCE GRANTING VARIANCES OF THE MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE COVERAGE TO ALLOW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 17863 GOLFVIEW AVENUE, HOMEWOOD, 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 5/11-13-5 authorizes granting a zoning variation by the passage of an Ordinance; and

WHEREAS, Steven Scott is the owner of 17863 Golfview Avenue, a vacant property in the R-1 Single Family Residential Zoning District; and

WHEREAS, the petitioner proposes the construction of a single-family residence, detached garage and shed on the property; and

WHEREAS, Section 44-03-01 establishes Bulk and Dimensional Standards; and

WHEREAS, the petitioner has requested variations from Subsection 44-03-01(A) to exceed the maximum building coverage and maximum impervious surface coverage; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its April 9, 2026, regular meeting and voted four to zero to recommend approval of the requested variances; and

WHEREAS, Homewood Municipal Code Section 44-07-03 further authorizes the granting of a variation by passage of an ordinance; 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 variance, subject to the terms and provisions hereof.

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

SECTION ONE - INCORPORATION OF RECITALS:

The above recitals are incorporated into this ordinance as if restated here.

SECTION TWO - FINDINGS OF FACT:

1. The subject property is a 0.18-acre parcel, identified as Cook County PIN #29-31-121-008;
2. The subject property is owned by Steven Scott, the applicant for the proposed variance;
3. The subject property is located within the R-1 Single-Family Residence zoning district;
4. The subject property is proposed to be developed as a single-family residence;
5. The proposed development will include a two-story home with an internal accessory dwelling unit as permitted by right in the R-1 Single-Family Residence zoning district;
6. The proposed development will include a detached garage and accessory shed, two accessory structures which are permitted by-right in the R-1 Single-Family Residence zoning district;
7. The bulk and dimensional standards of the R-1 Single-Family Residence zoning district, outlined in Table 44-03-01 of the Village Zoning Ordinance, restrict properties to a maximum building coverage of 30% of any lot and a maximum impervious surface coverage of 40% of any lot;
8. The applicant has requested a variance from Table 44-03-01 of the Village Zoning Ordinance to permit the construction of a single-family residence that exceeds the maximum building coverage for the lot by 2.6% (211 square feet) and the maximum impervious surface coverage for the lot by 12.3% (1,000 square feet).
9. The proposed development meets the setback requirements and other applicable zoning and engineering requirements applied to the subject property;

10. The proposed variance for building coverage and impervious surface coverage standards meets the Standards of Variance required for the approval of any variation from the Village Zoning Ordinance.

SECTION THREE - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 9 in Block 1 in Tipton Green, a Subdivision of the east 660 – ½ Feet of the West 1321 Feet of the South 530.6 Feet of the South ½ of the Northwest ¼, West of the Illinois Central Right-of-Way, (Except the South 15 Feet Thereof) in Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-121-008-0000

Common Address: 17863 Golfview Avenue
Homewood, IL 60430

SECTION FOUR - GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

A variance from Table 44-03-01 of the Village Zoning Ordinance to permit the construction of a single-family residence that exceeds the maximum building coverage for the lot by 2.6% (211 square feet) and the maximum impervious surface coverage for the lot by 12.3% (1,000 square feet).

SECTION FIVE - CONDITIONS:

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 before issuance of a building permit.

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

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

1. Homewood Planning and Zoning Commission minutes from April 9, 2026, as they relate to the subject zoning.
2. Homewood Village Board minutes of April 28, 2026, as they relate to this ordinance.

SECTION SEVEN - 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 28th day of April, 2026

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Economic Development Incentives – 17560 Dixie Highway

PURPOSE

The Village created the Business Incentive Program to provide financial assistance for the improvement and maintenance of commercial buildings that would increase the assessed valuation and marketability of the area. The goals of this program include promoting the revitalization of properties, assisting with upgrades to buildings and retail attraction and expansion.

Mary Jung, one of the managers of 17560 Dixie Highway, LLC, has applied for incentives to offset the cost of improvements to the property at 17560 Dixie Highway, Stepping Stones Child Care Center. The project includes the installation of solar lighting for signage. Staff is recommending approval of \$1,320 from the non-TIF Business Incentive Program to cover 50% of the lowest bid for the cost (approximately \$2,640).

PROCESS

The owner plans to invest approximately \$4,500 in improvements to the property at 17560 Dixie Highway, operated as Stepping Stones Child Care. The childcare center has been in operation at this location for the past 33 years. They have made several upgrades and renovations in that time. The property owner proposes to install solar lighting to increase the visibility of the signage.

Staff reviewed the application for eligibility under the Business Incentive Program, which was established to provide incentives to properties outside of a TIF district through three (3) programs: Façade and Property Improvements, Go Green, and Retail Enhancements. These programs allow reimbursement of up to 50% of the eligible costs.

The Go Green Program aims to encourage upgrading of properties with environmentally sustainable initiatives that will benefit the environment. The maximum incentive available under this program is \$5,000. This project meets the qualifications of the Go Green Reward.



OUTCOME

This business is a long-standing Homewood service business. Stepping Stones Child Care has been in Homewood for many years and serves local families. The recommended funding will enable environmentally sustainable improvements to the property that will increase the long-term viability of the space. Costs would be reimbursed only after receipt of the payments are submitted to and approved by staff.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **FY 2026-2027 Budgeted Amount:** \$50,000
- **Total Incentive Amount:** \$1,320

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

- Resolution
- Reimbursement Agreement
- Application for Incentives

RESOLUTION NO. R-3256

A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD AND 17560 DIXIE HIGHWAY LLC TO PARTIALLY REIMBURSE THE COST OF RENOVATIONS TO A COMMERCIAL BUILDING AT 17560 DIXIE HIGHWAY

WHEREAS, Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5) authorizes municipalities to appropriate and expend funds for economic development purposes, including, without limitation, making grants to any other governmental entity or commercial enterprise deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, 17560 Dixie Highway LLC has submitted a request to be reimbursed for the cost of solar lighting on the property at 17560 Dixie Highway; and

WHEREAS, the proposed improvements will enhance the commercial viability of the business and will promote the Village’s economic viability; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the Village’s best interest to enter into the redevelopment agreement attached as Exhibit A.

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

SECTION ONE – APPROVAL OF REDEVELOPMENT AGREEMENT:

The redevelopment agreement attached as Exhibit A to this resolution is approved and the Village President is authorized to execute the same on behalf of the Village.

SECTION TWO - EFFECTIVE DATE:

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

PASSED and APPROVED this 28th day of April 2026.

Village President

ATTEST:

Village Clerk

AYES: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____

**EXHIBIT A - REDEVELOPMENT AGREEMENT
17560 DIXIE HIGHWAY
HOMEWOOD, ILLINOIS**

**AGREEMENT TO REIMBURSE ELIGIBLE EXPENSES FOR IMPROVEMENTS
TO THE BUILDING LOCATED AT 17560 DIXIE HIGHWAY UNDER THE
HOMEWOOD BUSINESS INCENTIVE PROGRAM
IN THE VILLAGE OF HOMEWOOD, ILLINOIS**

This Agreement is made and entered on April 28, 2026, between 17560 Dixie Highway, LLC, by one of its managers, Mary Jung, (“Building Owner”) and the Village of Homewood, an Illinois municipal corporation (“Village”).

WHEREAS, Building Owner has requested financial assistance from the Village to upgrade an existing property within the village’s B-3 general business district, including installing solar lighting; and

WHEREAS, the Building Owner has obtained bids with the lowest bid totaling \$2,638.82; and

WHEREAS, the Village is desirous of having the Building Owner improve the property, thereby enhancing the economic viability of the village and promoting public health and safety; and

WHEREAS, the Building Owner represents and warrants that without financial assistance from the Village, the Project as contemplated would not be economically feasible; and

WHEREAS, Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5) authorizes municipalities to appropriate and expend funds for economic development purposes, including, without limitation, making grants to any other governmental entity or commercial enterprise deemed necessary or desirable for the promotion of economic development within the municipality.

NOW, THEREFORE, in exchange for the mutual promises and considerations set forth herein, the Building Owner and Village agree as follows:

1. As authorized by the President and Board of Trustees of the Village of Homewood on April 28, 2026 and subject to the terms of this Agreement, the Village of Homewood agrees to reimburse the Building Owner for the cost of certain work to be undertaken on the property commonly known as 17560 Dixie Highway, Homewood, Illinois (“Property”), located in the B-3 General Business District as defined by the Homewood Zoning Ordinance. The legal description of the Property is attached as Exhibit A to this Agreement.
2. The work eligible for reimbursement (“Work”) is described in Exhibit B to this Agreement. Building Owner has submitted supporting bids totaling \$2,639. The Village

agrees to reimburse Building Owner \$1,320, representing fifty percent (50%) of the cost of said Work.

3. Building Owner shall be responsible for executing all contracts in connection with said Work and ensuring that the Work is completed in accordance with said contracts. The Building Owner shall furnish the Village with copies of all contracts for said Work. All Work shall comply with all local codes.

4. Within sixty (60) days of the completion of the Work contemplated under this agreement, the Building Owner shall submit a written reimbursement request to the Village's Community Development Department along with the following documentation:

- A. Copies of cancelled check(s) or other evidence that Building Owner has paid for the Work;
- B. Lien waivers from all general contractors, subcontractors, and materialmen who provided services or materials for the Work.

5. Failure to submit a written reimbursement request within sixty (60) days of the completion of the Work contemplated under this agreement shall be grounds for the Village to deny reimbursement. Building Owner's failure to submit a reimbursement request shall not constitute a default under this Agreement.

6. Changes, additions, revisions or deletions to the plans and/or construction documents originally submitted to the Village must be approved by the Village in writing. The Village will review such proposed changes within a reasonable time. However, the Village assumes no responsibility for any delay or additional cost incurred because of this requirement. Final construction shall comply with the approved plans.

7. Building Owner shall not be entitled to reimbursement from the Village under this Agreement if the final construction deviates from the previously approved plans and/or does not comply with all local codes.

8. Building Owner shall allow Village inspectors reasonable access to the Property to determine that the Work complies with the approved plans and local codes.

9. Building Owner shall require all contractors performing the Work to provide worker's compensation and liability insurance in amounts satisfactory to the Village, naming the Village and the Building Owner as additional insured.

10. Building Owner agrees to comply with all Federal, State, and local laws and regulations. Building Owner also agrees that it will notify all contractors and subcontractors of their obligation to comply with the Prevailing Wage Act if applicable.

11. Building Owner shall require each contractor to indemnify and hold the Village harmless from all claims arising out of this Agreement resulting from the Building Owner's or contractor's negligence, including claims for personal injury, wrongful death and property damage. Building Owner agrees to indemnify and hold the Village harmless from all such claims arising out of this Agreement resulting from the Building Owner's negligence or willful and wanton conduct.

12. Building Owner hereby agrees to complete Work within twelve (12) months of the execution of this agreement. Failure to complete said Work shall constitute a default under this Agreement.

13. Upon completion of the Work, the Building Owner hereby agrees to maintain the subject property, including landscaping, in compliance with all applicable Village codes. Failure to comply with Village codes constitutes a default under this Agreement.

14. Should either party be in default under this Agreement, the non-defaulting party shall give written notice of such default by certified mail with postage prepaid, or by personal delivery. Notice by certified mail shall be considered given when deposited in the United States mail. Should such default remain uncured twenty-one (21) days after the giving of such notice, the non-defaulting party shall have the right to terminate this Agreement by giving written notice of such termination in the same manner and under the same terms as the notice of default. Either party may also seek to enforce its rights under this Agreement as authorized by law.

15. Should either party initiate litigation against the other to enforce the terms of this Agreement, the successful litigant shall be entitled to recover court costs and reasonable attorney fees.

16. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

17. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

18. In the event of a conflict in the provisions of the text of this Agreement and the exhibits attached hereto, the text of the Agreement shall control and govern.

19. Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a

waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

20. Notices under this Agreement shall be sent as follows:

To the Village:

Village Manager
Village of Homewood
2020 Chestnut Rd.
Homewood IL 60430

With a copy to:

Christopher J. Cummings
Village Attorney
2024 Hickory Rd., Suite 205
Homewood IL 60430

To the Building Owner:

Mary Jung
Stepping Stones Child Care
17958 Hood Avenue
Homewood, IL 60430

With a copy to:

21. Building Owner shall return three (3) signed copies of this agreement to the Community Development Department within thirty (30) days of receipt. The Village reserves the right to rescind this Agreement if Building Owner fails to return the signed Agreements as specified.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the above day and date.

VILLAGE OF HOMEWOOD

17560 DIXIE HWY LLC

By: _____
Village President

By: _____
Mary Jung, Manager

ATTEST:

Signed and sworn to before me on
_____, 2026

Village Clerk

Notary Public

EXHIBIT A

Legal Description:

Lots 2, 3, 4, 5, 6, 7, and the South 5 feet of Lot 8, in Block 19 in Dixmoor, being a Subdivision of the Northeast quarter of the Northeast quarter of Section 36, Township 36 North, Range 13 East of the Third Principal Meridian and part of the North half of the North half of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded June 6, 1927 as Document No. 9675674 in Cook County, Illinois.

Common Address: 17560 Dixie Highway

PINs: 29-31-112-012-0000
29-31-112-013-0000
29-31-112- 014-0000
29-31-112- 015-0000
29-31-112- 016-0000
29-31-112- 017-0000
29-31-112- 026-0000

EXHIBIT B

Description of Work	Cost
Install Solar Lighting	\$2,639



VILLAGE OF HOMEWOOD
BUSINESS INCENTIVE PROGRAM APPLICATION
GO GREEN/RETAIL ENHANCEMENT/
FAÇADE & PROPERTY IMPROVEMENT

Item 11. U.

Description of Property for Improvement	
Street Address: 17560 Dixie Hwy Homewood	
Property Index Number(s):	
General Description of Project	
Install solar light for sign and paint sign pole	
Estimated project cost:	
Anticipated Start Date:	Anticipated Completion Date:
Program requested:	
<input type="checkbox"/> Go Green Rewards <input type="checkbox"/> Retail Enhancement <input checked="" type="checkbox"/> Façade & Property Improvement	
History of Previous Funding	
Have you previously received funds from the Village: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, when and what was the scope of work?	
We received village funds in 2017. We replaced several windows in the building and fixed our parking lot.	
Applicant	
Name: Mary Jung	Telephone: 708-
Address: 17560 Dixie Hwy	
City, State: Homewood IL	Zip Code: 60430
Email Address: steppingstones5@att.net	
Property Owner (IF DIFFERENT THAN APPLICANT - WRITTEN CONSENT REQUIRED)	
Name:	
Address:	
City, State:	
Email Address:	
Statement of Understanding/Applicant's Signature	
Participation in the Business Assistance Programs implies that the applicant agrees to comply with all applicable local codes and ordinances including, but not limited to, American Building Code, Village of Homewood building and property maintenance code.	
Applicant's signature:	Date:

LARRY KINSHELL

ADDITIONAL DOCUMENTATION IS REQUIRED FOR SUBMITTING APPLICATIONS
FOR REQUIREMENTS FOR THE APPLICANT

Kevin Such
Bill Craven Painting & Decorating LLC

Estimate for Painting

DATE: August 4, 2025

ADDRESS: Stepping Stones Child Care
17560 Dixie Hwy.
Homewood, IL 60430

WORK TO BE PERFORMED

Prepare, prime and paint marquee sign support pole and base (color to be determined). **\$875.00**

Murphy's Painting Service Inc
1523 Linden Rd
Homewood, IL 60430 USA

Estimate Item 11. U.

ADDRESS
Duggan And Kinsella Builders
18221 Gottschalk Ave Homewood Il
60430

SHIP TO
Duggan And Kinsella Builders
18221 Gottschalk Ave Homewood Il
60430

ESTIMATE # DATE
1210 08/05/2025

ACTIVITY	QTY	RATE	AMOUNT
24 Paint Paint work at Stepping Stones Daycare 17560 Dixie Hwy Homewood I'		0.00	0.00
24 Paint Paint sign out side build, price includes all labor and materials.	1	975.00	975.00
02 Site Work 02 Site Work Site Work. If lift is needed it will be extra.	1	1,000.00	1,000.00
TOTAL			\$1,975.00

Accepted By

Accepted Date



**Maverick
Lighting
Solutions**

**2609 W 106th PI
Chicago, IL 60655
Phone: 773-779-2297**

Pro Item 11. U.
07312025-4

email: Jim@MaverickLightingSolutions.com

INVOICE SUBMITTED TO Larry	PHONE	DATE 07/31/2025
STREET	JOB NAME Stepping Stones	
CITY, STATE AND ZIP	JOB LOCATION 17560 Dixie Highway, Homewood, IL	
	PURCHASE / WORK ORDER NUMBERS	

	Electrician Hours	Helper Hours	Travel	Rental
Trip 1: Labor to install customer supplied solar sign with two men and a lift. Will propose.				
Trip 2:				
Trip 3:				

Quantity	Item Description	Price	Amount
1	Misc Material	200.00	200.00

	Travel	40.00
	Rental	1,200.00
	Labor	1,360.00
	Materials	200.00
	Tax 10.25%	20.50
	Job Total	\$2,820.50

Duggan & Kinsella Builders, Inc.
18221 Gottschalk Ave.
Homewood, IL. 60430

October 28, 2025

Mrs. Mary Jung
Stepping Stones Child Care
17560 Dixie Highway
Homewood, IL. 60430

RE: Proposal for installation of exterior signage lighting

Duggan & Kinsella Builders, Inc. of Homewood, IL. Proposes to provide the following goods and services For Stepping Stones Child Care located at 17560 Dixie Highway Homewood, IL. 60430:

- Prep the work area for safety
- Provide motorized lift to safely perform all work
- Install Owner provided solar light on exterior signage
- Remove all debris upon completion

All work performed in a timely and workman like manor for the
Sum of.....\$ 2,638.82

No allowances have been put in place for mitigation of mold, asbestos or lead contamination.

Duggan & Kinsella Builders, Inc. and all of their sub-contractors carry all necessary insurance (Certificates provided upon request)

If you would have any questions or concerns regarding this proposal, please do not hesitate to contact me at
Thank you for the opportunity to bid on your upcoming project.

Thank You,

Larry Kinsella Jr.
Duggan & Kinsella Builders, Inc.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Economic Development Incentives – 2319 W. 183rd Street

PURPOSE

The Village created the Business Incentive Program to provide financial assistance for the improvement and maintenance of commercial buildings that would increase the assessed valuation and marketability of the area. The goals of this program include promoting the revitalization of properties, assisting with upgrades to buildings and retail attraction and expansion.

The applicant is a tenant of the building at 2319 W. 183rd Street, who is locating a new fitness center into a vacant commercial space. The commercial space was formerly a paint and carpet store and has been vacant since 2014. The applicant proposes upgrades to the space such as new floors, and new outdoor signage. The cost of the project is approximately \$8,500. Staff recommends approval of \$3,100 in reimbursement from the non-TIF Business Incentive Program to cover 36% of the cost of the upgrades to the space and 50% of the cost of the new flooring.

PROCESS

Larissa Shipps has applied for incentives from the Village to offset the cost of improvements to a tenant space at 2139 W. 183rd Street within the Village's B-2 Downtown Transition zoning district. The applicants plans to invest approximately \$8,500 to update the space for the fitness center.

Staff reviewed this application for eligibility under the Business Incentive Program, which was established to provide incentives to properties outside of a TIF district through three programs: *Façade and Property Improvements*, *Go Green*, and *Retail Enhancements*. These programs allow reimbursement of up to 50% of the eligible costs.

The purpose of the *Façade and Property Improvement Program* is to promote revitalization by providing financial assistance for the improvement and maintenance of existing commercial buildings. Eligible expenses include interior flooring. The total cost of the proposed flooring is \$6,200. This program allows for 50% reimbursement of approved expenditures (up to \$25,000). The total incentive under this program is \$3,100 (50% of the flooring cost).



OUTCOME

The Village's participation in the incentive program would total \$3,100. The funds provided by the Village would reimburse the applicant for actual expenses incurred. Costs would be reimbursed only after receipt of the payments are submitted to and approved by staff.

In developing the recommendation, staff considered the following:

- The recommended financial incentive is approximately 25% of the total build-out costs, which is less than the 50% maximum available under the Business Incentive Program and is consistent with the level of incentives offered to previous applicants.
- The recommended funding will be used to open a new business in a space that has been vacant for more than 10 years.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **FY 2026-2027 Budgeted Amount:** \$50,000
- **Total Incentive Amount:** \$3,100

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution authorizing the Village President to enter into an incentive agreement with Larissa Shipps 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.

ATTACHMENT(S)

- Incentive Agreement
- Application

RESOLUTION NO. R-3257

A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD AND 2131 183 LLC TO PARTIALLY REIMBURSE THE COST OF RENOVATIONS TO A COMMERCIAL BUILDING AT 2139 183RD STREET

WHEREAS, Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5) authorizes municipalities to appropriate and expend funds for economic development purposes, including, without limitation, making grants to any other governmental entity or commercial enterprise deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, Larissa Shipps has submitted a request to be reimbursed for the cost of new flooring for a new business on the property at 2139 183rd Street; and

WHEREAS, the commercial space to be renovated has been vacant for several years; and

WHEREAS, the proposed renovations will improve the commercial viability of the property and will strengthen the Village’s tax base; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the Village’s best interest to enter into the redevelopment agreement attached as Exhibit A.

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

SECTION ONE – APPROVAL OF REDEVELOPMENT AGREEMENT:

The redevelopment agreement attached as Exhibit A to this resolution is approved and the Village President is authorized to execute the same on behalf of the Village.

SECTION TWO – EFFECTIVE DATE:

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

PASSED and APPROVED this 28th day of April 2026.

Village President

ATTEST:

Village Clerk

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

**EXHIBIT A - REDEVELOPMENT AGREEMENT
2139 183rd STREET
HOMewood, ILLINOIS**

**AGREEMENT TO REIMBURSE ELIGIBLE EXPENSES FOR IMPROVEMENTS
TO THE BUILDING LOCATED AT 2139 183rd STREET UNDER THE HOMEWOOD
BUSINESS INCENTIVE PROGRAM
IN THE VILLAGE OF HOMEWOOD, ILLINOIS**

This Agreement is made and entered on April 28, 2026, between Chad Vickers, 2131 183 LLC, (“Building Owner”) and the Village of Homewood, an Illinois municipal corporation (“Village”).

WHEREAS, Building Owner has requested financial assistance from the Village to upgrade an existing property within the village’s B-2 downtown transition district, including installing new flooring; and

WHEREAS, the Building Owner has obtained bids with the lowest bid totaling \$6,200; and

WHEREAS, the Village is desirous of having the Building Owner improve the property, thereby enhancing the economic viability of the village and promoting public health and safety; and

WHEREAS, the Building Owner represents and warrants that without financial assistance from the Village, the Project as contemplated would not be economically feasible; and

WHEREAS, Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5) authorizes municipalities to appropriate and expend funds for economic development purposes, including, without limitation, making grants to any other governmental entity or commercial enterprise deemed necessary or desirable for the promotion of economic development within the municipality.

NOW, THEREFORE, in exchange for the mutual promises and considerations set forth herein, the Building Owner and Village agree as follows:

1. As authorized by the President and Board of Trustees of the Village of Homewood on April 28, 2026 and subject to the terms of this Agreement, the Village of Homewood agrees to reimburse the Building Owner for the cost of certain work to be undertaken on the property commonly known as 2139 183rd Street, Homewood, Illinois (“Property”), located in the B-2 Downtown Transition District as defined by the Homewood Zoning Ordinance. The legal description of the Property is attached as Exhibit A to this Agreement.
2. The work eligible for reimbursement (“Work”) is described in Exhibit B to this Agreement. Building Owner has submitted supporting bids totaling \$6,200. The Village

agrees to reimburse Building Owner \$3,100, representing fifty percent (50%) of the cost of said Work.

3. Building Owner shall be responsible for executing all contracts in connection with said Work and ensuring that the Work is completed in accordance with said contracts. The Building Owner shall furnish the Village with copies of all contracts for said Work. All Work shall comply with all local codes.

4. Within sixty (60) days of the completion of the Work contemplated under this agreement, the Building Owner shall submit a written reimbursement request to the Village's Community Development Department along with the following documentation:

- A. Copies of cancelled check(s) or other evidence that Building Owner has paid for the Work;
- B. Lien waivers from all general contractors, subcontractors, and materialmen who provided services or materials for the Work.

5. Failure to submit a written reimbursement request within sixty (60) days of the completion of the Work contemplated under this agreement shall be grounds for the Village to deny reimbursement. Building Owner's failure to submit a reimbursement request shall not constitute a default under this Agreement.

6. Changes, additions, revisions or deletions to the plans and/or construction documents originally submitted to the Village must be approved by the Village in writing. The Village will review such proposed changes within a reasonable time. However, the Village assumes no responsibility for any delay or additional cost incurred because of this requirement. Final construction shall comply with the approved plans.

7. Building Owner shall not be entitled to reimbursement from the Village under this Agreement if the final construction deviates from the previously approved plans and/or does not comply with all local codes.

8. Building Owner shall allow Village inspectors reasonable access to the Property to determine that the Work complies with the approved plans and local codes.

9. Building Owner shall require all contractors performing the Work to provide worker's compensation and liability insurance in amounts satisfactory to the Village, naming the Village and the Building Owner as additional insured.

10. Building Owner agrees to comply with all Federal, State, and local laws and regulations. Building Owner also agrees that it will notify all contractors and subcontractors of their obligation to comply with the Prevailing Wage Act if applicable.

11. Building Owner shall require each contractor to indemnify and hold the Village harmless from all claims arising out of this Agreement resulting from the Building Owner's or contractor's negligence, including claims for personal injury, wrongful death and property damage. Building Owner agrees to indemnify and hold the Village harmless from all such claims arising out of this Agreement resulting from the Building Owner's negligence or willful and wanton conduct.

12. Building Owner hereby agrees to complete Work within twelve (12) months of the execution of this agreement. Failure to complete said Work shall constitute a default under this Agreement.

13. Upon completion of the Work, the Building Owner hereby agrees to maintain the subject property, including landscaping, in compliance with all applicable Village codes. Failure to comply with Village codes constitutes a default under this Agreement.

14. Should either party be in default under this Agreement, the non-defaulting party shall give written notice of such default by certified mail with postage prepaid, or by personal delivery. Notice by certified mail shall be considered given when deposited in the United States mail. Should such default remain uncured twenty-one (21) days after the giving of such notice, the non-defaulting party shall have the right to terminate this Agreement by giving written notice of such termination in the same manner and under the same terms as the notice of default. Either party may also seek to enforce its rights under this Agreement as authorized by law.

15. Should either party initiate litigation against the other to enforce the terms of this Agreement, the successful litigant shall be entitled to recover court costs and reasonable attorney fees.

16. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

17. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

18. In the event of a conflict in the provisions of the text of this Agreement and the exhibits attached hereto, the text of the Agreement shall control and govern.

19. Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a

waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

20. Notices under this Agreement shall be sent as follows:

To the Village:

Village Manager
Village of Homewood
2020 Chestnut Rd.
Homewood IL 60430

With a copy to:

Christopher J. Cummings
Village Attorney
2024 Hickory Rd., Suite 205
Homewood IL 60430

To the Building Owner:

Chad Vickers, 2131 183 LLC
2504 Caton Farm Rd.
Crest Hill, IL 60403

With a copy to:

Larissa Shipps
1407 Dixie Highway
Flossmoor, IL 60422

21. Building Owner shall return three (3) signed copies of this agreement to the Community Development Department within thirty (30) days of receipt. The Village reserves the right to rescind this Agreement if Building Owner fails to return the signed Agreements as specified.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the above day and date.

VILLAGE OF HOMEWOOD

2131 183 LLC

By: _____
Village President

By: _____
Chad Vickers

ATTEST:

Signed and sworn to before me on
_____, 2026

Village Clerk

Notary Public

EXHIBIT A

Legal Description:

Lots 11, 12, and 13 in Block 3 (except that part of Lots 12 and 13 dedicated for public road), in South Homewood, a Subdivision of that part of the North ½ of the North ½ of the Northwest ¼ of Section 6, Township 35 North, Range 14 East in the Third Principal Meridian, lying East of Easterly Right-of-Way of the Illinois Central Railroad and West of Public Highway known as Chicago Road and Vincennes in Cook County, Illinois.

Common Address: 2139 W. 183rd Street, Homewood, Illinois

PINs: 32-06-103-001-0000
32-06-103-002-0000
32-06-103-003-0000

EXHIBIT B

Description of Work	Cost
Install Flooring	\$6,200

BUSINESS INCENTIVE PROGRAMS
**Go Green Reward/Retail Enhancement/
 Façade & Property Improvement**
GETTING STARTED



Go Green Reward:	
Who is eligible:	Owners and tenants of existing or new buildings
Purpose:	Construct or upgrade buildings with environmentally sustainable initiatives that will benefit the environment.
Funding available:	50% of qualified expenditures up to a maximum reimbursement of \$5,000. (50% of an energy audit to assist in diagnosing energy issues and identify opportunities to save money on utility bills and reduce their carbon footprint up to a maximum funding of \$2,500)
Retail Enhancement:	
Who is eligible:	Existing or prospective business owners of targeted types of retail businesses wanting to open or expand a business. Retail space for new businesses must be greater than 1,500 square feet; expansion for existing businesses must be no less than a 20% increase in gross floor area with the existing gross floor area greater than 1,500 square feet. Business must be located on the 1 st floor.
Purpose:	To strengthen retail business activity by attracting targeted types of retail businesses and assisting existing retail businesses with expansion.
Funding available:	50% of qualified expenditures up to a maximum reimbursement of \$10,000.
Façade and Property Improvement:	
Who is eligible:	Owners or tenants of a property. Private investment must be greater than \$1,500, exclusive of Village funding. For exterior signage, private investment must be greater than \$750, exclusive of Village funding.
Purpose:	To promote the revitalization of properties by providing financial assistance for the improvement and maintenance of existing commercial and mixed use buildings, architectural and design assistance and/or demolition of buildings if associated with new construction. To enhance the visual impact of the exterior of buildings, increase code compliance and make upgrades to the interior of buildings, thus improving the assessed valuation and marketability of the overall area.
Funding available:	50% of qualified expenditures up to a maximum reimbursement of \$25,000.
General Program Requirements (applicable to all projects):	
<ul style="list-style-type: none"> • Property may not be or become tax-exempt. • Applicant must agree to correct any outstanding code violations. • Payment of property taxes and/or assessments, general and special, must be current. • Property must be zoned for current or proposed use. • Neither the owner nor the tenant may be in default of any Village of Homewood obligations including, but not limited to, fines, utility payments, ordinance violations, liens, or any other debts owed to the Village of Homewood. 	



VILLAGE OF HOMEWOOD
BUSINESS INCENTIVE PROGRAM APPLICATION
**GO GREEN/RETAIL ENHANCEMENT/
 FAÇADE & PROPERTY IMPROVEMENT**

Item 11. V.

Description of Property for Improvement	
Street Address: 2139 W. 183rd Homewood, IL 60430	
Property Index Number(s): 32-06-103-001-0000, 32-06-103-002-0000, 32-06-103-003-0000	
General Description of Project	
Installation of new flooring and retail signage for wellness studio	
Estimated project cost: \$8,500	
Anticipated Start Date: April 6, 2026	Anticipated Completion Date: April 20, 2026
Program requested:	
<input type="checkbox"/> Go Green Rewards <input checked="" type="checkbox"/> Retail Enhancement <input type="checkbox"/> Façade & Property Improvement	
History of Previous Funding	
Have you previously received funds from the Village: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, when and what was the scope of work?	
Applicant	
Name: Larissa Shippis	Telephone: _____
Address: _____	
City, State: _____	Zip Code: 60422
Email Address: _____	
Property Owner (IF DIFFERENT THAN APPLICANT – WRITTEN CONSENT REQUIRED)	
Name: Chad Vickers- 2131 183 LLC.	Telephone: _____
Address: _____	
City, State: _____	Zip Code: 60403
Email Address: _____	
Statement of Understanding/Applicant's Signature	
Participation in the Business Assistance Programs implies that the applicant agrees to meet all Federal, State and local codes and ordinances including, but not limited to, Americans with Disabilities Act, Illinois State Plumbing Code, Village of Homewood building and property maintenance codes, and Village of Homewood zoning ordinance.	
Applicant's signature: /s/ Larissa Shippis	Date: 03/31/26

ADDITIONAL DOCUMENTATION IS REQUIRED FOR SUBMITTAL; PLEASE SEE ATTACHED LIST FOR REQUIREMENTS FOR THE APPLICABLE PROGRAM

REQUIRED SUBMITTALS BY PROGRAM

REQUIRED SUBMITTALS		Go Green Rewards	Retail Enhancement	Façade & Property Improvement
Plan for entire scope of work (landscaping projects must submit a landscape plan including botanical and common names, installation size and planting specifications)	X	X	X	X
Copy of paid receipt for last two property tax bills	X	X	X	X
Photograph of existing building (interior and exterior)			X	X
Description of existing Village code violations				X
Narrative describing benefit to the area upon completion of the project or opening the new business			X	X
Description of proposed use and estimated annual retail sales, if applicable			X	X
Identification of sources for funding of private investment			X	X
Estimated increase in Estimated Assessed Value (EAV)				X
Annual sales tax revenue for the prior three years (for existing business)				X
Financial audit from previous year (for existing business)				X
Business plan			X	
Description of <i>existing</i> system and equipment, including:	X			
(a) size of system				
(b) estimated age of system				
(c) estimated operating efficiency level				
(d) Estimated electricity usage of <i>existing</i> system in kW and kWh (may use past utility bills)				
Description of <i>proposed</i> upgrades/changes to system, * including:	X			
(a) size of system				
(b) planned operating efficiency level				
(c) Estimated electricity usage for <i>proposed</i> system in kW and kWh				
Cost effectiveness of project,* including:	X			
(a) estimated life of equipment				
(b) estimated annual savings on electric bill				
(c) estimated payback in years				

* Not required for landscaping or permeable surface proposals

NOTE: ADDITIONAL INFORMATION/DOCUMENTATION MAY BE REQUESTED IF NEEDED TO DETERMINE PROJECT ELIGIBILITY.

PurposeFlow Wellness

Project Narrative

The proposed project involves targeted interior and exterior improvements to prepare an existing commercial space for occupancy as PurposeFlow Wellness, a community-focused yoga and Pilates studio. The scope of work is designed to enhance the safety, functionality, and visual appeal of the property while contributing to the overall revitalization of the surrounding business district.

The primary improvements include the installation of new commercial-grade flooring throughout the interior space and the addition of exterior building signage. These upgrades are essential to transforming the space into a safe, accessible, and visually cohesive environment suitable for a wellness-based use.

Interior improvements will consist of removing any existing worn or unsuitable flooring and installing durable, non-slip, commercial-grade flooring designed to support low-impact fitness and wellness activities. This improvement enhances safety for all users, ensures long-term durability under consistent use, and contributes to bringing the space up to operational standards for occupancy.

Exterior improvements will include the design and installation of permanent building-mounted signage to clearly identify the business and improve visibility from the street. Additional window vinyl may be incorporated to enhance the storefront's appearance while maintaining a clean and professional aesthetic. These façade enhancements will contribute to a more attractive and activated streetscape, aligning with the Village's goals of supporting vibrant, well-maintained commercial corridors.

The proposed improvements are not structural in nature but are critical to the overall functionality and presentation of the space. The project prioritizes upgrades that enhance the building's appearance, improve safety, and support the successful activation of a currently underutilized commercial unit.

By investing in these improvements, the project will contribute to the continued economic development of the area by bringing a new business into operation, increasing foot traffic, and encouraging engagement with neighboring establishments. The presence of a wellness-focused business further supports community health and well-being while complementing the existing mix of local businesses.

All work will be completed in compliance with applicable building codes, zoning regulations, and permitting requirements. The project is expected to be completed within a reasonable timeframe following approvals and contractor scheduling.

Overall, this project represents a thoughtful investment in both the property and the surrounding community, aligning with the Village's objectives of enhancing commercial properties, supporting small business growth, and improving the visual character of the area.

PurposeFlow Wellness

Scope of Work – Flooring & Exterior Signage Improvements

Project Address: 2139 W 183rd St Homewood, IL 60422

Applicant: Larissa Shipps

Business Name: PurposeFlow Wellness

Project Overview

This project includes interior flooring installation and exterior signage improvements to enhance the overall appearance, safety, and functionality of the commercial space. These updates support the activation of a vacant or underutilized space and contribute to the visual and economic vitality of the Homewood business district.

1. Flooring Installation (Interior Improvement)

Scope Description:

Removal of existing flooring and installation of new commercial-grade flooring throughout the studio space.

Details of Work:

- Demolition and disposal of existing flooring materials (as needed)
- Surface preparation, leveling, and subfloor repair (if required)
- Installation of durable, non-slip, commercial-grade flooring suitable for fitness/wellness use
- Installation of baseboards or trim for a finished appearance

Materials:

- Luxury Vinyl Plank (LVP) or equivalent commercial-grade flooring
- Adhesives, underlayment, and finishing materials

Purpose & Impact:

- Improves safety with non-slip, stable flooring
- Enhances overall interior aesthetics
- Supports long-term durability for high-traffic use
- Contributes to bringing the space up to operational and occupancy standards

2. Exterior Signage Installation (Façade Improvement)

Scope Description:

Design, fabrication, and installation of exterior business signage to improve visibility and enhance the building's façade.

Details of Work:

- Custom design of exterior signage consistent with local zoning and signage requirements
- Fabrication of permanent building-mounted signage displaying business name and branding
- Professional installation on front façade of building

Signage Elements May Include:

- Main building sign (channel letters or panel sign)
- Window vinyl with business name, services (e.g., Yoga, Pilates), and contact information
- Frosted or decorative window treatments to enhance exterior appearance

Purpose & Impact:

- Improves visibility and accessibility of the business to the public
- Enhances the overall aesthetic of the commercial corridor
- Contributes to a cohesive and attractive storefront
- Supports economic development by activating the space with a new business

Project Timeline (Estimated):

Flooring Installation: 1–2 weeks

Signage Fabrication & Installation: 1–2 weeks

Conclusion

These improvements are essential to preparing the space for occupancy and ensuring it meets both functional and aesthetic standards. The project aligns with the Village's goals of enhancing commercial properties and supporting local business development.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Renewal of Scavenger and Limited Scavenger Licenses

PURPOSE

The Municipal Code requires the Board of Trustees to approve the annual renewal of business licenses issued to scavenger companies. Scavenger licensees in the Village of Homewood are businesses licensed to collect, remove, and dispose of garbage, recyclable materials, yard waste, and other refuse. Limited scavenger licenses are for roll-off dumpsters only.

To renew a license, a scavenger must provide an affidavit to the Village stating that the information submitted with the original application is unchanged or if it has changed, the updated information must be provided.

PROCESS

The renewing license holders for Limited Scavenger licenses (roll-off dumpsters only) are:

- Total Disposal, 100 Blaine St., Gary, IN
- Tri-State Disposal, 13903 S. Ashland, Riverdale, IL
- D&P Construction Co., Inc., 5521 N. Cumberland #1106 Chicago, IL 60656

The renewing license holders for Scavenger licenses include:

- Homewood Disposal, 1501 175th, Homewood, IL
- Allied Waste Transportation Inc., 66 E. 24th, Chicago Heights, IL
- Waste Management, Inc., 700 E. Butterfield Road, 4th Floor, Lombard, IL

OUTCOME

The Municipal Code provides that the Board may ask for additional facts about each license or hold a hearing.

FINANCIAL IMPACT

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

VILLAGE OF HOMEWOOD

Item 11. W.



LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Renewal applications



VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

LIMITED SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

Please verify the following information, making corrections as necessary and providing any information that is not listed.

BUSINESS ESTABLISHMENT: Total Disposal, Inc.
100 Blaine St.
Gary, IN 46406
219-944-1800

TYPE OF OWNERSHIP: Corporation

CORPORATE OFFICERS:

Name & Title: Carol Hiskes, President
Mark Hiskes, Secretary/Treasurer

DISPOSAL SITES: Blaine Street Partners, LLC, 100 Blaine St., Gary, IN

Has any owner, partner, corporate officer or director ever been convicted of a felony under the laws of the State of Illinois or any other state or federal law of the United States?

YES

NO

If you answered "YES", please attach a detailed explanation.



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LIMITED SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION
AFFIDAVIT

I hereby certify that the facts as shown in this Limited Scavenger License Renewal form for **Total Disposal, Inc.** are unchanged; or if changes have occurred, all changes have been Indicated in detail on the attached application.

Carol Hiskes, President

Signature of Owner, Partner, or Chief Corporate Officer

3/13/2024

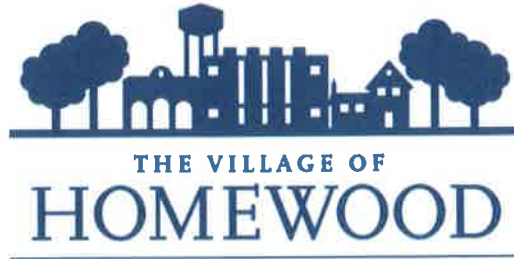
Date



Subscribed and sworn to before me this

13 Day of March 2024

Jacob Jack Boss, Jr.
Notary Public



VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

LIMITED SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

Please verify the following information, making corrections as necessary
And providing any information that is not listed.

BUSINESS ESTABLISHMENT: Tri-State Disposal, Inc.
13903 S. Ashland Ave.
Riverdale, IL 60827
708-388-9910

TYPE OF OWNERSHIP: Corporation

CORPORATE OFFICERS:

Name & Title: Sheryl Germany, President
Tom Germany, Vice President
Jeffrey Germany, Secretary

DISPOSAL SITES: Tri-State Disposal Transfer Station, 13903 S. Ashland Ave.,
Riverdale, IL

Has any owner, partner, corporate officer or director ever been convicted of a felony under the laws of the State of Illinois or any other state or federal law of the United States?

YES NO

If you answered "YES", please attach a detailed explanation.



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LIMITED SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION
AFFIDAVIT

I hereby certify that the facts as shown in this Limited Scavenger License Renewal form for **Tri-State Disposal, Inc.** are unchanged; or if changes have occurred, all changes have been Indicated in detail on the attached application.

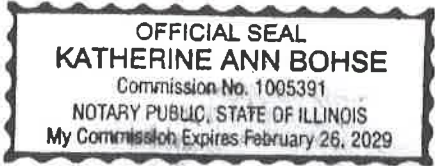
Shirley Merman *President*
Signature of Owner, Partner, or Chief Corporate Officer

March 12, 2026
Date

Subscribed and sworn to before me this

12th Day of *March* 20*26*

Katherine Ann Bohse
Notary Public





VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

LIMITED SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

HOLD HARMLESS

Tri-State Disposal, Inc., agrees that it shall hold the Village of Homewood and its elected and appointed officials and employees harmless from any and all claims, suits, damages, or loss of use resulting from any act or omission to act by **Tri-State Disposal, Inc.**, its officers, employees, or agents arising out of or in the course of conducting a scavenger business in the Village of Homewood.



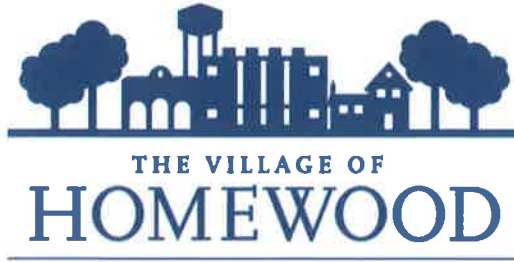
Signature



Date



Title



VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

LIMITED SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

Please verify the following information, making corrections as necessary and providing any information that is not listed.

BUSINESS ESTABLISHMENT: D&P Construction Co., Inc.
5521 N. Cumberland #1106
Chicago, IL 60656
773-775-6910

TYPE OF OWNERSHIP: Corporation

CORPORATE OFFICERS:

Name & Title: Sherri Clementi, President
Kathleen Clemen, Vice President
Josephine DiFronzo, Treasurer

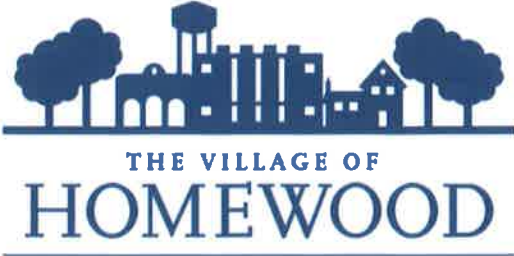
DISPOSAL SITES: JKS Ventures, Inc., 3800 W. Lake St., M.P. IL

Has any owner, partner, corporate officer or director ever been convicted of a felony under the laws of the State of Illinois or any other state or federal law of the United States?

YES

NO


If you answered "YES", please attach a detailed explanation.



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LIMITED SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION
AFFIDAVIT

I hereby certify that the facts as shown in this Limited Scavenger License Renewal form for **D&P Construction Co., Inc.** are unchanged; or if changes have occurred, all changes have been indicated in detail on the attached application.

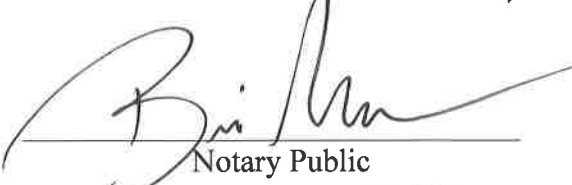


Signature of Owner, Partner, or Chief Corporate Officer

3-3-26

Date

Subscribed and sworn to before me this
3rd Day of March 2026



Notary Public





VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

LIMITED SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

HOLD HARMLESS

D&P Construction Co. Inc., agrees that it shall hold the Village of Homewood and its elected and appointed officials and employees harmless from any and all claims, suits, damages, or loss of use resulting from any act or omission to act by **D&P Construction Co., Inc.**, its officers, employees, or agents arising out of or in the course of conducting a scavenger business in the Village of Homewood.



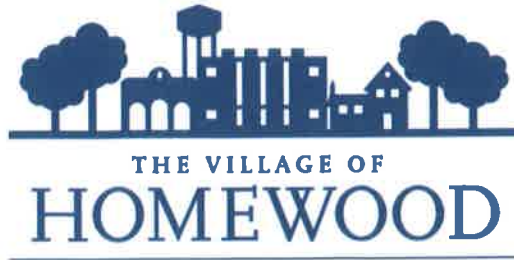
 Signature

3.3.26

 Date

V.P.

 Title



VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

Please verify the following information, making corrections as necessary and providing any information that is not listed.

BUSINESS ESTABLISHMENT: Homewood Disposal Service, Inc.
1501 W. 175th Street
Homewood, IL 60430
708-798-1004

TYPE OF OWNERSHIP: Corporation

CORPORATE OFFICERS:

Name & Title: Thomas J. Yonker, President

DISPOSAL SITES:

Landfills: Newton County Landfill, 2266 East 500 S Rd., Brook, IN 47922

Yard Wastes: Christenson Farm, 12151 W. Wilmington Road., Peotone, IL 60468

Recyclables:

Aluminum-	Universal Scrap Metal (Chicago)
Glass-	Strategic Materials (Chicago, IL)
Magazines-	Export, ACN, OCC (along with newspaper)
Paper-	ACN, and DuPage Paper Stock (broker)
Plastic-	Mohawk (Georgia), Clean Tech (Michigan), and TABB
Tin-	Scrap Metal Service (East Chicago, IN)
Cardboard -	ROCKTENN, (export to China), ACN, and DuPage Paper Stock

Has any owner, partner, corporate officer or director ever been convicted of a felony under the laws of the State of Illinois or any other state or federal law of the United States?

YES NO

If you answered "YES", please attach a detailed explanation.



VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

AFFIDAVIT

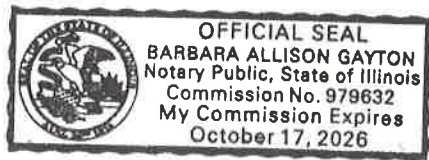
I hereby certify that the facts as shown in this Scavenger License Renewal form for **Homewood Disposal Service, Inc** are unchanged; or if changes have occurred, All changes have been indicated in detail on the attached application.

[Handwritten Signature]

Signature of Owner, Partner, or Chief Corporate Officer

2/10/26

Date



Subscribed and sworn to before me this

10th Day of *February* 20*26*

[Handwritten Signature]

Notary Public



VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

HOLD HARMLESS

Homewood Disposal Service, Inc. agrees that it shall hold the Village of Homewood and its elected and appointed officials and employees harmless from any and all claims, suits, damages, or loss of use resulting from any act or omission to act by **Homewood Disposal Service, Inc.**, its officers, employees, or agents arising out of or in the course of conducting a scavenger business in the Village of Homewood.

[Handwritten Signature]
Signature

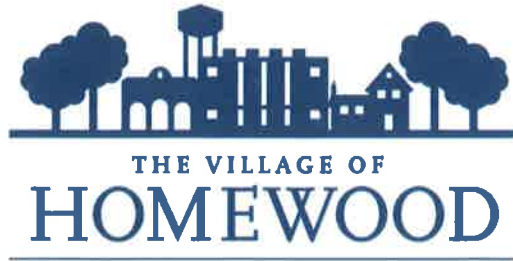
2-10-26
Date

Secretary Treasurer
Title

[Handwritten Signature]
Witness

2-10-26
Date

Village License Admin
Title



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SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

Please verify the following information, making corrections as necessary and providing any information that is not listed.

BUSINESS ESTABLISHMENT:
(A Division of Republic Services)

Allied Waste Transportation Inc.
66 E. 24th Street
Chicago Heights, IL 60411
708-385-8252

Mailing address:
13832 S. Kostner Ave.
Crestwood, IL 60418

TYPE OF OWNERSHIP:

Corporation

CORPORATE OFFICERS:

Name & Title:

Jon Vander Ark

President

DISPOSAL SITES:

Landfills:

Homewood Disposal Service, Inc., Homewood, IL
Star Disposal, Park Forest, IL
Allied Waste of (Crestwood Transfer Station), Crestwood, IL

Yard Wastes:

Allied Waste of (Crestwood Transfer Station), Crestwood, IL

Recyclables:

Resource Management, Chicago Ridge, IL

Has any owner, partner, corporate officer or director ever been convicted of a felony under the laws of the State of Illinois or any other state or federal law of the United States?

YES

NO

If you answered "YES", please attach a detailed explanation.




VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

AFFIDAVIT

I hereby certify that the facts as shown in this Scavenger License Renewal form for **Allied Waste Transportation Inc. (A Division of Republic Services)** are unchanged; or
If changes have occurred, all changes have been indicated in detail on the attached application.



Signature of Owner, Partner, or Chief Corporate Officer

3/6/2026

Date

Subscribed and sworn to before me this
6 day of March 2026



Notary Public





VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

HOLD HARMLESS

Allied Waste Transportation Inc. (A Division of Republic Services) agrees that it shall hold the Village of Homewood and its elected and appointed officials and employees harmless from any and all claims, suits, damages, or loss of use resulting from any act or omission to act by **Allied Waste Transportation Inc. (A Division of Republic Services)** its officers, employees, or agents arising out of or in the course of conducting a scavenger business in the Village of Homewood.

[Handwritten Signature]

Signature

General Manager

Title

3/6/2026

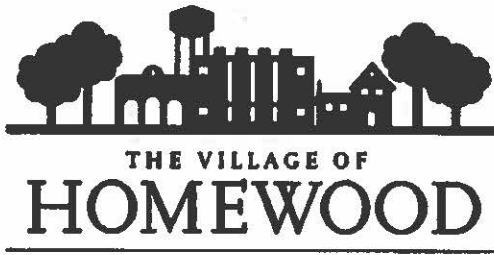
Date

[Handwritten Signature]

Witness

Operations Clerk

Title



VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

Please verify the following information, making corrections as necessary
And providing any information that is not listed.

BUSINESS ESTABLISHMENT: Waste Management of Illinois, Inc.
700 E. Butterfield Rd., 4th Floor
Lombard, IL 60148
630-652-9014

TYPE OF OWNERSHIP: Corporation

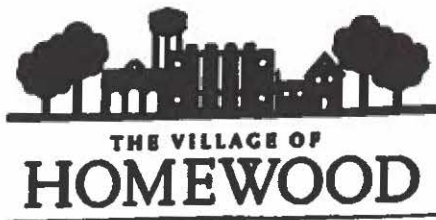
CORPORATE OFFICERS:
Steve Batchelor – Area Sr. VP
Brad Pollock – Region VP
Greg Hassler – Area Ctrl
Brian Roth – Region Ctrl

DISPOSAL SITES:
Landfills: Prairie Lakes Transfer Station, Matteson, IL
Yard Wastes: Harbor View, Chicago, IL
Recyclables: Waste Management of Illinois- CID RDF, Chicago, IL

Has any owner, partner, corporate officer or director ever been convicted of a felony under the laws of the State of Illinois or any other state or federal law of the United States?

YES NO

If you answered "YES", please attach a detailed explanation.



VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL. 60430 • 708.798.3000

SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

AFFIDAVIT

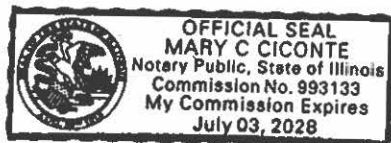
I hereby certify that the facts as shown in this Scavenger License Renewal form for Waste Management of Illinois, Inc., are unchanged; or if changes have occurred, all Changes have been indicated in detail on the attached application.

Brad Pollak

4/15/2026

Signature of Owner, Partner, or Chief Corporate Officer

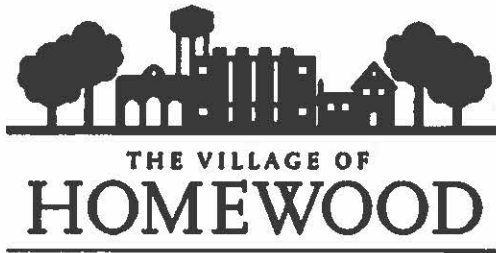
Date



Subscribed and sworn to before me this

15th Day of April 2026

Mary C. Ciconte
Notary Public



VILLAGE OF HOMEWOOD • 2020 CHESTNUT RD. HOMEWOOD, IL 60430 • 708.798.3000

SCAVENGER BUSINESS LICENSE RENEWAL APPLICATION

HOLD HARMLESS

Waste Management of Illinois, Inc. agrees that it shall hold the Village of Homewood and its elected and appointed officials and employees harmless from any and all claims, suits, damages, or loss of use resulting from any act or omission to act by **Waste Management of Illinois, Inc.**, its officers, employees, or agents arising out of or in the course of conducting a scavenger business in the Village of Homewood.

Albert
Signature

SR District Mgr
Title

4-15-26
Date

Valerie Asubato
Witness

SR OPERATIONS SPECIALIST
Title

4-15-26
Date



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Increase of Class 7B Liquor Licenses

PURPOSE

Bergstein’s NY Deli has submitted the required application and related documents for a Class 7B liquor license for their location at 18064 Martin Avenue. A Class 7B liquor license allows the retail sale of beer and wine for on-premises consumption. No more than 25% of sales can be from alcohol sales. An ordinance increasing the Class 7B liquor licenses requires Board approval.

PROCESS

Bergstein’s NY Deli’s request for a liquor license is part of their effort to expand their business and enhance their role as a community gathering place. At the March 10, 2026 Board meeting, staff was directed to bring an ordinance to increase the number of allowed Class 7B liquor licenses for Bergstein’s NY Deli.

OUTCOME

Approval of this request will enable Bergstein’s NY Deli to offer more options to their dining patrons.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 7B liquor licenses by one for the Bergstein’s NY Deli location at 18064 Martin Avenue, subject to an approved background check.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M-2415

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

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

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

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

WHEREAS, Bergstein's NY Deli has requested a Class 7B liquor license for their location at 18064 Martin Avenue; and

WHEREAS, there currently are no available Class 7B licenses; and

WHEREAS, the Liquor Commissioner supports increasing the number of Class 7B licenses so that a liquor license can be issued to the applicant; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the best interests of the village and its residents to increase the number of Class 7B licenses to accommodate this request.

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

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

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

SECTION TWO – EFFECTIVE DATE:

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

PASSED and APPROVED this 28th day of April, 2026.

Village President

ATTEST:

Village Clerk

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

Number of Liquor License Limitations by Class

Class	Allowed Number
1	4
1A	0
2	10
3	0
3A	1
4	3
4A	10
5	2
6	Unlimited
6A	Unlimited
7	0
7A	0
7B	2 3
8	0
9	0
10	1
11	Unlimited
12	1
12A	Unlimited
12B	1
13	1
14	1
15	0
16	2

Total ~~39~~ 40



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Renewal of Outdoor Liquor Permits

PURPOSE

All new or renewal applications for Outdoor Sale of Alcoholic Beverage Permits require Board approval. At the time of issuance or renewal of an outdoor sales permit, the Homewood Municipal code allows the Village Board to waive one or more of the requirements.

PROCESS

The following establishments desire a Permit for Outdoor Sale of Alcoholic Beverages, and any exceptions they have requested are noted as follows:

Applicant: Grady's Snack and Drive, LLC, d/b/a Grady's Snack N Dine, 18147 Harwood Avenue

Special condition: Permit the serving of alcohol and food until 2:00 a.m. Sunday through Saturday.

Applicant: A & P Restaurant, Inc., d/b/a 3B, 18755 Dixie Highway

Special condition: Permit serving alcohol and food until midnight on Sunday through Thursday.

Applicant: Mayberry Inc., d/b/a The Fifth Quarter Press Room and Eatery, 18105 Dixie Highway

Special condition: Permit the use of radios, TV broadcasts, and music; and serving alcohol and food until 1:00 a.m. Monday through Friday and until 2:00 a.m. on Saturday and Sunday.

Applicant: R. Scott Donkel, LLC, d/b/a The Ridgewood, 2059 Ridge Road

Special condition: Permit access into the adjacent outdoor sales area from outside the permanent structure. Fencing requirement is waived.

Applicant: Tack & Jibe, Inc., d/b/a Lassen's Sports Bar & Grill, 2131 183rd Street

Special condition: Permit the use of radios, TV broadcasts and music; and serving alcohol and food until Midnight on Sunday through Thursday and until 1:00 a.m. on Saturday and Sunday.



Applicant: AMC Homewood, Inc., d/b/a Buffalo Wild Wings Grill and Bar, 17510 Halsted Street

Special condition: Permit the use of radios, TV broadcasts and music until Midnight, Sunday through Saturday.

Applicant: Maple Tree Inn, Inc., 18849 Dixie Highway

Special condition: None

Applicant: Stoney Point Grill II, LLC, 2031 Ridge Road

Special condition: Permit access into the adjacent outdoor sales area from outside the permanent structure. Fencing requirement is waived.

Applicant: Homewood Brewing Operations LLC, 18225 Dixie Highway

Special condition: None

Applicant: 69 Prime LLC, 2034 Ridge Road

Special condition: Permit access into the adjacent outdoor sales area from outside the permanent structure. Fencing requirement is waived.

Applicant: Bergstein's NY Deli, 18064 Martin Avenue

Special condition: Permit access into the adjacent outdoor sales area from outside the permanent structure. Fencing requirement is waived.

OUTCOME

Approval of the outdoor liquor permits will allow local businesses to offer outdoor dining options to their customers.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

- Outdoor Liquor Renewal Applications
- Ordinance allowing exceptions

ORDINANCE NO. M-2416

**AN ORDINANCE WAIVING REQUIREMENTS GOVERNING OUTDOOR
ALCOHOL SALES FOR CERTAIN LICENSEES**

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

WHEREAS, Sections 4-101 through 4-107 of the Homewood Municipal Code regulate the outdoor sale of alcoholic beverages; and

WHEREAS, Sec. 4-101(c) of the Homewood Municipal Code provides that the Village Board may waive individual requirements for outdoor liquor sales or may impose additional requirements on such sales; and

WHEREAS, certain licensees have requested modifications to outdoor liquor sale regulations for fiscal year May 1, 2026 through April 30, 2027; and

WHEREAS, the Board of Trustees of the Village of Homewood has determined that the modifications in this ordinance are necessary for the public good and the convenience of village residents and businesses.

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

SECTION ONE – EXCEPTIONS TO REQUIREMENTS

A. Homewood Municipal Code Section 4-102 requiring access to the outdoor sale area only from a permanent structure is waived for the following business:

- Stoney Point Grill II, LLC, 2031 Ridge Road
- The Ridgewood, 2059 Ridge Road
- 69 Prime LLC, 2034 Ridge Road
- Bergstein’s NY Deli, 18064 Martin Avenue

B. Homewood Municipal Code Section 4-103 prohibiting outdoor music or entertainment after 10:00 p.m. is waived for the following businesses:

- Lassen’s Sports Bar & Grill, 2131 183rd Street
- Buffalo Wild Wings Grill and Bar, 17510 Halsted Street
- The Fifth Quarter, 18105 Dixie Highway

C. Homewood Municipal Section 4-105 requiring the outdoor sales area to be surrounded by a fence at least four feet high is waived for the following business:

- Stoney Point Grill II, LLC, 2031 Ridge Road
- 69 Prime LLC, 2034 Ridge Road
- The Ridgewood, 2059 Ridge Road
- Bergstein’s NY Deli, 18064 Martin Avenue

D. Homewood Municipal Section 4-106 requiring outdoor sales to terminate at 11:00 p.m. Sunday through Thursday evenings and at 12:00 midnight on Friday and Saturday is waived for the following businesses:

- The Fifth Quarter, 18105 Dixie Highway
- Lassen’s Sports Bar & Grill, 2131 183rd Street
- Grady’s Snack N Dine, 18147 Harwood Avenue
- 3B, 18755 Dixie Highway

SECTION TWO - 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 28th day of April, 2026.

Village President

ATTEST:

Village Clerk

AYES: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____



VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Renewal Application for Permit to Sell Alcoholic Beverages Outdoors

- 1. Name of Liquor Licensee: Grady's Snack N Drive, LLC
- 2. Business Location of Licensee: 18147 Harwood, Homewood, IL 60430
- 3. Type of Liquor License currently held by licensee: Class 4-A

Village of Homewood Liquor License Number: 24-13

4. A. Have any changes been made to the outdoor sales area in the past year? Yes No
If yes, please attach site sketch or drawing with this application.

B. Description of outdoor sales area.

C. Is the outdoor sales area located entirely on private property? Yes No

D. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No

5. How will customers enter and exit the outdoor sales area?

Will enter and exsit from door located from the inside of the building.

6. Will there be a fence around the outdoor sales area? Yes No

If yes, how tall will the fence be and of what material will it be constructed?

The fence is 52 inches tall and made out of iron.

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? _____

Radio for music, 10 pm.

8. What are the proposed hours of operation for the outdoor sales area? _____

7 am - 2 am

9. What will be the seating capacity in the outdoor sales area? 70 people

10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

Signature: Jose Brizuela

Printed Name Jose Brizuela

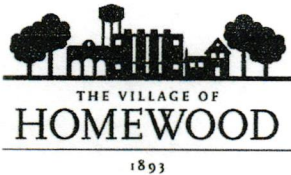
Title: owner

Date: 03/27/26

FOR VILLAGE USE: Board of Trustees Action: Approved with special conditions listed
 Rejected

By: _____
Village Clerk

_____ Date



VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Application for Permit to Sell Alcoholic Beverages Outdoors

- 1. Name of Liquor Licensee: 3B (A & P Restaurant Inc)
- 2. Business Location of Licensee: 18755 Dixie Hwy
- 3. Class of Liquor License currently held by licensee: _____

Village of Homewood Liquor License Number: _____

- 4. A. Description of outdoor sales area (please attach site sketch or drawing with this description):

- Patio

- B. Is the outdoor sales area located entirely on private property? Yes No
- C. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No

- 5. How will customers enter and exit the outdoor sales area?

- From inside of the restaurant

- 6. Will there be a fence around the outdoor sales area? Yes No

If yes, how tall will the fence be and of what material will it be constructed?

- 42" and concrete

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? _____

8. What are the proposed hours of operation for the outdoor sales area? _____

_____ 10 AM - 12 AM (Restaurant hrs) _____

9. What will be the seating capacity in the outdoor sales area? _____ 10 - 12 _____

10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

Signature: _____ *Pranav Patel* _____

Printed Name _____ *Pranav Patel* _____

Title: _____ *Owner* _____ Date: _____ *4/12/26* _____

<p>FOR VILLAGE USE: Board of Trustees Action: <input type="checkbox"/> Approved with special conditions listed <input type="checkbox"/> Rejected</p> <p>By: _____ Village Clerk</p> <p>_____ Date</p>
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VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Renewal Application for Permit to Sell Alcoholic Beverages Outdoors

- 1. Name of Liquor Licensee: MAYORAN JAC
- 2. Business Location of Licensee: 18105 Dixie Hwy
- 3. Type of Liquor License currently held by licensee: 1-C GENERAL

Village of Homewood Liquor License Number: _____

- 4. A. Have any changes been made to the outdoor sales area in the past year? Yes No
If yes, please attach site sketch or drawing with this application.

B. Description of outdoor sales area.

FENCED GREAT PLACE GREAT FOOD!

- C. Is the outdoor sales area located entirely on private property? Yes No

- D. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No

5. How will customers enter and exit the outdoor sales area?

INSIDE ESTABLISHMENT

- 6. Will there be a fence around the outdoor sales area? Yes No

If yes, how tall will the fence be and of what material will it be constructed?

WOOD 46 IN HIGH

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? _____

SAME AS ESTABLISHED

8. What are the proposed hours of operation for the outdoor sales area? _____

SAME AS ESTABLISHED INSIDE

9. What will be the seating capacity in the outdoor sales area? 20-24

10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

Signature: [Signature]

Printed Name STEVE NEUMER

Title: PRESIDENT

Date: 3/3/92

<p>FOR VILLAGE USE: Board of Trustees Action: <input type="checkbox"/> Approved with special conditions listed <input type="checkbox"/> Rejected</p> <p>By: _____ Village Clerk</p> <p>_____ Date</p>
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VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Application for Permit to Sell Alcoholic Beverages Outdoors

1. Name of Liquor Licensee: R. Scott Donkel LLC

2. Business Location of Licensee: 2059 Ridgewood Homewood, IL 60430

3. Class of Liquor License currently held by licensee: 1

Village of Homewood Liquor License Number: _____

4. A. Description of outdoor sales area (please attach site sketch or drawing with this description):

submitted

B. Is the outdoor sales area located entirely on private property? Yes No

C. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No

5. How will customers enter and exit the outdoor sales area?

reardoor

6. Will there be a fence around the outdoor sales area? Yes No

If yes, how tall will the fence be and of what material will it be constructed?

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? radio

8. What are the proposed hours of operation for the outdoor sales area? 11a-9p

9. What will be the seating capacity in the outdoor sales area? 15

10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

Signature: *Rodney Phillips Sr.*

Printed Name Rodney Phillips Sr.

Title: President Date: 10/23/25

FOR VILLAGE USE: Board of Trustees Action: <input type="checkbox"/> Approved with special conditions listed	
<input type="checkbox"/> Rejected	
By: _____	_____
Village Clerk	Date



VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Renewal Application for Permit to Sell Alcoholic Beverages Outdoors

1. Name of Liquor Licensee: TACK 'N' JIBE, INC - DBA LASSEN'S SPORTS BAR & GRILL

2. Business Location of Licensee: 2131 W. 183rd ST, HOMEWOOD

3. Type of Liquor License currently held by licensee: CLASS 1 - GENERAL

Village of Homewood Liquor License Number: 25-26

4. A. Have any changes been made to the outdoor sales area in the past year? Yes No
If yes, please attach site sketch or drawing with this application.

B. Description of outdoor sales area.

HAUF COVERED PATIO WITH 15 TABLES

C. Is the outdoor sales area located entirely on private property? Yes No

D. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No

5. How will customers enter and exit the outdoor sales area?

ONE ENTRANCE THROUGH MAIN BUILDING, EMERGENCY EXITS THROUGH DOOR TO PARKING LOT AND FRONT GATE

6. Will there be a fence around the outdoor sales area? Yes No

If yes, how tall will the fence be and of what material will it be constructed?

6FT TALL IRON FENCE IN FRONT ALONG 183rd ST

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? _____

SUN-THURS 11AM - 12AM

FRI/SAT - 11AM - 1AM

8. What are the proposed hours of operation for the outdoor sales area? SAME AS ABOVE,

ONE HOUR BEFORE CLOSING

9. What will be the seating capacity in the outdoor sales area? 80

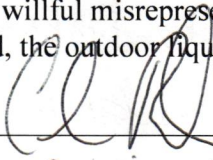
10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

Signature: 

Printed Name CHRIS RIECKERMANN

Title: OWNER

Date: 4-1-29

<p>FOR VILLAGE USE: Board of Trustees Action: <input type="checkbox"/> Approved with special conditions listed <input type="checkbox"/> Rejected</p> <p>By: _____ Village Clerk</p> <p>_____ Date</p>
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VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Renewal Application for Permit to Sell Alcoholic Beverages Outdoors

1. Name of Liquor Licensee: AMC Homewood Inc ^{dba} Buffalo Wild Wings
Grill + Bar

2. Business Location of Licensee: 17510 Halstead Homewood IL 60430

3. Type of Liquor License currently held by licensee: Outdoor
State 1A-0108086

Village of Homewood Liquor License Number: Village 25-02 Outdoor 25-02

4. A. Have any changes been made to the outdoor sales area in the past year? Yes No
If yes, please attach site sketch or drawing with this application.

B. Description of outdoor sales area.

6 Tables, 4 guest each. Max 24 guests
2 emergency exits, one double door leading to bar.

C. Is the outdoor sales area located entirely on private property? Yes No

D. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No

5. How will customers enter and exit the outdoor sales area?

Through bar area using double doors to
reach patio

6. Will there be a fence around the outdoor sales area? Yes No

If yes, how tall will the fence be and of what material will it be constructed?

4 feet 2 inches made of Iron steel

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? speakers to broadcast music and sports events will cease at 12 AM

8. What are the proposed hours of operation for the outdoor sales area? 11 AM - 11 PM

9. What will be the seating capacity in the outdoor sales area? 24 guests

10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

Signature: _____

Printed Name _____

Title: _____ Date: _____

<p>FOR VILLAGE USE: Board of Trustees Action: <input type="checkbox"/> Approved with special conditions listed <input type="checkbox"/> Rejected</p> <p>By: _____ Village Clerk</p> <p>_____ Date</p>
--

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? speakers to broadcast music and sports events will cease at 12 AM

8. What are the proposed hours of operation for the outdoor sales area? 11 AM - 11 PM

9. What will be the seating capacity in the outdoor sales area? 24 guests

10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

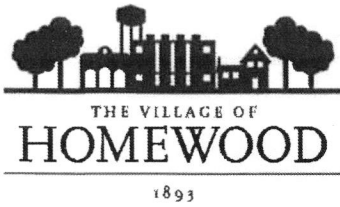
Signature: [Handwritten Signature]

Printed Name: Yishrael Russell

Title: General Manager Date: 3/25/26

FOR VILLAGE USE: Board of Trustees Action: Approved with special conditions listed Rejected

By: _____ Date _____
Village Clerk



VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Item 11. Y.

Application for Permit to Sell Alcoholic Beverages Outdoors

1. Name of Liquor Licensee: Maple Tree Inn, Inc.

2. Business Location of Licensee: 18849 Dixie Highway, Homewood, IL. 60430

3. Type of Liquor License currently held by licensee:

- | | |
|---|---|
| <input type="checkbox"/> Class 1 (General) | <input type="checkbox"/> Class 3 (Club) |
| <input checked="" type="checkbox"/> Class 4 (Restaurant with bar) | <input type="checkbox"/> Class 4A (75/25 Restaurant with bar) |
| <input type="checkbox"/> Class 5 (Restaurant without bar) | <input type="checkbox"/> Class 7 (Beer and wine only) |
| <input type="checkbox"/> Class 8 (Hotels and motels) | |

Village of Homewood Liquor License Number: 20-24

4. A. Description of outdoor sales area (please attach site sketch or drawing with this description):

Existing Outdoor Patio. Self contained with 4' fence. No changes to patio from when it was The Cottage.

B. Is the outdoor sales area located entirely on private property? Yes No

C. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No

5. How will customers enter and exit the outdoor sales area?

Approximately 60 per day- weather dependant

6. Will there be a fence around the outdoor sales area? Yes No

If yes, how tall will the fence be and of what material will it be constructed?

4' tall metal and stone fence. Existing fence from when it was The Cottage.

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? _____

Only music speakers. Music will cease at approximately 10:00 pm. Last reservation is at 8:45 pm.

Music is at lower volumes to create a dining ambiance only.

8. What are the proposed hours of operation for the outdoor sales area? _____

Wed - Fri: 4:00 pm - 9:00 pm Sat - Sun: 2:00 pm - 9:00 pm

Mon & Tues: Closed

9. What will be the seating capacity in the outdoor sales area? 60-100, Depending on Covid Protocols


10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

Signature:  _____

Printed Name Eric Wenberg

Title: President, Maple Tree Inn, Inc. Date: 4-13-2026

<p>FOR VILLAGE USE: Board of Trustees Action: <input type="checkbox"/> Approved with special conditions listed <input type="checkbox"/> Rejected</p> <p>By: _____ Village Clerk</p> <p>_____ Date</p>
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VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Renewal Application for Permit to Sell Alcoholic Beverages Outdoors

- 1. Name of Liquor Licensee: Stoney Point Grill II, LLC.
- 2. Business Location of Licensee: 2031 Ridge Rd.
- 3. Type of Liquor License currently held by licensee: Class #4A

Village of Homewood Liquor License Number: 25-25

- 4. A. Have any changes been made to the outdoor sales area in the past year? Yes No
If yes, please attach site sketch or drawing with this application.

B. Description of outdoor sales area.

Sidewalk Seating - 8 tables on North
3/4 East side of building

- C. Is the outdoor sales area located entirely on private property? Yes No

- D. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No

5. How will customers enter and exit the outdoor sales area?

The Main Entrance of the restaurant

- 6. Will there be a fence around the outdoor sales area? Yes No

If yes, how tall will the fence be and of what material will it be constructed?

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? _____

No later than 10pm
or Earlier if the Village Ordinance is such.

8. What are the proposed hours of operation for the outdoor sales area? _____

Sun - Thursday 11am - 9pm
Fri - Saturday 11am - 10pm

9. What will be the seating capacity in the outdoor sales area? 24 people

10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

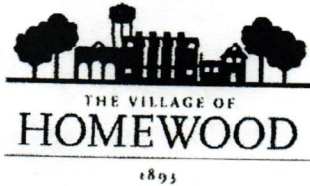
Signature: *James T. Burke*

Printed Name JAMES T. BURKE

Title: MEMBER / OWNER

Date: 3/25/26

<p>FOR VILLAGE USE: Board of Trustees Action: <input type="checkbox"/> Approved with special conditions listed <input type="checkbox"/> Rejected</p> <p>By: _____ Village Clerk</p> <p>_____ Date</p>
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VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Renewal Application for Permit to Sell Alcoholic Beverages Outdoors

- 1. Name of Liquor Licensee: Homewood Brewing Operations LLC
- 2. Business Location of Licensee: 18225 Dixie Highway, Homewood IL 60430
- 3. Type of Liquor License currently held by licensee: Outdoor Liquor License

Village of Homewood Liquor License Number: NO. 24-35

4. A. Have any changes been made to the outdoor sales area in the past year? Yes No
If yes, please attach site sketch or drawing with this application.

B. Description of outdoor sales area.

Patio on first and second levels

C. Is the outdoor sales area located entirely on private property? Yes No

D. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No

5. How will customers enter and exit the outdoor sales area?

Through the brewpub only

6. Will there be a fence around the outdoor sales area? Yes No

If yes, how tall will the fence be and of what material will it be constructed?

5 foot brick fence with iron/metal rails

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? _____

In accordance with village of Homewood ordinance, 10:00pm

8. What are the proposed hours of operation for the outdoor sales area? _____

Seasonal weather permitted during the business hours of Tues-Thurs 11AM-10pm, Fri-Sun 11AM-11pm. Closed Mondays

9. What will be the seating capacity in the outdoor sales area? Upper level - 54 / Lower level - 19

10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

Signature: Brian C Wallace

Printed Name Brian C Wallace

Title: Partner

Date: 4-16-2026

<p>FOR VILLAGE USE: Board of Trustees Action: <input type="checkbox"/> Approved with special conditions listed <input type="checkbox"/> Rejected</p> <p>By: _____ Village Clerk</p> <p>_____ Date</p>
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VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Renewal Application for Permit to Sell Alcoholic Beverages Outdoors

1. Name of Liquor Licensee: 69 Prime

2. Business Location of Licensee: 2034 Ridge Road Homewood IL

3. Type of Liquor License currently held by licensee: _____

Village of Homewood Liquor License Number: _____

4. A. Have any changes been made to the outdoor sales area in the past year? Yes No
If yes, please attach site sketch or drawing with this application.

B. Description of outdoor sales area.

Along East Side of the Building

C. Is the outdoor sales area located entirely on private property? Yes No

D. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No

5. How will customers enter and exit the outdoor sales area?

Through our entrance

6. Will there be a fence around the outdoor sales area? Yes No

If yes, how tall will the fence be and of what material will it be constructed?

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? _____

8. What are the proposed hours of operation for the outdoor sales area? _____

mon - closed / Tues - 4-9 / Wed - 4-9 pm / Thurs 4-9 pm
Fri - 4-10 pm / Sat 4-10 pm / Sun 3-8 pm

9. What will be the seating capacity in the outdoor sales area? 32

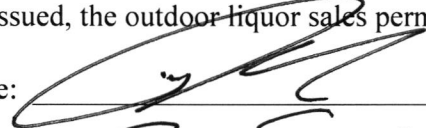
10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

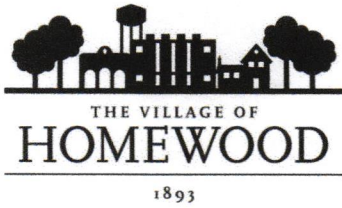
Signature: 

Printed Name Paul Spas

Title: owner

Date: 4/2/24

<p>FOR VILLAGE USE: Board of Trustees Action: <input type="checkbox"/> Approved with special conditions listed <input type="checkbox"/> Rejected</p> <p>By: _____ Village Clerk</p> <p>_____ Date</p>
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VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, Illinois 60430
(708) 798-3000

Item 11. Y.

Application for Permit to Sell Alcoholic Beverages Outdoors

1. Name of Liquor Licensee: Bergsteins NY Deli
2. Business Location of Licensee: 18064 Martin Ave
3. Class of Liquor License currently held by licensee: _____

Village of Homewood Liquor License Number: _____

4. A. Description of outdoor sales area (please attach site sketch or drawing with this description):

Tables in front garden Area

- B. Is the outdoor sales area located entirely on private property? Yes No
- C. Is the outdoor sales area located entirely within the boundaries of the property covered by your liquor license? Yes No
5. How will customers enter and exit the outdoor sales area?

Front door

6. Will there be a fence around the outdoor sales area? Yes No Partial w/Bushes

If yes, how tall will the fence be and of what material will it be constructed?

7. Will there be any radios, televisions, devices for broadcasting music, or other noise producing devices in the outdoor sales area? Yes No

If yes, at what time will the use of such devices cease? _____

8. What are the proposed hours of operation for the outdoor sales area? 11AM-8PM

9. What will be the seating capacity in the outdoor sales area? 20

10. Is the outdoor sales area located within 100 feet of any property used as a school, hospital, home for aged or indigent persons, or for veterans, their spouses or children? Yes No

11. Is the outdoor sales area located within 100 feet of a building used as a church, for worship services or religious educational programs? Yes No

AFFIDAVIT

The applicant certifies that he or she is familiar with the laws of the United States, the State of Illinois, and the Village of Homewood as they relate to the sale of alcoholic liquors, and that the applicant will not permit his or her employees or agents to violate any of the laws of the United States, the State of Illinois, or the Village of Homewood in the conduct of the business for which an outdoor liquor sales permit is desired.

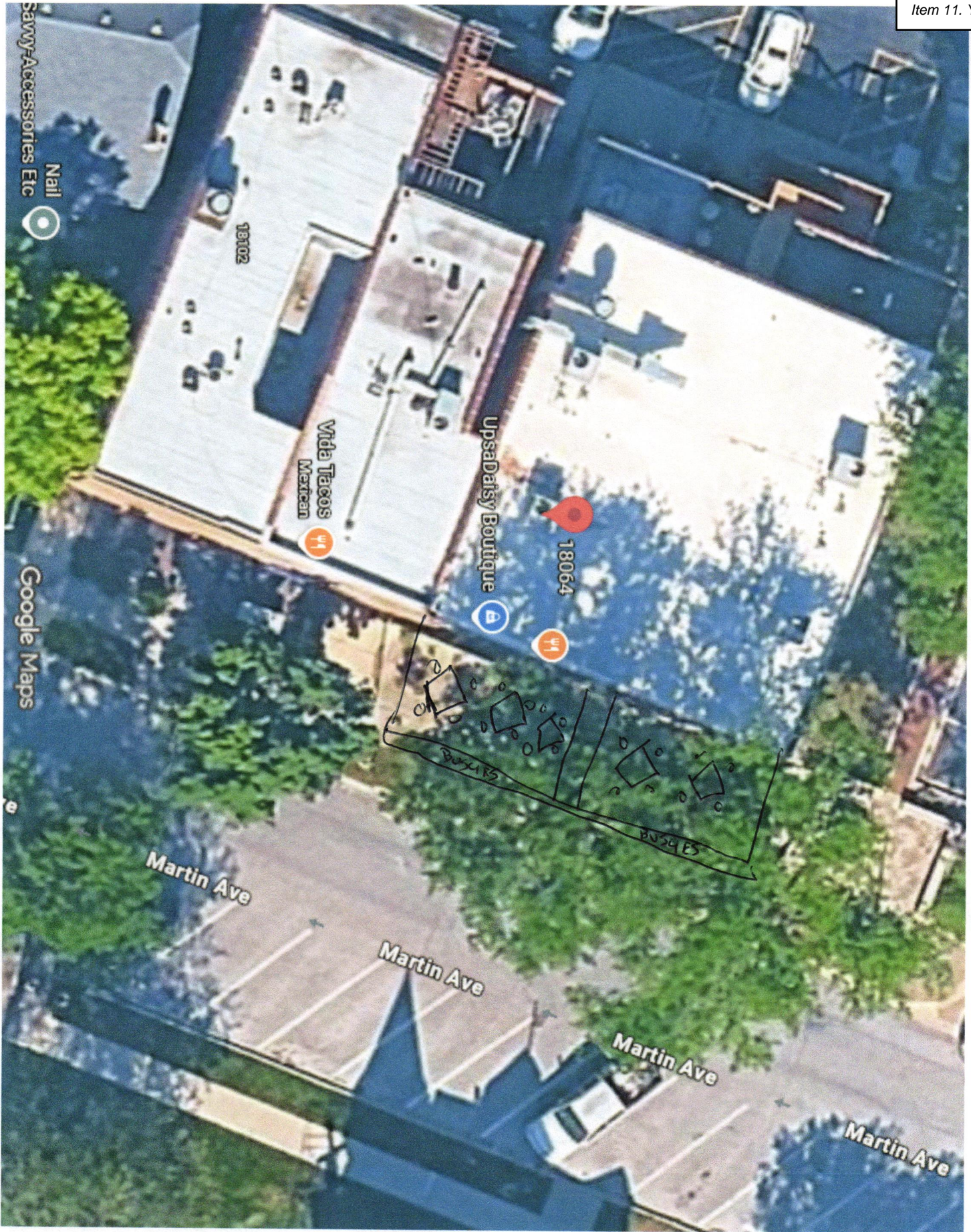
The applicant also certifies that there are no willful misrepresentations in, or falsifications of the above statements, answers and attachments. The applicant is aware that should an investigation disclose such willful misrepresentations and/or falsifications, the application will be rejected or if already issued, the outdoor liquor sales permit will be subject to revocation.

Signature: William Davis

Printed Name William Davis

Title: Owner Date: _____

FOR VILLAGE USE:		Board of Trustees Action: <input type="checkbox"/> Approved with special conditions listed	
		<input type="checkbox"/> Rejected	
By: _____	_____	Date: _____	
Village Clerk			





BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Selection of an Architectural Firm for Design Services Associated with Improvements to the Homewood Auditorium

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 \$122,000 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 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 Chose 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
- **Budget Amendment Requested:** \$122,000 (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 \$122,000 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

DRAFT AIA® Document A133® - 2019

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the « » day of « » in the year « »
(In words, indicate day, month, and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)

« »« »
« »
« »
« »

and the Construction Manager:
(Name, legal status, address, and other information)

« »« »
« »
« »
« »

for the following Project:
(Name, location, and detailed description)

«Homewood PAC»
« »
« »

The Architect:
(Name, legal status, address, and other information)

« »« »
« »
« »
« »

The Owner and Construction Manager agree as follows.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.



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TABLE OF ARTICLES

- 1 INITIAL INFORMATION
- 2 GENERAL PROVISIONS
- 3 CONSTRUCTION MANAGER'S RESPONSIBILITIES
- 4 OWNER'S RESPONSIBILITIES
- 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES
- 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES
- 7 COST OF THE WORK FOR CONSTRUCTION PHASE
- 8 DISCOUNTS, REBATES, AND REFUNDS
- 9 SUBCONTRACTS AND OTHER AGREEMENTS
- 10 ACCOUNTING RECORDS
- 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES
- 12 DISPUTE RESOLUTION
- 13 TERMINATION OR SUSPENSION
- 14 MISCELLANEOUS PROVISIONS
- 15 SCOPE OF THE AGREEMENT

- EXHIBIT A GUARANTEED MAXIMUM PRICE AMENDMENT
- EXHIBIT B INSURANCE AND BONDS

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project, as described in Section 4.1.1:

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

<< >>

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

<< >>

§ 1.1.3 The Owner's budget for the Guaranteed Maximum Price, as defined in Article 6:

(Provide total and, if known, a line item breakdown.)

<< >>

§ 1.1.4 The Owner’s anticipated design and construction milestone dates:

- .1 Design phase milestone dates, if any:

« »

- .2 Construction commencement date:

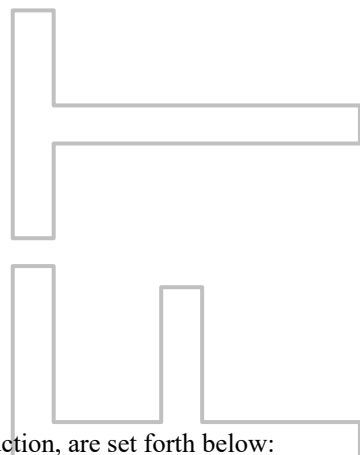
« »

- .3 Substantial Completion date or dates:

« »

- .4 Other milestone dates:

« »



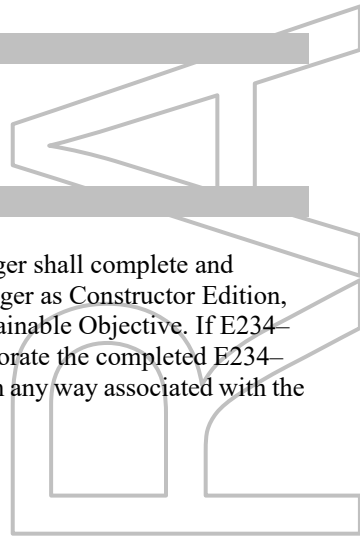
§ 1.1.5 The Owner’s requirements for accelerated or fast-track scheduling, or phased construction, are set forth below:
(Identify any requirements for fast-track scheduling or phased construction.)

« »

§ 1.1.6 The Owner’s anticipated Sustainable Objective for the Project:
(Identify and describe the Owner’s Sustainable Objective for the Project, if any.)

« »

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Construction Manager shall complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner’s Sustainable Objective. If E234–2019 is incorporated into this agreement, the Owner and Construction Manager shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.



§ 1.1.7 Other Project information:
(Identify special characteristics or needs of the Project not provided elsewhere.)

« »

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:
(List name, address, and other contact information.)

« »
« »
« »
« »
« »
« »



§ 1.1.9 The persons or entities, in addition to the Owner’s representative, who are required to review the Construction Manager’s submittals to the Owner are as follows:
(List name, address and other contact information.)

« »

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

<< >><< >>
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.2 Civil Engineer:

<< >><< >>
<< >>
<< >>
<< >>
<< >>

.3 Other, if any:

<< >>

(List any other consultants retained by the Owner, such as a Project or Program Manager.)

§ 1.1.11 The Architect's representative:
(List name, address, and other contact information.)

<< >>
<< >>
<< >>
<< >>
<< >>
<< >>

§ 1.1.12 The Construction Manager identifies the following representative in accordance with Article 3:
(List name, address, and other contact information.)

<< >>
<< >>
<< >>
<< >>
<< >>
<< >>

§ 1.1.13 The Owner's requirements for the Construction Manager's staffing plan for Preconstruction Services, as required under Section 3.1.9:

(List any Owner-specific requirements to be included in the staffing plan.)

<< >>

§ 1.1.14 The Owner's requirements for subcontractor procurement for the performance of the Work:

(List any Owner-specific requirements for subcontractor procurement.)

<< >>

§ 1.1.15 Other Initial Information on which this Agreement is based:

<< >>

§ 1.2 The Owner and Construction Manager may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Construction Manager shall appropriately adjust the Project schedule, the Construction Manager's services, and the Construction Manager's compensation. The Owner shall adjust the Owner's budget for the Guaranteed Maximum Price and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 Neither the Owner's nor the Construction Manager's representative shall be changed without ten days' prior notice to the other party.

ARTICLE 2 GENERAL PROVISIONS

§ 2.1 The Contract Documents

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 3.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 3.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™-2017, General Conditions of the Contract for Construction, shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

§ 2.3.2 For the Construction Phase, the general conditions of the contract shall be as set forth in A201-2017, which document is incorporated herein by reference. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

ARTICLE 3 CONSTRUCTION MANAGER'S RESPONSIBILITIES

The Construction Manager's Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2, and in the applicable provisions of A201-2017 referenced in Section 2.3.1. The Construction Manager's Construction Phase responsibilities are set forth in Section 3.3. The Owner and Construction Manager may agree, in consultation with the Architect, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 3.1 Preconstruction Phase

§ 3.1.1 Extent of Responsibility

The Construction Manager shall exercise reasonable care in performing its Preconstruction Services. The Owner and Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Construction Manager. The Construction Manager, however, does not warrant

or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Construction Manager as a request for information in such form as the Architect may require.

§ 3.1.2 The Construction Manager shall provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other.

§ 3.1.3 Consultation

§ 3.1.3.1 The Construction Manager shall schedule and conduct meetings with the Architect and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work.

§ 3.1.3.2 The Construction Manager shall advise the Owner and Architect on proposed site use and improvements, selection of materials, building systems, and equipment. The Construction Manager shall also provide recommendations to the Owner and Architect, consistent with the Project requirements, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; prefabrication; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions. The Construction Manager shall consult with the Architect regarding professional services to be provided by the Construction Manager during the Construction Phase.

§ 3.1.3.3 The Construction Manager shall assist the Owner and Architect in establishing written protocols for the development, use, transmission, reliance, and exchange of digital data, including building information models for the Project.

§ 3.1.4 Project Schedule

When Project requirements in Section 4.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance. The Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities; and identify items that affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner.

§ 3.1.5 Phased Construction

The Construction Manager, in consultation with the Architect, shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and sequencing for phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities, and procurement and construction scheduling issues.

§ 3.1.6 Cost Estimates

§ 3.1.6.1 Based on the preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare, for the Architect's review and the Owner's approval, preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume, or similar conceptual estimating techniques. If the Architect or Construction Manager suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems.

§ 3.1.6.2 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall prepare and update, at appropriate intervals agreed to by the Owner, Construction Manager and Architect, an estimate of the Cost of the Work with increasing detail and refinement. The Construction Manager shall include in the estimate those costs to allow for the further development of the design, price escalation, and market conditions, until such time as the Owner and Construction Manager agree on a Guaranteed Maximum Price for the Work. The estimate shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall inform the Owner and Architect in the event that the estimate of the Cost of the Work exceeds the latest approved Project budget, and make recommendations for corrective action.

§ 3.1.6.3 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Construction Manager and the Architect shall work together to reconcile the cost estimates.

§ 3.1.7 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall consult with the Owner and Architect and make recommendations regarding constructability and schedules, for the Architect's review and the Owner's approval.

§ 3.1.8 The Construction Manager shall provide recommendations and information to the Owner and Architect regarding equipment, materials, services, and temporary Project facilities.

§ 3.1.9 The Construction Manager shall provide a staffing plan for Preconstruction Phase services for the Owner's review and approval.

§ 3.1.10 If the Owner identified a Sustainable Objective in Article 1, the Construction Manager shall fulfill its Preconstruction Phase responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 3.1.11 Subcontractors and Suppliers

§ 3.1.11.1 If the Owner has provided requirements for subcontractor procurement in section 1.1.14, the Construction Manager shall provide a subcontracting plan, addressing the Owner's requirements, for the Owner's review and approval.

§ 3.1.11.2 The Construction Manager shall develop bidders' interest in the Project.

§ 3.1.11.3 The processes described in Article 9 shall apply if bid packages will be issued during the Preconstruction Phase.

§ 3.1.12 Procurement

The Construction Manager shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered in advance of construction. If the Owner agrees to procure any items prior to the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager. Upon the establishment of the Guaranteed Maximum Price, the Owner shall assign all contracts for these items to the Construction Manager and the Construction Manager shall thereafter accept responsibility for them.

§ 3.1.13 Compliance with Laws

The Construction Manager shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi-governmental authorities.

§ 3.1.14 Other Preconstruction Services

Insert a description of any other Preconstruction Phase services to be provided by the Construction Manager, or reference an exhibit attached to this document

(Describe any other Preconstruction Phase services, such as providing cash flow projections, development of a project information management system, early selection or procurement of subcontractors, etc.)

« »

§ 3.2 Guaranteed Maximum Price Proposal

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare a Guaranteed Maximum Price proposal for the Owner's and Architect's review, and the Owner's acceptance. The Guaranteed Maximum Price in the proposal shall be the sum of the Construction Manager's estimate of the Cost of the Work, the Construction Manager's contingency described in Section 3.2.4, and the Construction Manager's Fee described in Section 6.1.2.

§ 3.2.2 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes, or equipment, all of which, if required, shall be incorporated by Change Order.

§ 3.2.3 The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include the following:

- .1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;
- .2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions under Section 3.2.2;
- .3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances; the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee;
- .4 The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based; and
- .5 A date by which the Owner must accept the Guaranteed Maximum Price.

§ 3.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order.

§ 3.2.5 The Construction Manager shall meet with the Owner and Architect to review the Guaranteed Maximum Price proposal. In the event that the Owner or Architect discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 3.2.6 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price Amendment amending this Agreement, a copy of which the Owner shall provide to the Architect. The Guaranteed Maximum Price Amendment shall set forth the agreed upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

§ 3.2.7 The Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the execution of the Guaranteed Maximum Price Amendment, unless the Owner provides prior written authorization for such costs.

§ 3.2.8 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment. The Owner shall promptly furnish such revised Contract Documents to the Construction Manager. The Construction Manager shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment and the revised Contract Documents.

§ 3.2.9 The Construction Manager shall include in the Guaranteed Maximum Price all sales, consumer, use and similar taxes for the Work provided by the Construction Manager that are legally enacted, whether or not yet effective, at the time the Guaranteed Maximum Price Amendment is executed.

§ 3.3 Construction Phase

§ 3.3.1 General

§ 3.3.1.1 For purposes of Section 8.1.2 of A201–2017, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner's execution of the Guaranteed Maximum Price Amendment or, prior to acceptance of the Guaranteed Maximum Price proposal, by written agreement of the parties. The

written agreement shall set forth a description of the Work to be performed by the Construction Manager, and any insurance and bond requirements for Work performed prior to execution of the Guaranteed Maximum Price Amendment.

§ 3.3.2 Administration

§ 3.3.2.1 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute minutes of the meetings to the Owner and Architect.

§ 3.3.2.2 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and Architect a construction schedule for the Work and a submittal schedule in accordance with Section 3.10 of A201–2017.

§ 3.3.2.3 Monthly Report

The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner and Architect, showing percentages of completion and other information required by the Owner.

§ 3.3.2.4 Daily Logs

The Construction Manager shall keep, and make available to the Owner and Architect, a daily log containing a record for each day of weather, portions of the Work in progress, number of workers on site, identification of equipment on site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner.

§ 3.3.2.5 Cost Control

The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Architect, and shall provide this information in its monthly reports to the Owner and Architect, in accordance with Section 3.3.2.3 above.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

§ 4.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria, including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability and site requirements.

§ 4.1.2 Prior to the execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. After execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request such information as set forth in A201-2017 Section 2.2.

§ 4.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 4.1.4 Structural and Environmental Tests, Surveys and Reports. During the Preconstruction Phase, the Owner shall furnish the following information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services. The Construction Manager shall be entitled to rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 4.1.4.1 The Owner shall furnish tests, inspections, and reports, required by law and as otherwise agreed to by the parties, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 4.1.4.2 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 4.1.4.3 The Owner, when such services are requested, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 4.1.5 During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner’s control and relevant to the Construction Manager’s performance of the Work with reasonable promptness after receiving the Construction Manager’s written request for such information or services.

§ 4.1.6 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 4.2 Owner’s Designated Representative

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner’s representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section 4.2.1 of A201–2017, the Architect does not have such authority. The term “Owner” means the Owner or the Owner’s authorized representative.

§ 4.2.1 Legal Requirements. The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner’s needs and interests.

§ 4.3 Architect

The Owner shall retain an Architect to provide services, duties and responsibilities as described in AIA Document B133™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition, including any additional services requested by the Construction Manager that are necessary for the Preconstruction and Construction Phase services under this Agreement. The Owner shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the Architect, and any further modifications to the Architect’s scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 5.1 Compensation

§ 5.1.1 For the Construction Manager’s Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Construction Manager as follows:

(Insert amount of, or basis for, compensation and include a list of reimbursable cost items, as applicable.)

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§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Construction Manager and the Construction Manager’s Consultants and Subcontractors, if any, are set forth below.

(If applicable, attach an exhibit of hourly billing rates or insert them below.)

<< >>

Individual or Position

Rate

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services include all costs to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification.

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within « » (« ») months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager's compensation for Preconstruction Phase services shall be equitably adjusted.

§ 5.2 Payments

§ 5.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed.

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid « » (« ») days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager. (Insert rate of monthly or annual interest agreed upon.)

« » % « »

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

§ 6.1 Contract Sum

§ 6.1.1 The Owner shall pay the Construction Manager the Contract Sum in current funds for the Construction Manager's performance of the Contract after execution of the Guaranteed Maximum Price Amendment. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Construction Manager's Fee.

§ 6.1.2 The Construction Manager's Fee:

(State a lump sum, percentage of Cost of the Work or other provision for determining the Construction Manager's Fee.)

« »

§ 6.1.3 The method of adjustment of the Construction Manager's Fee for changes in the Work:

« »

§ 6.1.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

« »

§ 6.1.5 Rental rates for Construction Manager-owned equipment shall not exceed « » percent (« » %) of the standard rental rate paid at the place of the Project.

§ 6.1.6 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

« »

§ 6.1.7 Other:

(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)

« »

§ 6.2 Guaranteed Maximum Price

The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, subject to additions and deductions by Change Order as provided in the Contract Documents. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

§ 6.3 Changes in the Work

§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The Construction Manager may be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work.

§ 6.3.1.1 The Architect may order minor changes in the Work as provided in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.3 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, as they refer to “cost” and “fee,” and not by Articles 6 and 7 of this Agreement. Adjustments to subcontracts awarded with the Owner’s prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms “cost” and “costs” as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term “fee” shall mean the Construction Manager’s Fee as defined in Section 6.1.2 of this Agreement.

§ 6.3.5 If no specific provision is made in Section 6.1.3 for adjustment of the Construction Manager’s Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Section 6.1.3 will cause substantial inequity to the Owner or Construction Manager, the Construction Manager’s Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 7.1 Costs to Be Reimbursed

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Construction Manager in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner’s prior approval, the Construction Manager shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner’s prior approval, at off-site workshops.

§ 7.2.2 Wages or salaries of the Construction Manager’s supervisory and administrative personnel when stationed at the site and performing Work, with the Owner’s prior approval.

§ 7.2.2.1 Wages or salaries of the Construction Manager’s supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:

(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

« »

§ 7.2.3 Wages and salaries of the Construction Manager’s supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ 7.3 Subcontract Costs

Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Construction Manager shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Construction Manager, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Construction Manager's site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract.

§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Construction Manager, with the Owner's prior approval.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Construction Manager is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Construction Manager is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Construction Manager resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Construction Manager had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Construction Manager failed to promptly furnish such information to the Architect as required by Article 3 of AIA Document A201–2017. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Construction Manager's Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner's prior approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Construction Manager, reasonably incurred by the Construction Manager after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ 7.6.10 Expenses incurred in accordance with the Construction Manager's standard written personnel policy for relocation and temporary living allowances of the Construction Manager's personnel required for the Work, with the Owner's prior approval.

§ 7.6.11 That portion of the reasonable expenses of the Construction Manager's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner's prior approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Construction Manager, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Construction Manager, and only to the extent that the cost of repair or correction is not recovered by the Construction Manager from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.7.4 The costs described in Sections 7.1 through 7.7 shall be included in the Cost of the Work, notwithstanding any provision of AIA Document A201–2017 or other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 7.9.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Construction Manager; (2) any entity in which any stockholder in, or management employee of, the Construction Manager holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Construction Manager;

or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Construction Manager.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9. If the Owner fails to authorize the transaction in writing, the Construction Manager shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below:

- .1 Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 14;
- .2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Construction Manager or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;
- .3 Expenses of the Construction Manager's principal office and offices other than the site office;
- .4 Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;
- .5 The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work;
- .6 Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Construction Manager, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;
- .7 Any cost not specifically and expressly described in Sections 7.1 to 7.7;
- .8 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded; and
- .9 Costs for services incurred during the Preconstruction Phase.

ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be obtained.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts or other appropriate agreements with the Construction Manager. The Owner may designate specific persons from whom, or entities from which, the Construction Manager shall obtain bids. The Construction Manager shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Construction Manager shall deliver such bids to the Architect and Owner with an indication as to which bids the Construction Manager intends to accept. The Owner then has the right to review the Construction Manager's list of proposed subcontractors and suppliers in consultation with the Architect and, subject to Section 9.1.1, to object to any subcontractor or supplier. Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Construction Manager of its responsibility to perform the Work in accordance with the Contract Documents. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 9.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Construction Manager; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Construction Manager may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Construction Manager shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Construction Manager in Article 10.

ARTICLE 10 ACCOUNTING RECORDS

The Construction Manager shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Construction Manager shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

§ 11.1.1 Based upon Applications for Payment submitted to the Architect by the Construction Manager, and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum, to the Construction Manager, as provided below and elsewhere in the Contract Documents.

§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

« »

§ 11.1.3 Provided that an Application for Payment is received by the Architect not later than the « » day of a month, the Owner shall make payment of the amount certified to the Construction Manager not later than the « » day of the « » month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than « » (« ») days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 11.1.4 With each Application for Payment, the Construction Manager shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that payments already made by the Construction Manager on account of the Cost of the Work equal or exceed progress payments already received by the Construction Manager, plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Construction Manager's Fee.

§ 11.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Construction Manager in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Construction Manager's Fee.

§ 11.1.5.1 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. The schedule of values shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 11.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 11.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 11.1.5.3 When the Construction Manager allocates costs from a contingency to another line item in the schedule of values, the Construction Manager shall submit supporting documentation to the Architect.

§ 11.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Construction Manager on account of that portion of the Work and for which the Construction Manager has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 11.1.7 In accordance with AIA Document A201–2017 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 11.1.7.1 The amount of each progress payment shall first include:

- .1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;
- .2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and
- .4 The Construction Manager's Fee, computed upon the Cost of the Work described in the preceding Sections 11.1.7.1.1 and 11.1.7.1.2 at the rate stated in Section 6.1.2 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 11.1.7.1.1 and 11.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 11.1.7.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Construction Manager does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Construction Manager intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;
- .5 The shortfall, if any, indicated by the Construction Manager in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .6 Retainage withheld pursuant to Section 11.1.8.

§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

« »

§ 11.1.8.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

« »

§ 11.1.8.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 11.1.8.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

« »

§ 11.1.8.3 Except as set forth in this Section 11.1.8.3, upon Substantial Completion of the Work, the Construction Manager may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 11.1.8. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

« »

§ 11.1.9 If final completion of the Work is materially delayed through no fault of the Construction Manager, the Owner shall pay the Construction Manager any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 11.1.10 Except with the Owner's prior written approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 11.1.11 The Owner and the Construction Manager shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Construction Manager shall execute subcontracts in accordance with those agreements.

§ 11.1.12 In taking action on the Construction Manager's Applications for Payment the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 11.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 11.2 Final Payment

§ 11.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Construction Manager when

- 1 the Construction Manager has fully performed the Contract, except for the Construction Manager's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment;
- 2 the Construction Manager has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- 3 a final Certificate for Payment has been issued by the Architect in accordance with Section 11.2.2.2.

§ 11.2.2 Within 30 days of the Owner's receipt of the Construction Manager's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

§ 11.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Architect.

§ 11.2.2.2 Within seven days after receipt of the written report described in Section 11.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 11.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 11.2.2 supersede those stated in Article 9 of AIA

Document A201–2017. The Architect is not responsible for verifying the accuracy of the Construction Manager’s final accounting.

§ 11.2.2.3 If the Owner’s auditors’ report concludes that the Cost of the Work, as substantiated by the Construction Manager’s final accounting, is less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager’s receipt of a copy of the Architect’s final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner’s auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect’s final Certificate for Payment.

§ 11.2.3 The Owner’s final payment to the Construction Manager shall be made no later than 30 days after the issuance of the Architect’s final Certificate for Payment, or as follows:

« »

§ 11.2.4 If, subsequent to final payment, and at the Owner’s request, the Construction Manager incurs costs, described in Sections 7.1 through 7.7, and not excluded by Section 7.9, to correct defective or nonconforming Work, the Owner shall reimburse the Construction Manager for such costs, and the Construction Manager’s Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 6.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 11.2.4 in determining the net amount to be paid by the Owner to the Construction Manager.

§ 11.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

« » % « »

ARTICLE 12 DISPUTE RESOLUTION

§ 12.1 Initial Decision Maker

§ 12.1.1 Any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 12 and Article 15 of A201–2017. However, for Claims arising from or relating to the Construction Manager’s Preconstruction Phase services, no decision by the Initial Decision Maker shall be required as a condition precedent to mediation or binding dispute resolution, and Section 12.1.2 of this Agreement shall not apply.

§ 12.1.2 The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017 for Claims arising from or relating to the Construction Manager’s Construction Phase services, unless the parties appoint below another individual, not a party to the Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

« »
« »
« »
« »

§ 12.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

[« »] Arbitration pursuant to Article 15 of AIA Document A201–2017

[« »] Litigation in a court of competent jurisdiction

[« »] Other: *(Specify)*

« »

If the Owner and Construction Manager do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination Prior to Execution of the Guaranteed Maximum Price Amendment

§ 13.1.1 If the Owner and the Construction Manager do not reach an agreement on the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner.

§ 13.1.2 In the event of termination of this Agreement pursuant to Section 13.1.1, the Construction Manager shall be compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination, in accordance with the terms of this Agreement. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.3 Prior to the execution of the Guaranteed Maximum Price Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Article 14 of A201–2017.

§ 13.1.4 In the event of termination of this Agreement pursuant to Section 13.1.3, the Construction Manager shall be equitably compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.5 If the Owner terminates the Contract pursuant to Section 13.1.3 after the commencement of the Construction Phase but prior to the execution of the Guaranteed Maximum Price Amendment, the Owner shall pay to the Construction Manager an amount calculated as follows, which amount shall be in addition to any compensation paid to the Construction Manager under Section 13.1.4:

- 1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
- 2 Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and
- 3 Subtract the aggregate of previous payments made by the Owner for Construction Phase services.

§ 13.1.6 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.1.5.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Construction Manager will contain provisions allowing for assignment to the Owner as described above.

§ 13.1.6.1 If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse or indemnify the Construction Manager for all costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager will

terminate the subcontract, purchase order or rental agreement and the Owner will pay the Construction Manager the costs necessarily incurred by the Construction Manager because of such termination.

§ 13.2 Termination or Suspension Following Execution of the Guaranteed Maximum Price Amendment

§ 13.2.1 Termination

The Contract may be terminated by the Owner or the Construction Manager as provided in Article 14 of AIA Document A201–2017.

§ 13.2.2 Termination by the Owner for Cause

§ 13.2.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the amount, if any, to be paid to the Construction Manager under Article 14 of AIA Document A201–2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

- .1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
- .2 Add the Construction Manager's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 13.2.2.2 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.2.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders.

§ 13.2.3 Termination by the Owner for Convenience

If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Construction Manager a termination fee as follows:

(Insert the amount of or method for determining the fee, if any, payable to the Construction Manager following a termination for the Owner's convenience.)

« »

§ 13.3 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term "profit" shall be understood to mean the Construction Manager's Fee as described in Sections 6.1 and 6.3.5 of this Agreement.

ARTICLE 14 MISCELLANEOUS PROVISIONS

§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017. Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 14.2 Successors and Assigns

§ 14.2.1 The Owner and Construction Manager, respectively, bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 14.2.2 of this Agreement, and in Section 13.2.2 of A201–2017, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 14.2.2 The Owner may, without consent of the Construction Manager, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner’s rights and obligations under the Contract Documents. The Construction Manager shall execute all consents reasonably required to facilitate the assignment.

§ 14.3 Insurance and Bonds

§ 14.3.1 Preconstruction Phase

The Construction Manager shall maintain the following insurance for the duration of the Preconstruction Services performed under this Agreement. If any of the requirements set forth below exceed the types and limits the Construction Manager normally maintains, the Owner shall reimburse the Construction Manager for any additional cost.

§ 14.3.1.1 Commercial General Liability with policy limits of not less than « » (\$ « ») for each occurrence and « » (\$ « ») in the aggregate for bodily injury and property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than « » (\$ « ») per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 14.3.1.3 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided that such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 14.3.1.1 and 14.3.1.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 14.3.1.4 Workers’ Compensation at statutory limits and Employers Liability with policy limits not less than « » (\$ « ») each accident, « » (\$ « ») each employee, and « » (\$ « ») policy limit.

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.

§ 14.3.1.6 Other Insurance

(List below any other insurance coverage to be provided by the Construction Manager and any applicable limits.)

Coverage	Limits

§ 14.3.1.7 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager’s negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner’s insurance policies and shall apply to both ongoing and completed operations.

§ 14.3.1.8 The Construction Manager shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 14.3.1.

§ 14.3.2 Construction Phase

After execution of the Guaranteed Maximum Price Amendment, the Owner and the Construction Manager shall purchase and maintain insurance as set forth in AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit B, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 14.3.2.1 The Construction Manager shall provide bonds as set forth in AIA Document A133™–2019 Exhibit B, and elsewhere in the Contract Documents.

§ 14.4 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

<< >>

§ 14.5 Other provisions:

<< >>

ARTICLE 15 SCOPE OF THE AGREEMENT

§ 15.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 15.2 The following documents comprise the Agreement:

- .1 AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price
- .2 AIA Document A133™-2019, Exhibit A, Guaranteed Maximum Price Amendment, if executed
- .3 AIA Document A133™-2019, Exhibit B, Insurance and Bonds
- .4 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .5 Building Information Modeling Exhibit, if completed:

<< >>

- .6 Other Exhibits:
(Check all boxes that apply.)

AIA Document E234™-2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, dated as indicated below:
(Insert the date of the E234-2019 incorporated into this Agreement.)

<< >>

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

- .7 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Construction Manager’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

<< >>

This Agreement is entered into as of the day and year first written above.

OWNER (Signature)

CONSTRUCTION MANAGER (Signature)

<< >>< >

(Printed name and title)

<< >>< >

(Printed name and title)



DRAFT AIA® Document A133® – 2019

Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the « » day of « » in the year « », is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the « » day of « » in the year « » (the “Agreement”)

(In words, indicate day, month, and year.)

for the following PROJECT:

(Name and address or location)

«Homewood PAC»

« »

THE OWNER:

(Name, legal status, and address)

« »« »

« »

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

« »« »

« »

TABLE OF ARTICLES

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ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager’s Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed « » (\$ « »), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories,

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User Notes:

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement. (Provide itemized statement below or reference an attachment.)

<< >>

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

[<< >>] The date of execution of this Amendment.

[<< >>] Established as follows: (Insert a date or a means to determine the date of commencement of the Work.)

<< >>

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

[<< >>] Not later than << >> (<< >>) calendar days from the date of commencement of the Work.

[<< >>] By the following date: << >>

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
[Redacted]	[Redacted]

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
[Redacted]	[Redacted]	[Redacted]	[Redacted]

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

<< >>

Section	Title	Date	Pages
[Redacted]	[Redacted]	[Redacted]	[Redacted]

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

<< >>

Number	Title	Date
[Redacted]	[Redacted]	[Redacted]

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
[Redacted]	[Redacted]	[Redacted]

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
[Redacted]	[Redacted]

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption and clarification.)

<< >>

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

<< >>

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

<< >>

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

<< >><> >>

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

<< >><> >>

(Printed name and title)

DRAFT AIA® Document A133® – 2019

Exhibit B

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Construction Manager, dated the « » day of « » in the year « »
(In words, indicate day, month and year.)

for the following PROJECT:
(Name and location or address)

«Homewood PAC»
« »

THE OWNER:
(Name, legal status, and address)

« »
« »

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

« »
« »

TABLE OF ARTICLES

- B.1 GENERAL
- B.2 OWNER'S INSURANCE
- B.3 CONSTRUCTION MANAGER'S INSURANCE AND BONDS
- B.4 SPECIAL TERMS AND CONDITIONS

ARTICLE B.1 GENERAL

The Owner and Construction Manager shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction.

ARTICLE B.2 OWNER'S INSURANCE

§ B.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article B.2 and, upon the Construction Manager's request, provide a copy of the property insurance policy or policies required by Section B.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

§ B.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201™–2017, General Conditions of the Contract for Construction. Article 11 of A201™–2017 contains additional insurance provisions.

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§ B.2.3 Required Property Insurance

§ B.2.3.1 Unless this obligation is placed on the Construction Manager pursuant to Section B.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section B.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Construction Manager, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ B.2.3.1.1 Causes of Loss. The insurance required by this Section B.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:

(Indicate below the cause of loss and any applicable sub-limit.)

Cause of Loss	Sub-Limit

§ B.2.3.1.2 Specific Required Coverages. The insurance required by this Section B.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Construction Manager's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:

(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit

§ B.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section B.2.3.1 or, if necessary, replace the insurance policy required under Section B.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ B.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section B.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ B.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section B.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Construction Manager shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ B.2.3.3 Insurance for Existing Structures

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section B.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ B.2.4 Optional Extended Property Insurance.

The Owner shall purchase and maintain the insurance selected and described below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

- [] § B.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.

- [] § B.2.4.2 Ordinance or Law Insurance, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

- [] § B.2.4.3 Expediting Cost Insurance, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

- [] § B.2.4.4 Extra Expense Insurance, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

- [] § B.2.4.5 Civil Authority Insurance, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

- [] § B.2.4.6 Ingress/Egress Insurance, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

- [] § B.2.4.7 Soft Costs Insurance, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

§ B.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

[« »] § B.2.5.1 Cyber Security Insurance for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information. (Indicate applicable limits of coverage or other conditions in the fill point below.)

« »

[« »] § B.2.5.2 Other Insurance (List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage	Limits

ARTICLE B.3 CONSTRUCTION MANAGER'S INSURANCE AND BONDS

§ B.3.1 General

§ B.3.1.1 Certificates of Insurance. The Construction Manager shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article B.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section B.3.2.1 and Section B.3.3.1. The certificates will show the Owner as an additional insured on the Construction Manager's Commercial General Liability and excess or umbrella liability policy or policies.

§ B.3.1.2 Deductibles and Self-Insured Retentions. The Construction Manager shall disclose to the Owner any deductible or self- insured retentions applicable to any insurance required to be provided by the Construction Manager.

§ B.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Construction Manager's negligent acts or omissions during the Construction Manager's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ B.3.2 Construction Manager's Required Insurance Coverage

§ B.3.2.1 The Construction Manager shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Construction Manager shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below: (If the Construction Manager is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

« »

§ B.3.2.2 Commercial General Liability

§ B.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than « » (\$ « ») each occurrence, « » (\$ « ») general aggregate, and « » (\$ « ») aggregate for products-completed operations hazard, providing coverage for claims including

- .1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
- .2 personal injury and advertising injury;

- .3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
- .4 bodily injury or property damage arising out of completed operations; and
- .5 the Construction Manager's indemnity obligations under Section 3.18 of the General Conditions.

§ B.3.2.2.2 The Construction Manager's Commercial General Liability policy under this Section B.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

- .1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
- .2 Claims for property damage to the Construction Manager's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
- .3 Claims for bodily injury other than to employees of the insured.
- .4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
- .5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
- .6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
- .7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
- .8 Claims related to roofing, if the Work involves roofing.
- .9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
- .10 Claims related to earth subsidence or movement, where the Work involves such hazards.
- .11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ B.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager, with policy limits of not less than « » (\$ « ») per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ B.3.2.4 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section B.3.2.2 and B.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ B.3.2.5 Workers' Compensation at statutory limits.

§ B.3.2.6 Employers' Liability with policy limits not less than « » (\$ « ») each accident, « » (\$ « ») each employee, and « » (\$ « ») policy limit.

§ B.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ B.3.2.8 If the Construction Manager is required to furnish professional services as part of the Work, the Construction Manager shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.

§ B.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Construction Manager shall procure Pollution Liability insurance, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.

§ B.3.2.10 Coverage under Sections B.3.2.8 and B.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.

§ B.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.

§ B.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.

§ B.3.3 Construction Manager's Other Insurance Coverage

§ B.3.3.1 Insurance selected and described in this Section B.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Construction Manager shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Construction Manager is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

« »

§ B.3.3.2 The Construction Manager shall purchase and maintain the following types and limits of insurance in accordance with Section B.3.3.1.

(Select the types of insurance the Construction Manager is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

- [« »] § B.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section B.2.3, which, if selected in this Section B.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section B.2.3.1.3 and Section B.2.3.3. The Construction Manager shall comply with all obligations of the Owner under Section B.2.3 except to the extent provided below. The Construction Manager shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Construction Manager shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:
- (Where the Construction Manager's obligation to provide property insurance differs from the Owner's obligations as described under Section B.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)*

« »

- [« »] § B.3.3.2.2 Railroad Protective Liability Insurance, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate, for Work within fifty (50) feet of railroad property.
- [« »] § B.3.3.2.3 Asbestos Abatement Liability Insurance, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.
- [« »] § B.3.3.2.4 Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.
- [« »] § B.3.3.2.5 Property insurance on an "all-risks" completed value form, covering property owned by the

Construction Manager and used on the Project, including scaffolding and other equipment.

[« »] § B.3.3.2.6 Other Insurance

(List below any other insurance coverage to be provided by the Construction Manager and any applicable limits.)

Coverage	Limits
[Redacted]	[Redacted]

§ B.3.4 Performance Bond and Payment Bond

The Construction Manager shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:

(Specify type and penal sum of bonds.)

Type	Penal Sum (\$0.00)
Payment Bond	[Redacted]
Performance Bond	[Redacted]

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE B.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

« » [Redacted]

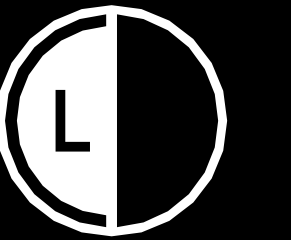
HOMWOOD PERFORMING ARTS CENTER - PRELIMINARY BUDGET - 2025-10-08

ITEM #	DESCRIPTION OF WORK AND/OR MATERIAL	TOTAL LABOR	TOTAL MATERIALS	SUB PRICING + PROFIT	ORIGINAL BUDGET 9/16	NEW PROPOSED BUDGET 9/18	REVISION & COMMENT
1	CCI - PERFORMANCE & PAYMENT BOND	\$0.00	\$16,000.00	\$0.00	\$16,000.00	\$16,000.00	COSGROVE TO REVISE IF NECESSARY
2	CCI - OVERHEAD AND PROFIT	\$0.00	\$176,000.00	\$0.00	\$176,000.00	\$80,000.00	NEW CCI OVERHEAD BASED ON NEW:OLD BUDGET PROPORTION (0.4728)
3	CCI - CONTINGENCY ALLOWANCE	\$0.00	-	\$0.00	\$0.00	\$0.00	COSGROVE TO REVISE IF NECESSARY
4	CCI - PROJECT MANAGEMENT	\$5,600.00	-	\$0.00	\$5,600.00	\$5,600.00	COSGROVE TO REVISE IF NECESSARY
5	CCI - PROJECT COORDINATION	\$2,240.00	-	\$0.00	\$2,240.00	\$2,240.00	COSGROVE TO REVISE IF NECESSARY
6	CCI - SITE SUPERVISION	\$67,200.00	-	\$0.00	\$67,200.00	\$67,200.00	COSGROVE TO REVISE IF NECESSARY
7	CCI - OFFICE SUPPORT	\$2,240.00	-	\$0.00	\$2,240.00	\$2,240.00	COSGROVE TO REVISE IF NECESSARY
8	CCI - SAFETY PROCEDURES & EQUIPMENT	\$0.00	-	\$0.00	\$0.00	\$0.00	COSGROVE TO REVISE IF NECESSARY
9	CCI - PRECONSTRUCTION WORK	\$0.00	-	\$0.00	\$0.00	\$0.00	COSGROVE TO REVISE IF NECESSARY
10	AV SYSTEMS	\$0.00	-	\$151,000.00	\$151,000.00	\$81,000.00	PROJECTOR & SCREEN: PHASE 2 = -70K
11	ACOUSTICAL SYSTEMS	\$0.00	-	\$100,000.00	\$100,000.00	\$26,000.00	BUDGET FOR ACOUSTIC PANELS STAGE CURTAIN/ PHASE 2 @ +/- 20K
12	SEATING	\$0.00	-	\$148,646.00	\$148,646.00	\$130,000.00	OPTIONS AND BIDS BEING REVIEWED
13	STAGE EXPANSION	\$0.00	-	\$56,000.00	\$56,000.00	\$0.00	PHASE 2
14	DEMOLITION	\$0.00	-	\$40,000.00	\$40,000.00	\$20,000.00	NO PREP FOR SEALING CONC FLOORS, OVERLAP W/ ENVIRONMENTAL REMED. RAILINGS, MEZZ STING.
15	SCANNING AND CUTTING	\$0.00	-	\$15,000.00	\$15,000.00	\$10,000.00	SPLIT LEVEL RESTROOMS: ADD-ALT #2
16	CONCRETE	\$0.00	-	\$15,000.00	\$15,000.00	\$0.00	SPLIT LEVEL RESTROOMS: ADD-ALT #2
17	MASONRY PATCHING	\$0.00	-	\$8,000.00	\$8,000.00	\$8,000.00	
18	STEEL	\$0.00	-	\$12,000.00	\$12,000.00	\$0.00	15-TON RTU: ADD-ALT#1
19	ROOFING	\$0.00	-	\$10,000.00	\$10,000.00	\$0.00	15-TON RTU: ADD-ALT#1
20	ALUMINUM STOREFRONT	\$0.00	-	\$25,000.00	\$25,000.00	\$25,000.00	
21	DOORS, FRAMES, & HARDWARE	\$0.00	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	
22	SOUND DOORS	\$4,480.00	\$20,000.00	\$0.00	\$24,480.00	\$0.00	NO SOUND DOORS
23	STAIR RAILINGS	\$0.00	-	\$10,000.00	\$10,000.00	\$0.00	ALL EXISTING HANDRAILS TO REMAIN. CLEANED - (REMEDIAION) & PAINTED
24	STAIR PATCHING	\$0.00	-	\$10,000.00	\$10,000.00	\$10,000.00	
25	TILE	\$0.00	-	\$25,000.00	\$25,000.00	\$15,750.00	TILE IN RESTROOMS, RR LOBBY, & JC ONLY: 630 SF @ \$25 csf
26	CAULKING	\$0.00	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	
27	CARPENTRY	\$0.00	\$85,000.00	\$90,000.00	\$175,000.00	\$90,000.00	SPLIT LEVEL RESTROOMS: ADD-ALT #2
28	ACT CEILING	\$0.00	-	\$6,000.00	\$6,000.00	\$6,000.00	
29	FLOORING & BASE	\$0.00	-	\$86,000.00	\$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	\$3,000.00	
31	PAINTING	\$0.00	\$70,000.00	\$0.00	\$70,000.00	\$45,000.00	NO PAINT IN BASEMENT, LANDINGS BESIDE STAGE
32	FIRE SPRINKLERS	\$0.00	-	\$40,000.00	\$40,000.00	\$40,000.00	
33	FIRE ALARM	\$0.00	-	\$40,000.00	\$40,000.00	\$40,000.00	
34	PLUMBING	\$0.00	-	\$200,000.00	\$200,000.00	\$44,000.00	EXST PLMBING SYSTEM INSPECTION. NO GRN RM TOILETS. SPLIT LVL RR'S: ADD-ALT #2
35	HVAC	\$0.00	-	\$508,000.00	\$508,000.00	\$77,300.00	(2) 5-TON FURN @ STUDIOS = \$77,300 15-TON & 25-TON RTU = \$150,000 (ADD-ALT #1) (2) MINI'S @ SPLIT-LVL RR = \$42,600 (AD-ALT#2) MODIFY/REPAIR EXST EXHAUST = (ADD-ALT #2)
36	ELECTRICAL	\$0.00	-	\$90,000.00	\$90,000.00	\$60,000.00	REDUCE ELECTRICAL PROVISIONS
37	TOILET PARTITIONS	\$0.00	\$15,000.00	\$0.00	\$15,000.00	\$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	\$6,000.00	\$4,000.00	NO GREEN ROOM TOILETS SPLIT LEVEL RR'S: ADD-ALT #2
39	CLEANING	\$0.00	-	\$10,000.00	\$10,000.00	\$10,000.00	
40	FLOOR PROTECTION	\$0.00	-	\$4,000.00	\$4,000.00	\$4,000.00	
41	ADA LIFT	\$0.00	-	\$90,000.00	\$90,000.00	\$0.00	NO LIFT
42	EQUIPMENT	\$0.00	-	\$5,000.00	\$5,000.00	\$5,000.00	
43	DUMPSTERS	\$0.00	-	\$5,000.00	\$5,000.00	\$5,000.00	
44	SCAFFOLDING	\$0.00	-	\$50,000.00	\$50,000.00	\$50,000.00	
45	WINDOW TREATMENTS	\$0.00	-	\$20,000.00	\$20,000.00	\$0.00	DISCUSS
46	ENVIRONMENTAL INSPECTIONS / REMEDIATION	\$0.00	-	\$40,000.00	\$40,000.00	\$40,000.00	
47	EXISTING PLUMBING SYST INSPECTION / REMEDIATION	\$0.00	-	\$0.00	\$0.00	\$0.00	TBD
48	SIGNAGE	\$0.00	-	\$0.00	\$5,000.00	\$5,000.00	
49	-	\$0.00	-	\$0.00	\$0.00	\$0.00	
56	SUB-TOTAL	\$81,760.00	\$442,000.00	\$1,912,646.00	\$2,441,406.00	\$1,139,330.00	
57	10% A/E FEE				\$244,140.60	\$113,933.00	
58	GRAND TOTAL				\$2,685,546.60	\$1,253,263.00	

RED = PRIMARY SCOPE REDUCTION

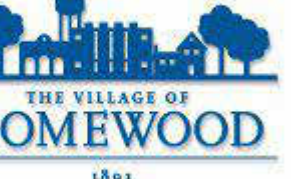
GREEN = SECONDARY SCOPE REDUCTION

BLUE = TO BE DETERMINED



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ORLAND PARK, ILLINOIS 60467
P: 708-799-4400
WWW.LINDENGROUPINC.COM



HOMWOOD PERFORMING ARTS CENTER

2018 CHESTNUT ROAD
HOMWOOD, 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

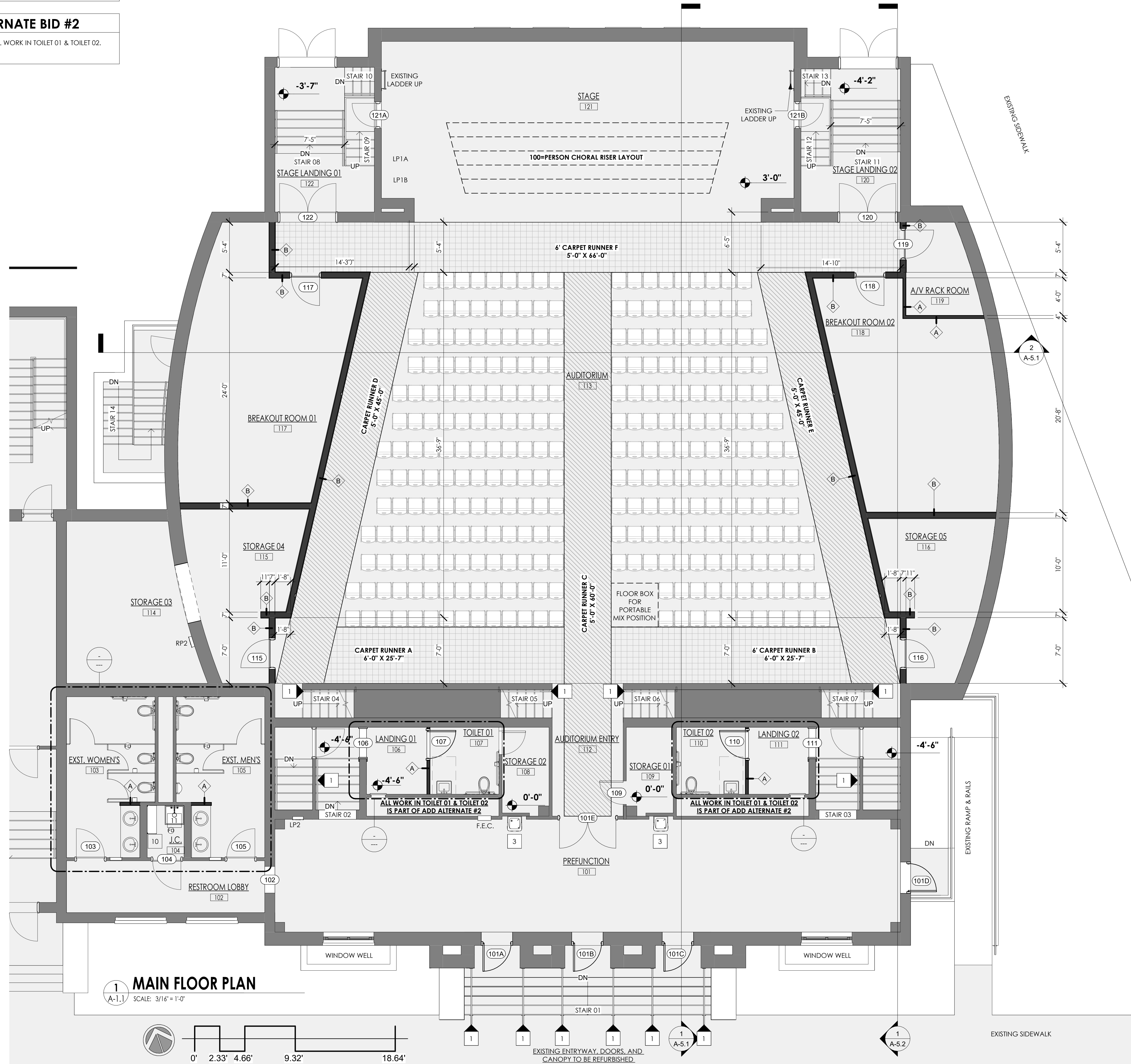
ADD ALTERNATE BID FOR ALL WORK IN GREEN ROOM 02.

ADD ALTERNATE BID #2

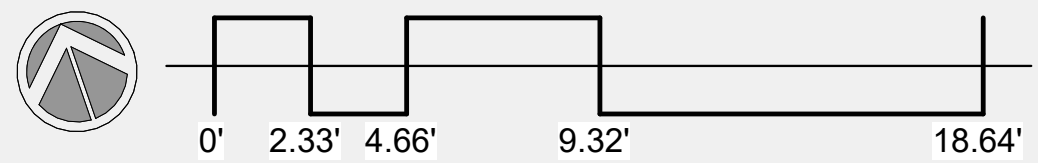
ADD ALTERNATE BID FOR ALL WORK IN TOILET 01 & TOILET 02.

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
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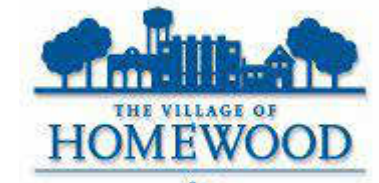
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MAIN FLOOR PLAN
SHEET NAME

A-1.1
SHEET



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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

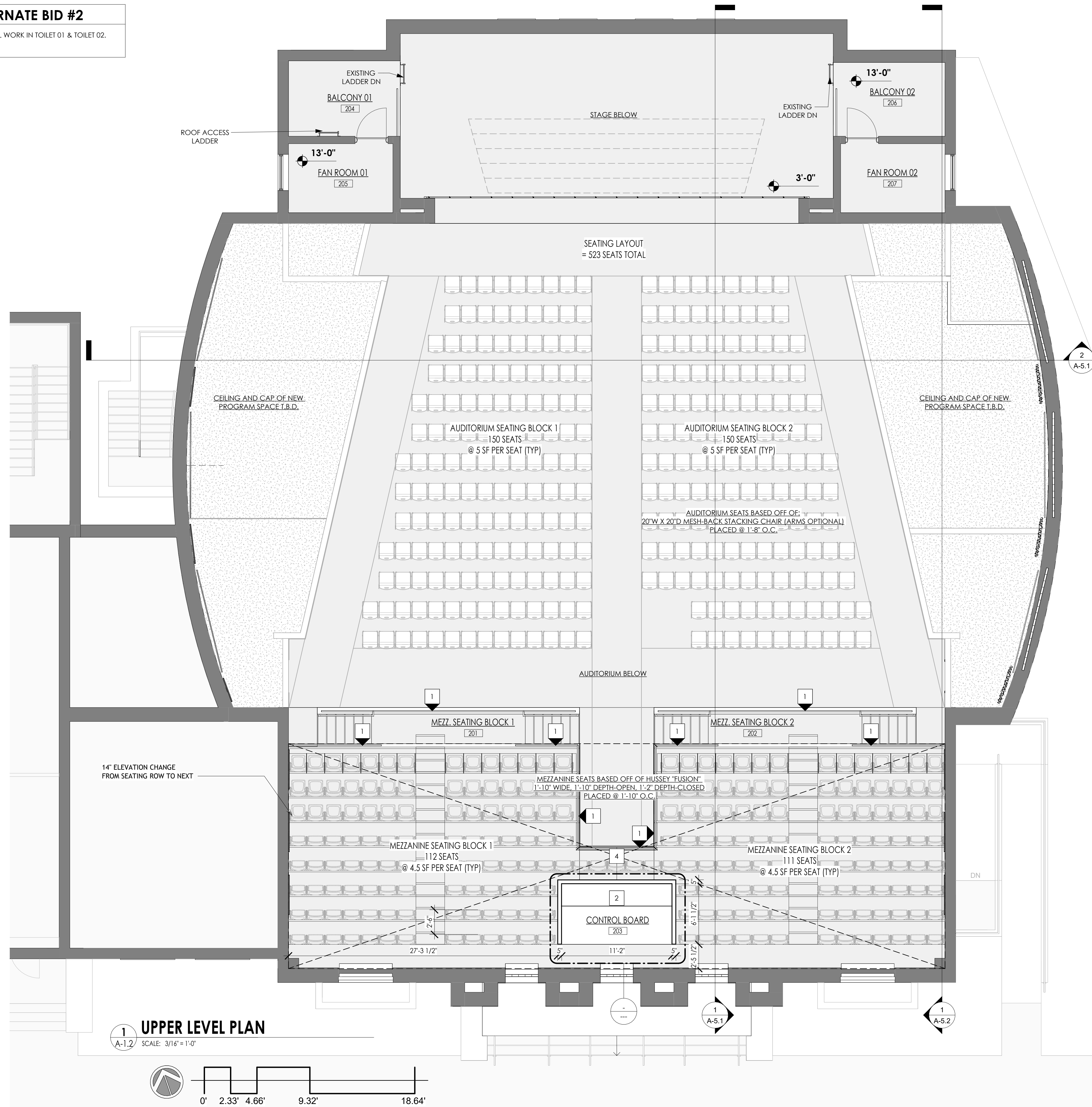
ADD ALTERNATE BID FOR ALL WORK IN GREEN ROOM 02.

ADD ALTERNATE BID #2

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

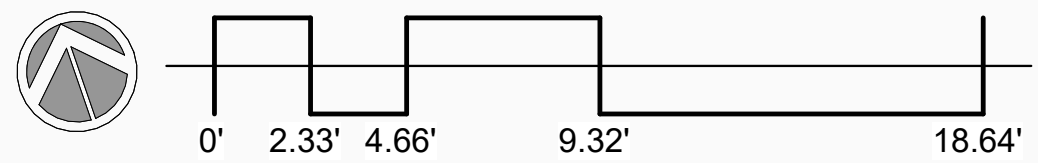
ARCHITECTURAL FLOOR PLAN NOTES

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.



UPPER LEVEL PLAN

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



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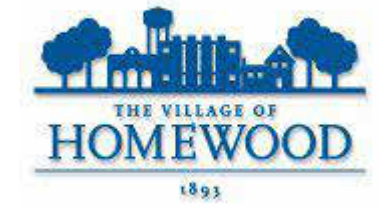
UPPER LEVEL PLAN

SHEET NAME

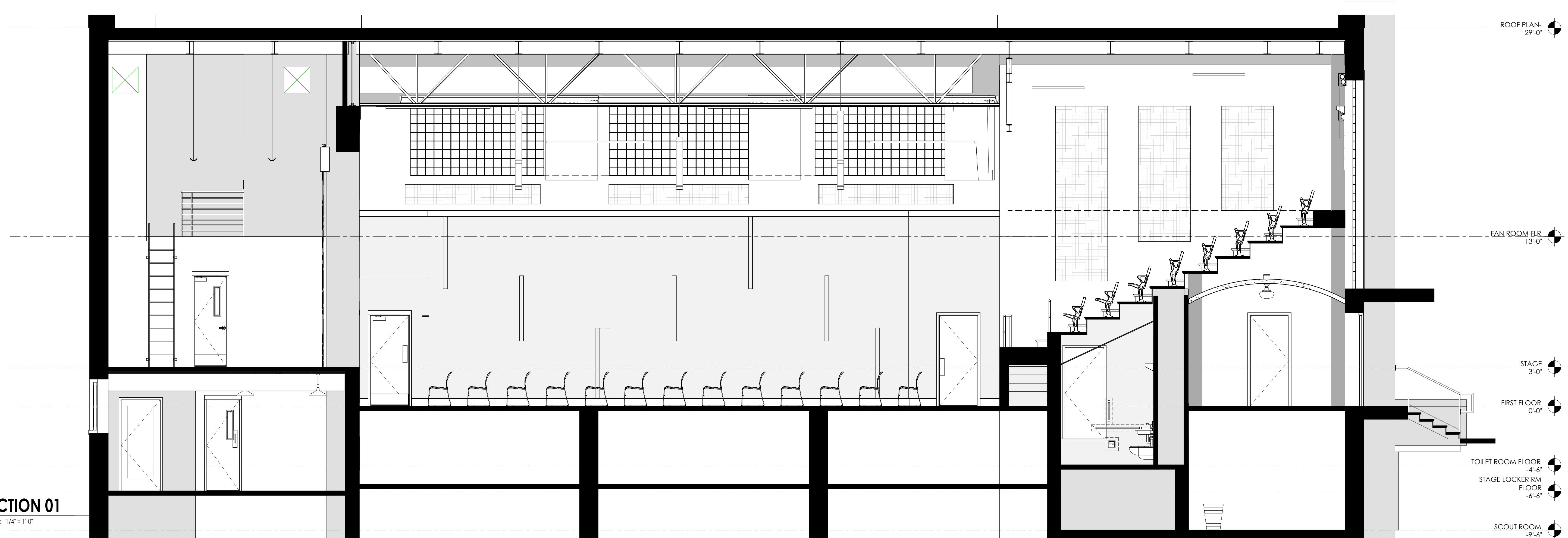
A-1.2



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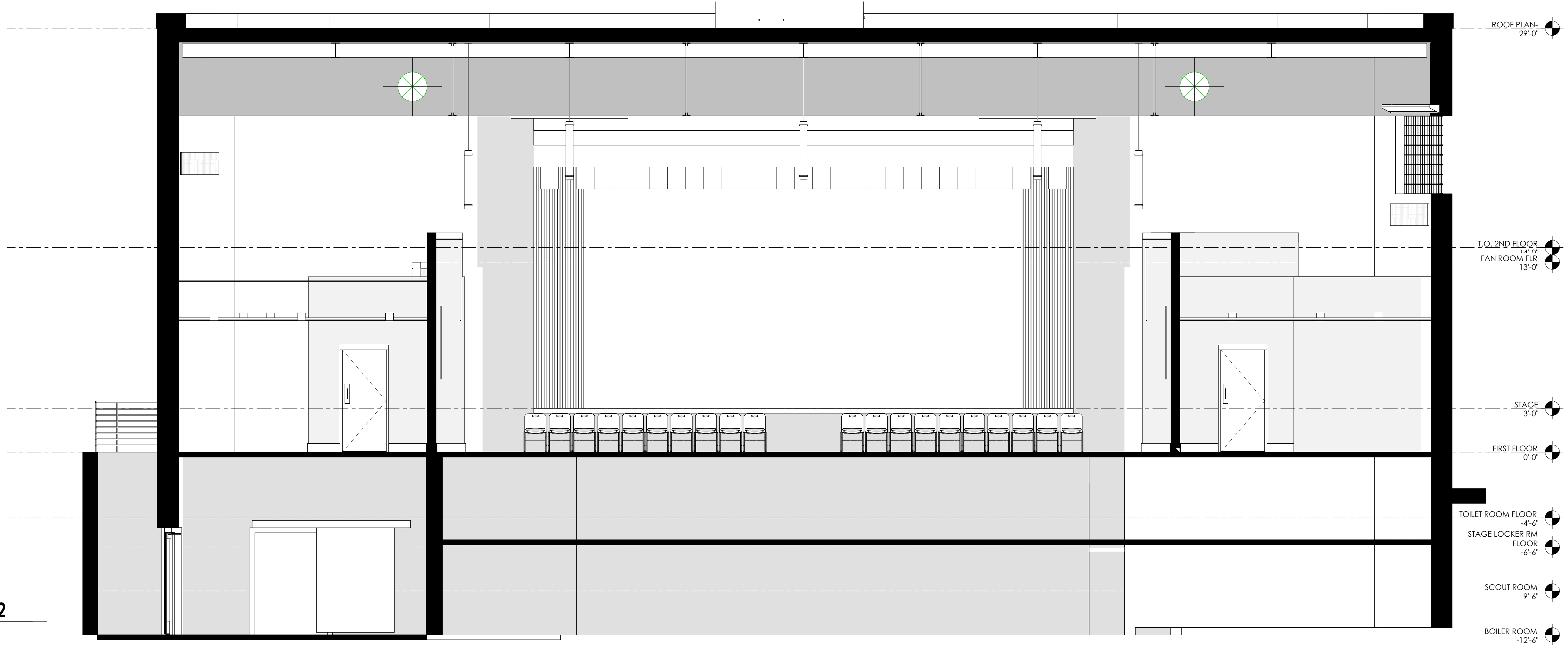


HOMWOOD PERFORMING ARTS CENTER
2018 CHESTNUT ROAD
HOMWOOD, IL 60430



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

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

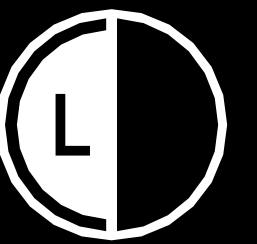
ROOF PLAN 29'-0"
I.O. 2ND FLOOR 14'-0"
FAN ROOM FLR 13'-0"
STAGE 3'-0"
FIRST FLOOR 0'-0"
TOILET ROOM FLOOR -4'-6"
STAGE LOCKER RM FLOOR -6'-6"
SCOUT ROOM -9'-6"
BOILER ROOM -12'-6"

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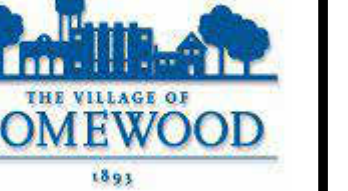
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SECTIONS
SHEET NAME
A-5.1
SHEET



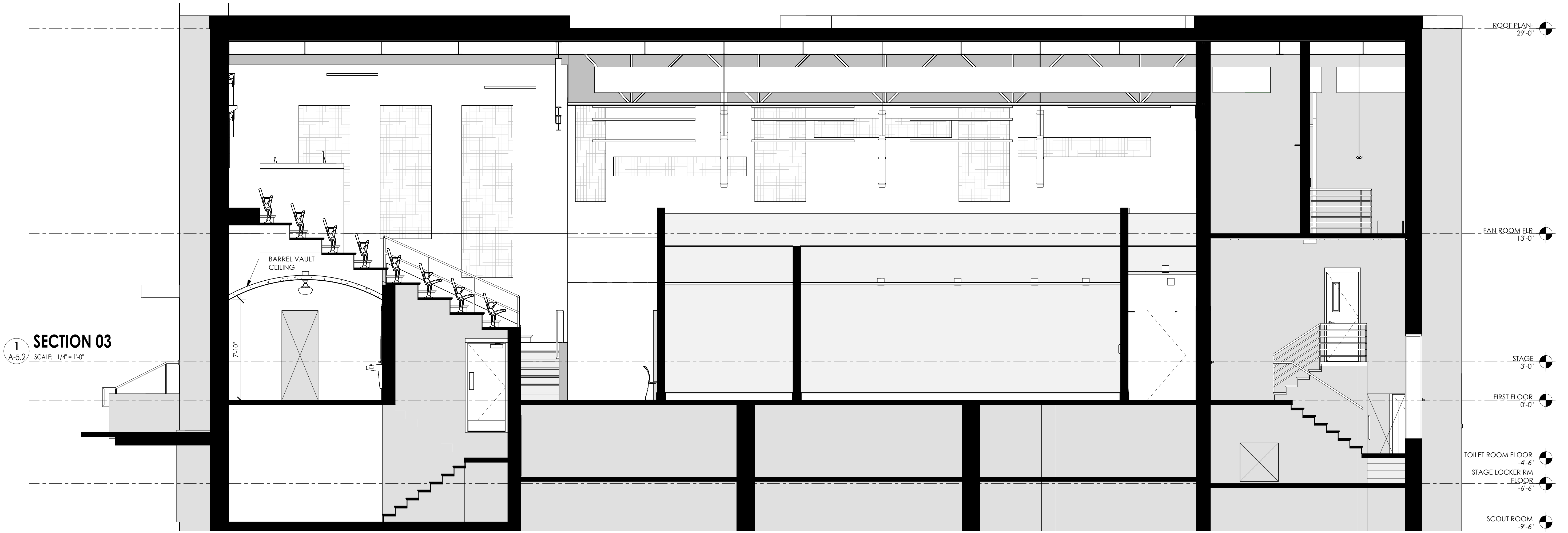
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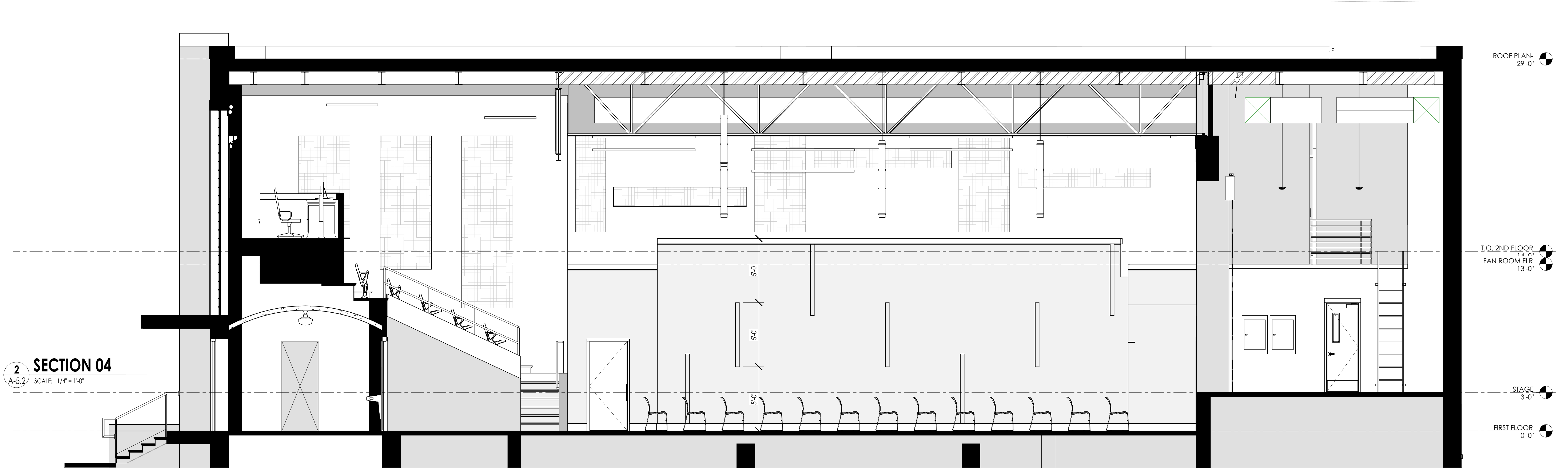
HOMWOOD PERFORMING ARTS CENTER

2018 CHESTNUT ROAD
HOMWOOD, 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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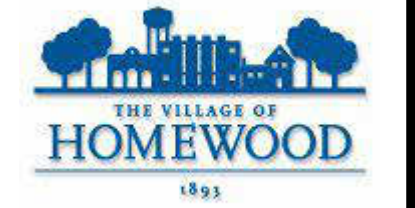
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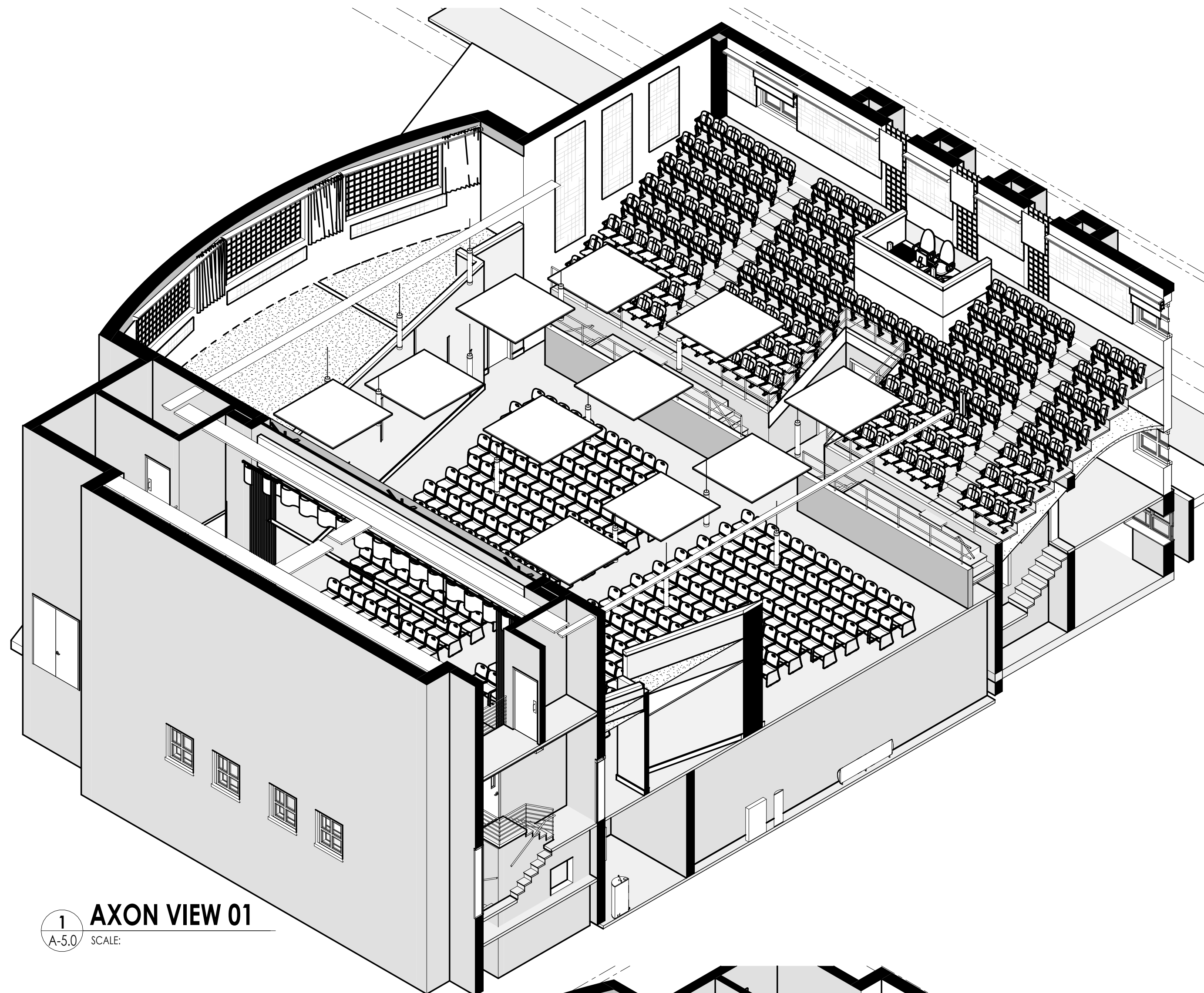
SECTIONS
SHEET NAME
A-5.2
SHEET



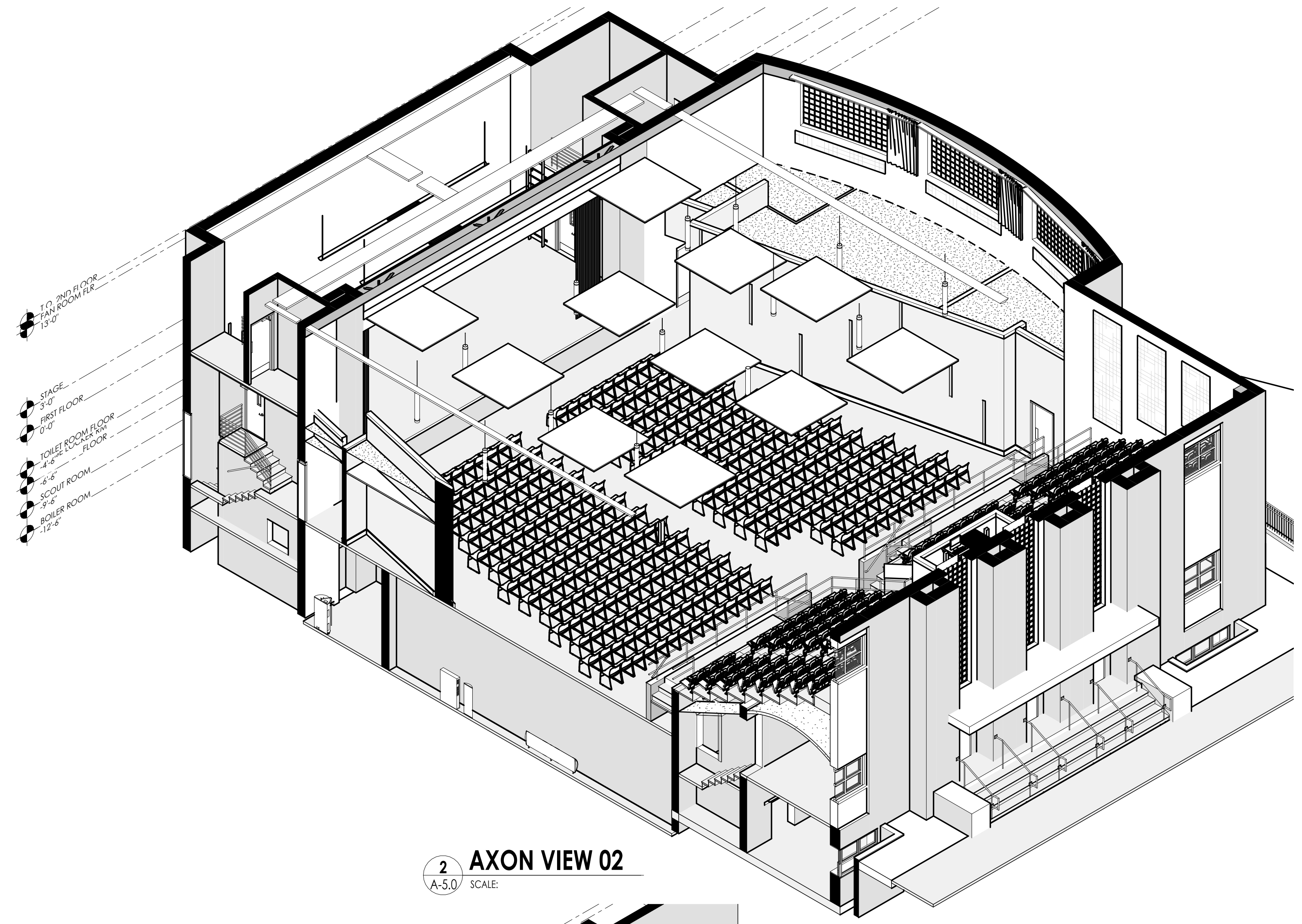
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HOMewood PERFORMING ARTS CENTER
2018 CHESTNUT ROAD
HOMewood, IL 60430

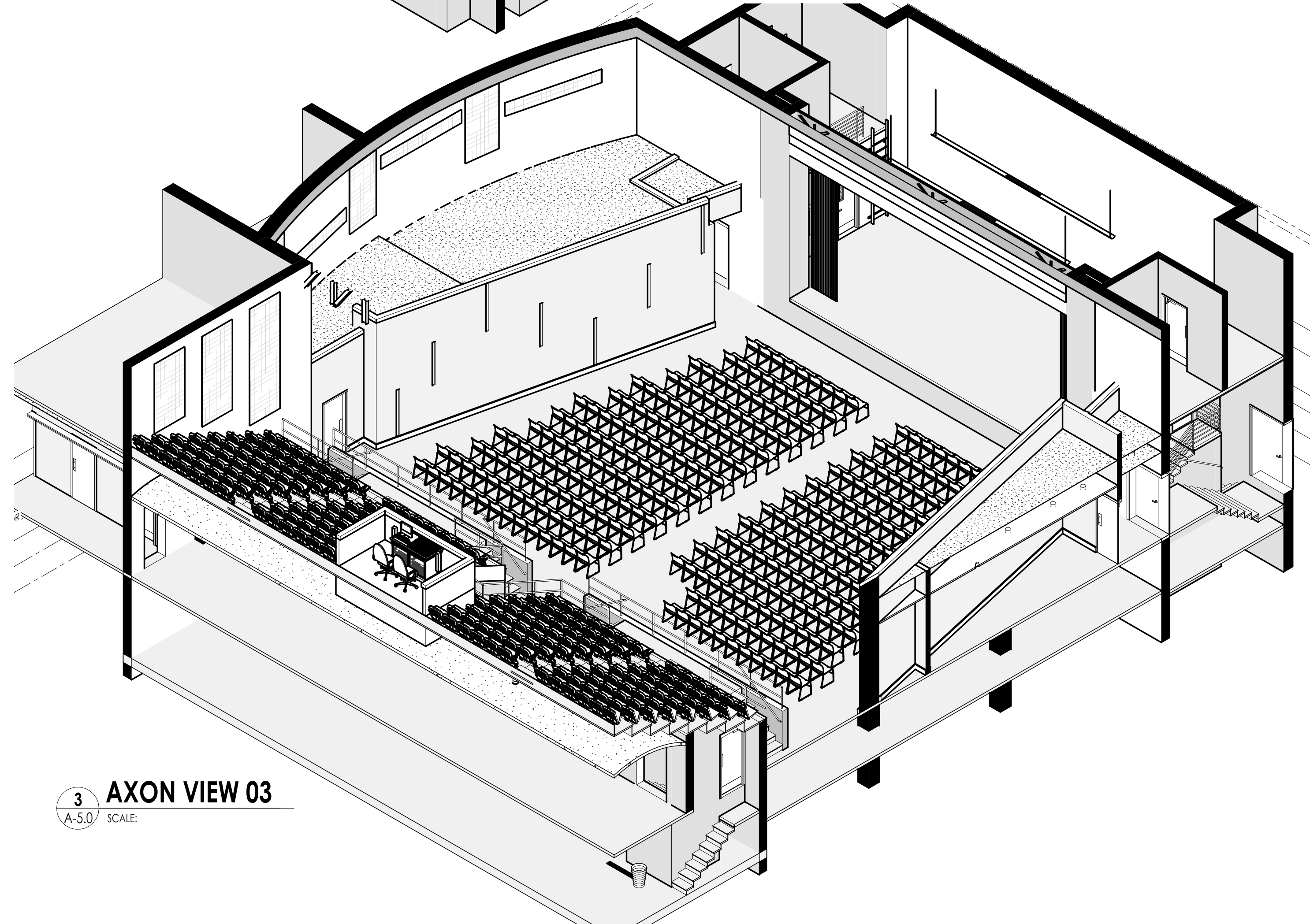


1 AXON VIEW 01
A-5.0 SCALE

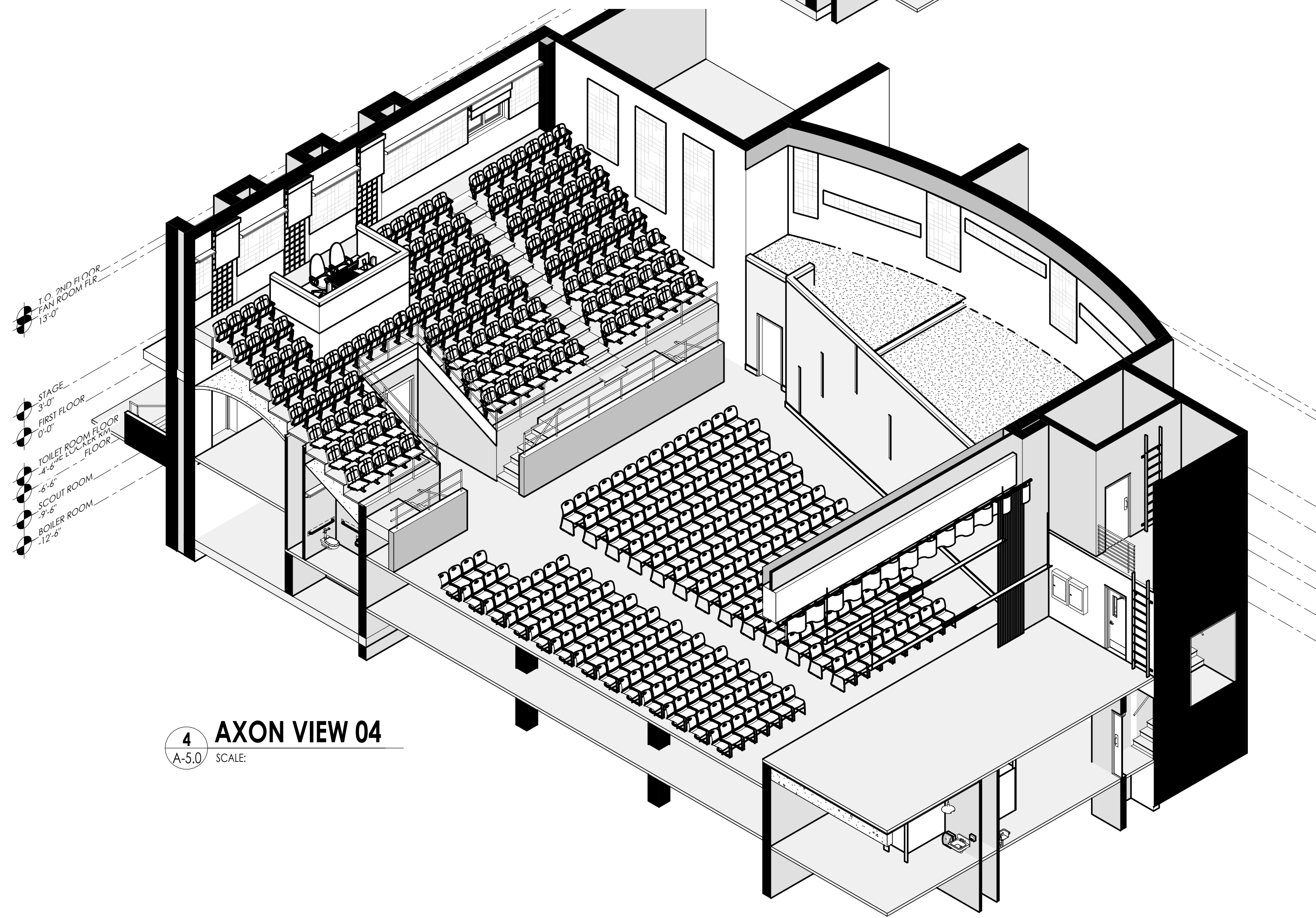


2 AXON VIEW 02
A-5.0 SCALE

- 1 TO 2ND FLOOR STAIR ROOM FLR 13'-0"
- STAGE 3'-0"
- FIRST FLOOR 0'-0"
- TOILET ROOM ELEVATOR FLOOR 4'-6"
- SCOUT ROOM 7'-6"
- BOILER ROOM 17'-6"



3 AXON VIEW 03
A-5.0 SCALE



4 AXON VIEW 04
A-5.0 SCALE

- 1 TO 2ND FLOOR STAIR ROOM FLR 13'-0"
- STAGE 3'-0"
- FIRST FLOOR 0'-0"
- TOILET ROOM ELEVATOR FLOOR 4'-6"
- SCOUT ROOM 7'-6"
- BOILER ROOM 17'-6"

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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:
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 2018 Chestnut Road
 Homewood, Illinois 60430



RENDER VIEW 03



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:
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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 11. Z.

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
35	HVAC	\$0.00	-	\$508,000.00	\$77,300.00	(2) 5-TON FURN @ STUDIOS = \$77,300 15-TON & 25-TON RTU = \$150,000 (ADD-ALT #1) (2) MINI'S @ SPLIT-LVL RR = \$42,600 (AD-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: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Renewal of Bus Shelter Advertisement Agreement

PURPOSE

Staff is requesting that the Village Board approve a renewal agreement with View Transit, LLC of Chicago, IL for outdoor advertising of Village-owned bus shelters. The renewal agreement establishes an initial 10-year term, beginning May 10, 2026 and continuing through May 9, 2036. The agreement also includes an automatic five-year renewal term.

PROCESS

Background

View Transit, LLC is a Chicago-area outdoor advertising company specializing in transit shelter media throughout the Chicagoland region. The company partners with municipalities to install, maintain, and operate advertising-supported bus shelters that provide amenities to transit riders while generating revenue for local governments.

View Transit, LLC has operated the Village's seven (7) transit shelters *[per Exhibit A]* under the prior agreement and has continued to provide maintenance, cleaning, repairs, and advertising management at no direct cost to the Village. Under the previous agreement, the Village received 20% of gross billings generated from advertisements placed on Village shelters.

Proposed Agreement

The renewal agreement establishes an initial 10-year term, beginning May 10, 2026 and continuing through May 9, 2036. The agreement also includes an automatic five-year renewal term unless either party provides written notice of termination prior to the expiration of the initial term.

During renewal discussions, staff worked with View Transit, LLC to improve the Village's financial return while preserving the company's responsibility for maintenance and operations. Staff is pleased to report that the Village's share of advertising proceeds has been increased from 20% to 30% of gross billings, representing a 50% increase in the Village's revenue share percentage under the renewal agreement.



This enhancement provides additional non-tax revenue to the Village without creating new maintenance obligations or capital costs.

Additional Transit/Bus Shelters

The Village is currently in negotiations with PACE bus to accommodate additional stops along Halsted Street. The proposed transit/bus shelters and any other shelters, once constructed will be covered under this agreement and may require an amendment to Exhibit A at some point in the future.

Below is the revenue received by the Village from View Transit, LLC over the last three years:

Fiscal Year	Village Revenue
2023-2024	\$6,296.58
2024-2025	\$8,931.10
2025-2026	\$7,889.20

OUTCOME

This long-term structure provides operational continuity, revenue stability, and flexibility for both parties.

FINANCIAL IMPACT

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

LEGAL REVIEW

Complete

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Contract Agreement

TRANSIT SHELTER ADVERTISING AGREEMENT

This Transit Shelter Advertising Agreement (this "Agreement") is entered into this _____ day of _____, 20____, by and between the Village of Homewood, a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois (the "Village") and View Transit, LLC, an Illinois limited Liability Company ("View"), having a place of business at 430 West Erie Street, Suite 510, Chicago, IL 60654.

WHEREAS, the Village and Eagle Advertising Co, D/B/A Illinois Convenience & Safety Corp. _____, entered into a certain Agreement dated May 4, 2011 (the "Prior Agreement"), which Prior Agreement was assigned by IC&SC to View in connection with the purchase by View of substantially all the assets of ICSC.

WHEREAS, View is currently operating transit advertising shelters in the Village, as set forth on Exhibit A, attached hereto and made a part hereof (the "Existing Shelters"), pursuant to the Prior Agreement.

WHEREAS, The Village and View desire for View to continue operating the Existing Shelters (and any additions thereto) upon expiration of the Prior Agreement, pursuant to this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and obligations herein contained and intending to be legally bound thereby, and subject to the terms and conditions hereinafter stated, the Village and the View enter into this Agreement and agree as follows:

1. **DURATION/GRANT**. Subject to all the terms and conditions contained in this Agreement, and compliance with all applicable state, federal and local law, the Village hereby grants View a license to continue operating the Existing Shelters (with advertising) and to erect, install, maintain and repair any additional transit shelters on locations agreed to by the Village and View (individually a "New Shelter" and collectively, "New Shelters"), for a period of ten (10) years from May 10, 2026 until May 9, 2036. (the "Term") This Agreement shall automatically be renewed for an additional five (5) year term unless written notice to terminate is given by either party within thirty (30) days of the end of the initial term. Hereinafter, the Existing Shelters and any New Shelters shall be referred to collectively as the "Shelters."
2. **INSTALLATION, MAINTENANCE AND OBLIGATIONS**.
 - (A) With respect to any New Shelters, View may provide, install and maintain, at no cost to the Village, attractive, clean and safe transit passenger shelters with advertising, in locations designated by the Village and agreed to by View, to be located along the public right-of-way within the Village limits over which the Village maintains control; provided, however, that View has or obtains the necessary permits and approvals prior to installation. View shall continue to maintain the Existing Shelters, at no cost to the Village, in accordance with this Agreement.

- (B) View shall be responsible for the connection of the Shelters to any necessary public or private utilities, and for the payment of any and all costs and expenses of such connections.
 - (C) View will inspect each Shelter at least once per week and shall maintain the Shelters in a good state of repair and appearance such that each Shelter is structurally sound and is free of graffiti, garbage, debris, and other rubbish.
 - (D) View shall remove or repair any Shelter which presents a threat to public safety within twenty-four (24) hours of notification from the Village or View otherwise being aware of the unsafe condition.
 - (E) The Shelters are the property of View and shall be removed by the View within thirty (30) days after termination of this Agreement or any extensions thereof. View shall be responsible to restore the sidewalks, walkways and curbs to the condition that existed immediately prior to the installation of the Shelters. Nothing contained in this Agreement shall be construed as creating an ownership interest in View with respect to any sidewalks, walkways, curbs, or other public property to which any Shelters are temporarily attached.
 - (F) View shall have the right to sell advertising on the Shelters in accordance with high moral standards. The Village shall have the right to require View to remove any advertising material that the Village in its sole discretion believes to be offensive, not suitable or aesthetically offensive to the Village.
 - (G) The Village shall have the right to advertise community events or other public service services if the advertising space on any of the Shelters is unsold. The Village shall be responsible for any production costs and must contact View for availability placement and posting.
 - (H) View shall have the right to remove any Shelters without notice to the Village in the event any restrictions on the construction, maintenance or use of the Shelters for advertising purposes is imposed by applicable law which would have the effect of restricting the location, construction, maintenance or operation of any Shelters so as to diminish the value of any of the Shelters for advertising purposes. View may also remove any Shelters in the event View is unable to obtain advertising contracts sufficient to make the Shelter economically feasible. The Village may require the removal of any Shelter if any provision of this Agreement is breached and not cured within thirty (30) days after written notice from the Village.
3. **COMPENSATION TO VILLAGE**. View shall pay to the Village thirty percent (30%) of the Gross Billings generated by the rental space of Shelters. "Gross Billings" is defined as the invoiced price to advertisers, without consideration for or reduction for, trade discounts rebates refunds or credits. The only allowance that will be made is for legitimate advertising agency fees which shall not exceed fifteen percent (15%). View shall pay the

Village annually, by March 1 of each year, for the prior calendar year. View will allow reasonable inspection by authorized Village officials at View's office during normal business hours to review Gross Billings and the amount payable to the Village.

4. **COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS.** View shall comply with all applicable laws, ordinances, codes, rules and regulations of federal, state and local governments, including the Village.
5. **NOTICES.** All notices or other communications which shall or may be given pursuant to this Agreement shall be in writing and shall be delivered by personal service, or by registered mail, or by overnight courier addressed to the other party at the address indicated herein or as the same may be changed from time to time. Such notice shall be deemed given on the day on which personally served; when received or refused or if by mail, or on the business day after delivery to the overnight courier, marked for next day delivery.

If to View: Graydon L. Megan
 View Transit LLC
 430 West Erie Street, Suite 510
 Chicago, IL 60654
 Telephone: (312) 957-8214

If to the Village:
 Richard Hofeld, Village President
 VILLAGE OF HOMEWOOD
 2020 Chestnut Road
 Homewood, IL 60430-1702
 708.206.3377
 rhofeld@homewoodil.gov

6. **JURISDICTION.** This Agreement shall be construed and enforced according to the laws of the State of Illinois. Venue for any litigation, which may arise in connection with this Agreement, shall be in Cook County, Illinois. View agrees to be subject to the jurisdiction (subject matter and personal) of the courts in Cook County, Illinois.
7. **SUCCESSORS AND ASSIGNS.** This Agreement shall be binding upon the parties herein, their heirs, executors, legal representatives, successors and assigns.

8. **INDEMNIFICATION.**

- (A) Except for the negligence or willful misconduct of Village, View agrees to defend, indemnify and hold harmless Village and any of its boards, officers, agents, employees, assigns and successors in interest from and against all suits and causes of actions, claims, losses, demands and expenses, including but not limited to attorney's fees and costs of litigation, damage or liability of any nature whatsoever, for death or injury to any person, including View's employees and agents, or damage or destruction of any property of either party hereto or of third parties, arising in any manner by reason of the negligent acts, errors, omissions or willful misconduct incident to the performance of this Agreement by View. The provisions of this paragraph shall survive termination of this Agreement.
- (B) The Village hereby agrees to defend, indemnify and hold harmless View and any and all of its managers, members, employees, officers, agents, representatives, assigns, and successors in interest from and against all suits and causes of action, claims, losses, demands and expenses, including, but not limited to attorney's fees and cost of litigation, damage or liability of any nature whatsoever, for death or injury to any person, including Village's employees and agents, arising in any manner by reason of the negligent acts, errors, omissions or willful misconduct of the Village. The provisions of this paragraph shall survive termination of this Agreement.

9. **CONFLICT OF INTEREST.** View covenants that no person under its employ who presently exercises any functions or responsibilities on behalf of the Village in connection with this Agreement has any personal financial interests, direct or indirect, with View. View further covenants that, in the performance of the Agreement, no person having such conflicting interest shall be employed or compensated. Any such interest on the part of View or its employees must be disclosed in writing to the Village.

10. **INSURANCE.** View shall maintain, at all times during the Term, insurance as set forth below and shall furnish, at or prior to execution of this Agreement by the Village, Certificates of Insurance, which indicate that the required insurance coverage has been obtained for all required insurance policies. All policies shall provide a notice of cancellation or restriction and the policies must be endorsed to provide Village with at least 30 days' notice of cancellation, except in the case of non-payment in which case the notice period shall be 15 days. The Village shall be added as an additional insured under the Commercial General Liability, and Automobile policies. The required insurance is as follows:

- (A) Worker's Compensation Insurance as required by applicable law;
- (B) Commercial General Liability Insurance on in amount of not less than Two Million Dollars (\$2,000,000.00) per occurrence and in the aggregate for bodily injury and property damage; and

(C) Automobile Liability Insurance covering all owned, non-owned and hired vehicles used in connection with the work, in amounts not less than one million dollars (\$1,000,000.00) per occurrence and in the aggregate for bodily injury and property damage combined.

11. **NONDISCRIMINATION.** View agrees that it shall not discriminate as to race, color, creed, national origin, religion, age, sex (including pregnancy, sexual orientation, or gender identity), disability and genetic information (including family medical history), or any other protected class in connection with its performance hereunder.

12. **MISCELLANEOUS.**

(A) Captions, title and paragraph headings are for convenient reference and are not a part of this Agreement. Such captions, title or paragraph headings shall not be deemed in any manner to modify, explain, enlarge or restrict any of the provisions contained in this Agreement.

(B) No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision hereon, and no waiver shall be effective unless made in writing.

(C) Should any provisions, paragraph, sentence, work or phrase contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Illinois, such provisions, paragraphs, sentences, words or phrases shall be deemed modified to the extent necessary in order to conform with such laws, or if not modifiable to conform with such laws, then same shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect.

(D) Further Assurances. All parties hereto upon the request of any other party shall execute such further instruments or documents as may be reasonably required by the requesting party to implement the terms, conditions and provisions of this Agreement.

(E) Neither View nor Village intends to directly or substantially benefit a third party by this Agreement. Therefore, the parties agree that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

(F) Each party has participated fully in the negotiation and preparation of this Agreement with full benefit of counsel. Accordingly, this Agreement shall not be more strictly construed against either party.

(G) This Agreement may be executed in separate counterparts, each of which when so executed shall be an original, but all of such counterparts shall together constitute but one and the same instrument. Any such execution may be by facsimile or electronic (PDF) signature and each party agrees that it will not contest the validity of this Agreement due to the fact that the other party possesses only a facsimile or PDF Copy of its signature.

- (H) View represents that it is duly organized and validly existing under the laws of the State of Illinois, with full legal right and authority to enter and perform its obligations under this Agreement and is duly authorized to execute and deliver this Agreement without further approvals or authorizations.

- (I) The Village warrants and represents that has authority to enter into this agreement and that the necessary and proper resolutions have been approved and passed by the proper Village officials, and that it is duly authorized to execute and deliver this Agreement without further approvals or authorizations.

[signatures on following page]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by the respective duly authorized officials on the day and year first above written.

Village:

Village of Homewood

By: _____

Name and Title: _____

Attest: _____

Name and Title: _____

View:

View Transit, LLC

By: _____

Graydon L. Megan, President

EXHIBIT A

Existing Shelters

REF	ID	DESCRIPTION	STATUS	LAT/LONG
HW-1	169	Halsted Street S/O 175th Street (@ Target)	Active: In service	41.57134,-87.63607
HW-2	170	Halsted Street S/O 175th Street (@ Kohls) W/S	Active: In service	41.57011,-87.63662
HW-3	171	Halsted Street N/O Maple Road (@ Home Depot)	Active: In service	41.56709,-87.63591
HW-4	172	Halsted Street N/O Ridge Road (@ Boston Market)	Active: In service	41.56342,-87.63591
HW-5	173	Halsted Street N/O Ridge Road (@ Chilis) W/S	Active: In service	41.56304,-87.63642
HW-6	174	Halsted Street & Holbrook Road	Active: In service	41.53916,-87.63621
HW-7	175	Dixie Highway & Maple Road	Active: In service	41.56731,-87.66586