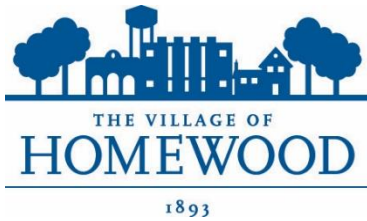


MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

February 13, 2024

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes:

Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on January 23, 2024.
6. Claims List:

Consider a motion to approve the Claims List of Tuesday, February 13, 2024 in the amount of \$968,682.06.
7. Hear from the Audience
8. Meet Your Merchants
9. Oaths of Office: The Village Clerk will administer the oath of office to:

Thomas Johnson for the position of Deputy Chief of Police.
10. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Reappointments/Ethics Commission/Police Pension Board: Approve the reappointments of Daniel Wentworth to the Ethics Commission for a three-year term ending on February 13, 2027; Gregory Knoll to the Police Pension Board for a one-year term ending on February 13, 2025; and, Christopher Cummings to the Police Pension Board for a two-year term ending on February 13, 2026.
 - B. Annual Report/Senior Advisory Committee: Accept the 2023 Annual Report for the Senior Advisory Committee.
 - C. Annual Report/Firefighters' Pension Board: Accept the 2023 Annual Report for the Firefighters' Pension Board.
 - D. Annual Report/Police Pension Board: Accept the 2023 Annual Report of the Police Pension Board.

- E. M-2279/Parking Variance/810 Maple Avenue: Pass an ordinance granting a variance from Table 44-05-01(C) in Section 44-05-01(A) General Off Street Parking Requirements to allow the operation of a carryout food service establishment with 28 parking spaces at 810 Maple Avenue.
- F. M-2280/Special Use Permit/Honeycomb Hideout/18205 Dixie Highway: Pass an ordinance granting a Special Use Permit for a place of assembly (indoor commercial) in the B-2 Downtown Transition District for “Honeycomb Hideout” at 18205 Dixie Highway, subject to the following conditions: 1) Should a separate business conduct fitness classes and programming in the Honeycomb Hideout business space, the proprietor shall register with the Village to ensure that the business complies with all municipal codes and obtains a business operation certificate; 2) Fitness Classes shall be limited to Monday-Thursday 7:00 a.m. – 10:00 a.m. and 5:00 p.m. – 9:00 p.m.; 3) Total occupancy for fitness classes shall not exceed 30 patrons at any specific time; 4) No alcohol is allowed on the premises without a liquor license issued by the Village.
- G. Letter of Intent/Ultra Energy Group LLC/2124 183rd Street: Approve a Letter of Intent with Ultra Energy Group LLC for the redevelopment of the Village-owned property located at 2124 183rd Street.
- H. Letter of Intent/Rabid Ground LLC/3003-3025 183rd Street: Approve a Letter of Intent with Rabid Ground LLC for the redevelopment of the Village-owned property located at 3003-3025 183rd Street.
- I. M-2281/Groundwater/Highway Authority Agreement/2124 183rd Street: Pass an ordinance prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method; and, authorize the Village President to enter into a Highway Authority Agreement for the property located at 2124 183rd Street.

11. General Board Discussion

12. Adjourn

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, JANUARY 23, 2024
VILLAGE HALL BOARD ROOM

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

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

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Lauren Roman and Trustee Alissa Opyd. Trustee Anne Colton and Trustee Vivian Harris-Jones were absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Assistant Village Manager Tyler Hall, Economic and Community Development Director Angela Mesaros, Finance Director Amy Zukowski and Fire Chief Bob Grabowski.

MINUTES: The minutes of the meeting of January 9, 2024, were presented. There were no comments or corrections.

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

Roll Call: AYES—Trustees Willis, Heiferman, Roman and Opyd. NAYS -None. Motion carried.

CLAIMS LIST: President Hofeld said consideration of the Claims List would be deferred until after the Omnibus Agenda is approved since one of the items on the list requires a budget amendment.

HEAR FROM THE AUDIENCE: President Hofeld invited anyone in the audience to address the board on any subject not on the agenda. No comments were offered.

MEET THE MERCHANTS: Director Mesaros said the invited merchant wasn't present.

OMNIBUS REPORT: The board is asked to pass, approve, authorize, accept or award the following items:

- A. Amendment to Redevelopment Agreement/Stoney Point Grill/2033 Ridge Road: Authorize an amendment to the redevelopment agreement between Stoney Point Grill and the Village of Homewood to extend the opening date to March 31, 2024, which facilitates the development of a restaurant in the Downtown TOD Tax Increment Financing District.
- B. Budget Amendment/Ground Emergency Medical Transport/Illinois Department of Healthcare and Family Services: Approve a budget amendment for \$573,838.61 to the Ground Emergency Medical Transport (GEMT) Ambulance Fees line item within the Fire Department budget to satisfy the 50% cost share invoices submitted by the Illinois Department of Healthcare and Family Services, as agreed upon in the Intergovernmental Agreement.
- C. Intergovernmental Cooperation Agreement/ECOM/SOUTHCOM: Authorize the Village President to enter into an Intergovernmental Cooperation Agreement (ICA) between the

Village of Homewood and participating members of E-COM and SOUTHCOTM to implement an Enhanced 9-1-1 Emergency Telephone System to be known as the ECOM/SOUTHCOTM Joint E- 911 Emergency Telephone System.

- D. R-3174/Intent to Reimburse Expenditures/Proposed 183rd West Tax Increment Financing District: Pass a resolution declaring the Village's intent to reimburse qualifying expenditures for the proposed 183rd West Tax Increment Financing District.
- E. M-2278/Amendment to Fee Schedule/Public Works: Pass an ordinance amending the "Public Works Fees" section of the Homewood Fee Schedule to reflect the 2.5% water rate increase from the City of Chicago Heights for 2024 and authorizing amendment of the fee schedule in 2025 when the 2025 Chicago Heights water cost is determined.

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

Roll Call: AYES—Trustees Willis, Heiferman, Roman, Opyd and President Hofeld. NAYS –None. Motion carried.

CLAIMS LIST: The Claims List in the amount of \$1,024,836.77 was presented. There were no questions from the Trustees.

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

Roll Call: AYES—Trustees Willis, Heiferman, Roman, Opyd and President Hofeld. NAYS –None. Motion carried.

President Hofeld said two items totaled 83 percent of the Claims List: \$763,122.67 to HFS Bureau of Fiscal Operations for payment to the state for 50 percent cost share for ambulance fees; \$86,361.62 to Thorn Creek Basin Sanitary District.

GENERAL BOARD DISCUSSION: Trustee Heiferman reminded residents that he will hold his listening session at 6 p.m. Feb. 5 at Starbucks on Harwood. Trustee Opyd said she went through her orientation session as a new trustee and thanked staff for their time and assistance.

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

Roll Call: AYES—Trustees Willis, Heiferman, Roman and Opyd. NAYS –None. Motion carried.

The meeting adjourned at 7:08 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
ADVANCED AUTO PARTS	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	29.03
Total ADVANCED AUTO PARTS:			29.03
AIRGAS USA LLC	VEHICLE MAINTENANCE DEPT	PUBLIC WORKS	21.72
Total AIRGAS USA LLC:			21.72
ALTORFER INDUSTRIES INC	GENERATOR FOR HOLIDAY LIGHTS	MANAGER'S OFFICE	1,477.04
Total ALTORFER INDUSTRIES INC:			1,477.04
AMAZON CAPITAL SERVICES IN	RAM MOUNT X-GRIP (PHONE MOUNTS)	PUBLIC WORKS	638.04
AMAZON CAPITAL SERVICES IN	CAPTAIN CHAIR	FIRE DEPARTMENT	161.83
AMAZON CAPITAL SERVICES IN	APPLE AIR TAGS FOR FD	MANAGER'S OFFICE	177.98
AMAZON CAPITAL SERVICES IN	SWITCH AND SURGE PROTECTORS FOR PW	MANAGER'S OFFICE	136.21
AMAZON CAPITAL SERVICES IN	PC FOR FD BAY FLASH DRIVES AND KEYBOARDS	MANAGER'S OFFICE	744.94
Total AMAZON CAPITAL SERVICES INC:			1,859.00
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	100.00
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	125.00
Total AMERICAN LAWN LLC:			225.00
AMERICAN WATER WORKS ASC	AWWA MEMBERSHIP DUES	PUBLIC WORKS	83.00
Total AMERICAN WATER WORKS ASSOCIATION:			83.00
ARAMARK UNIFORM SERVICE	JAN 2024	PUBLIC WORKS	91.70
ARAMARK UNIFORM SERVICE	JAN 2024	PUBLIC WORKS	91.70
ARAMARK UNIFORM SERVICE	JAN 2024	PUBLIC WORKS	133.00
ARAMARK UNIFORM SERVICE	JAN 2024	PUBLIC WORKS	306.65
ARAMARK UNIFORM SERVICE	JAN 2024	PUBLIC WORKS	417.40
ARAMARK UNIFORM SERVICE	JAN 2024	PUBLIC WORKS	142.95
ARAMARK UNIFORM SERVICE	JAN 2024	PUBLIC WORKS	2,228.10
ARAMARK UNIFORM SERVICE	JAN 2024	PUBLIC WORKS	388.75
Total ARAMARK UNIFORM SERVICE:			3,800.25
ARTHUR CLESEN INC	ICE MELTER	PUBLIC WORKS	514.50
ARTHUR CLESEN INC	ICE MELTER	PUBLIC WORKS	882.00
Total ARTHUR CLESEN INC:			1,396.50
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	7,621.95
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	7,084.80
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	5,255.80
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	2,434.27
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	2,030.60
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	3,933.28
Total AVALON PETROLEUM COMPANY:			28,360.70
BARAK BUSINESS SERVICES I	BUSINESS LICENSE CUSTOM ENVELOPES	MANAGER'S OFFICE	1,735.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total BARAK BUSINESS SERVICES INC:			1,735.00
BATTERIES PLUS	WATER DEPT REPAIR PARTS	PUBLIC WORKS	231.75
BATTERIES PLUS	BATTERIES FOR BREATHING APPARATUS	FIRE DEPARTMENT	133.44
Total BATTERIES PLUS:			365.19
BHFX LLC	HP XL 3600 USAGE OCTOBER TO DECEMBER	PUBLIC WORKS	33.69
Total BHFX LLC:			33.69
BRANDYS SAFE AND LOCK	DOOR REPAIR	PUBLIC WORKS	448.40
Total BRANDYS SAFE AND LOCK:			448.40
BRIGHTLY SOFTWARE INC	4 HOUR VIRTUAL CONSULT	FIRE DEPARTMENT	632.50
Total BRIGHTLY SOFTWARE INC:			632.50
C & M PIPE SUPPLY	TRUCK SUPPLIES	PUBLIC WORKS	134.75
Total C & M PIPE SUPPLY:			134.75
CARGILL INC	SALT	PUBLIC WORKS	20,623.89
CARGILL INC	SALT	PUBLIC WORKS	7,149.82
Total CARGILL INC:			27,773.71
CENTRAL SWEEPING OF ILLIN	RESIDENTIAL FIRST FALL	PUBLIC WORKS	.80
CENTRAL SWEEPING OF ILLIN	STREET SWEEPING	PUBLIC WORKS	8,797.50
Total CENTRAL SWEEPING OF ILLINOIS LLC:			8,798.30
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHARLES MARTIN	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	523.20
Total CHARLES MARTIN:			523.20
CHRISTOPHER BURKE ENG LT	PRAIRIE LAKES MWRD PERMITTING	PUBLIC WORKS	8,040.00
CHRISTOPHER BURKE ENG LT	PRAIRIE LAKES TOPOGRAPHY	PUBLIC WORKS	2,100.00
Total CHRISTOPHER BURKE ENG LTD:			10,140.00
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,760.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	7,700.42
CHRISTOPHER J CUMMINGS P	WATER - GENERAL LEGAL	PUBLIC WORKS	578.64
CHRISTOPHER J CUMMINGS P	KEDZIE TIF LEGAL EXPENSES		1,389.46
CHRISTOPHER J CUMMINGS P	DOWNTOWN TOD GENERAL LEGAL EXPENSES	EXPENSES	1,621.03
CHRISTOPHER J CUMMINGS P	NE TIF GENERAL LEGAL	PUBLIC WORKS	202.63
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	1,823.66
Total CHRISTOPHER J CUMMINGS PC:			15,075.84

Name	Description	DEPARTMENT	Net Invoice Amount
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 12/1/2023-12/31/2023	PUBLIC WORKS	100,210.75
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 12/1/2023-12/31/2023	PUBLIC WORKS	180,847.10
Total CITY OF CHICAGO HEIGHTS:			281,057.85
CLINTON JOHNSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	671.91
Total CLINTON JOHNSON:			671.91
COMED	UTILITIES	PUBLIC WORKS	2,624.10
COMED	UTILITIES	PUBLIC WORKS	1,163.87
COMED	UTILITIES		4,040.62
Total COMED:			7,828.59
CONWAY SHIELD	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	875.00
CONWAY SHIELD	QUARTERMASTER UNIFORM - FD	FIRE DEPARTMENT	294.50
Total CONWAY SHIELD:			1,169.50
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	3,620.00
Total COOK COUNTY CLERK:			3,620.00
COOK COUNTY TREASURER	2023 PROPERTY TAX 1ST INSTALLMENT	PUBLIC WORKS	42,783.51
Total COOK COUNTY TREASURER:			42,783.51
CORE & MAIN LP	WATER METER PARTS	PUBLIC WORKS	972.56
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	1,616.96
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	4,777.65
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	2,465.07
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	391.34
CORE & MAIN LP	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	376.54
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	1,934.27
CORE & MAIN LP	COPPER TUBING	PUBLIC WORKS	786.00
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	625.08
Total CORE & MAIN LP:			13,945.47
CTT ELECTRIC INC	ELECTRICAL INSPECTIONS	FIRE DEPARTMENT	1,785.00
Total CTT ELECTRIC INC:			1,785.00
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	226.25
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	105.56
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	82.50
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	223.69
CURRIE MOTORS (PARTS)	WATER DEPT REPAIR PARTS	PUBLIC WORKS	347.50
CURRIE MOTORS (PARTS)	ADMIN REPAIR PARTS	PUBLIC WORKS	61.28
CURRIE MOTORS (PARTS)	WATER DEPT REPAIR PARTS	PUBLIC WORKS	17.32
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	155.66
CURRIE MOTORS (PARTS)	WATER DEPT REPAIR PARTS	PUBLIC WORKS	52.03
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	142.71
Total CURRIE MOTORS (PARTS):			1,414.50

Name	Description	DEPARTMENT	Net Invoice Amount
DAILY SOUTHTOWN	NEWSPAPER SUBSCRIPTION	MANAGER'S OFFICE	68.74
Total DAILY SOUTHTOWN:			68.74
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	104.80
Total DANA ROBINSON:			104.80
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	4.50
DELTA SONIC CAR WASH	POLICE VEHICLE WASHES	PUBLIC WORKS	359.82
Total DELTA SONIC CAR WASH:			364.32
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	7,134.90
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	4,724.16
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	10,648.07
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	1,471.47
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	521.33
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	798.62
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	44.26
Total DYNEGY ENERGY SERVIC:			25,342.81
EBELS ACE HARDWARE	SNOW SHOVELS	PUBLIC WORKS	159.96
Total EBELS ACE HARDWARE:			159.96
E-COM	FY 24/25 - NOV-JAN 2024 VERIZON	POLICE DEPARTMENT	3,487.01
Total E-COM:			3,487.01
EJ USA INC	FIRE HYDRANT	PUBLIC WORKS	11,535.04
Total EJ USA INC:			11,535.04
EKOS INC	VEHICLE MAINT DEPT SOFTWARE	PUBLIC WORKS	492.00
EKOS INC	VEHICLE MAINT DEPT SOFTWARE	PUBLIC WORKS	1,968.00
Total EKOS INC:			2,460.00
EVT TECH	VEHICLE PURCHASES PD	PUBLIC WORKS	4,524.65
Total EVT TECH:			4,524.65
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	567.51
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	368.78
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	498.98
Total EXPERT CHEMICAL:			1,435.27
FAIRVIEW REALTY GROUP	APPLICANT BACKGROUND CHECK	MANAGER'S OFFICE	25.00
Total FAIRVIEW REALTY GROUP:			25.00
FLEET SAFETY SUPPLY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	113.28
FLEET SAFETY SUPPLY	WATER DEPT REPAIR PARTS	PUBLIC WORKS	377.55

Name	Description	DEPARTMENT	Net Invoice Amount
Total FLEET SAFETY SUPPLY:			490.83
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	74.88
FORD OF HOMEWOOD	STREET DEPT REPAIR PARTS	PUBLIC WORKS	39.38
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	289.73
FORD OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	81.60
Total FORD OF HOMEWOOD:			485.59
FOSTER COACH SALES INC	VEHICLE PARTS - FD	FIRE DEPARTMENT	215.38
Total FOSTER COACH SALES INC:			215.38
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	112.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	219.03
Total GALLAGHER MATERIALS:			331.03
GFC LEASING	COPIER METERS	MANAGER'S OFFICE	97.00
Total GFC LEASING:			97.00
GRAINGER INC	OPERATING SUPPLIES	PUBLIC WORKS	465.55
Total GRAINGER INC:			465.55
GREGORY KNOLL	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	690.22
Total GREGORY KNOLL:			690.22
GW BERKHEIMER CO INC	HVAC REPAIRS - PW	PUBLIC WORKS	13.22
Total GW BERKHEIMER CO INC:			13.22
HELENA COLLINS-SOLIDAY	GARAGE REPLACEMENT - WATER MAIN	PUBLIC WORKS	8,256.00
Total HELENA COLLINS-SOLIDAY:			8,256.00
HELSEL JEPPEPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	48.91
HELSEL JEPPEPERSON ELECTRI	GARAGE HEATER WP1	PUBLIC WORKS	1,708.27
Total HELSEL JEPPEPERSON ELECTRICAL:			1,757.18
HENDERSON PRODUCTS INC	BRINE SYSTE SERVICE	PUBLIC WORKS	13,942.42
HENDERSON PRODUCTS INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	326.28
Total HENDERSON PRODUCTS INC:			14,268.70
HOME CLEANING CENTER OF	BCTC CLEANING	FIRE DEPARTMENT	300.00
Total HOME CLEANING CENTER OF AM:			300.00
HOMEWOOD DISPOSAL	HAND SANITIZER STATIONS	PUBLIC WORKS	1,405.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	80.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	240.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	1,900.86

Name	Description	DEPARTMENT	Net Invoice Amount
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	264.00
Total HOMEWOOD DISPOSAL:			3,889.86
HR GREEN INC	PLAN REVIEWS FOR DECEMBER 2023	FIRE DEPARTMENT	1,901.25
Total HR GREEN INC:			1,901.25
IL PUBLIC WORK MUTUAL AID	MUTUAL AID MEMBERSHIP	PUBLIC WORKS	250.00
Total IL PUBLIC WORK MUTUAL AID NETWORK:			250.00
ILLINOIS TOLLWAY	OPERATING SUPPLIES - PW	PUBLIC WORKS	171.95
Total ILLINOIS TOLLWAY:			171.95
INDIANA BUREAU OF MOTOR V	ANNUAL DRIVERS LICENSE CHECK - INDIANA	PUBLIC WORKS	16.00
INDIANA BUREAU OF MOTOR V	ANNUAL DRIVERS LICENSE CHECK - INDIANA	PUBLIC WORKS	16.00
Total INDIANA BUREAU OF MOTOR VEHICLES:			32.00
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	318.95
INTERSTATE BATTERY	VEHICLE MAINT DEPT EQUIPMENT	PUBLIC WORKS	1,099.55
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	130.95
Total INTERSTATE BATTERY:			1,549.45
IPBC	FEBRUARY INSURANCE PREMIUM	MANAGER'S OFFICE	1,604.89
IPBC	FEBRUARY INSURANCE PREMIUM	MANAGER'S OFFICE	2,936.94
IPBC	FEBRUARY INSURANCE PREMIUM	MANAGER'S OFFICE	5.32
IPBC	FEBRUARY INSURANCE PREMIUM	MANAGER'S OFFICE	1,914.66
IPBC	FEBRUARY INSURANCE PREMIUM	MANAGER'S OFFICE	1,978.58
IPBC	FEBRUARY INSURANCE PREMIUM	MANAGER'S OFFICE	970.91
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	1,136.94
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	6,444.26
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	2,757.72
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	5,023.74
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	2,565.42
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	1,243.76
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	3,908.81
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	6,929.79
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	7,417.01
IPBC	FEBRUARY INSURANCE PREMIUM	FIRE DEPARTMENT	29,746.11
IPBC	FEBRUARY INSURANCE PREMIUM	FIRE DEPARTMENT	6,065.48
IPBC	FEBRUARY INSURANCE PREMIUM	FIRE DEPARTMENT	2,780.58
IPBC	FEBRUARY INSURANCE PREMIUM	POLICE DEPARTMENT	49,217.64
IPBC	FEBRUARY INSURANCE PREMIUM	POLICE DEPARTMENT	17,277.95
IPBC	FEBRUARY INSURANCE PREMIUM	POLICE DEPARTMENT	3,892.53
IPBC	FEBRUARY INSURANCE PREMIUM	POLICE DEPARTMENT	4,957.69
IPBC	FEBRUARY INSURANCE PREMIUM	MANAGER'S OFFICE	67,041.06
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	1,870.60
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	9,020.54
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	4,284.54
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	3,871.33
IPBC	FEBRUARY INSURANCE PREMIUM	PUBLIC WORKS	6,756.55
IPBC	FEBRUARY INSURANCE PREMIUM	MANAGER'S OFFICE	243.74

Name	Description	DEPARTMENT	Net Invoice Amount
Total IPBC:			253,865.09
JAMES FINFROCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	433.60
Total JAMES FINFROCK:			433.60
JODY APPLGATE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	105.78
Total JODY APPLGATE:			105.78
JOHN RASMAS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	79.25
Total JOHN RASMAS:			79.25
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	649.06
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	118.32
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	3,694.96
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	3,276.42
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	449.22
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	185.58
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,947.90
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,015.48
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	483.38
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	267.43
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	78.03
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,072.55
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	664.18
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	252.78
Total JONES PARTS & SERVICE INC:			14,155.29
JULIE INC	JULIE MESSAGES	PUBLIC WORKS	3,972.05
Total JULIE INC:			3,972.05
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	874.00
Total KANKAKEE TRUCK EQUIPMENT:			874.00
KENNETH REUSNOW	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,300.80
Total KENNETH REUSNOW:			1,300.80
KEVIN W SHAUGHNESSY	RECORDS APPLICANT POLYGRAPH	MANAGER'S OFFICE	480.00
KEVIN W SHAUGHNESSY	RECORDS APPLICANT POLYGRAPH	MANAGER'S OFFICE	500.00
Total KEVIN W SHAUGHNESSY:			980.00
KIESLER POLICE SUPPLY	RANGE SUPPLIES	POLICE DEPARTMENT	27.51
KIESLER POLICE SUPPLY	RANGE SUPPLIES	POLICE DEPARTMENT	141.44
Total KIESLER POLICE SUPPLY:			168.95
LANER MUCHIN LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	4,206.67

Name	Description	DEPARTMENT	Net Invoice Amount
Total LANER MUCHIN LTD:			4,206.67
LAW OFFICES OF DENNIS G GI	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	555.00
Total LAW OFFICES OF DENNIS G GIANOPOLUS PC:			555.00
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	270.00
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	275.00
Total LBM TOOLS LLC:			545.00
LEEPS SUPPLY CO INC	PLUMBING REPAIR SUPPLIES	PUBLIC WORKS	164.75
Total LEEPS SUPPLY CO INC:			164.75
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	62.87
Total LOTT #1 INC:			62.87
LYNWOOD TIRE & AUTO SERVI	VEHICLE PARTS	FIRE DEPARTMENT	95.17
LYNWOOD TIRE & AUTO SERVI	VEHICLE MAINTENANCE	FIRE DEPARTMENT	12.80
Total LYNWOOD TIRE & AUTO SERVICE:			107.97
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MARIAN KIEPURA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	338.06
Total MARIAN KIEPURA:			338.06
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	185.23
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	185.23
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	EXPENSES	185.23
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,111.38
Total MEADE ELECTRIC CO INC:			1,667.07
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	70.92
MENARDS INC	VEHICLE MAINT DEPT SUPPLIES	PUBLIC WORKS	56.33
MENARDS INC	VEHICLE MAINT DEPT SUPPLIES	PUBLIC WORKS	5.34
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	16.98
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	33.12
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	33.12
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	9.33
MENARDS INC	VEHICLE MAINT SUPPLIES	PUBLIC WORKS	16.95
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	35.90
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	187.06
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	314.40
MENARDS INC	OPERATING SUPPLIES - FD	PUBLIC WORKS	284.30
MENARDS INC	VEHICLE MAINT DEPT OPERATING SUPPLIES	PUBLIC WORKS	211.12
MENARDS INC	WATER PLANT SUPPLIES	PUBLIC WORKS	39.61
MENARDS INC	BUILDING MANTENANCE SUPPLIES	PUBLIC WORKS	379.96
MENARDS INC	PAINT MARKER	PUBLIC WORKS	39.53
MENARDS INC	BUILDING MANTENANCE SUPPLIES	PUBLIC WORKS	11.45

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	34.10
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	76.95
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	99.06
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	149.96
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	42.32
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	194.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	515.50
MENARDS INC	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	41.17
MENARDS INC	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	7.96
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	9.96
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	19.45
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	43.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	87.83
Total MENARDS INC:			3,068.62
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	250.00
Total METROPOLITAN INDUSTRIES INC:			250.00
MICHAEL KOZLOWSKI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	106.55
Total MICHAEL KOZLOWSKI:			106.55
MIDLAND EQUIPMENT COMPA	TOOLS	PUBLIC WORKS	621.37
MIDLAND EQUIPMENT COMPA	TOOLS	PUBLIC WORKS	213.03
MIDLAND EQUIPMENT COMPA	TOOLS	PUBLIC WORKS	145.20
Total MIDLAND EQUIPMENT COMPANY OF MI INC:			979.60
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	159.08
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	69.90
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	192.38
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	29.09
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	65.91
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	11.18
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	102.00
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	57.09
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	43.17
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	81.94
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	133.21
MONARCH AUTO SUPPLY INC	SILVERADO WINDSHIELD WIPERS	FIRE DEPARTMENT	22.18
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	1,160.28
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	9.66
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	302.60
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	11.18
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	197.31
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	362.19
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	14.78
Total MONARCH AUTO SUPPLY INC:			3,025.13
MOTOROLA SOLUTIONS INC	ZOLL FIRE INTERFACE	FIRE DEPARTMENT	730.35
Total MOTOROLA SOLUTIONS INC:			730.35
MSC INDUSTRIAL SUPPLY CO I	VEHICLE MAINT DEPT TOOL	PUBLIC WORKS	843.51

Name	Description	DEPARTMENT	Net Invoice Amount
Total MSC INDUSTRIAL SUPPLY CO INC:			843.51
MUNICIPAL SYSTEMS LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	1,368.00
Total MUNICIPAL SYSTEMS LLC:			1,368.00
NFPA	NFPA YEARLY SUBSCRIPTION 2024	FIRE DEPARTMENT	1,725.00
Total NFPA:			1,725.00
NICOLE FISHER	MARKET MANAGER FIRST PAYMENT (25%)	MANAGER'S OFFICE	4,862.50
Total NICOLE FISHER:			4,862.50
NIX NAX	SHIRT EMBROIDERY	PUBLIC WORKS	82.50
Total NIX NAX:			82.50
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	115.23
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	424.93
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	125.46
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	257.00
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	730.00
Total O'HERRON CO:			1,652.62
PETTY CASH	PETTY CASH- PUBLIC WORKS	PUBLIC WORKS	70.00
PETTY CASH	PETTY CASH- POLICE	POLICE DEPARTMENT	165.41
PETTY CASH	PETTY CASH- POLICE	POLICE DEPARTMENT	32.44
PETTY CASH	PETTY CASH- POLICE	POLICE DEPARTMENT	47.88
PETTY CASH	PETTY CASH- POLICE	MANAGER'S OFFICE	31.71
PETTY CASH	PETTY CASH- FINANCE	ASSETS	45.00
Total PETTY CASH:			392.44
PORTABLE STORAGE OF MN INC	CONTAINER	PUBLIC WORKS	2,400.00
Total PORTABLE STORAGE OF MN INC:			2,400.00
RAYMOND MCCALLUM	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	526.32
Total RAYMOND MCCALLUM:			526.32
ROBERT GRABOWSKI	REIMBURSEMENT FOR RENTAL CAR - WASHINGTON	FIRE DEPARTMENT	416.43
Total ROBERT GRABOWSKI:			416.43
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		290.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	PUBLIC WORKS	290.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	EXPENSES	290.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	PUBLIC WORKS	290.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	PUBLIC WORKS	290.00
Total RYAN LLC:			1,450.00
SCHOLASTIC INC	BOOKS	FIRE DEPARTMENT	26.73

Name	Description	DEPARTMENT	Net Invoice Amount
Total SCHOLASTIC INC:			26.73
SECOND CHANCE CARDIAC S	MEDICAL SUPPLIES	FIRE DEPARTMENT	285.00
Total SECOND CHANCE CARDIAC SOLUTIONS, INC:			285.00
SECRETARY OF STATE	DRIVERS LICENSE CHECK IL EMPLOYEES	PUBLIC WORKS	220.00
SECRETARY OF STATE	DRIVERS LICENSE CHECK IL EMPLOYEES	PUBLIC WORKS	220.00
SECRETARY OF STATE	CONFIDENTIAL PLATE RENEWAL	PUBLIC WORKS	151.00
Total SECRETARY OF STATE:			591.00
SHARK SHREDDING INC	DOCUMENT SCANNING	FIRE DEPARTMENT	221.33
Total SHARK SHREDDING INC:			221.33
SOUTH SUBURBAN PADS	JANUARY PADS CONTRIBUTION	ASSETS	252.00
Total SOUTH SUBURBAN PADS:			252.00
SPRINKLER FITTERS	SCIENCE CENTER SPRINKLER PROJECT	PUBLIC WORKS	115.80
Total SPRINKLER FITTERS:			115.80
SSERT	MEMBERSHIP DUES	POLICE DEPARTMENT	2,000.00
Total SSERT:			2,000.00
STEVEN BRANDENBURGER	TRAINING EXPENSE REIMBURSEMENT	POLICE DEPARTMENT	620.50
Total STEVEN BRANDENBURGER:			620.50
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	1,892.50
Total SUBURBAN LABORATORIES INC:			1,892.50
SWIFT SAW & TOOL SUPPLY	TOOLS	PUBLIC WORKS	326.31
SWIFT SAW & TOOL SUPPLY	VEHICLE MAINT DEPARTMENT TOOLS	PUBLIC WORKS	695.00
SWIFT SAW & TOOL SUPPLY	STREET DEPT REPAIR PARTS	PUBLIC WORKS	40.50
Total SWIFT SAW & TOOL SUPPLY:			1,061.81
TAYLOR PRINT & VISUAL IMPR	PAYROLL CHECK STOCK	MANAGER'S OFFICE	882.08
Total TAYLOR PRINT & VISUAL IMPRESSIONS INC:			882.08
TELCOM INNOVATIONS GROUP	ANNUAL MAINTENANCE - MITEL	MANAGER'S OFFICE	3,396.13
TELCOM INNOVATIONS GROUP	SOFTWARE ASSURANCE CALL RECORDING RENEWAL	MANAGER'S OFFICE	109.20
Total TELCOM INNOVATIONS GROUP LLC:			3,505.33
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	126.00
Total TERMINIX PROCESSING CNTR:			126.00
THE EAGLE UNIFORM CO INC	CHIEFS BOOTS	FIRE DEPARTMENT	155.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total THE EAGLE UNIFORM CO INC:			155.00
THOMAS HEALY	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	588.43
Total THOMAS HEALY:			588.43
THOMPSON ELEVATOR INSPEC	CASINO ELEVATOR PLAN REVIEWS	FIRE DEPARTMENT	500.00
Total THOMPSON ELEVATOR INSPECTION:			500.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	89,266.90
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	1,515.94
Total THORN CREEK BASIN SAN DISTRICT:			90,782.84
TOPCON SOLUTIONS INC	MAGNET FIELD RENEWAL - GPS/TOTAL STATION	PUBLIC WORKS	815.00
Total TOPCON SOLUTIONS INC:			815.00
TPI BUILDING CODE CONSULT	PLAN REVIEWS DECEMBER 2023	FIRE DEPARTMENT	2,745.75
TPI BUILDING CODE CONSULT	PLAN REVIEWS JANUARY 2024	FIRE DEPARTMENT	1,610.75
Total TPI BUILDING CODE CONSULTANTS:			4,356.50
TREASURER STATE OF ILLINOI	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	3,087.45
Total TREASURER STATE OF ILLINOIS:			3,087.45
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	473.56
Total TRL TIRE SERVICE:			473.56
ULINE	CONTAINERS	PUBLIC WORKS	611.62
ULINE	EMERGENCY RESCUE BLANKETS - CITIZENS ACADEMY	FIRE DEPARTMENT	81.09
Total ULINE:			692.71
USA BLUEBOOK	WATER SAMPLE SUPPLIES	PUBLIC WORKS	893.16
Total USA BLUEBOOK:			893.16
WALTS FOOD CENTER	EMPLOYEE APPRECIATION LUNCH	MANAGER'S OFFICE	77.31
Total WALTS FOOD CENTER:			77.31
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	78.07
WAREHOUSE DIRECT OFFICE	DOOR HANGERS	PUBLIC WORKS	280.28
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	63.09
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	72.44
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	144.25
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	19.43
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES/DISPOSABLES	MANAGER'S OFFICE	198.19
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	17.71
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	57.18

Name	Description	DEPARTMENT	Net Invoice Amount
Total WAREHOUSE DIRECT OFFICE PDTS:			930.64
WEX BANK	POLICE DEPT FUEL HSI	PUBLIC WORKS	268.76
Total WEX BANK:			268.76
WISCO	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	133.08
WISCO	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	64.83
WISCO	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	177.25
WISCO	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	231.50
Total WISCO:			606.66
ZEP MANUFACTURING CO	DISPOSABLE COMMODITIES	PUBLIC WORKS	254.04
Total ZEP MANUFACTURING CO:			254.04
Grand Totals:			968,682.06

Dated: _____

Village Clerk: _____

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Denise McGrath – Chief of Police

Topic: Appointment of Thomas Johnson to the position of Deputy Chief of Police

PURPOSE

Administer the Oath of Office to Thomas Johnson for the position of Deputy Chief of Police in the Homewood Police Department.

PROCESS

The position of Deputy Chief of Police has been vacant since the retirement of Robert Misner in November of 2023. Thomas Johnson was selected to fill the position effective January 28, 2024.

Deputy Chief Johnson began his career with the Homewood Police Department on November 2, 2009 and was promoted to the rank of Sergeant on May 13, 2019. Deputy Chief Johnson has served as a Patrol Officer, Detective, Acting Watch Commander, Patrol Sergeant, and most recently Detective Sergeant. Prior to joining the Homewood Police Department, Deputy Chief Johnson served with the Glenwood Police Department for seven (7) years.

Deputy Chief Johnson holds a Bachelor of Science in Physical Education from Eastern Illinois University and a Master of Science in Public Safety Administration from Calumet College of St. Joseph. He is a graduate of Northwestern Center for Public Safety, School of Police Staff and Command.

OUTCOME

Administer the Oath of Office to Thomas Johnson for the position of Deputy Chief of Police.

FINANCIAL IMPACT

- **Funding Source:** No Financial Impact
- **Budgeted Amount:** N/A
- **Cost:** N/A

VILLAGE OF HOMEWOOD



LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Request the Village Clerk administer the Oath of Office to Thomas Johnson for the position of Deputy Chief of Police.

ATTACHMENT(S)

None



Village of Homewood
 Senior Advisory Committee
 2023 Annual Report

Village Hall Conference Room
 2020 Chestnut Road
 Homewood, IL 60430

1. **PURPOSE:**

The purpose of the Senior Advisory Committee is to review programs, projects, and issues that address the concerns of the senior citizen population in the community and to develop short-term and long-range programs and projects for recommendation to the Village Board.

2. **MEMBERSHIP:**

	<i>Original Appointment</i>	<i>Term Expires</i>
Alene Rutzky, Chairman	09/23/97	9/26/2026
Jack Levitt	10/12/99	9/26/2026
Kathy Austin	06/12/07	09/13/2025
Raymond Pierre	11/08/11	9/13/2025
David Needles	2/7/2023	2/7/2026
Dierdre Robinson	2/7/2023	2/7/2026
Ami Falk	6/12/18	6/8/2024

Non-voting members: Julie Willis Marla Youngblood Curt Wiest Devin Frendreis	- Village Board Liaison - Village Staff Liaison - Police Department Liaison - Park District Liaison
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3. **SCHEDULE OF MEETINGS:**

The Committee meets on various pre-scheduled dates

- a. March 20, 2023 @7pm
- b. May 15th, 2023 @ 7pm
- c. July 17th, 2023 @7pm
- d. September 18th,2023 @7pm

e. November 20th, 2023 @7pm

4. **ACCOMPLISHMENTS:**

The Senior Advisory Committee has achieved notable success through the development of a comprehensive Senior Resource Page on our Village website. This invaluable resource consolidates a wealth of information aimed at assisting seniors with various needs. The page encompasses essential resources, including assistance with utilities, church groups offering support with tasks like shoveling, AARP information, the Catholic Charities Benefit Review Program, Township senior programs, and other program-based organizations dedicated to aiding seniors. This initiative reflects our commitment to providing a centralized platform for seniors to access crucial services and support, fostering a more connected and empowered senior community.

VILLAGE OF HOMEWOOD FIREFIGHTERS PENSION BOARD
2023 ANNUAL REPORT

Item 10. C.

STATEMENT OF PURPOSE:

The purpose of the Board is to control and manage the Homewood Firefighters' Pension Fund. All money donated, paid, assessed, or provided by law for the relief and pensioning of disabled, superannuated, and retired firemen, their spouses, minor children, and dependent parents and/or children is placed into this fund.

The Board also: enforces contributions, hears and determines applications and payments, makes rules, pays expenses, invests funds, and keeps records of all meetings, proceedings, and activities.

BOARD MEMBERSHIP:

		<u>Original Term Began:</u>	<u>Current Term Expires:</u>	<u>2023 Meetings Attended:</u>
*Chris Cummings	Mayoral Appointee	April 2005	February 2025	4 of 4
Thomas F. Gaskin	Active Elected Trustee	April 2001	April 2023	2 of 4
*Gregory Knoll	Retiree Elected Trustee	April 1974	April 2024	4 of 4
*Ryan Tracy	Active Elected Trustee	April 2017	April 2025	4 of 4
Dennis Bubenik	Mayoral Appointee	November 2023	April 2026	2 of 4
*Shawn Santos	Active Elected Trustee	April 2023	April 2026	2 of 4
*James Anderson	Mayoral Appointee	October 2023	October 2026	1 of 4

- Trustee Thomas Gaskin's term ended in April 2023 and he did not seek re-election. Trustee Santos was elected to fill the open Active Member position and attended his first board meeting as Trustee in July 2023.
- Trustee Dennis Bubenik resigned his position as Mayoral Appointee at the July 2023 meeting, due to moving out of the area after retirement. Trustee James Anderson was appointed to fill the open position, and attended his first board meeting at the October 2023 meeting.
- * *Current active board members at the conclusion of 2023 and at the time this report was authored.*

MEETING DATES:

The Board held four regular meetings during 2023:

Scheduled meeting	Wednesday, January 25, 2023
Scheduled meeting	Wednesday, April 26, 2023
Scheduled meeting	Wednesday, July 26, 2023
Scheduled meeting	Wednesday, October 25, 2023

SIGNIFICANT ACTIONS TAKEN:

- Trustee Knoll was re-elected to serve as Board President and Trustee Tracy was elected to serve as Board Secretary.
- All returning Trustees completed their required Trustee Continuing Education requirements.
- Newly elected and appointed trustees were informed of their new-member and annual training requirements.
- As part of the Village's Annual Audit process, The Firefighters Pension Fund was audited for the period May 1, 2022 thru April 30, 2023. A copy of that report was sent to the Finance Director when it was received.

FINANCIAL CHANGES:

Attached please find the April 2023 End of Fiscal Year Statement of Plan Assets and Statement of Changes in Plan Assets from the Fund's accounting firm, Lauterbach & Amen, LLP.

EMPLOYER CHANGES / DECISIONS EFFECTING PENSION BOARD FUNDING:

Again the Village has chosen to levy an amount lower than the amount recommended by this Board. This choice results in reduced employer contributions to the fund. As employer costs are being deferred to later years, future employer costs will be significantly higher due to lowering current cost. The Pension Board again advised the Village Board of this issue in its' annual tax levy recommendation letter.

VILLAGE OF HOMEWOOD FIREFIGHTERS PENSION BOARD
2023 ANNUAL REPORT

Item 10. C.

FUND PARTICIPANTS:

Active Members and Fund Entry Date:

Thomas Gaskin	09/08/1998	Steve DeJong	11/27/2000	Chris Kieta	07/16/2001
Jason Presnak	02/27/2002	John Elashik, Jr.	01/05/2004	Ryan Schneider	08/02/2004
Ryan Tracy	06/21/2006	Matt Moran	06/21/2006	Bob Grabowski	07/01/2009
Kevin Wake	07/08/2010	Joe Exline	09/22/2014	Kyle Paczesny (T2)	10/09/2017
Dave Vitolka (T2)	11/12/2017	Edgar Serna (T2)	12/06/2019	Richard Qualter, Jr. (T2)	12/06/2019
Shawn Santos (T2)	06/07/2020	Daniel Uhlmann (T2)	01/04/2021	Tyler Swyndroski (T2)	08/02/2021
Martin Garcia (T2)	02/14/2022	Kyle Adams (T2)	08/08/2022		

Retired Members and Retirement Date:

Dan Rossi	07/20/2001	Greg Knoll	09/23/2003	Jody Applegate	03/31/2010
Clint Johnson	05/30/2014	Scott Moran	05/18/2017	Tim Cameron	11/09/2017
William Wright	11/29/2019	Lawrence Lipinski	11/29/2019	Dave Wolken	03/20/2021
Mike Bell	05/05/2022				

Disabled Members and Disability Date:

Jim Fox	12/20/1997	Shawn Washington	06/30/2010	Sean Sullivan	10/24/2021
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Deferred/Vested Members and Service Dates:

Kevin Welsh 02/11/1980 thru 07/23/1995

Surviving Spouses, Dependent Children, or Dependent Parents and Date:

Georgia Casella 02/07/2016

Member Applications:

Membership – There were no applications for new members in 2023.

Refunds of Contributions:

A previous reimbursement check in the amount of \$6.21 issued to Nicholas McKinney had not yet been cashed. Action was taken at the April 26, 2023 meeting to re-issue the check upon confirmation of Mr. McKinney's address. There were no new applications for withdrawals in 2023.

Review Applications for Retirement /Disability Benefits:

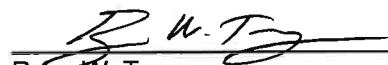
There were no new applications for retirement or disability benefits in 2023.

The Homewood Firefighters' Pension Board would like to thank the Village Board for their ongoing support. Due to this support, the plan is funded above state averages for estimated future liabilities. The Board also thanks the Village Staff for their assistance and allowing active fund Trustees to spend the time necessary to help administer the pension plan.

Reviewed and approved at the January 24, 2024 Homewood Firefighters Pension Board meeting.



Gregory J. Knoll,
Board President



Ryan W. Tracy
Board Secretary

Homewood Firefighters' Pension Fund
Statement of Net Position - Modified Cash Basis
As of April 30, 2023

Assets

Cash and Cash Equivalents	\$ 275,177.24
Investments at Fair Market Value	
Money Market Mutual Funds	3.52
Pooled Investments	17,338,986.55
Total Cash and Investments	17,614,167.31
Prepays	4,296.17
Total Assets	17,618,463.48

Liabilities

Expenses Due/Unpaid	4,415.94
Total Liabilities	4,415.94

Net Position Held in Trust for Pension Benefits**17,614,047.54**

Homewood Firefighters' Pension Fund
Statement of Changes in Net Position - Modified Cash Basis
For the Twelve Months Ended April 30, 2023

Additions

Contributions - Municipal	\$ 657,234.44
Contributions - Members	194,171.45
Total Contributions	<u>851,405.89</u>
Investment Income	
Interest and Dividends Earned	172,041.19
Net Change in Fair Value	<u>(65,752.10)</u>
Total Investment Income	106,289.09
Less Investment Expense	<u>(14,017.17)</u>
Net Investment Income	<u>92,271.92</u>
Total Additions	<u>943,677.81</u>

Deductions

Administration	44,890.14
Pension Benefits and Refunds	
Pension Benefits	1,170,290.56
Refunds	<u>2,675.04</u>
Total Deductions	<u>1,217,855.74</u>

Change in Position **(274,177.93)**

Net Position Held in Trust for Pension Benefits

Beginning of Year	<u>17,888,225.47</u>
End of Period	<u>17,614,047.54</u>



Homewood Police Pension Fund

Item 10. D.

17950 Dixie Highway ♦ Homewood, IL 60430 ♦ (708) 206-3420

Greg Knoll
President

Curt Wiest
Secretary

Dale Gustafson
Vice President

Henry Renken
Assistant Secretary

Chris Cummings
Trustee

2023 ANNUAL REPORT

STATEMENT OF PURPOSE:

This board is created to control and manage the Police Officer's Pension Fund. All money donated, paid, assessed, or provided by law for the relief and pensioning of disabled, superannuated, and retired police officers, their spouses, minor children, and dependent parents and/or children is placed into this fund.

This board also enforces contributions, hears and determines applications and payments, makes rules, pays expenses, invests funds, and keeps records of all meetings, proceedings, and activities.

BOARD MEMBERSHIP:

Name	Original Term Began	Current Term Expires	2023 Attendance
Dale Gustafson – Retired Elected Trustee	04/2023	04/2025	3 of 3
Darren Easter – Active Elected Trustee	05/2017	04/2023	2 of 2
Gregory Knoll – Mayoral Appointee	04/1998	04/2025	4 of 5
Mark Phalen – Retired Elected Trustee	05/2017	04/2023	2 of 2
Curt Wiest – Active Elected Trustee	05/2014	04/2024	5 of 5
Christopher Cummings – Mayoral Appointee	02/2022	02/2024	4 of 5
Henry Renken – Active Elected Trustee	04/2023	04/2025	3 of 3

REGULAR MEETING DATES:

During 2023 the Police Pension Board conducted 4 regular meetings:

- Wednesday, January 25th*
- Wednesday, April 26th*
- Wednesday, July 26th*
- Thursday, October 25th*

SPECIAL MEETING DATES:

May 26th

SIGNIFICANT ACTIONS TAKEN:

In April, a regular election was held for an Active Representative. Henry Renken was elected to serve in an Active Trustee position. Dale Gustafson was elected to serve in the Retired Trustee position.

In July the election of Board Officers resulted in Greg Knoll as President, Dale Gustafson as Vice-President, Curt Wiest as Secretary and Henry Renken as Assistant Secretary.

All Trustees completed or are scheduled to complete their required Trustee Continuing Education requirements. Trustee Cummings was appointed as the FOIA Officer.

FINANCIAL CHANGES:

Attached please find the April 2023 Statement of Plan Assets and Statement of Changes in Plan Assets from the Fund's accounting firm, Lauterbach and Amen.

**EMPLOYER CHANGES / DECISIONS EFFECTING
PENSION BOARD INVESTMENT PERFORMANCE:**

Again, the Village has chosen to levy an amount lower than the amount recommended by this Board. This choice results in reduced employer contributions to the Fund. As employer costs are being deferred to later years, employer costs in future years will see a significant increase.

The Pension Board again advised the Village Board of this issue in its' annual tax levy recommendation letter.

PUBLIC ACT 101-0610

On December 18, 2019, Governor Pritzker signed into law this Public Act. The Act took effect on January 1, 2020 and:

- forms the Police Officer's Investment Fund (IPOPIF) which will consolidate all 350 active Article 3 pension fund investments into one fund over the next 30 months. Separate account balances and funding percentages will be kept for each downstate fund.
- reduces training hour requirements for newly appointed and current Pension Board Trustees.
- changes Tier II employee benefits to provide a survivor benefit prior to retirement.
- changes maximum Tier II salaries used to calculate benefits to comply with federal government Safe Harbor provisions.
- will retain an actuary and establish the employer contribution, similar to the IMRF process of determining the annual employer contribution.

All local Article 3 Boards will maintain an operating fund to pay benefits and expenses of the fund. Local Board will continue to consider applications for membership, disability, retirement, and survivor benefits and other related matters.

FUND PARTICIPANTS

Hernan Banuelos (T2)	08/23/2021		Dennis Leaks (T2)	11/30/2013
Brian Beauchamp	06/05/2006		Denise McGrath	05/01/1995
Samuel Perez (T2)	12/21/2020		Kelly Misner	11/07/2005
Ryan Bischoff (T2)	05/02/2022		David Nelson	07/10/2023
Justin Blackburn (T2)	05/13/2019		Peyton Nigro (T2)	08/28/2023
Steven Brandenburger	11/29/2010		Samantha Nissen (T2)	05/02/2022
Nathan Bruni	04/07/2008		Kevin Radtke (T2)	10/05/2015
Eric Bujak (T2)	01/10/2017		John Rasmus (T2)	02/22/2016
Michael Chmielewski(T2)	01/04/2016		Ryan Rasmus (T2)	12/21/2020
Donald Dean	09/25/2023		Henry Renken (T2)	04/24/2017
Alex Denman (T2)	08/31/2020		William Rolle	07/10/2006
Sergio Diaz de Sandy (T2)	02/06/2023		Timothy Rosenberg (T2)	01/08/2018
Laura Fritz	05/09/2003		Craig Sline	01/09/1995
Lawrence Garrett (T2)	08/07/2017		Deanna Schoonveld (T2)	07/07/2014
Andy Gasbarro (T2)	01/06/2020		James Strayer	03/03/2008
Thomas Johnson	11/02/2009		Kelly Strayer	08/27/2007
Joseph Keblusek	07/02/2003		Kenneth Strunk	01/23/2023
Michael Kozlowski (T2)	09/04/2012		Curt Wiest	02/01/2000

RETIRED MEMBERS AND RETIREMENT DATES

Michael Bartelsen	06/14/2003		Robert Misner	11/10/2023
Harry Boerema	07/07/2005		Paul Neitzel	12/06/2022
Richard Czarnecki	12/31/2020		Michael Nickolaou	05/03/2008
James Finrock	11/07/2001		David Owens	07/11/2015
James Gannon	11/26/2009		Paul Poninski	05/18/2012
Dale Gustafson	05/03/2012		Kenneth Reusnow	07/28/2003
Thomas Healy	07/07/2007		Douglas Roberts	11/21/2008
Michael Hoger	05/17/2003		Dana Robinson	03/31/2010
Bernard Hogancamp	01/02/2011		Charles Scheiwe	06/11/2003
Roy Janich	05/01/2019		Robert Schultz	06/01/1988
Daniel Johnson	05/03/2008		Richard Sewell	09/30/2023
Jack Lenox	12/25/2019		Patrick Siemsen	08/30/2019
Ernie Larson	05/10/1996		Vincent Starks	08/31/2023
David Lux	09/18/2020		David Tobin	08/09/2017
Michael MacDonald	05/02/2011		Paul Werner	09/08/2022

DISABLED MEMBERS AND DISABILITY DATES

Anna Carroll 04/25/1985 Paul Engels 11/13/2001 Kevin Kaiser 07/07/2009
Mark Phalen 07/23/2016 Jason Beck 01/21/2017 Darren Easter 12/12/2022

SURVIVING SPOUSES RECEIVING PENSION BENEFITS

Nancy Becker (Arnold) 03/25/1995 Mary Heyne (Thomas) 01/11/2018
Deborah Denman (James) 08/12/2009 Geraldine Jessup (Earl) 11/15/2004
Mary Brandt (Jerald) 02/19/2014 Heidi Looney (Donald) 07/20/2002
Kathleen Fabie (Harry) 10/13/2023 Barbara Walski (Daniel) 10/07/2018

FORMER MEMBERS LEAVING CONTRIBUTIONS IN FUND:

Kayvon Karimi, Kyle Rhein, Rocco Giannelli, Bradley Clemmer

FORMER MEMBERS RECEIVING A REFUND OF CONTRIBUTIONS

Ephraim Dorsey, Jason Johnson

MEMBER APPLICATIONS:

Kenneth Strunk, Sergio Diaz de Sandy, David Nelson, Peyton Nigro, Donald Dean

RELEASED/RESIGNATIONS:

Ephraim Dorsey

RETIREMENTS:

Richard Sewell, Vincent Starks, Robert Misner

MEMBER DISABILITES:

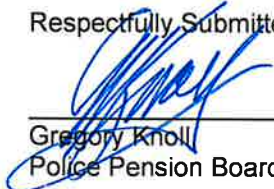
MEMBER/BENEFICIARY DEATHS:

Harry Fabie, Lorraine Bielfeldt (spouse), Dixie Schlueter (spouse)

The Homewood Police Pension Board would like to thank the Village Board for their ongoing support and returning to proper employer contributions to the Police Pension Fund. Due to your support, the plan is funded above state averages for estimated future liabilities. The Homewood Police Pension Board would also like to thank the Village staff for their assistance and allowing the Fund Trustees to spend the time necessary to help administer the pension plan.

Reviewed and approved at the January 24, 2024 Police Pension Board meeting.

Respectfully Submitted,



Gregory Knoll
Police Pension Board President



Curt Wiest,
Police Pension Board Secretary

Homewood Police Pension Fund
Statement of Net Position - Modified Cash Basis
As of April 30, 2023

Assets

Cash and Cash Equivalents	\$	10,084.65
Investments at Fair Market Value		
Money Market Mutual Funds		1,074,217.93
Pooled Investments		<u>32,724,894.14</u>
Total Cash and Investments		33,809,196.72
Prepays		<u>6,024.25</u>
Total Assets		<u>33,815,220.97</u>
<u>Liabilities</u>		
Expenses Due/Unpaid		<u>8,096.15</u>
Total Liabilities		<u>8,096.15</u>
Net Position Held in Trust for Pension Benefits		<u>33,807,124.82</u>

Homewood Police Pension Fund
Statement of Changes in Net Position - Modified Cash Basis
For the Twelve Months Ended April 30, 2023

Additions

Contributions - Municipal	\$ 1,973,058.40
Contributions - Members	518,016.42
Total Contributions	<u>2,491,074.82</u>
Investment Income	
Interest and Dividends Earned	253,664.80
Net Change in Fair Value	360,640.64
Total Investment Income	614,305.44
Less Investment Expense	<u>(51,194.59)</u>
Net Investment Income	<u>563,110.85</u>
Total Additions	<u>3,054,185.67</u>

Deductions

Administration	62,307.35
Pension Benefits and Refunds	
Pension Benefits	3,199,252.98
Refunds	<u>173,690.78</u>
Total Deductions	<u>3,435,251.11</u>

Change in Position **(381,065.44)**

Net Position Held in Trust for Pension Benefits

Beginning of Year	<u>34,188,190.26</u>
End of Period	<u>33,807,124.82</u>



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Parking Variance for Restaurant at 810 Maple Avenue

PURPOSE

The applicants, Emad Abed (building owner) and Mohammad Majid (restaurant owner), are requesting a variance to modify parking requirements for the operation of a carry-out restaurant, Fill-a-Pita, at 810 Maple Avenue. The building is currently fitted for two commercial retail spaces, and the applicants are proposing the creation of a third tenant space for a “fast casual carry-out restaurant.” Table 44-05-01(C) of the zoning ordinance, *Parking Requirements*, requires one space per 300 square feet of gross floor area for all *multi-tenant shopping centers*. The footprint of the building is 11,940 square feet of gross floor area (GFA). Based on this standard, the subject site requires 39 parking spaces, which is a reduction from the 48 spaces required under the previous zoning ordinance but remains greater than the 28 spaces currently available on the site. Mr. Abed and Mr. Majid have requested a variance from the parking requirements.

PROCESS

The building was previously occupied by a tire retail and vehicle service facility (Discount Tire) and was vacant for many years. In 2022, the applicant purchased the property and divided it into two retail tenant spaces which currently houses the Smoke Shop Superstore and DNA Beauty Supply store. The Village Board approved a parking variance for the two tenants in September 2022. The applicant has not proposed changes to this footprint. However, since the approval of the initial parking variance for this site, the Village has adopted a new zoning ordinance with significant changes to parking requirements.

Parking Study

Upon initial review of the variance application, staff requested additional parking data for the 810 Maple Avenue site to document existing on-site parking utilization. Data from the study indicated that the two existing businesses cause minimal strain on the existing parking lot. Based on photo captures taken at one-hour time increments over two weeks, parking utilization never exceeded 57% on-site, and demand rarely exceeded 40% of parking available. Staff found that based on maximum parking usage documented in data from the site, the proposed carry-out restaurant use would not cause spillover effects onto neighboring properties.



Planning & Zoning Board

At a public hearing on January 11, 2024, the Planning and Zoning Commission considered the request for a variance from parking requirements and approval of the site plan. At the hearing, five commission members were present and voted unanimously (5-0) to recommend approval of the requested variance to operate the restaurant with 28 parking spaces.

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 parking variance. The following Findings of Fact by the standards outlined in Section 44-82 of the zoning ordinance may be entered into the record:

1. The subject property is located at 810 Maple Avenue and owned by the applicant, Mohammad Majid.
2. The subject property is located in the B-4 Shopping Center Zoning District.
3. Carry-out restaurant facilities, as proposed by the applicant, are permitted in the B-4 Shopping Center Zoning District.
4. The existing development on the site, including an 11,940-square-foot building and 28 surface parking spaces, was formerly built for vehicle repair and service.
5. The subject property received approval in 2022 to support the renovation of the building to support two new commercial and retail tenants and received a parking variance to allow for reduced parking requirements for these proposed uses.
6. The building on the subject property was designed to accommodate three tenants, with a third tenant space not considered in 2022 remaining vacant. This vacant tenant space is the subject of this planning case. This space is 1,827 square feet in area.
7. The building on the site is now designed to support multiple tenants and has been classified as a *multi-tenant shopping center* in the Village Zoning Ordinance.
8. The proposed use in the third tenant space is a carryout food service business.
9. The Village Zoning Ordinance requires 1 off-street parking space per 300 square feet of gross square footage (GFA) within a multi-tenant shopping center, and the building requires a total of 39 parking spaces for the 11,490 square feet of retail and commercial space.
10. The applicant proposed to provide 28 parking spaces on the subject property to support the uses within the multi-tenant shopping center on the site.
11. The proposal from the applicant includes four additional parking spaces and spaces with signage indicating that additional spaces are reserved for carryout/pickup customers.
12. The tenant space is proposed to be modified to provide additional egress to the north to provide access to parking currently unutilized by existing businesses.
13. The proposed variance is for relief from the provision of 11 total parking spaces.



FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

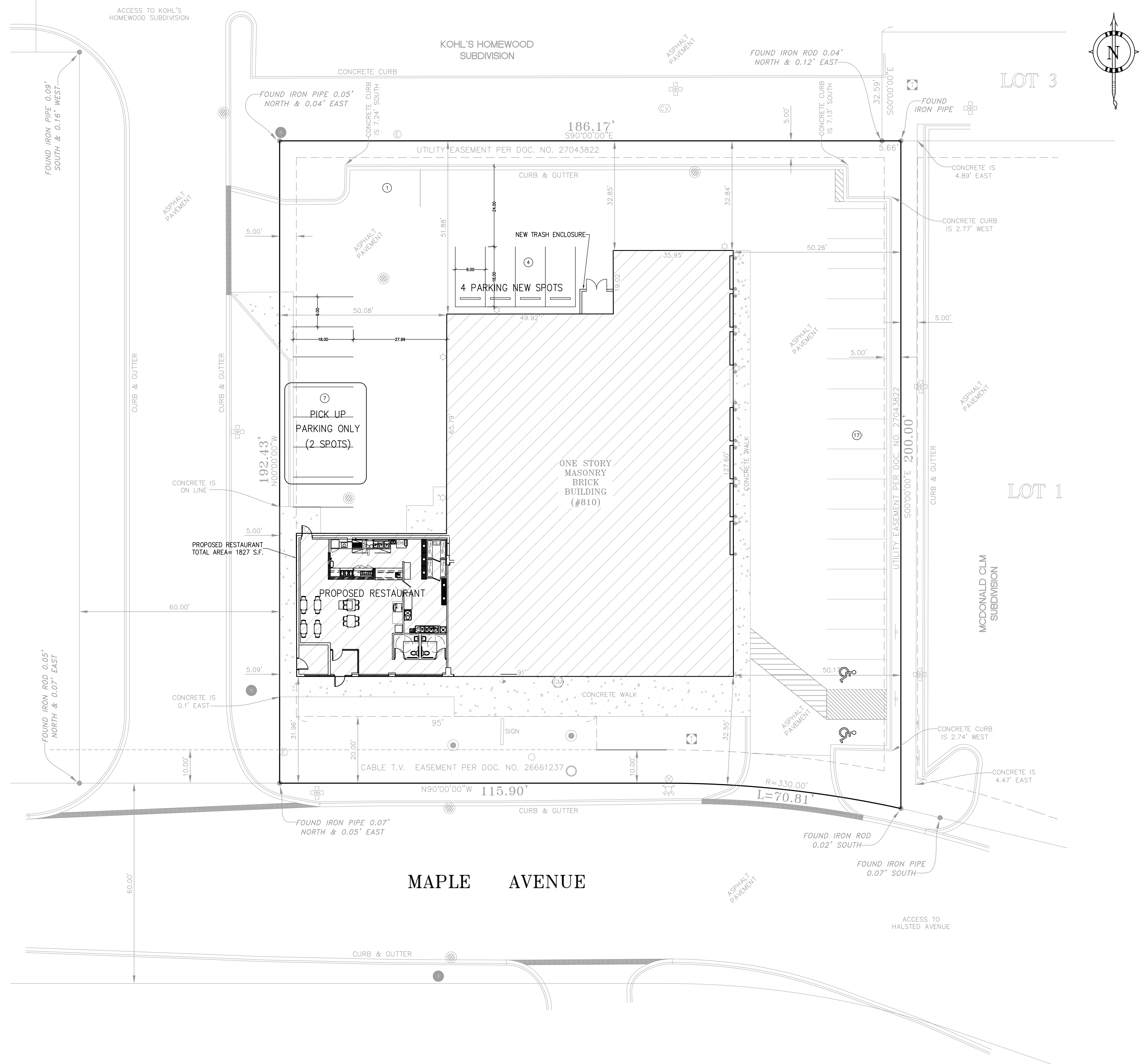
RECOMMENDED BOARD ACTION

Pass an ordinance granting a variance from Table 44-05-01(C) in Section 44-05-01(A) *General Off-Street Parking Requirements* to allow the operation of a carryout food service establishment with 28 parking spaces at 810 Maple Avenue.

ATTACHMENT(S)

- Site Plan by Harold Beron, last revised August 11, 2023
- Ordinance granting a variance

FILL A PITA RESTAURANT REMODEL
810 MAPLE AVE.
HOMEWOOD, ILLINOIS 60430



1 PROPOSED SITE PLAN
SCALE 1/16"=1'-0"



DESIGN FIRM LICENSE
No.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS
WERE PREPARED UNDER MY SUPERVISION AND TO
THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE
OF BOLLINGBROOK BUILDING CODE AND ORDINANCES

1	ISSUE FOR REVIEW	8/11/2023
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB	
SCALE: AS SHOWN		
SHEET TITLE :		

PROJECT NO. 7056		SHEET NO. C1-2	
DATE 8/11/23			

ORDINANCE NO. M-2279**AN ORDINANCE GRANTING A VARIANCE TO OPERATE A CARRYOUT RESTAURANT AT 810 MAPLE AVENUE, HOMEWOOD, ILLINOIS WITH ELEVEN FEWER SPACES THAN ARE REQUIRED BY THE HOMEWOOD ZONING ORDINANCE.**

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 passage of an Ordinance; and

WHEREAS, Majid RE, LLC, an Illinois limited liability company, recently purchased the property at 810 Maple Avenue in the B-4 Shopping Center Zoning District and renovated the building into two commercial retail establishments; and

WHEREAS, the petitioner proposes to renovate a third commercial space for the operation of a food service establishment; and

WHEREAS, the site plan submitted proposes 28 parking spaces; however, based upon the classification of a multi-tenant shopping center in the Homewood Zoning Ordinance, the property requires 39 parking spaces; and

WHEREAS, the Homewood Planning and Zoning Commission considered the parking variance at its January 11, 2024, regular meeting and voted unanimously (5-0) to recommend approval of the requested variance; 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, Cook County, Illinois, 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 located at 810 Maple Avenue and owned by the applicant, Mohammad Majid.
2. The subject property is located in the B-4 Shopping Center Zoning District.
3. Carry-out restaurant facilities, as proposed by the applicant, are permitted in the B-4 Shopping Center Zoning District.
4. The existing development on the site, including an 11,940-square-foot building and 28 surface parking spaces, was formerly built for vehicle repair and service.
5. The subject property received approval in 2022 to support the renovation of the building to support two new commercial and retail tenants and received a parking variance to allow for reduced parking requirements for these proposed uses.
6. The building on the subject property was designed to accommodate three tenants, with a third tenant space not considered in 2022 remaining vacant. This vacant tenant space is the subject of this planning case. This space is 1,827 square feet in area.
7. The building on the site is now designed to support multiple tenants and has been classified as a *multi-tenant shopping center* in the Homewood Zoning Ordinance.
8. The proposed use in the third tenant space is a carryout food service business.
9. The Homewood Zoning Ordinance requires one off-street parking space per 300 square feet of gross square footage within a multi-tenant shopping center, and the building requires a total of 39 parking spaces for the 11,940 square feet of retail and commercial space.
10. The applicant proposed to provide 28 parking spaces on the subject property to support the uses within the multi-tenant shopping center on the site.
11. The proposal from the applicant includes four additional parking spaces and spaces with signage indicating that additional spaces are reserved for carryout/pickup customers.
12. The tenant space is proposed to be modified to provide additional egress to the north to provide access to parking currently unutilized by existing businesses.
13. The proposed variance is for relief from the provision of 11 total parking spaces.

SECTION THREE – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 1 in Commercial Subdivision Unit Number 2, Being a Subdivision of Part of the Northeast Quarter of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat therefor recorded April 13, 1984 Document 27043822, in Cook County, IL.

Permanent Index Number: 29-32-200-022-0000

Common Address: 810 Maple Avenue, Homewood, IL 60430

SECTION FOUR - GRANTING OF VARIANCE:

The following variance is granted to the petitioner:

A variance from Table 44-05-01(c) and Section 44-05-01(a) of the Homewood Zoning Ordinance, Parking Requirements to allow the operation of a 1,827 sf food service establishment with 28 parking spaces instead of 39 spaces required by the ordinance.

SECTION FIVE - DOCUMENTS TO BECOME A PART OF THIS ORDINANCE:

These documents are made part of this Ordinance:

Homewood Planning and Zoning Commission minutes of January 11, 2024, as they relate to the subject zoning.

Homewood Village Board minutes of February 13, 2024, as they relate to this ordinance.

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 13th day of February 2024.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-01: Special Use Permit for Indoor Place of Assembly (Indoor Fitness)



PURPOSE

The applicant, Dionne Townsend, requests a special use permit to add fitness classes to Honeycomb Hideout, an existing *banquet hall/event space/office* use, located at 18205 Dixie Highway. The addition of fitness classes and programming represents an expansion of existing land use and does not conform to the use category at 18205 Dixie in the B-2 Downtown Transition zoning district.

The location is classified as a tenant within an existing *multi-tenant shopping center*, and the fitness use proposed by the applicant is categorized as a *place of assembly (indoor commercial)*. The Homewood Zoning Ordinance classifies indoor commercial places of assembly uses as a special use in the B-2 Downtown Transition District to allow the Planning and Zoning Commission to evaluate each requested special use permit individually, to consider the impact of the proposed use on neighboring properties, and the public need for the proposed use at the subject location.

PROCESS

The subject property is a *multi-tenant commercial center* with a gross floor area of 19,540 square feet. The building is located on a 1.13-acre site and was constructed in 1967. The structure has six tenant spaces, three of the spaces have seen significant turnover in the past several years. The existing tenant mix in the building includes a restaurant and a childcare center. The Village Board of Trustees approved a fitness center in November 2023 in the tenant space directly adjacent to the applicant’s business.

On January 25, 2024, the Planning and Zoning Commission considered the request for a special use permit in a public hearing. All commission members were present and voted unanimously (7 – 0) to recommend approval of the special use permit.



OUTCOME

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

1. The subject property at 18205 Dixie Highway is zoned B-2 (Downtown Transition).
2. The applicant, Dionne Townsend, is the business owner of the subject property.
3. The proposed use, cited by the applicant as an “indoor cycling and fitness center,” is classified as an *indoor commercial place of assembly* per definitions outlined in Section 44-09 of the Village Zoning Ordinance.
4. The applicant, Dionne Townsend, has requested a Special Use Permit in the B-2 zoning district to operate the *indoor commercial place of assembly*, as required per Table 44-03-04 of the Village Zoning Ordinance.
5. The proposed use will use a tenant space totaling 2,850 square feet in gross floor area in an existing building.
6. The applicant has not proposed additions to the gross floor area, nor modifications to the site layout or exterior of the existing building.
7. The applicant meets the required use-specific standards for the proposed use, per Section 44-04-04.A of the Village Zoning Ordinance, which requires indoor commercial *places of assembly*, to be located on an arterial or collector roadway to support uses that may create additional impacts to noise or peak traffic conditions.
8. The proposed use is located within a *multi-tenant shopping center*; 65 spaces are required for the 19,540 sq. ft. building.
9. The subject site has 62 parking spaces. The use complies with off-street parking requirements per Section 44-05-01 of the Village Zoning Ordinance, which allows additional parking to be waived for existing structures without a use change. While the use is being adjusted for the tenant space, the parking is determined as a *multi-tenant shopping center*, and thus the parking use remains the same, and adjustments to off-street parking on the site are not required.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed



RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a *place of assembly (indoor commercial)* in the B-2 Downtown Transition District for “Honeycomb Hideout” at 18205 Dixie Highway, subject to the following conditions:

1. Should a separate business conduct fitness classes and programming in the Honeycomb Hideout business space, the proprietor shall register with the Village to ensure that the business complies with all municipal codes and obtains a business operation certificate.
2. Fitness Classes shall be limited to Monday-Thursday 7:00 am – 10:00 am and 5:00 pm – 9:00 pm.
3. Total occupancy for fitness classes shall not exceed 30 patrons at any specific time.
4. No alcohol is allowed on the premises without a liquor license issued by the Village.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2280**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
OPERATION OF AN INDOOR COMMERCIAL PLACE OF ASSEMBLY AT
18205 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 for indoor fitness classified by Ordinance as an indoor commercial place of assembly at 18205 Dixie Highway; and

WHEREAS, the proposed use is to be located within an existing structure classified as a multi-tenant

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

WHEREAS, indoor commercial places of assembly are allowed as a special use in the B-2, Downtown Transition zoning district; and

WHEREAS, use-specific regulations in Section 44-04-04 of the Village of Homewood Zoning Ordinance require that all commercial indoor places of assembly requiring a special use permit be located along a street classified as an arterial or collector; and,

WHEREAS, the subject property is located on Dixie Highway, a minor arterial roadway controlled by the Illinois Department of Transportation; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on January 25, 2024 recommended approval of a special use permit to allow the operation of an indoor commercial place of assembly; 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 at 18205 Dixie Highway is zoned B-2 (Downtown Transition).
2. The applicant, Dionne Townsend, is the business owner at the subject property.
3. The proposed use, cited by the applicant as an “indoor cycling and fitness center,” is classified as an *indoor commercial place of assembly* per definitions set forth in Section 44-09 of the Village Zoning Ordinance.
4. The applicant, Dionne Townsend, has requested a Special Use Permit in the B-2 zoning district to operate the *indoor commercial place of assembly*, as required per Table 44-03-04 of the Village Zoning Ordinance.
5. The proposed use will use a tenant space totaling 2,850 square feet in gross floor area in an existing building.
6. The applicant has not proposed additions to the gross floor area, nor modifications to the site layout or exterior of the existing building.
7. The applicant meets the required use-specific standards for the proposed use, per Section 44-04-04.A of the Village Zoning Ordinance, which require indoor commercial *places of assembly*, to be located on an arterial or collector roadway to support uses that may create additional impacts to noise or peak traffic conditions.
8. The proposed use is located within a *multi-tenant shopping center*; 65 spaces are required for the 19,540 sq. ft. building.
9. The subject site has 62 parking spaces. The use complies with off-street parking requirements per Section 44-05-01 of the Village Zoning Ordinance, which allows additional parking to be waived for existing structures without a use change. While the use is being adjusted for the tenant space, the parking is determined as a *multi-tenant shopping center*,

and thus the parking use remains the same, and adjustments to off-street parking on the site are not required.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The North 265 feet (except the North 100 feet thereof) of that part of the West ½ of the SE ¼ of Section 31, Township 36 North, Range 14, bounded and described as follows: Beginning at the Northeast corner of Lot 1 in the subdivision of Lot 6 County Clerk's Division of the W ½ of the SE ¼ of said Section 31; thence West along the North line of Lot 1 extended 297 feet to a point 33 feet East of the West line of said SE ¼; thence North parallel to said West line, 346 feet; thence East parallel to said North line of Lot 1, 297 feet; thence South parallel to said West line of said SE ¼; 346 feet to place of beginning, in Cook County, Illinois.

Permanent Index Number: 29-31-409-056-0000

Common Address: 18201-18209 Dixie Highway
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Honeycomb Hideout and applicant Dionne Townsend to operate an indoor commercial place of assembly at the above-described property.

SECTION FOUR – CONDITIONS:

1. Should a separate business conduct fitness classes and programming in the Honeycomb Hideout business space, the proprietor shall register with the Village to ensure that the business complies with all municipal codes and obtains a business operation certificate.
2. Fitness Classes shall be limited to Monday-Thursday 7:00 am – 10:00 am and 5:00 pm – 9:00 pm.
3. Total occupancy for fitness classes shall not exceed 30 patrons at any specific time.
4. No alcohol is allowed on the premises without a liquor license issued by the Village.

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 January 25, 2024, as they relate to the subject zoning.

The Homewood Village Board minutes of February 13, 2024, 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 13th Day of February, 2024.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Letter of Intent – 2124 183rd Street

PURPOSE

Animesh (Andy) Kumar of Ultra Energy Group LLC has an interest in the purchase and rehabilitation of the property at 2124 183rd Street, a former Citgo gas station now owned by the Village. The property is a vacant one-story commercial structure with parking. The developer has requested that the Village forego marketing and sale of the property for a period of time so that the developer can perform their due diligence and prepare for the redevelopment of the property.

PROCESS

In 2021, the Village purchased the property for \$40,000 from the Cook County Land Bank Authority (CCLBA). The CCLBA originally acquired the property after it had been vacant and tax delinquent for several years. Village funds to buy the property came from the Southwest Central Business District TIF. The Southwest CBD TIF ended in 2022, so the property is no longer in a TIF district. At the June 13, 2023, Village Board meeting, the Board passed Resolution R-3146 directing staff to publish a solicitation for alternate bids. After publication and deadline, no alternate proposals were received.

After acquiring the property, the Village engaged TriCore Environmental, LLC to remediate the Brownfield site under the State's Leaking Underground Storage Tank (LUST) program so it could be safely redeveloped. TriCore outlined the State's requirements to obtain a No Further Remediation Letter (NFR) for the property. One of the requirements to obtain the NFR, is the passage of a limited groundwater ordinance also on the February 13, 2024 Village Board agenda.

The Village prepared a Letter of Intent (LOI) for consideration by the Village Board with the following terms:

1. The developer purchases and redevelops the property with the proposed Big Rocco's restaurant.
2. The developer has 90 days to perform due diligence.



3. Any redevelopment plans will be developed and implemented in line with the restrictions outlined on the Property Owner Summary Form (POSF) (as prepared by TriCore Engineering).
4. The new property owner must sign the POSF at the time of purchase, which is a requirement of the NFR letter.
5. The developer will buy the property for \$47,500.
6. The Village will not negotiate with other parties during this due diligence period.
7. The developer will be given access to the property to perform its due diligence.
8. The developer must negotiate a redevelopment agreement (RDA) with the Village for the sale and redevelopment of the Property within 90 days.
9. No money is required from the developer when it signs the RDA, but if the developer decides not to develop the property, they are responsible for their due diligence costs.

OUTCOME

The property is on a prominent corner (183rd Street and Harwood Avenue) of a major thoroughfare in the Village, and the purchase and redevelopment will result in the revitalization of a vacant commercial property.

FINANCIAL IMPACT

- **Funding Source:** No Financial Impact
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Approve a Letter of Intent with Ultra Energy Group LLC for the Village-owned property located at 2124 183rd Street.

ATTACHMENT(S)

- Letter of Intent
- Proposed Business Plan



Terms of the Letter of Intent

1. **Purchaser:** Animesh (Andy) Kumar or nominee
2. **Seller:** Village of Homewood
3. **Property:** Property commonly known as 2124 183rd Street, Homewood
PIN: 31-01-115-001-0000
4. **Project Redevelopment:** The Purchaser shall purchase and renovate the Property with Big Rocco’s restaurant as described in the Business Plan submitted by the Purchaser
5. **Purchase Price:** \$47,500
6. **Redevelopment Agreement:** Seller and Purchaser shall, within 90 days of the execution of this Letter of Intent, enter into a redevelopment agreement (the “RDA”) for the purchase and redevelopment of the Property. The agreement also will require the Developer to provide the Village at closing a reverter deed reconveying the Subject Property to the Village if the Developer fails to redevelop the Subject Property as agreed.
7. **Closing Date:** By _____, 2024, Seller shall convey the Property to Purchaser.
8. **Earnest Money:** \$1.00
9. **Expense Reimbursement:** None
10. **Environmental Inspection:** Simultaneous with execution of this Letter of Intent, Seller shall deliver to Purchaser any environmental reports or assessments of the Property in Seller’s possession. Purchaser, and its agents and contractors, shall be permitted to enter onto the Property to conduct inspections, soil tests, and/or surveys at Purchaser’s expense. Any entry by Purchaser and/or its agents and/or contractors shall be at the sole risk of Purchaser and/or its agents and/or contractors, and in no case shall Seller be liable to Purchaser and/or its agents and/or contractors for any damages, claims, or liabilities arising from such entry.

Village Hall
2020 Chestnut Road
Homewood, IL 60430
Phone 708-798-3000
Fax 708-798-4680

Village Manager's Office
Phone 708-206-3377
Fax 708-206-3496

Community Development and Building Department
Phone 708-206-3385
Fax 708-206-3947

Finance Department
Phone 708-798-3000
Fax 708-798-4680

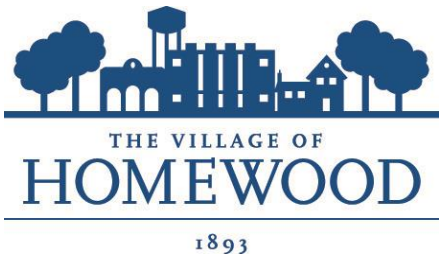
Fire Department
17950 Dixie Highway
Homewood, IL 60430
Phone 708-206-3400
Fax 708-206-3498

Police Department
17950 Dixie Highway
Homewood, IL 60430
Phone 708-206-3420
Fax 708-206-3497

Public Works Department
17755 Ashland Avenue
Homewood, IL 60430
Phone 708-206-3470
Fax 708-206-3499



11. **No Further Remediation (NFR)** The following provisions will be required of this property for environmental compliance to receive a no further remediation (NFR) letter: Any redevelopment plans will be developed and implemented in line with the restrictions outlined on the Property Owner Summary Form (POSF). The new property owner must sign the POSF at the time of purchase, which is a requirement of the NFR letter. The new property owner allows the Village's environmental consultant, TriCore, access to the property for any required additional sampling pending we provide them with advance notice.
11. **Due Diligence Period:** Purchaser shall, relative to the Property, within ninety (90) days after execution of this Letter of Intent, review title, relevant recorded documents, available surveys, site plans and environmental reports to determine if the Property is suitable for Purchaser's intended use, and shall advise the Seller, within the ninety (90) day period, if Purchaser wishes to proceed with acquiring the Property and enter into the RDA. If the Purchaser fails to so notify the Seller, it shall be presumed that the Purchaser has decided not to proceed with the purchase and redevelopment of the Property.
12. **Title and Survey:** Seller shall order and present to Purchaser a title report from an Illinois-licensed title insurance company and shall obtain an ALTA ACSM Land Title Survey at Seller's sole cost within ninety (90) days after execution of this Letter of Intent.



The undersigned acknowledges that the contemplated transaction must be approved by the Homewood Village Board and the execution of the RDA, which RDA shall contain, among others, those terms set forth above. The Village Board is expected to consider this Letter of Intent at its February 13, 2024 meeting. The Purchaser and Seller acknowledge that any future redevelopment agreement is subject to final approval by the Homewood Village Board and the Purchaser.

Approved on _____, 2024

Purchaser:
 Animesh (Andy) Kumar

By: _____
 Name: _____
 Its: _____

Approved on _____, 2024
 Seller:
 VILLAGE OF HOMEWOOD

By: _____
 Name: Richard A. Hofeld
 Its: Village President

HOMEWOOD RESTAURANT

BIG ROCCO'S

Business Plan

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INTRODUCTION

In 2014 a new Recipe was born which had a huge inspiration from already famous Rotellis Pizza & Pasta. This Recipe and concept were named Bilottis. Initially it started with two different locations in the towns of Wellington and Boca Raton respectively. All of a sudden, out of all the hard work and preparation put in the recipe and the concept, both locations became really popular and extremely likeable by not only the people of these towns as well as the neighboring towns. After operating for 1 year and going under a new ownership Billotis is now known as Big Rocco's and due to many requests by our beloved supporters, Big Rocco's is interested and well prepared to go and open up a casual hangout place with full bar & entertainment location in the beautiful heritage town of Homewood, IL.

Big Rocco's is looking forward to creating an amazing experience for their guests by creating a casual and exciting environment at their new location in Homewood.

Big Rocco's primary product is pizza, but we will offer so much more. Along with pizza, calzone and wings, we will have first class appetizers, tapas meals, pasta bakes and themed catering event including Sunday tailgate football buffets. A full menu is available.

Big Rocco's will have many faces. In other words, lunch and dinner will target families but late-night Paton's will target young adults and young by heart adults.

1. EXECUTIVE SUMMARY

- **Big Rocco's** aims to bring a unique dining and entertainment experience to the local residents of Homewood, IL, by combining the best of New York-style pizza, a fully stocked bar, and a cutting-edge video gaming lounge. With a focus on quality food, a diverse drink menu, and a gaming-friendly atmosphere, Big Rocco's seeks to become a go-to destination for both families and young adults in the area.
- **Opportunity:** A unique happening place of locals with a chill out ambience.

- **Mission:** Relaxed environment for busy soul.
- **Solution:** It's a unique concept of casual with fine dining experience in a very adaptive environment.
- **Market focus:** Five-mile radius around the location, catering nearby townships.
- **Competitive advantage:** New brand in town with beautiful ambience and very casual approach.
- **Ownership:** Excels Investment or new corporation to be formed.
- **Expected returns:** We are expecting to serve almost 200-300 patrons on average a day.

2. COMPANY OVERVIEW

At Big Rocco's Pizzeria & Tavern, our mission is to be the place where locals and strangers come together to eat, drink, and enjoy!

Our vision is a place where everyone is welcome, like they are at a friend's house sitting around the kitchen table eating great food, drinking great drinks, and enjoying being with friends.

Our values center around our people, our guests, and our community. We strive to provide a fun family-like atmosphere with fair wages for our employees. We get to know our guests, so they become our friends. We become part of the community by supporting local charities and events. We also heavily support active duty and veteran military, and first responders through charities.

3. BUSINESS DESCRIPTION

Big Rocco's is an exciting and unique establishment that brings together the best elements of a casual pizza joint, a lively bar, and an engaging video gaming space.

Located in the heart of [City], Big Rocco's is designed to be the ultimate destination for individuals and groups looking for a fun, relaxed, and immersive experience.

- 1. Pizza Experience:** At Big Rocco's, we take pride in crafting mouthwatering pizzas that cater to a variety of tastes. Our menu features a diverse selection of hand-tossed pizzas with high-quality ingredients, including fresh, locally sourced produce, and a range of unique toppings. Whether you're a fan of classic Margherita or adventurous BBQ chicken, our pizza offerings are designed to satisfy every palate.
- 2. Bar & Beverage Selection:** Our well-stocked bar complements the pizza experience with an extensive selection of beverages. From craft beers and signature cocktails to a curated wine list, our bar menu is designed to provide the perfect pairing for your favorite pizza. Our skilled bartenders are ready to whip up your favorite drink or surprise you with a new and delightful concoction.
- 3. Video Gaming Lounge:** Big Rocco's takes entertainment to the next level with our dedicated video gaming lounge. Guests can enjoy a variety of popular video games, from classic arcade favorites to the latest gaming consoles. The gaming lounge is designed to create a social and interactive atmosphere, making it an ideal space for friends, families, and gamers to come together and have a blast.
- 4. Atmosphere and Ambiance:** The interior of Big Rocco's is thoughtfully designed to create a vibrant and welcoming atmosphere. With comfortable seating arrangements, dynamic lighting, and a modern aesthetic, our space is ideal for casual get-togethers, celebrations, and everything in between. The integration of video gaming adds an extra layer of excitement, making Big Rocco's a one-of-a-kind destination.

5. Events and Specials: Big Rocco's hosts regular events, theme nights, and gaming tournaments to keep the excitement alive. From trivia nights to live music performances, there's always something happening at Big Rocco's. We also offer special promotions, happy hours, and combo deals to provide value and keep our customers coming back for more.

6. Community Engagement: Big Rocco's is committed to being an active member of the community. We collaborate with local artists, sponsor community events, and engage in initiatives that promote inclusivity and fun. Our commitment to the community goes beyond serving great food and drinks; it's about creating memorable experiences for everyone.

At Big Rocco's, we believe in the power of bringing people together over fantastic food, refreshing drinks, and exhilarating gaming experiences. Our establishment is not just a place to eat and drink; it's a destination where memories are made and where everyone is welcome to join in the excitement.

4. MARKET ANALYSIS

Industry Overview:

The pizza and bar industry are a thriving segment within the broader restaurant and hospitality sector. It combines the popularity of pizza, a widely loved comfort food, with the social atmosphere of a bar, creating a unique and appealing dining experience. The industry has shown resilience, adapting to changing consumer preferences and market trends.

Market Trends:

- a. **Growth in Casual Dining:** Consumers increasingly seek casual and relaxed dining experiences. Pizza and bar places provide a laid-back atmosphere, making them popular choices for social gatherings and informal outings.
- b. **Focus on Unique Flavors:** Innovation in pizza toppings and crusts, along with creative bar menus, are becoming key differentiators. Consumers are drawn to establishments that offer unique and high-quality options.
- c. **Health-Conscious Choices:** There's a growing demand for healthier pizza options, including gluten-free crusts, vegetable-based toppings, and organic ingredients. Bars are also incorporating healthier drink options, such as low-calorie cocktails and craft beers.
- d. **Technology Integration:** Online ordering platforms, mobile apps, and delivery services have become essential for reaching a wider customer base. Integrating technology for seamless ordering and delivery is crucial for staying competitive.

Target Market:

- a. **Demographics:** Pizza and bar places typically appeal to a broad demographic, with a focus on young adults, families, and working professionals. The casual and inclusive nature of these establishments caters to diverse age groups.
- b. **Location Considerations:** Proximity to residential areas, offices, and entertainment hubs is advantageous. Urban areas with a mix of residential and commercial spaces tend to attract a steady flow of customers.

Competitive Landscape:

- a. **Local Competition:** Identify existing pizza and bar establishments in the area. Analyze their strengths and weaknesses, pricing strategies, and customer reviews to understand the local market dynamics.
- b. **Differentiation Strategies:** Stand out by offering unique pizza flavors, signature cocktails, themed nights, live entertainment, or exclusive events. Creating a distinctive brand image will help attract and retain customers.

Regulatory Considerations:

a. Licensing and Permits: Ensure compliance with local regulations regarding alcohol licensing, food safety, and hygiene standards. Understanding and adhering to these regulations is crucial for a smooth operation.

Economic Factors:

Disposable Income: Economic factors, such as the disposable income of the target market, can impact the frequency of dining out. Consider local economic conditions to set pricing strategies and promotional activities accordingly.

Marketing Strategies:

Social Media Presence: Leverage social media platforms for marketing campaigns, showcasing food and drink offerings, and engaging with the community. Visual content is particularly effective in promoting food and drink items.

Collaborations and Partnerships: Partner with local businesses, influencers, or event organizers to enhance visibility and attract new customers. Collaborative efforts can create a sense of community around the establishment.

Financial Considerations:

Cost Management: Efficient inventory management, staff scheduling, and procurement practices are essential for controlling costs. Regular financial assessments will help in optimizing operational efficiency.

Pricing Strategies: Set competitive and attractive pricing while ensuring profitability. Consider bundling deals, happy hour specials, or loyalty programs to encourage repeat business.

In conclusion, the pizza and bar industry offer promising opportunities for those who can adapt to evolving consumer preferences, differentiate themselves from competitors, and provide a memorable dining experience. A thorough understanding of the local market, coupled with effective marketing and operational strategies, will contribute to the success of a pizza and bar place.

5. OPERATING PLAN

1. Vision and Mission: Big Rocco's aims to be the go-to destination for a casual and enjoyable dining experience, offering delicious pizzas, a diverse selection of drinks, and a welcoming atmosphere. Our mission is to create a space where friends and families can gather, unwind, and savor high-quality food and beverages.

2. Location and Facilities: Big Rocco's will be strategically located in a bustling urban area, easily accessible to both residents and working professionals. The venue will feature a spacious dining area, a well-stocked bar, and a vibrant ambiance with comfortable seating for groups of all sizes.

3. Menu Development:

a. Pizza Selection: Offer a diverse menu of pizzas with a variety of crust options, unique toppings, and specialty combinations.

b. Bar Menu: Curate an extensive drink menu including craft beers, signature cocktails, and a selection of wines and spirits.

c. Special Dietary Options: Cater to different dietary preferences with gluten-free crusts, vegetarian, and vegan pizza options.

4. Quality Ingredients and Sourcing: Source high-quality, fresh ingredients for pizza toppings, sauces, and bar beverages. Establish relationships with local suppliers to ensure consistency and support the community.

5. Technology Integration: Implement an efficient point-of-sale (POS) system for order processing and inventory management. Develop a user-friendly website and mobile app for online orders and reservations. Partner with popular food delivery platforms to expand reach.

6. Marketing and Promotion:

a. Social Media Presence: Maintain an active presence on social media platforms to engage with the audience, share promotions, and showcase menu items.

b. Loyalty Programs: Introduce loyalty programs and discounts for repeat customers to encourage retention.

c. Events and Promotions: Host themed nights, live music, and special promotions to attract new customers and create a buzz.

7. Staffing:

a. Skilled Staff: Hire experienced chefs, bartenders, and wait staff to ensure quality service.

b. Training Programs: Conduct regular training programs to enhance customer service, product knowledge, and overall efficiency.

8. Health and Safety Measures: Implement strict hygiene and safety protocols to ensure the well-being of both customers and staff. Regularly sanitize surfaces, enforce handwashing practices, and adhere to local health regulations.

9. Customer Feedback and Improvement: Encourage customer feedback through surveys and online reviews. Use the feedback to identify areas for improvement and continually enhance the customer experience.

10. Financial Management:

a. Budgeting: Develop and adhere to a detailed budget covering all aspects of operations, including food costs, staffing, marketing, and maintenance.

b. Profitability Analysis: Regularly review financial statements to assess profitability and identify areas for cost optimization.

By adhering to this comprehensive operating plan, Big Rocco's aims to become a beloved establishment known for its great food, vibrant atmosphere, and exceptional customer service.

6. MARKETING AND SALES PLAN

Promoting the business, whether through generating leads or traffic to a website or store, is one of the most important functions of any business. In this section of the plan, provide details of intended marketing of the business. Describe the key messages and channels used for generating leads and promoting the business. This section should also describe any sales strategy. Depending on the type of business, the following sections may or may not be necessary. Only include what is needed and remove everything else.

- **Key messages:** Promoting the brand and concept of Big Rocco's in nearby localities.
- **Marketing activities:** These are the promotional activities planned to implement.
 - Media advertising (newspaper, magazine, television, radio)
 - Direct mail
 - Telephone solicitation
 - Seminars or business conferences
 - Joint advertising with other companies
 - Word of mouth or fixed signage
 - Digital marketing such as social media, email marketing, SEO, or blogging
 - Provide limited free consultations (such as free job pricing for Contractors, free landscaping consultation for landscapers, or free pricing opinions for real estate agents)
 - Sponsor local sports teams or other community events
 - Give free informational talks either at the business offices or for local businesses offering complementary services (such as a real estate agent providing seminars about preparing a home to bring to market)
 - Do free work for local non-profits (such as an ad agency designing a local farmer's market's website for free)

- **Sales strategy:** Promote the best in town Italian New York Style Pizza with other Italian options with video gaming and varieties of hard & soft drinks options.

7. FINANCIAL PLAN

Revenue Streams: a. *Pizza Sales:* The primary source of revenue will be the sale of a diverse range of high-quality pizzas, catering to various tastes and preferences. b. *Bar Sales:* Revenue generated from the sale of alcoholic and non-alcoholic beverages, including craft beers, cocktails, and soft drinks. c. *Video Gaming Fees:* Income from the video gaming lounge, where customers pay a fee or purchase gaming packages for access to gaming consoles and arcade machines.

Pricing Strategy: a. *Competitive Pricing:* Set competitive prices for pizzas and beverages while ensuring profitability. b. *Gaming Packages:* Offer tiered gaming packages with varying levels of access and duration to appeal to different customer segments. c. *Combo Deals:* Introduce combo deals that combine pizzas, drinks, and gaming for a discounted price to encourage upselling.

Cost of Goods Sold (COGS): a. *Ingredients:* Monitor and control the cost of pizza ingredients through strategic sourcing and supplier relationships. b. *Beverages:* Manage beverage costs by optimizing inventory and negotiating favorable deals with suppliers. c. *Gaming Equipment:* Regularly maintain and upgrade gaming equipment to ensure a seamless and enjoyable experience for customers.

Operating Expenses: a. *Labor Costs:* Allocate resources efficiently, balancing front-of-house and kitchen staff based on peak hours and customer traffic. b. *Rent and Utilities:* Account for rent, electricity, water, and other utility expenses associated with maintaining the premises. c. *Marketing and Promotion:* Allocate a budget for marketing campaigns, promotions, and events to drive customer engagement and loyalty. d. *Insurance and Licensing:* Include costs associated with business insurance, licenses, permits, and any regulatory compliance requirements.

Technology Expenses: a. *Point-of-Sale (POS) System:* Invest in a reliable POS system to streamline order processing, inventory management, and sales tracking. b. *Online Ordering Platform:* Budget for the development and maintenance of an efficient website and mobile app for online orders and reservations. c. *Gaming Equipment Maintenance:* Account for ongoing maintenance and potential upgrades of gaming consoles and arcade machines.

Contingency Fund: a. *Emergency Fund:* Set aside a contingency fund to address unforeseen expenses, such as equipment breakdowns or unexpected repairs.

Financial Projections: a. *Sales Forecasts:* Develop realistic sales forecasts based on market research, historical data, and industry trends. b. *Profit and Loss Statements:* Regularly review and analyze profit and loss statements to assess the financial health of the business. c. *Cash Flow Management:* Implement effective cash flow management practices to ensure the business has the necessary liquidity for day-to-day operations.

Funding Sources: a. *Initial Investment:* Determine the initial capital required for startup costs, including equipment, renovations, and initial inventory. b. *Loans or Investment:* Explore funding options such as bank loans, small business grants, or seeking investment from partners or investors.

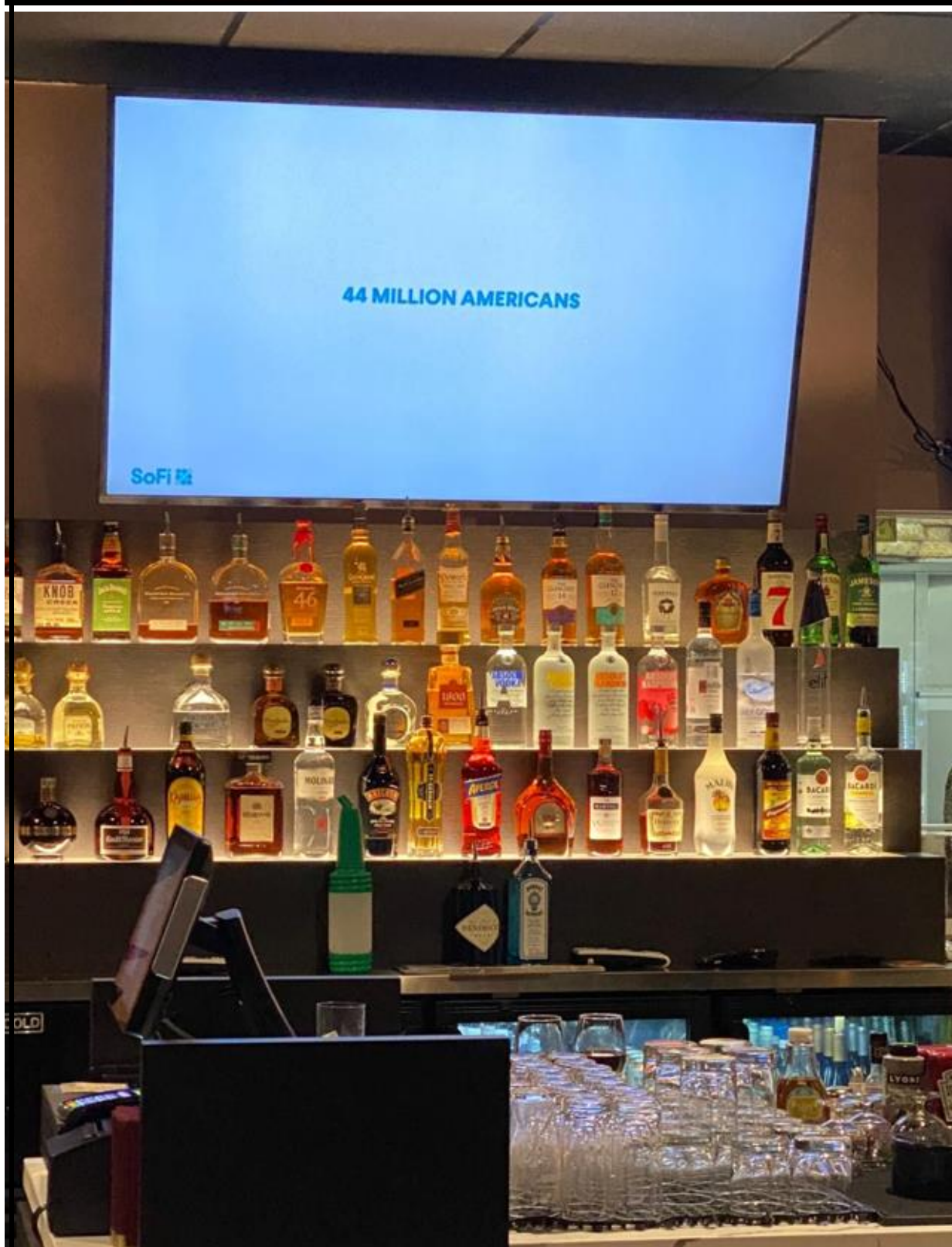
Growth and Expansion Plans: a. *Reinvestment:* Allocate a portion of profits for reinvestment into the business, whether for marketing campaigns, facility improvements, or expanding the menu and gaming offerings. b. *Franchise Opportunities:* Assess the feasibility of franchising the concept to expand the brand regionally or nationally.

By diligently managing revenue streams, controlling costs, and implementing strategic financial planning, Big Rocco's aims to achieve financial success and sustainability in the competitive market of pizza, bar, and video gaming entertainment. Regular financial reviews and adjustments will be integral to adapting to changing market conditions and ensuring long-term profitability.

7. PICTURES/OUTLINES

How will it look in Future:-

















BIG ROCCO'S MENU

CHEESE PIZZA

SM 10" \$11.99 | LG 16" \$15.99 | XL 20" \$18.99 ADD
TOPPINGS (EACH): SM \$0.99 | LG \$1.99 | XL \$2.99

ADDITIONAL TOPPINGS AVAILABLE

PEPPERONI, SAUSAGE, HAM, BACON, MEATBALL, SALAMI, CHICKEN, ONIONS, MUSHROOMS, SPINACH, GARLIC, RED/GREEN PEPPERS MIX, BLACK OLIVES, JALAPENOS, PINEAPPLE, BANANA PEPPERS, HOT CHERRY PEPPERS, TOMATOES, EXTRA CHEESE, FRESH MOZZARELLA, RICOTTA

GOURMET PIZZAS

LG 16" \$22.99 | XL 20" \$24.99

** ITEM DOES NOT CONTAIN RED SAUCE

WHITE DELIGHT **

RICOTTA, FRESH GARLIC & MOZZARELLA

NEW YORKER

PEPPERONI, SAUSAGE, ONION, MUSHROOM & RED/GREEN PEPPER MIX

BUFFALO CHICKEN **

CHICKEN, MILD BUFFALO SAUCE & BLUE CHEESE CRUMBLES

BBQ CHICKEN **

CHICKEN, ONION, BACON & BBQ SAUCE

VEGGIE

MUSHROOMS, ONIONS, RED/GREEN PEPPER MIX, BROCCOLI & BLACK OLIVES

BUFFALO CHICKEN **

CHICKEN, MILD BUFFALO SAUCE & BLUE

CHEESE CRUMBLES

MY LOVE MARGARITA

SLICED TOMATOES & FRESH MOZZARELLA TOPPED WITH BASIL

THE BIG ROCCO LG \$24.99 / XL \$27.99

PEPPERONI, SAUSAGE, HAM, ONION,

MUSHROOM, TOMATOES, RED/GREEN PEPPER MIX, BLACK OLIVES & EXTRA CHEESE

MEAT AMORE

PEPPERONI, MEATBALL, BACON, HAM & SAUSAGE

DOUBLE DOUBLE

EXTRA PEPPERONI & EXTRA CHEESE

MEATBALL PARM

RICOTTA CHEESE, MEATBALLS & FRESH GARLIC

FLORENTINE **

SPINACH, MUSHROOM & RICOTTA & GARLIC

ROCCO'S HAWAIIAN

BACON, PINEAPPLE & HAM

CALZONES & STROMBOLIS

CALZONE: HALF MOON SHAPE FILLED WITH RICOTTA

CHEESE \$13.99

MOZZARELLA

CLASSIC \$16.99

PEPPERONI, HAM & SALAMI & RED/GREEN PEPPER MIX

STROMBOLI: ROLLED UP WITH MOZZARELLA

\$0.99 FOR EACH ADDITIONAL TOPPING

MEATY \$16.99

PEPPERONI, SAUSAGE, HAM & MEATBALL

VEGGIE \$16.99

MOZZARELLA, MUSHROOMS, ONIONS, RED/GREEN PEPPER MIX & BLACK OLIVES

ROCCO'S \$16.99

MEATBALL, SAUSAGE, PEPPERS & ONIONS

BUILD YOUR OWN \$16.99
3 CHOICE TOPPINGS

\$0.99 FOR EACH ADDITIONAL TOPPING

DINNERS

PICK YOUR PARM \$17.99

BAKED SALMON \$21.99

YOUR CHOICE
OF CHICKEN OR
EGGPLANT SERVED W/
PASTA & OUR
HOMEMADE SAUCE

FETTUCINI
ALFREDO \$15.99
ADD CHICKEN
\$4.99 | ADD SHRIMP \$6.99
FETTUCINI PASTA
COOKED TO PERFECTION,
TOPPED WITH PESTO
BUTTER & WITH YOUR
CHOICE OF 1 REGULAR
SIDE
AND 1 PREMIUM
SIDE COOKED TO
PERFECTION & TOPPED
WITH BUTTER PESTO WITH
YOUR CHOICE OF 1
REGULAR SIDE AND 1
PREMIUM SIDE

SPAGHETTI & MEATBALLS
\$14.99
OUR FAMOUS MEATBALLS (3)
OVER SPAGHETTI & TOPPED
WITH OUR HOMEMADE
SAUCE.

STARTERS

PERFECTLY FRIED AND SERVED WITH HOMEMADE MARINARA SAUCE

EGGPLANT STACK (3) \$12.99

EGGPLANT MEDALLIONS TOPPED WITH FRESH MOZZARELLA, BEEFSTEAK TOMATOES, BALSAMIC GLAZE & FRESH BASIL

MEATBALLS (3) \$5.99 (6) \$10.99

SIMMERED IN OUR HOMEMADE TOMATO SAUCE AND SERVED WITH OUR FAMOUS GARLIC KNOTS

ROSEMARY PARMESAN FRIES \$7.99

CRISPY FRIES TOSSED IN OUR GARLIC-ROSEMARY AOILI

CHICKEN QUESADILLA \$10.99

GRILLED CHICKEN & CHEESE SERVED WITH PICO DE GALLO & SOUR CREAM

FRIED CALAMARI \$12.99

SERVED WITH WARM MARINARA SAUCE

CHICKEN FINGERS \$13.99

HAND BREADED MADE TO ORDER SERVED WITH FRIES

ROCCO'S PRETZEL STICKS (4) \$9.99

SERVED WITH OUR HOMEMADE BEER CHEESE

2 DRUNK ONIONS \$9.99

OUR ICONIC BEER BATTERED ONION RINGS AND OUR LEGENDARY BREADED ONION RINGS BROUGHT TOGETHER WITH OUR FAMOUS FAT TIRE BEER CHEESE SAUCE

LOADED TOTS \$9.99

CRISPY TOTS TOPPED WITH CHEESE, BACON, SCALLIONS & SOUR CREAM

TACOS \$10.99

(SERVED WITH CHIPS & SALSA)

SEASONED GROUND BEEF, ONIONS, CILANTRO & CHEESE

SUB CHICKEN, PORK OR GRILLED SHRIMP +\$2.99

ROCCO'S WINGS \$15.99

MARINATED, BAKED THEN FLASH FRIED FOR A CRISPY, JUICY WING!

MILD | MEDIUM | HOT | SOUTHERN BBQ | HONEY BOURBON | TANGY CAROLINA BBQ | SWEET SRIRACHA | GARLIC PARMESAN | MANGO HABANERO | HONEY GARLIC | LEMON PEPPER | KOREAN BBQ TERYAKI GLAZE | TRIPLE THREAT

BURGERS

SERVED WITH FRIES OR TOTS (LOADED + \$3.49)

ADD PREMIUM TOPPINGS (+\$1.49)

BEER BATTERED ONION RING | WHISKEY BATTERED ONION RING | SAUTEED ONIONS | FRIED EGG | CHEESE | BACON | GARLIC AIOLI | CHIPOTLE AIOLI | SAUTEED MUSHROOMS

SAY CHEESE \$12.99

AMERICAN CHEESE, LETTUCE, SLICED TOMATO & RED ONION

SHROOM \$13.99

SWISS CHEESE, SAUTEED MUSHROOMS & ROASTED GARLIC AIOLI

WHISKEY ON MY MIND \$13.99

WHISKEY BATTERED ONION RING, CRUMBLLED GORGONZOLA

CHEESE & HONEY BOURBON BBQ SAUCE

DRUNKEN BURGER \$14.99

BEER BATTERED ONION RING; BEER CHEESE & BACON

HANGOVER \$14.99

CHEDDAR CHEESE, SLICED TOMATO, BACON, FRIED EGG & MANGO HABANERO SAUCE

SUBS, SANDWICHES & WRAPS

SERVED WITH FRIES OR TOTS (LOADED + \$3.49)

BIG ROCCO \$15.99

PEPPERONI, SALAMI, HAM, CAPICOLA, PROVOLONE CHEESE, ICEBERG LETTUCE,

TOMATO & ONION TOPPED WITH ITALIAN DRESSING. SERVED HOT OR COLD

PICK YOUR PARM \$13.99

MEATBALL, CHICKEN OR EGGPLANT TOPPED WITH OUR HOMEMADE RED SAUCE,

MOZZARELLA & PARMESAN CHEESE ON A TOASTED HOAGIE

SAUSAGE & PEPPERS \$15.99

PULLED PORK SANDWICH \$12.99

ITALIAN SAUSAGE, ONIONS, AND GREEN/ RED PEPPER MIX

CHICKEN CAESAR WRAP \$12.99

PULLED PORK SMOTHERED IN YOUR CHOICE OF SOUTHERN BBQ, TANGY CAROLINA, OR SWEET HONEY BOURBON BBQ

CHICKEN RANCH CLUB WRAP \$12.99

YOUR CHOICE OF CRISPY, GRILLED OR BLACKENED CHICKEN BREAST W/ MIXED GREENS, SLICED TOMATO, CRISPY BACON & RANCH

BUFFALO CHICKEN WRAP \$13.99

CRISPY CHICKEN TOSSED IN BUFFALO SAUCE & BLUE CHEESE DRESSING W/

MIXED GREENS,
TOMATO & CRUMBLED
GORGONZOLA

GRILLED OR BLACKENED CHICKEN, CRISP
ROMAINE, CRUMBLED BACON & PARMESAN
CHEESE TOSSED IN CREAMY DRESSING

BLT WRAP \$10.99

CAPRESE WRAP \$9.99

CRISPY BACON, ICEBERG LETTUCE &
TOMATOES WITH MAYO

ADD CHICKEN \$3.99

BABY SPINACH, JUICY TOMATO, MIXED
GREENS & FRESH MOZZARELLA WITH BASIL
PESTO & BALSAMIC GLAZE

PHILLY CHEESESTEAK SUB \$13.99 THINLY
SLICED STEAK TOPPED WITH
PROVOLONE, MUSHROOMS, PEPPERS &
ONIONS

Financial :- Startup/Yearly & Five Years Projections

START-UP COSTS				
Start Up Excels	March 1,2024			
COST ITEMS	MONTHS	COST/ MONTH	ONE-TIME COST	TOTAL COST
Advertising/Marketing	6	\$1,000	\$10,000	\$16,000
Employee Salaries*	4	\$9,000	\$5,000	\$41,000
Employee Payroll Taxes and Benefits	4	\$300	\$300	\$1,500
Rent/Lease Payments/Utilities	4	\$750	\$2,500	\$5,500
Postage/Shipping	1	\$25	\$25	\$50
Communication/Telephone/internet	4	\$250	\$1,000	\$2,000
Computer Equipment		\$0	\$5,000	\$5,000
Computer Software	4	\$150	\$600	\$1,200
Insurance	4	\$1,250	\$5,000	\$10,000
Interest Expense		\$0	\$0	\$0
Bank Service Charges	4	\$0	\$250	\$250
Supplies		\$0	\$2,500	\$2,500
Travel & Entertainment		\$0	\$1,500	\$1,500
Equipment		\$0	\$250,000	\$250,000
Furniture & Fixtures		\$0	\$50,000	\$50,000
Property Improvements		\$0	\$350,000	\$350,000
Security Deposit(s)		\$0	\$2,500	\$2,500
Business Licenses/Permits/Fees		\$0	\$5,000	\$5,000
Professional Services - Legal, Accounting		\$0	\$1,500	\$1,500
Consultant(s)		\$0	\$1,500	\$1,500
Inventory		\$0	\$12,000	\$12,000
Cash-On-Hand (Working Capital)		\$2,000	\$10,000	\$12,000
Miscellaneous		\$0	\$2,000	\$2,000
ESTIMATED START-UP BUDGET				\$773,000

Please see the first-year projection of twelve years projection of first Year

Homewood Big Rocco's Restaurant

Item 10. G.

Business Plan

1-Mar-24

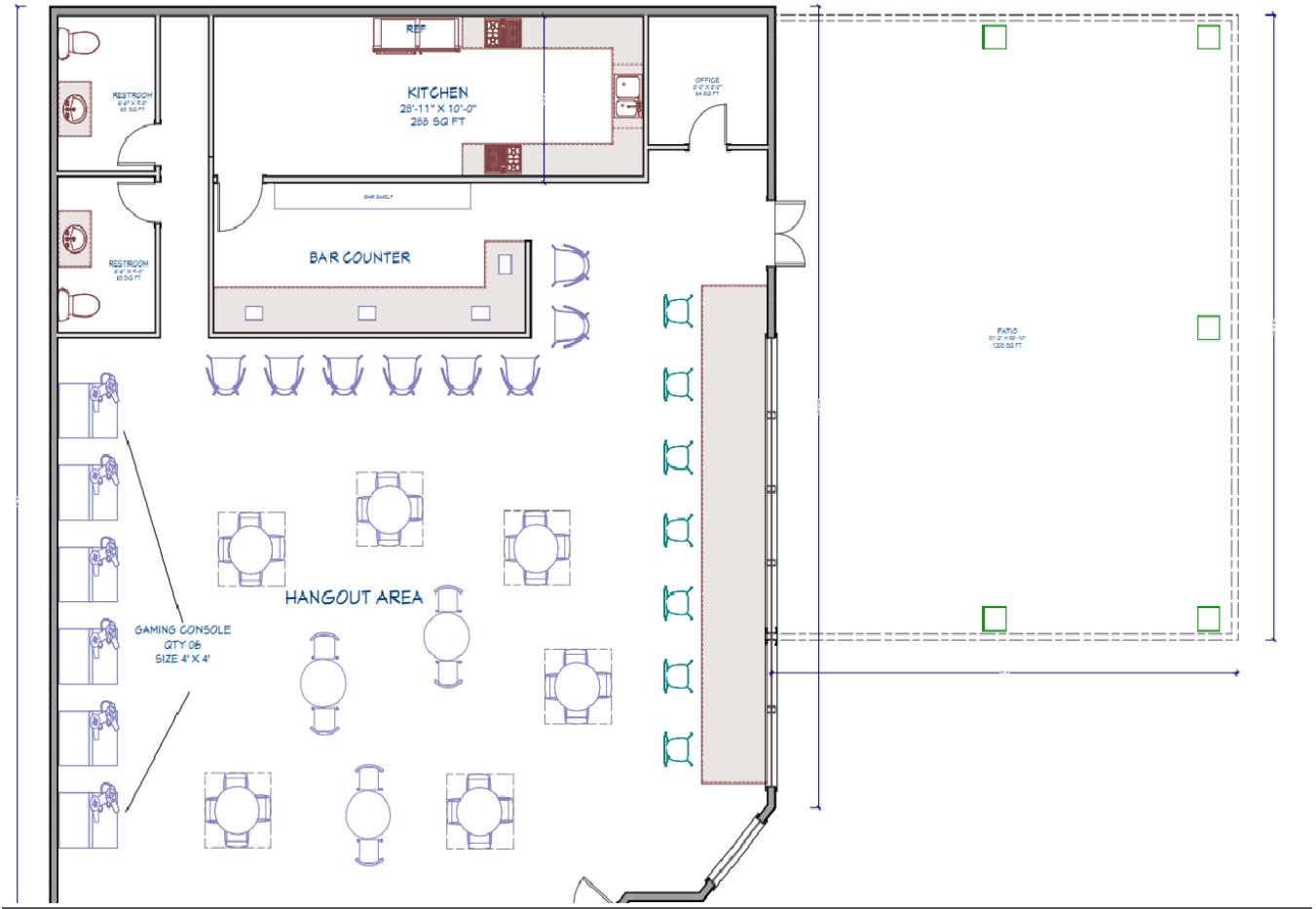
REVENUE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Estimated Sales	\$30,000	\$32,000	\$35,000	\$40,000	\$42,000	\$45,000	\$50,000	\$55,000	\$60,000	\$65,000	\$60,000	\$50,000	\$564,000
Less Sales Returns & Discounts	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$4,200)
Service Revenue	\$0	\$0	\$0	\$0	\$0	\$250	\$350	\$100	\$0	\$0	\$1,245	\$1,360	\$3,305
Video Games Revenue	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Net Sales	\$34,650	\$36,650	\$39,650	\$44,650	\$46,650	\$49,900	\$55,000	\$59,750	\$64,650	\$69,650	\$65,895	\$56,010	\$623,105
Cost of Goods Sold*	\$15,000	\$16,000	\$17,500	\$20,000	\$21,000	\$22,500	\$25,000	\$27,500	\$30,000	\$32,500	\$30,000	\$25,000	\$282,000
Gross Profit	\$19,650	\$20,650	\$22,150	\$24,650	\$25,650	\$27,400	\$30,000	\$32,250	\$34,650	\$37,150	\$35,895	\$31,010	\$341,105
EXPENSES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Salaries & Wages	\$8,500	\$2,500	\$3,500	\$5,000	\$5,000	\$5,000	\$8,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$82,500
Marketing/Advertising	\$600	\$450	\$450	\$450	\$900	\$900	\$900	\$900	\$900	\$900	\$1,200	\$1,200	\$9,750
Sales Commissions	\$1,500	\$1,600	\$1,750	\$2,000	\$2,100	\$2,250	\$2,500	\$2,750	\$3,000	\$3,250	\$3,000	\$2,500	\$28,200
Mortgage	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Utilities	\$250	\$150	\$200	\$200	\$200	\$250	\$250	\$250	\$200	\$200	\$250	\$250	\$2,650
Website Expenses	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$225	\$225	\$2,200
Internet/Phone	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$1,320
Insurance	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$1,980
Travel	\$100	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$675	\$800	\$0	\$0	\$1,825
Legal/Accounting	\$1,200	\$0	\$0	\$450	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$250	\$2,400
Office Supplies	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$15,225	\$7,775	\$8,975	\$11,425	\$11,275	\$11,975	\$14,725	\$15,975	\$16,850	\$17,225	\$16,575	\$16,325	\$164,325
Income Before Taxes	\$4,425	\$12,875	\$13,175	\$13,225	\$14,375	\$15,425	\$15,275	\$16,275	\$17,800	\$19,925	\$19,320	\$14,685	\$176,780
Income Tax Expense	\$354	\$1,030	\$1,054	\$1,058	\$1,150	\$1,234	\$1,222	\$1,302	\$1,424	\$1,594	\$1,546	\$1,175	\$14,142
NET INCOME	\$4,071	\$11,845	\$12,121	\$12,167	\$13,225	\$14,191	\$14,053	\$14,973	\$16,376	\$18,331	\$17,774	\$13,510	\$162,638

Projection First 05 Years Sales & Expenses

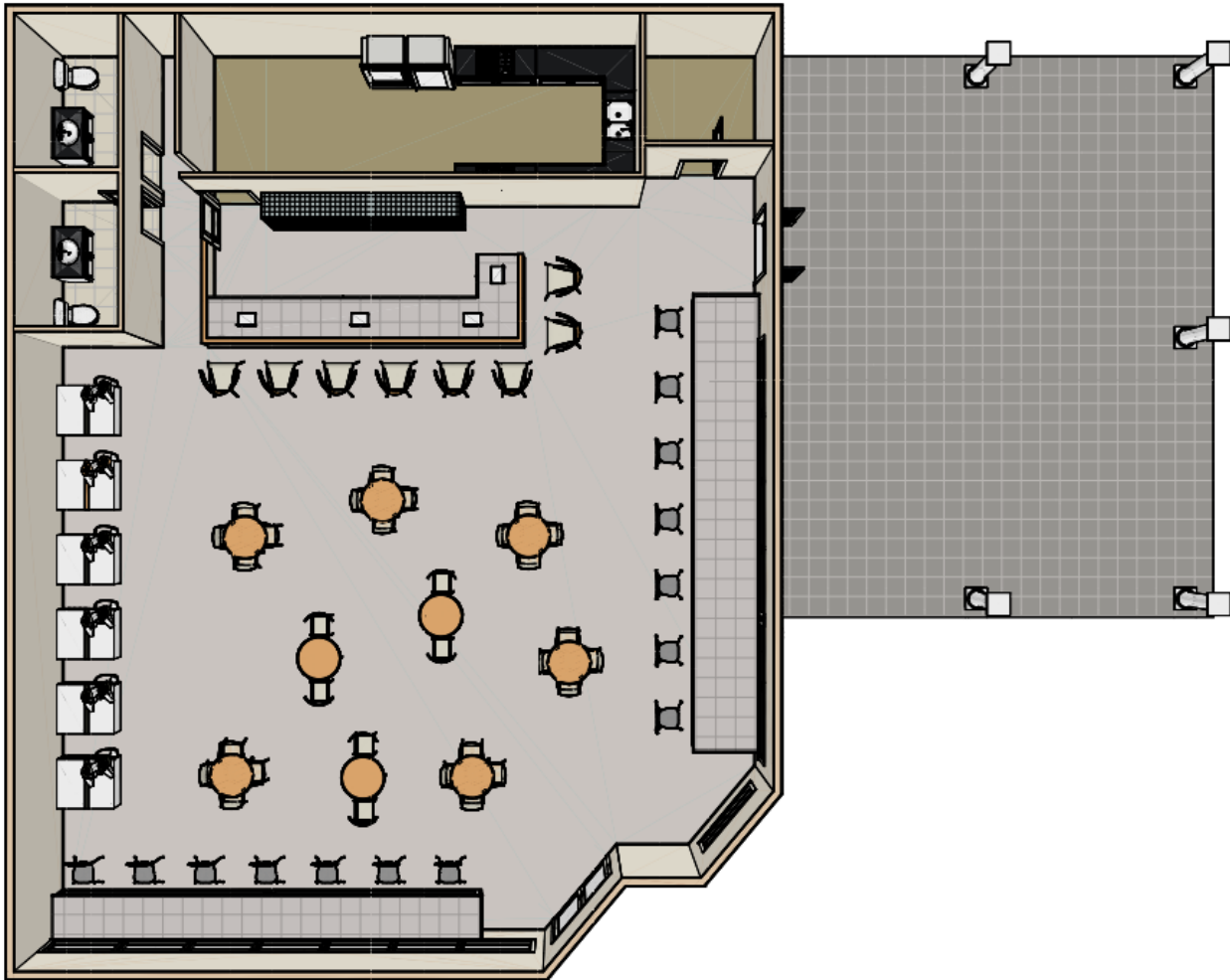
3/1/2024-3/1/2025-03/01/2026-03/01/2027-03/01/2028

REVENUE	2025	2026	2027	2028	2029
Estimated Sales	\$564,000	\$676,800	\$812,160	\$974,592	\$1,169,510
Less Sales Returns & Discounts	(\$4,200)	(\$5,040)	(\$6,048)	(\$7,258)	(\$8,709)
Service Revenue	\$3,305	\$3,966	\$4,759	\$5,711	\$6,853
Video Games Revenue	\$60,000	\$72,000	\$86,400	\$103,680	\$124,416
Net Sales	\$623,105	\$747,726	\$897,271	\$1,076,725	\$1,292,071
Cost of Goods Sold*	\$282,000	\$338,400	\$406,080	\$487,296	\$584,755
Gross Profit	\$341,105	\$409,326	\$491,191	\$589,429	\$707,315
EXPENSES	JAN	FEB	MAR	APR	
Salaries & Wages	\$82,500	\$99,000	\$118,800	\$142,560	\$171,072
Marketing/Advertising	\$9,750	\$11,700	\$14,040	\$16,848	\$20,218
Sales Commissions	\$28,200	\$28,200	\$28,200	\$28,200	\$28,200
Mortgage	\$30,000	\$31,500	\$33,075	\$34,729	\$36,465
Utilities	\$2,650	\$2,915	\$3,207	\$3,527	\$3,880
Website Expenses	\$2,200	\$2,420	\$2,662	\$2,928	\$3,221
Internet/Phone	\$1,320	\$1,452	\$1,597	\$1,757	\$1,933
Insurance	\$1,980	\$2,178	\$2,396	\$2,635	\$2,899
Travel	\$1,825	\$2,008	\$2,208	\$2,429	\$2,672
Legal/Accounting	\$2,400	\$2,640	\$2,904	\$3,194	\$3,514
Office Supplies	\$1,500	\$1,650	\$1,815	\$1,997	\$2,196
Interest Expense	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$164,325	\$185,663	\$210,904	\$240,804	\$276,269
Income Before Taxes	\$176,780	\$223,664	\$280,287	\$348,625	\$431,046
Income Tax Expense	\$14,142	\$17,893	\$22,423	\$27,890	\$34,484
NET INCOME	\$162,638	\$205,770	\$257,864	\$320,735	\$396,562

Basic Floor Plan:-



3D Floor Plan:-





BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Letter of Intent – 3003-3025 183rd Street (Park West Plaza)

PURPOSE

Rabid Ground LLC has an interest in the purchase and rehabilitation of the property at 3003-3025 183rd Street. The property is a commercial strip center (Park West Plaza), which was recently acquired by the Village. The property is within the Kedzie Gateway Tax Increment Financing District (TIF). The Village is in the process of creating a separate TIF called the 183rd West TIF, which includes this property and the adjacent former Brunswick Zone property. The developer has requested that the Village forego marketing and sale of the property for a period of time so that the developer can perform their due diligence and prepare for the redevelopment of the property.

PROCESS

The Village of Homewood acquired the Park Plaza shopping center (American Bagel Plaza) located at 3003-3025 183rd Street through the Cook County No Cash Bid Program on December 22, 2023, with the intent to redevelop the property. The property has been partially vacant for several years. The developer and Village have prepared a letter of intent to be approved by the Village Board with the following terms of the agreement:

1. The developer purchases and redevelops the property with appropriately zoned uses.
2. The developer has 90 days to perform due diligence.
3. The Village would not negotiate with other parties during this due diligence period.
4. The developer would be given access to the property.
5. The developer must negotiate a redevelopment agreement (RDA) with the Village within 90 days for purchase and redevelopment of the Property. The RDA and purchase would occur within 30 days after the 183rd West TIF is established.
6. No money is required upfront from the developer, but if the developer decides not to develop the property, they are responsible for their due diligence costs.

OUTCOME

The property is ideally located and has a highly visible location on 183rd Street. The sale of the property will result in the rehabilitation of a partially vacant building with years of deferred



maintenance. The benefit of such a development is that it would return an underutilized property to productive use and strengthen and enhance the Village's tax base.

FINANCIAL IMPACT

- **Funding Source:** No Financial Impact
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Approve a Letter of Intent with Rabid Ground LLC for the Village-owned property located at 3003-3025 183rd Street.

ATTACHMENT(S)

- Letter of Intent
- Proposed Site Plan



Terms of the Letter of Intent

Village Hall

2020 Chestnut Road
Homewood, IL 60430
Phone 708-798-3000
Fax 708-798-4680

Village Manager's Office

Phone 708-206-3377
Fax 708-206-3496

**Community Development
and Building Department**

Phone 708-206-3385
Fax 708-206-3947

Finance Department

Phone 708-798-3000
Fax 708-798-4680

Fire Department

17950 Dixie Highway
Homewood, IL 60430
Phone 708-206-3400
Fax 708-206-3498

Police Department

17950 Dixie Highway
Homewood, IL 60430
Phone 708-206-3420
Fax 708-206-3497

Public Works Department

17755 Ashland Avenue
Homewood, IL 60430
Phone 708-206-3470
Fax 708-206-3499

1. **Purchaser:** Rabid Ground LLC or nominee
2. **Seller:** Village of Homewood
3. **Property:** Property commonly known as 3003-3025 183rd Street, Homewood
PIN: 31-01-115-001-0000
4. **Project Redevelopment:** The Purchaser shall purchase and renovate the Property with one or more of the acceptable uses listed in Zoning Ordinance
5. **Purchase Price:** TBD
6. **Redevelopment Agreement:** Seller and Purchaser shall, within 90 days of the execution of this Letter of Intent, enter into a tax increment financing ("TIF") redevelopment agreement (the "RDA") for the sale and redevelopment of the Property. The agreement also will require the Developer to provide the Village at closing a reverter deed reconveying the Subject Property to the Village if the Developer fails to redevelop the Subject Property as agreed.
7. **Closing Date:** By _____, 2024, Seller shall convey the Property to Purchaser.
8. **Earnest Money:** \$1.00
9. **Expense Reimbursement:** If Purchaser elects to proceed with acquisition of the Property and enter into an RDA, the Seller agrees to provide for reimbursement of the Purchaser's TIF eligible expenses incurred before Purchaser's acquisition of the Property.
10. **Environmental Inspection:** Simultaneous with execution of this Letter of Intent, Seller shall deliver to Purchaser any environmental reports or assessments of the Property in Seller's possession. Purchaser, and its agents and contractors, shall be permitted to enter onto the Property to conduct inspections, soil tests, and/or surveys at Purchaser's expense. Any entry by Purchaser and/or its agents and/or contractors shall be at the sole risk of Purchaser and/or its agents and/or contractors, and in no case shall Seller be liable to Purchaser and/or its agents and/or contractors for any damages, claims, or liabilities arising from such entry.



11. **Due Diligence Period:** Purchaser shall, relative to the Property, within ninety (90) days after execution of this Letter of Intent, review title, relevant recorded documents, available surveys, site plans and environmental reports to determine if the Property is suitable for Purchaser's intended use, and shall advise the Seller, within the ninety (90) day period, if Purchaser wishes to proceed with acquiring the Property and enter into the RDA. If the Purchaser fails to so notify the Seller, it shall be presumed that the Purchaser has decided not to proceed with the purchase and redevelopment of the Property.
12. **Title and Survey:** Seller shall order and present to Purchaser a title report from an Illinois-licensed title insurance company and shall obtain an ALTA ACSM Land Title Survey at Seller's sole cost within ninety (90) days after execution of this Letter of Intent.

The undersigned acknowledges that the contemplated transaction must be approved by the Homewood Village Board and the execution of the RDA, which RDA shall contain, among others, those terms set forth above. The Village Board is expected to consider this Letter of Intent at its February 13, 2024 meeting. The Purchaser and Seller acknowledge that any future redevelopment agreement is subject to final approval by the Homewood Village Board and the Purchaser.

Approved on 2/7/, 2024

Purchaser:
Rabid Ground LLC, an Illinois limited liability company

By: *R. Rosabb*
Name: Raige Rosabb
Its: manager

Approved on _____, 2024

Seller:
VILLAGE OF HOMEWOOD

By: _____
Name: Richard A. Hofeld
Its: Village President



**RABID PUBLIC HOUSE &
PARK WEST COMMERCIAL CENTER**
3025 W. 183rd STREET, HOMEWOOD

GENERAL SITE DATA:

TOTAL SITE AREA	± 1.26 ACRES
TOTAL G.L.A.	12,000 S.F.
TOTAL PARKING PROVIDED	74 SPACES
PARKING RATIO	6.17 CARS / 1,000 S.F.

**RABID
PUBLIC HOUSE**

SITE PLAN



SCALE: 1" = 40'

LEGEND OF SITE IMPROVEMENTS:

- A** - Strip 2" parking surface; repair/replace damaged base; Replace driving surface (2"); new striping and hdcp signage.
- B** - Remove all riding surface and damaged base; replace with heavy duty asphalt.
- C** - New light standards, mast arms and fixtures to match adjacent new development.
- D** - Remove existing driveway and base, replace with patio & retractable awning.
- E** - New project sign.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: John Schaefer, Director of Public Works

Topic: Groundwater Ordinance and Highway Authority Agreement

PURPOSE

The property located at 2124 W. 183rd Street (former Citgo gas station located at 183rd Street and Morris Avenue) is owned by the Village of Homewood. Since June of 2021, the Village and its Brownfield consultant, TriCore Environmental of Naperville, IL, has been moving the property through the State's Brownfield Remediation Program. The property and its contaminants have been properly mitigated to Illinois Environmental Protection Agency standards. The Village is poised to receive the coveted, *No Further Remediation Letter* (NFR) as a reward for our efforts.

As part of the required NFR corrective actions for the property, and because there is a level of contamination in the ground that expands outside of the property's boundaries, a groundwater ordinance and highway authority agreement are required in order to receive the No Further Remediation (NFR) letter from the State. The NFR letter will enable the sale of the property for new development.

PROCESS

The Village purchased the abandoned gas station property in 2021 through Cook County's No Cash Bid Program in order to redevelop the property. However, we understood that the site would require remediation work due to verified underground tank leaks. The Village was able to receive funding through the State's Leaking Underground Storage Tanks (LUST) grant program. This program pays for 100% of the cost to hire an *Illinois Environmental Protection Agency (IEPA)* approved consultant who is able to perform the necessary remediation work in order to obtain a No Further Remediation (NFR) letter.

In June 2021, the Village procured the services of TriCore Environmental of Naperville, IL, an IEPA approved consultant, to perform the necessary Phase I, Phase II, and remediation work, including the removal of the underground storage tanks. Before the NFR letter will be granted by the Illinois Environmental Protection Agency (IEPA), the Village is required to approve a groundwater ordinance and highway authority agreement for 2124 W. 183rd Street.



The property at 2124 W. 183rd Street has been “remediated,” meaning that the Village has employed successful methods to clean the site of hazardous material that leaked from the tanks previously used to provide gasoline for the former Citgo gas station site. The IEPA recognizes that there was leeching of this material that could very well be in the ground outside of the property boundary. As an additional precaution and corrective action, the IEPA requires that the Village pass an ordinance prohibiting the use of groundwater in that specific area, for potable water. The ordinance prohibits the drilling of wells to acquire water to drink or use for domestic purposes.

Groundwater Ordinance

A groundwater ordinance is an ordinance that prohibits persons and entities from using “ground water” as a potable water source (*water used for domestic consumption*; i.e., drilling wells). The ordinance mandates that persons and entities must use the available municipal water source for potable water. The IEPA typically requires this type of ordinance as a “final safety precaution” after a former Brownfield site has undergone remediation of potentially hazardous materials.

Highway Authority Agreement with Ourselves

The attached Highway Authority Agreement is a requirement by the Illinois Environmental Protection Agency. Because Homewood owns the roadways that border the remediated property (Morris Avenue and 183rd Street), and because it is likely that trace contaminants extend under the roadways, the IEPA requires that the owner of the mitigated property, 2124 183rd Street (currently Homewood), sign an agreement with the owner of the roadways (also Homewood) acknowledging that there may be contamination under the roadway. The agreement also warns that any entity working on the roadway should be aware that the spoils, dirt, and material disturbed should be tested and disposed of as contaminated soil, if necessary.

OUTCOME

Once the Limited Area Ground Water Ordinance and the Highway Authority Agreement is passed, and the Village receives the NFR letter, the property is able to be sold and new development can begin with certain restrictions.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed



RECOMMENDED BOARD ACTION

Pass an ordinance prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method; and, authorize the Village President to enter into a Highway Authority Agreement for the property located at 2124 W. 183rd Street.

ATTACHMENT(S)

- Ordinance
- Highway Authority Agreement

ORDINANCE NO. M- 2281

**LIMITED AREA GROUNDWATER ORDINANCE PROHIBITING
THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE
INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY
ANY OTHER METHOD IN A DESIGNATED AREA
OF THE VILLAGE OF HOMEWOOD, ILLINOIS
(2124 W. 183rd Street)**

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

WHEREAS, certain properties in the Village of Homewood, Illinois have been used over a period of time for commercial/industrial purposes; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the Village of Homewood may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742: and

WHEREAS, the Village of Homewood has requested an ordinance prohibiting the use of groundwater as a potable water supply.

WHEREAS, the Village of Homewood desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of property that is the source of said chemical constituents, which property is legally described in **Exhibit A**, attached hereto and made a part hereof, with a common address of 2124 W. 183rd Street in the Village of Homewood, Illinois.

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

SECTION ONE - USE OF GROUNDWATER AS A POTABLE WATER SUPPLY PROHIBITED:

The use or attempt to use groundwater as a potable water supply within the corporate limits of the Village of Homewood within the area delineated on **Exhibit B** (attached hereto and made a part hereof) by the installation or drilling of wells or by any other method is hereby prohibited. This prohibition expressly includes the Village of Homewood. The parcels

and rights-of-way which comprise this area are described on **Exhibit C**, attached hereto and made a part hereof.

SECTION TWO - PENALTIES:

Any person violating the provisions of this ordinance shall be subject to a fine of up to \$750.00 for each violation.

SECTION THREE - DEFINITIONS:

“Person” is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

“Potable water” is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

SECTION FOUR - REPEALER:

All ordinances or parts of ordinances in conflict with this ordinance are here repealed insofar as they are in conflict with this ordinance.

SECTION FIVE - SEVERABILITY:

If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudicated invalid.

SECTION SIX - EFFECTIVE DATE:

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

SECTION SEVEN - PAMPHLET:

The Village Clerk is hereby authorized and directed to publish said ordinance in pamphlet form according to law.

PASSED and APPROVED this 13th day of February, 2024.

Village President

ATTEST:

Village Clerk

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

Exhibit A

LEGAL DESCRIPTION

LOTS 11 AND 12 IN BLOCK 5 IN VILLAGE OF THORNTON STATION A SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2124 183rd Street, Homewood, Illinois 60430

PIN: 29-31-315-014-0000

Exhibit B
DEPICTION OF GROUNDWATER LIMITATION AREA

Exhibit C

LEGAL DESCRIPTION OF GROUNDWATER LIMITATION AREA

1. Rights-of-Way

The rights-of-way and sections of W. 183rd Street, Morris Avenue, and the alley within the groundwater ordinance area depicted on Exhibit B.

2. PIN No. 32-06-103-007-0000

Lots 6, 7 and 8 in Block 3 in South Homewood, a Subdivision in the North Half of the North Half of the Northwest Quarter of Section 6, Township 35 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

3. PIN No. 32-06-103-044-0000

Lot 1 in the Consolidation of Lots 1 and 2 in Wilson's Resubdivision of Lots 1, 2, 3, 4, and 5 in Block 3 in South Homewood being a Subdivision of that Part of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian, Lying East of the East Right of Way Line of the Illinois Central Railroad and West of the Public Highway Designated as Chicago and Vincennes Road, in Cook County, Illinois.

4. PIN No. 32-06-104-041-0000

Lot 1 in Jefferson Consolidation of Lots 11, 12 and 13 in Block 2 in South Homewood, a Subdivision of that part of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

5. PIN No. 29-31-315-013-0000

Lot 9 (Except the West 10 feet thereof) and all of Lot 10 in Block 5 in Thornton Station. A Subdivision of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

6. PIN No. 29-31-315-014-0000

Lots 11 and 12 in Block 5 in the Village of Thornton Station a Subdivision of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

7. PIN No. 29-31-315-008-0000

Lot 7 in Block 5 in the Village of Thornton Station (Now Called Homewood) Being a Subdivision of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ East of the Illinois Central Railroad in Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

8. PIN No. 29-31-315-015-0000

Legal Description not available.

9. PIN No. 29-31-316-014-0000

Lot 16 in Block 3 in Thornton Station, Being a Subdivision of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

10. PIN No. 29-31-316-015-0000

Lot 17 in Block 3 in Thornton Station, Being a Subdivision of the South East Quarter of the South West Quarter of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

11. PIN No. 29-31-316-016-0000

Lot 18 in Block 3 in Thornton Station, a Subdivision of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, Marilyn Thomas, do hereby certify that I am the duly qualified Village Clerk of the Village of Homewood, in the County and State aforesaid, and as such Village Clerk I am the assistant keeper of the records and files of the Village Board of Trustees of said Village.

I do further certify that the foregoing and attached Ordinance M-____ is a full, true and correct copy of the Ordinance entitled:

**LIMITED AREA GROUNDWATER ORDINANCE PROHIBITING
THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE
INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY
ANY OTHER METHOD IN A DESIGNATED AREA
OF THE VILLAGE OF HOMEWOOD, ILLINOIS
(2124 W. 183rd Street)**

duly adopted by the Village Board of Trustees of the Village of Homewood, Cook County, Illinois, at its regularly convened meeting held on the 13th day of February, 2024 as the same appears in the official records in my care and custody.

I do further certify that the foregoing and attached ordinance was published in pamphlet form and made publicly available for review and inspection on the 14th day of February, 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of said Village of Homewood, Illinois, this ____ day of February, 2024.

Marilyn Thomas, Clerk
Village of Homewood

HIGHWAY AUTHORITY AGREEMENT

This Agreement is entered into this ____ day of _____, 20__ pursuant to 35 Ill. Adm. Code 742.1020 by and between (1) the Village of Homewood (“Owner/Operator”) and (2) the Village of Homewood (“Highway Authority”), collectively known as the “Parties.”

WHEREAS, the Village of Homewood is the owner or operator of one or more leaking underground storage tanks formerly located at 2124 W. 183rd Street, Homewood, Illinois (“the Site”);

WHEREAS, as a result of one or more releases of contaminants from the above referenced underground storage tanks (“the Release”), soil and/or groundwater contamination at the Site exceeds Tier 1 residential remediation objectives of 35 Ill. Adm. Code 742;

WHEREAS, the soil and/or groundwater contamination exceeding Tier 1 residential remediation objectives extends or may extend into the Highway Authority’s right-of-way;

WHEREAS, the Owner/Operator is conducting corrective action in response to the Release(s);

WHEREAS, the Parties desire to prevent groundwater beneath the Highway Authority’s right-of-way that exceeds Tier 1 remediation objectives from use as a supply of potable or domestic water and to limit access to soil within the right-of-way that exceeds Tier 1 residential remediation objectives so that human health and the environment are protected during and after any access;

NOW, THEREFORE, the Parties agree as follows:

1. The recitals set forth above are incorporated by reference as if fully set forth herein.
2. The Illinois Emergency Management Agency has assigned incident numbers 891643, 20091164, 20120840, 20120842, and 20171300 to the Releases.
3. Attached as **Exhibit A** are scaled maps prepared by the Owner/Operator that show the Site and surrounding area and delineates the current and estimated future extent of soil and groundwater contamination above the applicable Tier 1 residential remediation objectives as a result of the Releases.
4. Attached as **Exhibit B** are tables prepared by the Owner/Operator that list each contaminant of concern that exceeds its Tier 1 residential remediation objective, and its concentrations within the zone where Tier 1 residential remediation objectives are exceeded. The locations of the concentrations listed in **Exhibit B** are identified on the map in **Exhibit A**.
5. Attached as **Exhibit C** is a scaled map prepared by the Owner/Operator showing the area of Highway Authority’s right-of-way that is governed by this agreement (“Right-of-Way”). Because **Exhibit C** is not a surveyed plat, the Right-of-Way boundary may be an approximation of the actual Right-of-Way lines.
6. The Highway Authority stipulates it has jurisdiction over the Right-of-Way that gives it sole control over the use of groundwater and access to the soil located within or beneath the Right-of-Way.
7. The Highway Authority agrees to prohibit within the Right-of-Way all potable and domestic uses of groundwater exceeding Tier 1 residential remediation objectives.

8. The Highway Authority further agrees to limit access by itself and others to soil within the Right-of-Way exceeding Tier 1 residential remediation objectives. Access shall be allowed only if human health (including worker safety) and the environment are protected during and after any access. The Highway Authority may construct, reconstruct, improve, repair, maintain and operate a highway upon the Right-of-Way, or allow others to do the same by permit. In addition, the Highway Authority and others using or working in the Right-of-Way under permit have the right to remove soil or groundwater from the Right-of-Way and dispose of the same in accordance with applicable environmental laws and regulations. The Highway Authority agrees to issue all permits for work in the Right-of-Way, and make all existing permits for work in the Right-of-Way subject to the following or a substantially similar condition:

As a condition of this permit the permittee shall request the office issuing this permit to identify sites in the Right-of-Way where a Highway Authority Agreement governs access to soil that exceeds the Tier 1 residential remediation objectives of 35 Ill. Adm. Code 742. The permittee shall take all measures necessary to protect human health (including worker safety) and the environment during and after any access to such soil.

9. This agreement shall be referenced in the Agency's no further remediation determination issued for the Releases.
10. The Agency shall be notified of any transfer of jurisdiction over the Right-of-Way at least 30 days prior to the date the transfer takes effect. This agreement shall be null and void upon the transfer unless the transferee agrees to be bound by this agreement as if the transferee were an original party to this agreement. The transferee's agreement to be bound by the terms of this agreement shall be memorialized at the time of transfer in a writing ("Rider") that references this Highway Authority Agreement and is signed by the Highway Authority, or subsequent transferor, and the transferee.
11. This agreement shall become effective on the date the Agency issues a no further remediation determination for the Releases. It shall remain effective until the Right-of-Way is demonstrated to be suitable for unrestricted use and the Agency issues a new no further remediation determination to reflect there is no longer a need for this agreement, or until the agreement is otherwise terminated or voided.
12. In addition to any other remedies that may be available, the Agency may bring suit to enforce the terms of this agreement or may, in its sole discretion, declare this agreement null and void if any of the Parties or any transferee violates any terms of this agreement. The Parties or transferee shall be notified in writing of any such declaration.
13. This agreement shall be null and void if a court of competent jurisdiction strikes down any part or provision of the agreement.
14. This agreement supersedes any prior written or oral agreements or understandings between the Parties on the subject matter addressed herein. It may be altered, modified or amended only upon the written consent and agreement of the Parties.
15. Any notices or other correspondence regarding this agreement shall be sent to the Parties at following addresses:

Manager, Division of Remediation Management
Bureau of Land
Illinois Environmental Protection Agency
P.O. Box 19276
Springfield, IL 62974-9276

Village of Homewood
Ms. Marilyn Thomas, Village Clerk
2020 Chestnut Road
Homewood, IL 60430

Owner
Village of Homewood
Mr. John Schaefer, Director of Public Works
2020 Chestnut Road
Homewood, IL 60430

IN WITNESS WHEREOF, the Parties have caused this agreement to be signed by their duly authorized representatives.

Date: _____

VILLAGE OF HOMEWOOD

By: _____

Its: _____

ATTEST:

Village Clerk

EXAMINED AND APPROVED:

Village Counsel

OWNER/OPERATOR

Date: _____

By: _____

Village of Homewood
Rich Hofeld, President

ATTACHMENT A

LEGEND

ALL MAP LOCATIONS ARE APPROXIMATE
 APPROX. SCALE IN FEET

PROPERTY BOUNDARY
 EXCAVATION LIMITS
 SOIL BORING LOCATION
 MONITORING WELL LOCATION
 DESTROYED MONITORING WELL LOCATION
 SOIL SAMPLE LOCATION

SAMPLE	DATE	SAMPLE DEPTH (ft)	CONCENTRATION (mg/kg)
B	5/3/22	1-3	BENZENE CONCENTRATION
E	5/3/22	3-4	ETHYLBENZENE CONCENTRATION
X	2/4/23	2-4	TOTAL XYLENES CONCENTRATION
M	6/7/00	<0.594	MTBE CONCENTRATION
D	<0.594	<0.594	DIENZO (d,h) ANTHRACENE CONCENTRATION
N	22.000	22.000	NAPHTHALENE CONCENTRATION

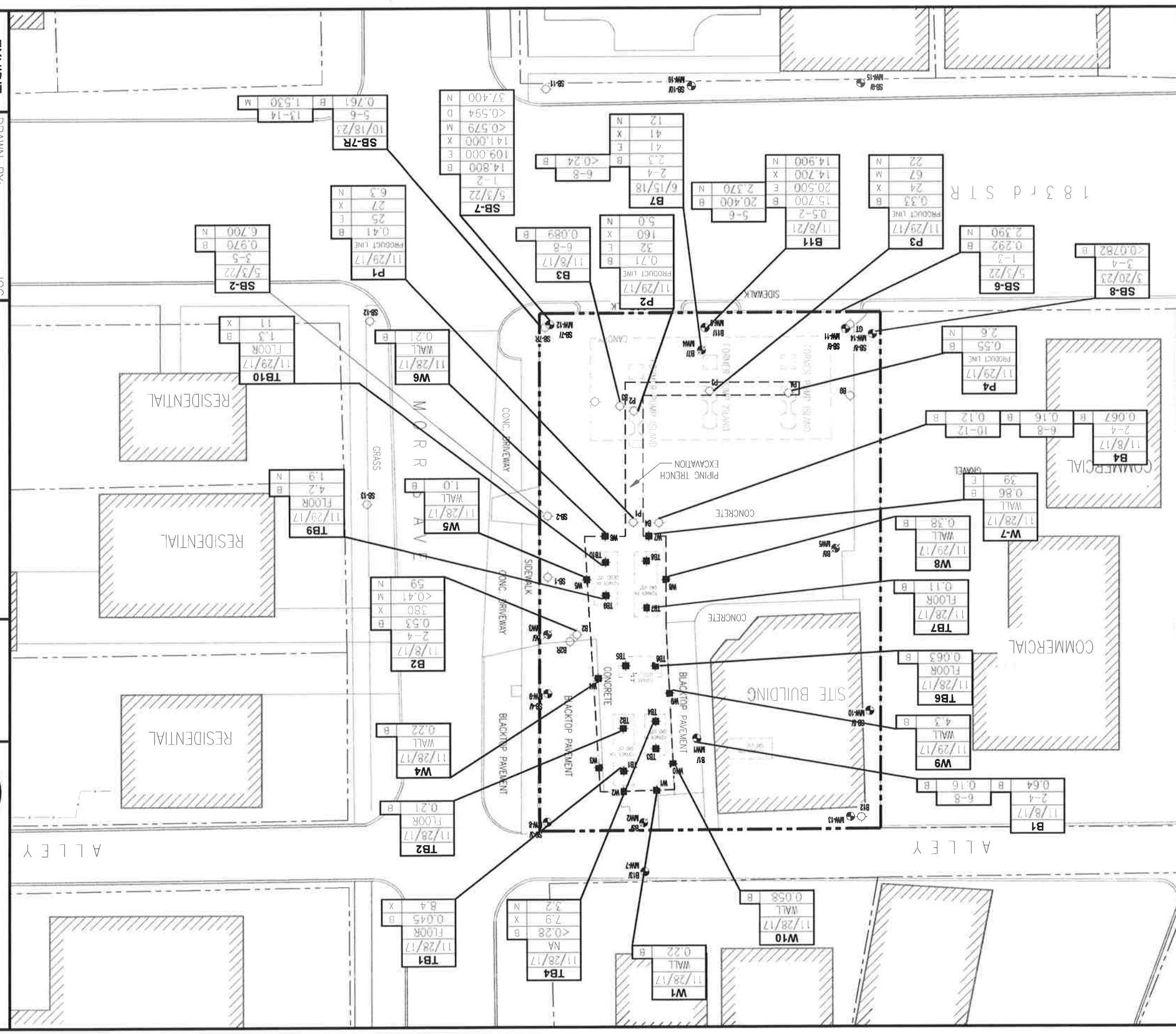


EXHIBIT A-1

DRAWN BY: IOG
 APPROVED BY: KTM
 SCALE: 1" = 30'
 DATE: 12/15/2023
 DRAWING FILE: MD21-156

SOIL ANALYTICAL RESULTS

GUPTA, RAMESH
 2124 W. 183rd STREET
 HOMewood, IL 60430

Village of Homewood
 2020 Chestnut
 Homewood, IL 60430

Tricore Environmental, LLC
 2368 Corporate Lane, Suite 116
 Naperville, IL 60563
 (630) 520-9973

LEGEND

AREA SUBJECT TO GWO

SOIL SAMPLE LOCATION

DESTROYED MONITORING WELL LOCATION

MONITORING WELL LOCATION

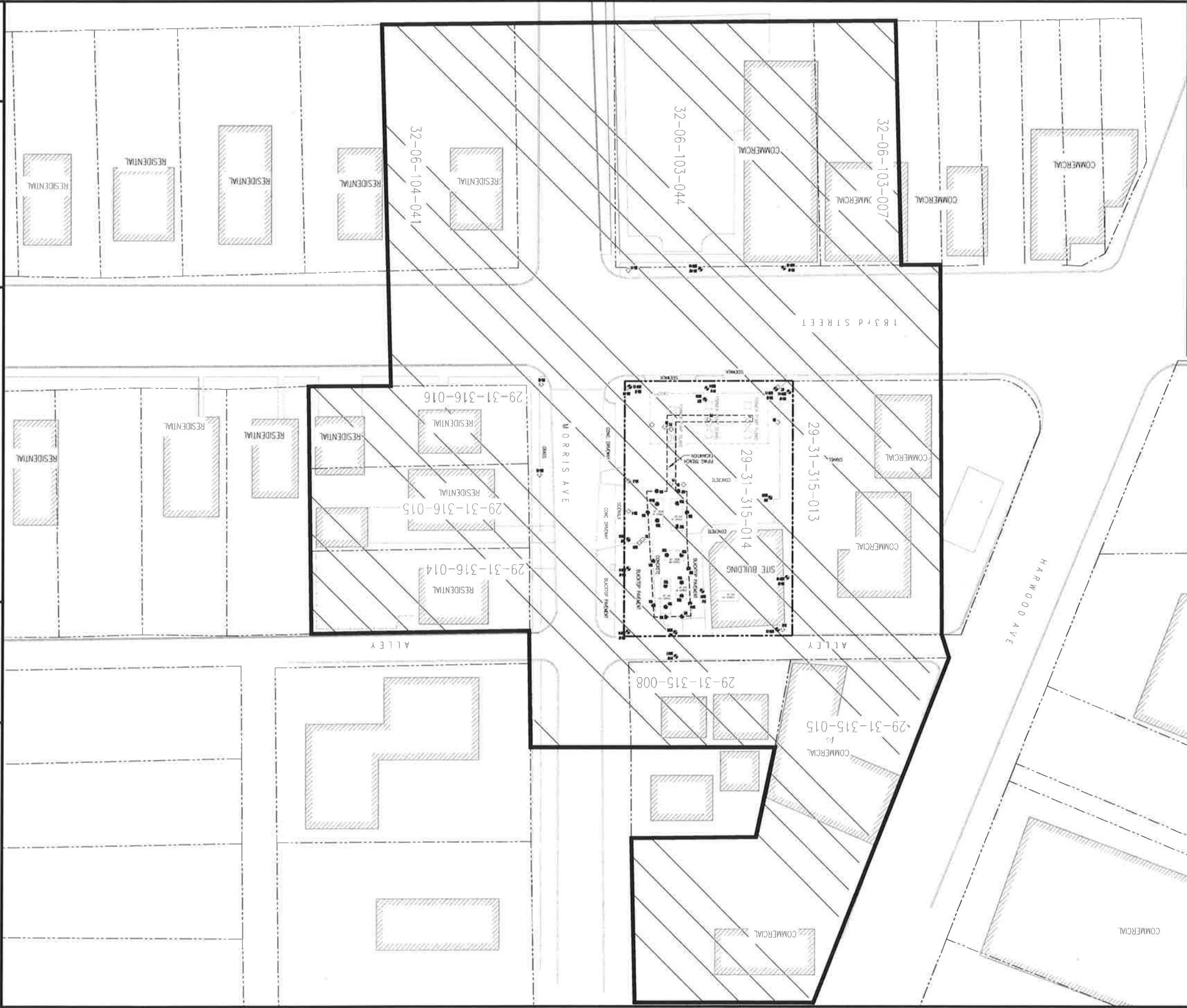
SOIL BORING LOCATION

EXCAVATION LIMITS

PROPERTY BOUNDARY

ALL MAP LOCATIONS ARE APPROXIMATE

APPROX. SCALE IN FEET



EXHIBIT

A2

DRAWN BY: IOG

APPROVED BY: KTM

SCALE: 1" = 60'

DATE: 12/15/2023

DRAWING FILE: MD21-156

AREA SUBJECT TO AREA-WIDE GROUNDWATER ORDINANCE

GUPTA, RAMESH
2124 W. 183rd STREET
HOMERWOOD, IL 60430

Village of Homerwood
2020 Chestnut
Homerwood, IL 60430

TrICore Environmental, LLC

2368 Corporate Lane, Suite 116
Naperville, IL 60563
(630) 520-9973

ATTACHMENT B

Exhibit B-1

Soil Analytical Results - BTEX and MTBE

Gupta, Ramesh
2124 W. 183rd Street
Homewood, Cook County, Illinois

Tier 1 Exposure Routes				Indicator Contaminants and Tier 1 SROs				
				Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)	MTBE (mg/kg)
Soil Ingestion - Residential				12	16,000	7,800	16,000	780
Soil Ingestion - Industrial/Commercial				100	410,000	200,000	410,000	20,000
Soil Ingestion - Construction Worker				2,300	410,000	20,000	41,000	2,000
Inhalation - Residential				0.8	650	400	320	8,800
Inhalation - Industrial/Commercial				1.6	650	400	320	8,800
Inhalation - Construction Worker				2.2	42	58	5.6	140
SCGIER - Class I Groundwater				0.03	12	13	150	0.32
SCGIER - Class II Groundwater				0.17	29	19	150	0.32
Soil Saturation Limit - Outdoor Inhalation				800	580	350	280	8,400
Soil Saturation Limit - SCGIER				580	290	150	110	11,000
Sample Location	Sample Date	Sample Depth (feet bls)	PID Reading (ppm)	Analytical Results				
B1	11/8/17	2-4	56.5	0.64	<0.0051	3.4	0.055	<0.0051
B1	11/8/17	6-8	35.2	0.16	0.0061	0.014	0.028	<0.0046
B1	11/8/17	10-12	12.0	0.0059	<0.0045	0.092	0.077	<0.0045
B2	11/8/17	2-4	62.0	0.53	<0.41	3.8	380	<0.41
B3	11/8/17	2-4	10.0	<0.0046	<0.0046	<0.0046	<0.014	<0.0046
B3	11/8/17	6-8	35.0	0.089	0.0084	0.013	0.044	<0.0054
B4	11/8/17	2-4	27.0	0.067	0.0079	0.012	0.051	<0.0045
B4	11/8/17	6-8	63.0	0.16	0.0081	0.026	0.019	<0.0049
B4	11/8/17	10-12	32.0	0.12	0.0086	0.0099	0.029	<0.0045
TB1	11/28/17	Floor		0.045	0.0083	9.5	8.4	<0.0049
TB2	11/28/17	Floor		0.21	<0.0049	0.0099	<0.015	<0.0049
TB3	11/28/17	Floor		<0.0049	<0.0049	<0.0049	<0.015	<0.0049
TB4	11/28/17	Floor		<0.28	<0.28	9.5	7.9	<0.28
TB5	11/28/17	Floor		0.0062	<0.0047	0.011	<0.014	0.019
TB6	11/28/17	Floor		0.063	<0.0051	0.032	0.020	<0.0051
TB7	11/28/17	Floor		0.11	0.0092	0.025	0.034	<0.0051
TB8	11/28/17	Wall		0.0054	<0.0050	0.018	<0.015	0.024
W1	11/28/17	Wall		0.22	0.0060	0.031	0.018	<0.0058
W2	11/28/17	Wall		0.020	<0.0051	0.20	0.040	<0.0051
W3	11/28/17	Wall		<0.0046	<0.0046	0.0059	<0.014	<0.0046
W4	11/28/17	Wall		0.22	0.0052	0.013	0.016	<0.0049
W5	11/28/17	Wall		1.0	0.012	3.2	0.033	<0.0044
W6	11/28/17	Wall		0.21	0.0084	0.081	0.045	<0.0048
W7	11/28/17	Wall		0.86	<0.24	39	<0.73	<0.24
W10	11/28/17	Wall		0.058	<0.0049	0.033	0.015	<0.0049
TB9	11/29/17	Floor		4.2	<0.25	1.8	1.2	<0.25
TB10	11/29/17	Floor		1.3	<0.22	13	11	<0.22
W8	11/29/17	Wall		0.38	<0.26	4.0	4.2	<0.26
W9	11/29/17	Wall		4.3	<0.22	2.1	2.2	<0.22
P1	11/29/17	Product Line		0.41	0.30	25	27	<0.27
P2	11/29/17	Product Line		0.71	1.2	32	160	<0.24
P3	11/29/17	Product Line		0.33	0.31	24	67	<0.27
P4	11/29/17	Product Line		0.55	<0.23	12	4.0	<0.23
BF1	11/29/17	Backfill		0.065	0.020	0.50	2.2	<0.0048
BF2	11/29/17	Backfill		0.19	0.015	0.51	0.34	<0.0051
BF3	11/29/17	Backfill		0.028	0.0059	0.088	0.22	<0.0050
BF4	11/29/17	Backfill		0.18	<0.26	1.1	2.6	<0.26
B5	6/5/18	2-4	0.0	<0.0049	<0.0049	<0.0049	<0.015	<0.0049
B5	6/5/18	6-8	16.0	<0.0042	<0.0042	<0.0042	<0.013	<0.0042
B5	6/5/18	10-12	0.0	0.0090	<0.0046	<0.0046	<0.014	0.010
B6	6/5/18	2-4	0.0	0.022	<0.0048	<0.0048	<0.014	<0.0048
B6	6/5/18	6-8	0.0	<0.0042	<0.0042	<0.0042	<0.013	<0.0042
B6	6/5/18	10-12	0.0	<0.0045	<0.0045	<0.0045	<0.013	<0.0045
B7	6/5/18	2-4	321.0	2.3	0.58	41	41	<0.24
B7	6/5/18	6-8	75.0	<0.24	<0.24	<0.24	<0.72	<0.24
B7	6/5/18	10-12	0.0	<0.0042	<0.0042	<0.0042	<0.013	<0.0042
B8	6/5/18	2-4	0.0	<0.0046	<0.0046	0.0046	<0.014	<0.0046
B8	6/5/18	6-8	0.0	<0.0045	<0.0045	<0.0045	<0.014	<0.0045
B8	6/5/18	10-12	0.0	<0.0059	<0.0059	<0.0059	<0.018	<0.0059
B9	6/7/18	2-4	0.0	<0.0045	<0.0045	<0.0045	<0.013	<0.0045
B9	6/7/18	6-8	0.0	<0.0043	<0.0043	<0.0043	<0.013	<0.0043
B9	6/7/18	10-12	0.0	<0.0049	<0.0049	<0.0049	<0.015	<0.0049
B10	6/7/18	2-4	0.0	<0.0046	<0.0046	<0.0046	<0.014	<0.0046

Exhibit B-1
Soil Analytical Results - BTEX and MTBE

Gupta, Ramesh
2124 W. 183rd Street
Homewood, Cook County, Illinois

Tier 1 Exposure Routes				Indicator Contaminants and Tier 1 SROs				
				Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)	MTBE (mg/kg)
Soil Ingestion - Residential				12	16,000	7,800	16,000	780
Soil Ingestion - Industrial/Commercial				100	410,000	200,000	410,000	20,000
Soil Ingestion - Construction Worker				2,300	410,000	20,000	41,000	2,000
Inhalation - Residential				0.8	650	400	320	8,800
Inhalation - Industrial/Commercial				1.6	650	400	320	8,800
Inhalation - Construction Worker				2.2	42	58	5.6	140
SCGIER - Class I Groundwater				0.03	12	13	150	0.32
SCGIER - Class II Groundwater				0.17	29	19	150	0.32
Soil Saturation Limit - Outdoor Inhalation				800	580	350	280	8,400
Soil Saturation Limit - SCGIER				580	290	150	110	11,000
Sample Location	Sample Date	Sample Depth (feet bls)	PID Reading (ppm)	Analytical Results				
B10	6/7/18	6-8	0.0	<0.0047	<0.0047	<0.0047	<0.014	<0.0047
B10	6/7/18	10-12	0.0	<0.0046	<0.0046	<0.0046	<0.014	<0.0046
B11	11/8/21	0.5-2	1498.0	15.700	0.425J	20.500	14.700	<0.167
B11	11/8/21	5-6	681.6	20.400	0.580	2.090	2.730	<0.0404
B11	11/8/21	10-11.5	3.4	<0.0159	<0.0169	<0.0159	<0.0484	0.220
B12	11/8/21	3.5-5	1.8	<0.0169	<0.0179	<0.0169	<0.0512	<0.0209
B12	11/8/21	6-7	2.0	<0.0168	<0.0178	<0.0168	<0.0510	<0.0208
SB-1	5/3/22	2-3.5	2.7	<0.0168	<0.0178	<0.0168	<0.0510	<0.0208
SB-2	5/3/22	3-5	197.3	0.970	<0.0358	0.393	0.156J	<0.0418
SB-3	5/3/22	5-6	3.1	<0.0165	<0.0175	<0.0165	<0.0501	<0.0204
SB-4	5/3/22	1-2	21.5	<0.0181	<0.0191	<0.0181	<0.548	<0.0223
SB-5	5/3/22	6.5-8	0.6	<0.0163	<0.0173	<0.0163	<0.0496	<0.0202
SB-6	5/3/22	1-3	502.3	0.292	<0.147	10.600	0.633J	<0.172
SB-7	5/3/22	1-2	1229	14.800	1.360J	109.000	141.000	<0.579
SB-8	3/20/23	3-4	23.7	<0.0782	<0.0828	<0.0782	<0.237	<0.0967
SB-9	3/20/23	14-15	1.3	<0.0161	<0.0171	<0.0161	<0.0490	<0.0199
SB-10	3/20/23	1.5-3	1.0	<0.0177	<0.0188	<0.0177	<0.0538	<0.0219
SB-11	3/20/23	8.5-10	1.3	<0.0163	<0.0173	<0.0163	<0.0496	<0.0202
SB-12	3/20/23	4-5	2.3	<0.0193	<0.0204	<0.0193	<0.0585	<0.0238
SB-13	3/20/23	5-6.5	1.6	<0.0158	<0.0167	<0.0158	<0.0479	<0.0195
B2R	10/18/23	5-6	6.5	<0.0171	<0.0181	<0.0171	<0.0517	<0.0211
B2R	10/18/23	10-11	0.4	<0.0165	<0.0175	<0.0165	<0.0500	0.0398J
SB-7R	10/18/23	5-6	47.2	0.761	0.133	0.0486J	0.795	<0.0227
SB-7R	10/18/23	13-14	1.6	<0.0167	<0.0177	<0.0167	<0.0506	1.530

Notes:

- 1) Bold = detected concentration, laboratory reporting limit, or method detection limit exceeds a Tier 1 SRO listed in 35 IAC Part 742
- 2) <0.0122 = concentration less than the laboratory reporting limit or method detection limit
- 3) J = estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
- 4) Shaded cell = not available

Exhibit B-2
Soil Analytical Results - PAHs

Gupta, Ramesh
2124 W. 183rd Street
Homewood, Cook County, Illinois

Tier 1 Exposure Routes	Indicator Contaminants and SROs																		
	Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (g,h,i) perylene	Benzo (k) fluoranthene	Chrysene	Dibenzo (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-c,d) pyrene	Naphthalene	Phenanthrene	Pyrene			
	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)			
Soil Ingestion - Residential	4,700	2,300	23,000	1,800	2,100	2,100	2,300	9	88	0.42 ⁵⁾	3,100	3,100	1,600	1,600	2,300	2,300			
Soil Ingestion - Industrial/Commercial	120,000	61,000	610,000	8	2,100	8	61,000	78	780	0.8	82,000	82,000	8	41,000	61,000	61,000			
Soil Ingestion - Construction Worker	120,000	61,000	610,000	170	17	170	61,000	1,700	17,000	17	82,000	82,000	170	4,100	61,000	61,000			
Inhalation - Residential	---	---	---	---	---	---	---	---	---	---	---	---	---	170	---	---			
Inhalation - Industrial/Commercial	---	---	---	---	---	---	---	---	---	---	---	---	---	270	---	---			
Inhalation - Construction Worker	---	---	---	---	---	---	---	---	---	---	---	---	---	1.8	---	---			
SCGIER - Class I Groundwater	570	85	12,000	2	8	5	27,000	49	160	2	4,300	560	14	12	210	4,200			
SCGIER - Class II Groundwater	2,900	420	59,000	8	82	25	130,000	250	800	7.6	21,000	2,800	69	18	1,100	21,000			
Sample Location	Sample Date	Sample Depth (feet bis)	PID Reading (ppm)	Analytical Results															
SB-9	3/20/23	14-15	1.3	<0.0026	<0.0025	<0.0024	0.0025J	0.0023J	0.0043J	0.0136J	<0.0025	0.0058J	<0.0027	0.0037J	0.0035J	<0.0041	0.0044J	0.0171J	0.0063J
SB-10	3/20/23	1.5-3	1.0	<0.0027	<0.0026	<0.0026	<0.0027	<0.0024	<0.0029	<0.0037	<0.0027	<0.0039	<0.0029	<0.0025	<0.0025	<0.0043	0.0106J	0.0053J	<0.0031
SB-11	3/20/23	8.5-10	1.3	<0.0026	<0.0025	0.0027J	<0.0023	0.0060J	0.0147J	<0.0025	0.0099J	<0.0027	0.0052J	<0.0024	<0.0041	<0.0019	0.0086J	0.0074J	<0.0032
SB-12	3/20/23	4-5	2.3	<0.0028	<0.0028	<0.0027	<0.0025	<0.0030	<0.0038	<0.0028	<0.0041	<0.0025	<0.0023	<0.0026	<0.0046	<0.0021	<0.0025	<0.0025	<0.0032
SB-13	3/20/23	5-6.5	1.6	<0.0025	<0.0025	<0.0024	<0.0022	0.0041J	0.0065J	<0.0025	0.0043J	<0.0027	<0.0023	<0.0023	<0.0041	<0.0019	<0.0022	<0.0022	<0.0029

Notes:

- 1) Bold = detected concentration or method detection limit exceeds a SRO listed in 35 IAC Part 742 or in the Non-TACO Objectives tables
- 2) <0.0122 = concentration less than the laboratory reporting limit or method detection limit
- 3) J = estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
- 4) Shaded cell = not available
- 5) --- = no toxicity criteria available for the route of exposure
- 6) Pursuant to 35 IAC Section 742, Appendix B, Tables A and B, the SRO listed in 35 IAC Section 742, Appendix A, Table H was utilized.

Exhibit B-3

Groundwater Elevations and Analytical Results - BTEX and MTBE

Gupta, Ramesh
2124 W. 183rd Street
Homewood, Cook County, Illinois

Tier 1 Exposure Routes						Indicator Contaminants and Tier 1 GROs				
						Benzene (mg/L)	Toluene (mg/L)	Ethylbenzene (mg/L)	Total Xylenes (mg/L)	MTBE (mg/L)
GCGIER - Class I Groundwater						0.005	1	0.7	10	0.07
GCGIER - Class II Groundwater						0.025	2.5	1	10	0.07
Indoor Inhalation - Diffusion Only - Residential						0.41	530	1.3	96	30,000
Indoor Inhalation - Diffusion Only - Industrial/Commercial						2.6	530	8.1	110	51,000
Indoor Inhalation - Diffusion and Advection - Residential						0.11	530	0.37	30	1,900
Indoor Inhalation - Diffusion and Advection - Industrial/Commercial						0.41	530	1.4	93	6,800
Sample Location	Date	TOC Elevation (feet)	Ground Elevation (feet)	Depth to Water (feet below TOC)	Groundwater Elevation (feet)	Analytical Results				
MW1	11/8/17					0.023	<0.0050	0.1	0.7	0.14
MW1	6/13/18	99.61	100.00	8.49	91.12					
MW1	11/22/21	100.42	100.71	7.24	93.18					
MW1	12/15/21	100.42	100.71	6.73	93.69					
MW1	6/24/22	100.42	100.71	7.32	93.10	0.0638	0.0012	0.0323	0.0041	<0.0011
MW1	4/7/23	100.42	100.71	6.61	93.81					
MW2	6/13/18	99.78	100.29	8.82	90.96	0.51	<0.0050	<0.0050	0.38	0.0053
MW3	6/13/18	99.67	100.11	8.64	91.03	<0.0050	<0.0050	<0.0050	<0.015	<0.0050
MW4	6/13/18	99.28	99.89	7.91	91.37	0.54	0.0071	<0.0050	0.045	0.0056
MW5	6/13/18	99.21	99.79	7.99	91.22	<0.0050	<0.0050	<0.0050	<0.015	<0.0050
MW-6	11/22/21	98.22	98.55	10.21	88.01					
MW-6	12/15/21	98.22	98.55	10.53	87.69	0.0088	0.0016	0.00056J	0.0026J	0.0481
MW-6	6/24/22	98.22	98.55	9.95	88.27					
MW-6	4/7/23	98.22	98.55	9.98	88.24					
MW-7	11/22/21	100.44	100.93	9.60	90.84					
MW-7	12/15/21	100.44	100.93	9.59	90.85	<0.0015	<0.0014	0.0917	0.0795	<0.0056
MW-7	6/24/22	100.44	100.93	9.69	90.75					
MW-7	4/7/23	100.44	100.93	8.18	92.26					
MW-8	5/17/22	100.60	100.94	13.04	87.56					
MW-8	6/24/22	100.60	100.94	8.32	92.28	<0.00030	<0.00029	<0.00033	<0.0010	0.0019J
MW-8	4/7/23	100.60	100.94	7.06	93.54					
MW-9	5/17/22	100.02	100.42	dry						
MW-9	6/24/22	100.02	100.42	8.94	91.08	<0.00030	<0.00029	<0.00033	<0.0010	0.0034J
MW-9	4/7/23	100.02	100.42	5.07	94.95					
MW-10	5/17/22	99.40	99.89	14.13	85.27					
MW-10	6/24/22	99.40	99.89	10.31	89.09	<0.00030	<0.00029	<0.00033	<0.0010	<0.0011
MW-10	4/7/23	99.40	99.89	5.47	93.93					
MW-11	5/17/22	98.15	98.54	9.27	88.88					
MW-11	6/24/22	98.15	98.54	10.56	87.59	<0.00030	<0.00029	0.00044J	<0.0010	0.0711
MW-11	4/7/23	98.15	98.54	9.96	88.19					
MW-12	5/17/22	98.40	99.29	9.54	88.86					
MW-12	6/24/22	98.40	99.29	10.07	88.33	0.0017	<0.00029	0.00094J	<0.0010	0.0304
MW-12	4/7/23	98.40	99.29	10.12	88.28					
MW-13	5/17/22	100.48	100.95	dry						
MW-13	6/24/22	100.48	100.95	10.40	90.08	<0.00030	<0.00029	<0.00033	<0.0010	<0.0011
MW-13	4/7/23	100.48	100.95	6.76	93.72					
MW-14	3/28/23			4.25						
MW-14	4/7/23	99.42	99.62	4.55	94.87	<0.00030	<0.00029	<0.00033	<0.0010	<0.0011
MW-15	3/28/23			dry						
MW-15	4/7/23	98.50	98.88	14.00	84.50	<0.00030	<0.00029	<0.00033	<0.0010	<0.0011
MW-16	3/28/23			10.26						
MW-16	4/7/23	98.54	98.91	10.12	88.42	<0.00030	<0.00029	<0.00033	<0.0010	<0.0011

Notes:

- 1) **Bold** = detected concentration exceeds a Tier 1 GRO listed in 35 IAC Part 742
- 2) <0.0122 = concentration less than the laboratory reporting limit or method detection limit
- 3) J = estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
- 4) Shaded cells = not available or not analyzed

Exhibit B-4
 Groundwater Analytical Results - PAHs
 Gupta, Ramesh
 2124 W. 183rd Street
 Homewood, Cook County, Illinois

Tier 1 Exposure Routes	Indicator Contaminants and Tier 1 GROs															
	Acenaphthene (mg/L)	Acenaphthylene (mg/L)	Anthracene (mg/L)	Benzo (a) anthracene (mg/L)	Benzo (a) pyrene (mg/L)	Benzo (b) fluoranthene (mg/L)	Benzo (g,h,i) perylene (mg/L)	Benzo (k) fluoranthene (mg/L)	Chrysene (mg/L)	Dibenzo (e,h) anthracene (mg/L)	Fluoranthene (mg/L)	Fluorene (mg/L)	Indeno (1,2,3-c,d) pyrene (mg/L)	Naphthalene (mg/L)	Phenanthrene (mg/L)	Pyrene (mg/L)
GCGIER - Class I Groundwater	0.42	0.21	2.1	0.00013	0.0002	0.00016	0.21	0.00017	0.0015	0.0003	0.28	0.28	0.00043	0.14	0.21	0.21
GCGIER - Class II Groundwater	2.1	1.05	10.5	0.00065	0.002	0.0009	1.05	0.00085	0.0075	0.0015	1.4	1.4	0.00215	0.22	1.05	1.05
Indoor Inhalation - Diffusion Only - Residential	---	---	---	---	---	---	---	---	---	---	---	---	---	1.8	---	---
Indoor Inhalation - Diffusion Only - Industrial/Commercial	---	---	---	---	---	---	---	---	---	---	---	---	---	13	---	---
Indoor Inhalation - Diffusion and Advection - Residential	---	---	---	---	---	---	---	---	---	---	---	---	---	0.075	---	---
Indoor Inhalation - Diffusion and Advection - Industrial/Commercial	---	---	---	---	---	---	---	---	---	---	---	---	---	0.32	---	---
Sample Location	Analytical Results															
MW1	<0.0010	<0.0010	<0.0010	<0.00010	<0.00010	<0.00010	<0.0010	<0.00010	<0.00010	<0.00010	<0.0010	<0.0010	<0.00010	<0.00010	<0.00010	<0.00010
MW2	0.00046	0.00013J	0.00010J	<0.000050	<0.000046	0.00014J	0.00013J	0.000098J	0.00018J	<0.000065	0.00033	0.00020	<0.000057	0.062	<0.00010	<0.00010
MW3	<0.0010	<0.0010	<0.0010	<0.00010	<0.00010	<0.00010	<0.0010	<0.00010	<0.00010	<0.00010	<0.0010	<0.0010	<0.00010	<0.00010	<0.00010	<0.00010
MW4	<0.0010	<0.0010	<0.0010	<0.00010	<0.00010	<0.00010	<0.0010	<0.00010	<0.00010	<0.00010	<0.0010	<0.0010	<0.00010	<0.00010	<0.00010	<0.00010
MW5	<0.0010	<0.0010	<0.0010	<0.00010	<0.00010	<0.00010	<0.0010	<0.00010	<0.00010	<0.00010	<0.0010	<0.0010	<0.00010	<0.00010	<0.00010	<0.00010
MW6	<0.00013	<0.00011	<0.00017	<0.00012	<0.00018	<0.00018	0.00024J	<0.00010	<0.00010	<0.00010	<0.00021	<0.00021	<0.00014	0.00011	0.000031J	<0.00021
MW7	0.00060	0.00022J	<0.00017	<0.00012	<0.00018	<0.00018	<0.00021	<0.00020	<0.00020	<0.00016	<0.00024	<0.00021	<0.00014	0.0667	<0.00023	<0.00021
MW8	<0.00012	<0.00011	<0.00016	<0.00012	<0.00012	<0.00012	<0.00012	<0.00012	<0.00011	<0.00016	<0.00024	<0.00021	<0.00014	<0.00018	<0.00023	<0.00021
MW9	<0.00012	<0.00011	<0.00017	<0.00012	<0.00012	<0.00012	<0.00012	<0.00012	<0.00011	<0.00016	<0.00023	<0.00021	<0.00014	<0.00018	<0.00023	<0.00020
MW10	<0.00012	<0.00011	<0.00017	<0.00012	<0.00012	<0.00012	<0.00012	<0.00012	<0.00011	<0.00016	<0.00023	<0.00021	<0.00014	<0.00018	<0.00023	<0.00020
MW11	<0.00013	<0.00011	<0.00017	<0.00012	<0.00012	<0.00012	<0.00012	<0.00012	<0.00011	<0.00016	<0.00024	<0.00021	<0.00014	<0.00018	<0.00023	<0.00020
MW12	<0.00013	<0.00011	0.00018J	<0.00012	<0.00012	<0.00012	<0.00012	<0.00012	<0.00011	<0.00016	<0.00024	<0.00021	<0.00014	0.000098	<0.00023	<0.00020
MW13	<0.00013	<0.00012	<0.000174	<0.00012	<0.00012	<0.00012	<0.00012	<0.00012	<0.00012	<0.00016	<0.00024	<0.00021	<0.00014	0.00025	<0.00023	<0.00020
MW14	<0.00014	<0.00013	<0.00019	<0.00014	<0.00014	<0.00014	<0.00014	<0.00014	<0.00013	<0.00016	<0.00026	<0.00024	<0.00014	<0.00018	<0.00024	<0.00021
MW15	<0.00013	<0.00012	0.00018	<0.00013	<0.00012	<0.00012	<0.00012	0.00025J	0.00017J	<0.00018	0.00026	<0.00024	<0.00016	<0.00020	<0.00026	0.000024J
MW16	<0.00013	<0.00012	<0.00018	<0.00013	<0.00012	<0.00012	0.00025J	<0.00021	0.000027J	<0.00017	0.00071	<0.00022	<0.00015	<0.00019	0.000061	0.000054

Notes:
 1) **Bold** = method detection limit exceeds a Tier 1 GRO listed in 35 IAC Part 742 or in the Non-TACO Objectives tables
 2) <0.0122 = concentration less than the laboratory reporting limit or method detection limit
 3) J = estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
 4) --- = no toxicity criteria available for the route of exposure

ATTACHMENT C

LEGEND

PROPERTY BOUNDARY

EXCAVATION LIMITS

SOIL BORING LOCATION

MONITORING WELL LOCATION

DESTROYED MONITORING WELL LOCATION

SOIL SAMPLE LOCATION

AREA SUBJECT TO VILLAGE OF HOMEWOOD HIGHWAY AUTHORITY AGREEMENT

ALL MAP LOCATIONS ARE APPROXIMATE

APPROX. SCALE IN FEET

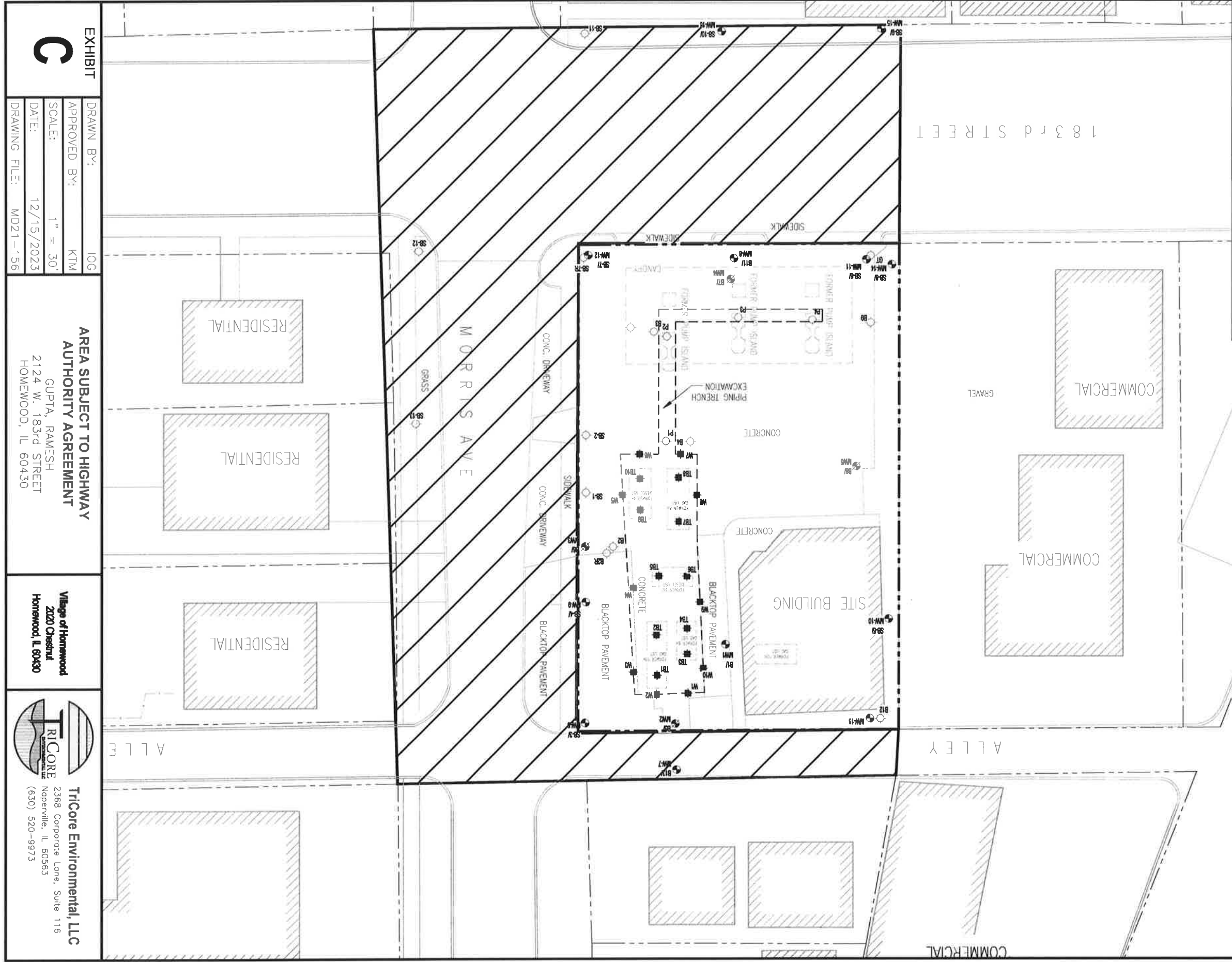


EXHIBIT C

DRAWN BY: IOG

APPROVED BY: KTM

SCALE: 1" = 30'

DATE: 12/15/2023

DRAWING FILE: MD21-156

AREA SUBJECT TO HIGHWAY AUTHORITY AGREEMENT

GUPTA, RAMESH
2124 W. 183rd STREET
HOMEWOOD, IL 60430

Village of Homewood
2020 Chestnut
Homewood, IL 60430

Tricore Environmental, LLC
2368 Corporate Lane, Suite 116
Naperville, IL 60563
(630) 520-9973