

# MEETING AGENDA



## Board of Trustees Meeting

Village of Homewood

March 11, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

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

Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on Tuesday, February 25, 2025.
6. Claims List:

Consider a motion to approve the Claims List of Tuesday, March 11, 2025 in the amount of \$1,362,243.49.
7. Hear from the Audience
8. Appointment(s):

Appointment/Appearance Commission/Melissa Gonser: Consider a motion to approve the appointment of Melissa Gonser to the Appearance Commission for a three-year term ending on March 11, 2028.
9. Presentation(s):

Maple Tree Inn's Successful Development
10. Oaths of Office: The Village Clerk will administer the oath of office to:
  - A. Emma Lyons-Weber for the position of Finance Clerk.
  - B. Alex Farkas for the position of Police Officer.
11. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
  - A. Reappointments/Planning and Zoning Commission: Approve the reappointments of Seth Bransky and Michael Cap to the Planning and Zoning Commission for a five-year term ending on March 11, 2030.

- B. Budget Amendment/Incentive Payment/Stoney Point Grill LLC: Approve a budget amendment of \$85,000 to the General Fund for the second incentive payment due to Stoney Point Grill II, LLC per the redevelopment agreement.
- C. Budget Amendment/Incentive Agreement/Royal Cultures/1953-55 Ridge Road: Approve a budget amendment in the amount of \$12,000; and, authorize the Village President to enter into an incentive agreement with Olusolape Ogunrinola, Royal Cultures, to provide financial assistance from the non-TIF Business Incentive Program for \$12,000 for building improvements and expansion at 1953-1955 Ridge Road.
- D. R-3213/Release of Mortgage/Maple Tree Inn/18849 Dixie Highway: Pass a resolution authorizing the release of Homewood's \$250,000 mortgage for Maple Tree Inn at 18849 Dixie Highway in Homewood.
- E. R-3214/Motor Fuel Tax Funds/Street Patching/Rock Salt: Pass a resolution appropriating \$750,000 of Motor Fuel Tax funds; \$650,000 for street patching and asphalt testing, and \$100,000 for the purchase of rock salt for the period of May 1, 2025 to April 30, 2026.
- F. M-2346/Solicitation of Alternate Bids/3003-3025 183rd Street: Pass an ordinance directing the Village Manager to solicit alternate bids and development proposals for the property at 3003-3025 183rd Street in the 183rd West Redevelopment Project Area.

12. New Business:

M-2347/Special Use/Epiq Nutrition/18111 Dixie Highway: In consideration of the attached ordinance granting a special use permit for indoor commercial assembly at 18111 Dixie Highway, in the B-2 Downtown Transition zoning district, the Village Board should consider and approve one of the following options: 1) approve the special use with the conditions that the proposed use shall not operate within the hours of operation of the existing carry-out restaurant use, and the total capacity of the use shall not exceed twenty (20) people; 2) refer the matter back to the Planning and Zoning Commission for further consideration; or 3) deny the application.

13. General Board Discussion

14. Executive Session: Consider a motion to enter into executive session to discuss the following:

Semi-annual review of closed session minutes under 5 ILCS 120/2(c)21.

Collective bargaining under 5 ILCS 120/2(c)2.

15. Adjourn

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

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

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

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

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

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

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VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, FEBRUARY 25, 2025  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7 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 Vivian Harris-Jones, Trustee Jay Heiferman, Trustee Lauren Roman and Trustee Allisa Opyd. Trustee Phillip Mason was absent.

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

MINUTES: The minutes of February 11, 2025, and minutes from the public hearing on the proposed North Halsted TIF District were presented. There were no questions from the Trustees.

A motion was made by Trustee Opyd and seconded by Trustee Harris-Jones to approve the two sets of minutes as presented.

**Roll Call: AYES --Trustees Willis, Harris-Jones, Heiferman, Roman and Opyd. NAYS -None.**

CLAIMS LIST: The Claims List in the amount of \$322,889.89 was presented. There were no questions from the Trustees.

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

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

President Hofeld said the \$87,296.59 payment to Thorn Creek Basin Sanitary District totaled 27% of the Claims List.

HEAR FROM THE AUDIENCE: Resident Amy Crump addressed the board on what she said was “a tidal wave” of misinformation. She warned that too many people are drawn in by what she called “amplifiers” who use social media megaphones to spread disinformation. She said it pays to research whether the information is real or fake, if it is trustworthy and if it can be fact checked.

Vernon Alsberry, the outgoing mayor of Hazel Crest, addressed the board as the Democratic candidate for Bremen Township Supervisor in the April 1 election.

Resident Patrick McAneney asked for an update on the proposed development of the village parking lot. The Village is entertaining a proposal for an apartment building on the west side of the lot. President Hofeld said there was nothing new on that project.

McAneney also asked about old library building that seems to be in a state of disrepair. He asked if it was being torn down. President Hofeld said not at this time. Later in the meeting Manager Haney explained that a crew sent to the building to remove asbestos thought their job was to take the building down. The company will be making repairs to the building. It is the site of a future water tower, but not at this time.

PRESENTATION: F. Thomas Voltaggio of Interface Engineering gave a report on the utilities used as back-up power in the Village. His company was hired to give an assessment after Village Hall was shut down for three days following July's tornado when power was knocked out. Police and Fire Departments used back-up generators. Mr. Voltaggio said the Village has functional facilities, but several needs should be addressed.

Village Hall could use a new natural gas generator system; police and fire could use updates to their systems. The Brian Carey Center has newer equipment and is in good shape. Public Works is drawing power from a pump station. Pump Station One needs new equipment. Although the Village does routine maintenance on that generator, it is dated and should be replaced. The company also looked at the possibility of installed solar panels. He said the Village Auditorium would be able to accommodate panels.

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

- A. R-3210/Renewal of Class 8 Tax Incentive/925 175th Street: Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the property at 925 175th Street owned by Fleetpark, LLC.
- B. R-3211/Purchasing Agreement/Northern Illinois Municipal Electric Collaborative: Pass a resolution authorizing the Village Manager to enter into a purchase agreement for electricity through the Northern Illinois Municipal Electric Collaborative (NIMEC) for the period of May 2025 through May 2026 (12 months) or up to and through May 2028 (24 or 36 months), following the NIMEC group bid scheduled to take place on Tuesday, March 4, 2025.
- C. MC-1086/Municipal Code Amendment/Notice Service Procedure: Pass an ordinance amending the Homewood Municipal Code to reflect that violators shall have two opportunities to appear at a hearing date.
- D. MC-1087/New Liquor License Class/Class 6A Special Use Permit: Pass an ordinance creating a Class 6A Special Use Permit liquor license.
- E. M-2338/Class 6A Liquor License/Amendment to the Table of the Number of Liquor License Limitations by Class: Pass an ordinance amending the Table of the Number of Liquor License Limitation by Class to include Class 6A liquor licenses.
- F. M-2339/Class 6A Liquor License/Fee Schedule Amendment: Pass an ordinance amending the "Liquor License" section of the Village of Homewood Fee Schedule to add a fee for Class 6A liquor licenses.
- G. M-2340/Redevelopment Plan/North Halsted Tax Increment Financing District: Pass an ordinance approving the redevelopment plan and project for the North Halsted Tax Increment Financing redevelopment project area.
- H. M-2341/Redevelopment Project Area/North Halsted Tax Increment Financing District: Pass an ordinance designating the North Halsted Tax Increment Financing redevelopment project area.
- I. M-2342/Tax Increment Allocation Financing/North Halsted TIF District: Pass an ordinance adopting tax increment allocation financing for the North Halsted Tax Increment Financing redevelopment project area.

- J. Bid Award/Security Camera System Project/Imperial Surveillance, Inc.: Award a bid for the Village Security Camera System Project to the lowest responsible bidder, Imperial Surveillance, Inc. of Arlington Heights, IL in the amount of \$181,946.74.
- K. M-2343/Serial Raffle License/Marian Catholic High School: Pass an ordinance temporarily suspending the maximum prize and sale date limitations in the Homewood Municipal Code for the Queen of Hearts raffle conducted by Marian Catholic High School, subject to an approved background check.
- L. M-2344/Stipulation/2024 Assessed Value/Wind Creek, IL LLC: Pass an ordinance authorizing execution of a stipulation between Wind Creek, IL LLC and the Villages of East Hazel Crest and Homewood regarding Wind Creek's appeal to the Cook County Board of Review concerning their 2024 assessed value.

Trustee Heiferman asked for clarification on Item A asking if the building was a place the Village should be endorsing for another Class 8 tax incentive. Fire Chief Grabowski said the building is well maintained. It is in a TIF district.

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

***Roll Call: AYES --Trustees Willis, Harris-Jones, Heiferman, Roman and Opyd. NAYS –None. Motion carried.***

**NEW BUSINESS:** M-2345/Special Use Permit/18035 Dixie Highway: The board considered Niya Jones' application for a special use permit for an indoor commercial place of assembly, "The Livie Room" (events space) at 18035 Dixie Highway, in the B-2 Downtown Transition zoning district.

Director of Economic and Community Development Director Angela Mesaros reported that the Village's Planning and Zoning Committee split 3-3. Since a majority of the Planning and Zoning Commission did not vote for the proposal, the application was not recommended by that body.

The petitioner, Niya Jones, came before the Village Board to address their questions. She proposes to take over a business that last was a popcorn shop and make it into an event space between 10 a.m. and 1 a.m. She estimated the largest party would be 50 people. She said she had a parking agreement with Dr. Eldridge, a dental office on Ridge Road, but could not say if she would be limited to the number of spaces available. She also said she would be willing to install an ADA-compliant bathroom. President Hofeld said doing that would reduce the usable space even more.

Several trustees voiced concerns that this location is not appropriate for an event space, given its small size, single bathroom, lack of parking, and potential congestion impacting nearby businesses if they were operating at the same time.

A motion was made by Trustee Willis and seconded by Trustee Heiferman to *deny* the special use permit.

***Roll Call: AYES --Trustees Willis, Harris-Jones, Heiferman, Roman and Opyd. NAYS –None. Motion carried.***

Discussion/Fiscal Year 2025-2026 Budget: Director of Finance Amy Zukowski summarized the draft budget for FY2025-26. The General Fund is budgeted for \$27.9 million in revenue and \$27.8 million in expenses with a budgeted surplus of \$128,876.00. Of that revenue figure, \$6.2 million, or roughly 30%, is derived from sales taxes. Another significant revenue source this year is \$1.1 million in gaming tax revenue from the new casino.

On the expense side, more than 60% of the General Fund is allocated to pay salaries and employee health insurance. Director Zukowski also summarized budgets for the water and sewer fund, capital projects, debt service, and TIF funds.

The entire draft budget is posted on the Village's website. The Village Board on March 11 will conduct a public hearing on the proposed budget. Director Zukowski anticipates the Board will vote on the budget at its March 25 meeting.

The trustees thanked Director Zukowski and her staff for their efforts.

GENERAL BOARD DISCUSSION: Trustee Heiferman said he will be at Bergstein's Deli from 5 to 6 p.m. on Monday, March 3, to hear from residents.

President Hofeld said Primo's Restaurant has officially opened.

Trustee Opyd reminded residents that the Homewood Business Association is hosting Restaurant Week. She also applauded the new director of the Farmer's Market.

Trustee Harris-Jones acknowledged an interview conducted by ABC7-TV with Public Works Director Burman.

Trustee Roman asked if there was any funding available to demolish the old library building. Chief Grabowski said there was such a program through Cook County but it hasn't been funded since the pandemic.

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

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

The meeting adjourned at 8:04 p.m.

Respectfully submitted,

Marilyn Thomas  
Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
2059 RIDGE ROAD LLC	ARPA SMALL BUSINESS GRANT - 2057-2059 RIDGE	MANAGER'S OFFICE	3,500.00
Total 2059 RIDGE ROAD LLC:			3,500.00
ACCURATE EMPLOYMENT SCR	FINANCE CLERK BACKGROUND	MANAGER'S OFFICE	70.45
Total ACCURATE EMPLOYMENT SCREENING LLC:			70.45
ADRIAN ESPARZA	MARCH AND APRIL DJ SERVICE	MANAGER'S OFFICE	800.00
Total ADRIAN ESPARZA:			800.00
ALTA CONSTRUCTION EQUIPM	WHEELED EXCAVATOR	PUBLIC WORKS	188,752.50
ALTA CONSTRUCTION EQUIPM	WHEELED EXCAVATOR	PUBLIC WORKS	188,752.50
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			377,505.00
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	64.39
AMAZON CAPITAL SERVICES IN	WIRELESS DISPLAY ADAPTER	MANAGER'S OFFICE	219.00
AMAZON CAPITAL SERVICES IN	CHAIRS	PUBLIC WORKS	279.98
AMAZON CAPITAL SERVICES IN	BANKERS BOXES	FIRE DEPARTMENT	116.32
AMAZON CAPITAL SERVICES IN	UNIFORM	PUBLIC WORKS	139.99
AMAZON CAPITAL SERVICES IN	TRAINING LAPTOPS	POLICE DEPARTMENT	1,069.90
AMAZON CAPITAL SERVICES IN	A FRAMES FOR OUTDOOR	MANAGER'S OFFICE	584.70
AMAZON CAPITAL SERVICES IN	RETURN OF WIRELESS DISPLAY ADAPTER	MANAGER'S OFFICE	219.00
AMAZON CAPITAL SERVICES IN	ELECTRICAL ADAPTOR	MANAGER'S OFFICE	73.98
Total AMAZON CAPITAL SERVICES INC:			2,329.26
AMERICAN PRINTING TECHNO	WEBSITE MAINTENANCE - JANUARY	MANAGER'S OFFICE	86.00
AMERICAN PRINTING TECHNO	WEBSITE MAINTENANCE - MARCH	MANAGER'S OFFICE	86.00
Total AMERICAN PRINTING TECHNOLOGIES INC:			172.00
AMERICAN WATER WORKS AS	AWWA MEMBERSHIP DUES	PUBLIC WORKS	87.00
AMERICAN WATER WORKS AS	AWWA MEMBERSHIP DUES	PUBLIC WORKS	87.00
Total AMERICAN WATER WORKS ASSOCIATION:			174.00
ANDREWS PRINTING	VILLAGE PRESIDENT BUSINESS CARDS	MANAGER'S OFFICE	495.00
Total ANDREWS PRINTING:			495.00
AURELIOS PIZZA INC	FOOD ALLOWANCE	PUBLIC WORKS	185.50
Total AURELIOS PIZZA INC:			185.50
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	5,680.00
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	6,832.35
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	2,467.50
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	2,523.29
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	2,475.00
Total AVALON PETROLEUM COMPANY:			19,978.14
BARBARA OTTO	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	608.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total BARBARA OTTO:			608.00
BERLANDS HOUSE OF TOOLS	BLDG MAINT SUPPLIES - PW	PUBLIC WORKS	46.99
BERLANDS HOUSE OF TOOLS	BLDG MAINT SUPPLIES - PW	PUBLIC WORKS	499.96
Total BERLANDS HOUSE OF TOOLS:			546.95
BHFX LLC	FREIGHT-HP DESIGNJET XL INK	PUBLIC WORKS	12.50
Total BHFX LLC:			12.50
BK EQUIPMENT CO	ADMIN REPAIR PARTS	PUBLIC WORKS	895.23
Total BK EQUIPMENT CO:			895.23
BLUE COLLAR SUPPLY COMPA	WINTER JACKETS	PUBLIC WORKS	459.94
Total BLUE COLLAR SUPPLY COMPANY:			459.94
BLUEBERRY HILL	SNOW MEAL	PUBLIC WORKS	106.30
Total BLUEBERRY HILL:			106.30
BRIGHTLY SOFTWARE INC	ASSET ESSENTIALS CONNECTOR TOOLKIT	MANAGER'S OFFICE	407.30
BRIGHTLY SOFTWARE INC	ASSET ESSENTIALS CONNECTOR TOOLKIT FOR GOGOV	MANAGER'S OFFICE	2,328.95
Total BRIGHTLY SOFTWARE INC:			2,736.25
BUCKEYE POWER SALES CO I	GENERATOR TESTING	PUBLIC WORKS	1,320.00
Total BUCKEYE POWER SALES CO INC:			1,320.00
CHANDLER SERVICES INC	UNIT 128	FIRE DEPARTMENT	885.00
CHANDLER SERVICES INC	UNIT 128	FIRE DEPARTMENT	614.63
Total CHANDLER SERVICES INC:			1,499.63
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,760.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	10,056.82
CHRISTOPHER J CUMMINGS P	183RD WEST TIF GENERAL LEGAL	MANAGER'S OFFICE	1,607.15
CHRISTOPHER J CUMMINGS P	NORTH HALSTED TIF GENERAL LEGAL	MANAGER'S OFFICE	714.29
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL HARWOOD	MANAGER'S OFFICE	669.65
CHRISTOPHER J CUMMINGS P	NE TIF GENERAL LEGAL	PUBLIC WORKS	223.22
Total CHRISTOPHER J CUMMINGS PC:			15,031.13
COMCAST BUSINESS CORP	FIBER INTERNET VH & FIBER NTWK CONNECTION PW	MANAGER'S OFFICE	1,747.19
COMCAST BUSINESS CORP	PRI TELEPHONE SERVICE	MANAGER'S OFFICE	443.96
Total COMCAST BUSINESS CORP:			2,191.15
COMED	UTILITIES		689.14



Name	Description	DEPARTMENT	Net Invoice Amount
COMED	UTILITIES		26.24
Total COMED:			715.38
COOK COUNTY DEPT OF PUBLI	HEALTH INSPECTIONS OCT-DEC 2024	MANAGER'S OFFICE	8,500.00
Total COOK COUNTY DEPT OF PUBLIC HEALTH:			8,500.00
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	4,308.69
CORE & MAIN LP	WATER MAIN SUPPLIES	PUBLIC WORKS	148.94
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	3,699.08
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	574.15
Total CORE & MAIN LP:			8,730.86
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	65.38
CURRIE MOTORS	FORD F-550	FIRE DEPARTMENT	289.95
CURRIE MOTORS	FORD F-550	FIRE DEPARTMENT	379.90
CURRIE MOTORS	VEHICLE PURCHASE PD	PUBLIC WORKS	45,574.00
Total CURRIE MOTORS:			46,309.23
CURRIE MOTORS (PARTS)	WATER DEPT REPAIR PARTS	PUBLIC WORKS	175.05
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	34.93
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	106.20
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	863.34
Total CURRIE MOTORS (PARTS):			1,179.52
CUSTOM PLATE GLASS	DESK GLASS	PUBLIC WORKS	857.00
Total CUSTOM PLATE GLASS:			857.00
CVB	HOTEL TAX - DECEMBER 2024	ASSETS	734.74
CVB	HOTEL TAX - JANUARY 2025	ASSETS	475.27
Total CVB:			1,210.01
DAILY SOUTHTOWN	NEWSPAPER SUBSCRIPTION	MANAGER'S OFFICE	94.30
Total DAILY SOUTHTOWN:			94.30
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	19,915.19
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	1,175.99
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	504.15
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	820.86
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	47.17
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	6,353.65
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	8,770.30
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	11,240.20
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	1,625.12
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	750.92
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	997.18
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	56.02
Total DYNEGY ENERGY SERVIC:			52,256.75

Name	Description	DEPARTMENT	Net Invoice Amount
ECO CLEAN MAINTENANCE	JANITORIAL SERVICE	PUBLIC WORKS	4,073.35
Total ECO CLEAN MAINTENANCE:			4,073.35
E-COM	ESO REPLACEMENT FOR ZOLL FROM E-COM	MANAGER'S OFFICE	4,799.49
Total E-COM:			4,799.49
EJ WELCH COMPANY	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	160.23
Total EJ WELCH COMPANY:			160.23
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	264.52
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	525.00
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	413.27
EXPERT CHEMICAL	OPERATING SUPPLIES	FIRE DEPARTMENT	295.51
EXPERT CHEMICAL	OPERATING SUPPLIES	FIRE DEPARTMENT	56.00
Total EXPERT CHEMICAL:			1,554.30
FASTENAL COMPANY	STREET DEPT REPAIR PARTS	PUBLIC WORKS	248.47
Total FASTENAL COMPANY:			248.47
FLEET SAFETY SUPPLY	OPERATING SUPPLIES	FIRE DEPARTMENT	233.38
FLEET SAFETY SUPPLY	VEHICLE PURCHASE EQUIPMENT - PD	PUBLIC WORKS	3,265.45
FLEET SAFETY SUPPLY	VEHICLE PURCHASE EQUIPMENT - PW	PUBLIC WORKS	2,116.87
FLEET SAFETY SUPPLY	VEHICLE PARTS - FD	FIRE DEPARTMENT	234.80
Total FLEET SAFETY SUPPLY:			5,850.50
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	273.50
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	343.26
FORD OF HOMEWOOD	EXHAUST EMISSION	FIRE DEPARTMENT	74.96
Total FORD OF HOMEWOOD:			691.72
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	356.11
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	174.33
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	336.74
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	141.55
Total GALLAGHER MATERIALS:			1,008.73
GBJ SALES LLC	SHOP SUPPLIES	PUBLIC WORKS	771.20
Total GBJ SALES LLC:			771.20
GERALD TIENSTRA	PLUMBING INSPECTIONS	FIRE DEPARTMENT	2,000.00
Total GERALD TIENSTRA:			2,000.00
GRAINGER INC	DISPOSABLE COMMODITIES	PUBLIC WORKS	183.56
Total GRAINGER INC:			183.56
GRANICUS	ANNUAL WEB HOSTING/SUPPORT-MO	MANAGER'S OFFICE	9,639.98

Name	Description	DEPARTMENT	Net Invoice Amount
Total GRANICUS:			9,639.98
HARRY HAMMOCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	418.70
Total HARRY HAMMOCK:			418.70
HAWKINS INC	CHLORINE TANK RENTAL	PUBLIC WORKS	90.00
Total HAWKINS INC:			90.00
HELSEL JEPPERSON ELECTRI	EMERGENCY REPAIR PW	PUBLIC WORKS	308.50
Total HELSEL JEPPERSON ELECTRICAL:			308.50
HOERR CONSTRUCTION INC	SANITARY SLIP LINING PROJECT	PUBLIC WORKS	97,869.87
Total HOERR CONSTRUCTION INC:			97,869.87
HOME CLEANING CENTER OF	BCTC CLEANING	FIRE DEPARTMENT	300.00
Total HOME CLEANING CENTER OF AMERICA:			300.00
HOMER TREE CARE INC	TREE REMOVALS	PUBLIC WORKS	27,244.00
Total HOMER TREE CARE INC:			27,244.00
ILLINOIS TOLLWAY	HIGHWAY TOLLS	PUBLIC WORKS	60.85
Total ILLINOIS TOLLWAY:			60.85
INTERFACE ENGINEERING I	EMERGENCY GENERATOR STUDY	MANAGER'S OFFICE	6,908.50
Total INTERFACE ENGINEERING INC:			6,908.50
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	5,366.58
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	2,965.46
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	6.02
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	1,933.11
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	1,996.33
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	1,338.70
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	650.41
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	5,956.50
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	2,304.10
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	4,590.55
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	2,829.78
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	1,259.54
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	3,218.55
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	7,019.26
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	10,389.33
IPBC	MARCH INSURANCE PREMIUM	FIRE DEPARTMENT	29,967.44
IPBC	MARCH INSURANCE PREMIUM	FIRE DEPARTMENT	5,326.14
IPBC	MARCH INSURANCE PREMIUM	FIRE DEPARTMENT	2,833.30
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	51,012.85
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	15,329.02
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	3,490.23
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	5,005.57

Name	Description	DEPARTMENT	Net Invoice Amount
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	55,120.39
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	1,887.43
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	9,559.70
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	4,695.65
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	3,909.88
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	9,044.73
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	251.23
Total IPBC:			249,257.78
IRMA	JANUARY DEDUCTIBLE	POLICE DEPARTMENT	6,332.88
IRMA	VOLUNTEER COVERAGE 11/24-11/25	MANAGER'S OFFICE	850.00
IRMA	UNDERGROUND STORAGE TANKS	MANAGER'S OFFICE	3,704.76
Total IRMA:			10,887.64
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	55.71
Total JONES PARTS & SERVICE INC:			55.71
LIBERTY FLAG & BANNER	FLAGS - US/HOMEWOOD	PUBLIC WORKS	1,140.00
Total LIBERTY FLAG & BANNER:			1,140.00
LITHOGRAPHIC COMMUNICATI	VILLAGE KEY MAILINGS	MANAGER'S OFFICE	412.37
LITHOGRAPHIC COMMUNICATI	VILLAGE KEY MAILINGS	MANAGER'S OFFICE	416.49
Total LITHOGRAPHIC COMMUNICATIONS LLC:			828.86
M E SIMPSON CO INC	LEAK LOCATION	PUBLIC WORKS	1,185.00
Total M E SIMPSON CO INC:			1,185.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MCMASTER CARR SUPPLY	STREET DEPT REPAIR PARTS	PUBLIC WORKS	274.19
Total MCMASTER CARR SUPPLY:			274.19
MEADE ELECTRIC CO INC	STREET LIGHT KNOCKDOWN	PUBLIC WORKS	5,633.00
MEADE ELECTRIC CO INC	STREET LIGHT REPAIR	PUBLIC WORKS	1,257.00
MEADE ELECTRIC CO INC	STREET LIGHT REPAIR	PUBLIC WORKS	730.20
MEADE ELECTRIC CO INC	STREET LIGHT REPAIR	PUBLIC WORKS	531.82
Total MEADE ELECTRIC CO INC:			8,152.02
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	36.62
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	1.28
MENARDS INC	ADMIN REPAIR PARTS	PUBLIC WORKS	962.80
MENARDS INC	SUPPLIES	PUBLIC WORKS	121.49
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	77.76
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	68.67
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	3.48
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	45.44
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	32.41

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	17.44
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	419.64
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	181.09
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	23.58
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	248.00
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	115.18
MENARDS INC	B-BOX PARTS	PUBLIC WORKS	257.58
MENARDS INC	LARGE GARBAGE CANS FOR INDOOR MARKET	MANAGER'S OFFICE	36.96
MENARDS INC	PVC PARTS/BOARDS	PUBLIC WORKS	44.80
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	40.00
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	217.18
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	56.23
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	67.88
Total MENARDS INC:			3,075.51
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	300.00
Total METROPOLITAN INDUSTRIES INC:			300.00
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	67.49
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	248.84
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	21.16
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	29.98
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	8.00
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	172.08
MONARCH AUTO SUPPLY INC	VEHICLE MAINT DEPT TOOL	PUBLIC WORKS	139.99
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	53.88
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	48.81
Total MONARCH AUTO SUPPLY INC:			790.23
NATIONAL SAFETY COUNCIL	MEMBERSHIPS/SUBSCRIPT - PW	PUBLIC WORKS	499.00
Total NATIONAL SAFETY COUNCIL:			499.00
NICOR	UTILITIES	PUBLIC WORKS	6,771.67
NICOR	UTILITIES	PUBLIC WORKS	749.39
NICOR	UTILITIES	PUBLIC WORKS	145.75
NICOR	UTILITIES	PUBLIC WORKS	593.42
Total NICOR:			8,260.23
OVERDOORS OF ILLINOIS INC	GARAGE DOOR	PUBLIC WORKS	1,088.00
OVERDOORS OF ILLINOIS INC	GARAGE DOOR	PUBLIC WORKS	75.00
Total OVERDOORS OF ILLINOIS INC:			1,163.00
PHILLIPS CHEVROLET	TAHOE	FIRE DEPARTMENT	74.28
Total PHILLIPS CHEVROLET:			74.28
RAYS WELDING CO INC	WELD CENTRAL WATER TANK	PUBLIC WORKS	6,600.00
Total RAYS WELDING CO INC:			6,600.00
ROBERT WENDT	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	877.61

Name	Description	DEPARTMENT	Net Invoice Amount
Total ROBERT WENDT:			877.61
ROEDA INC	SIGN DECAL	PUBLIC WORKS	199.00
Total ROEDA INC:			199.00
ROMEOVILLE FIRE ACADEMY	TRAINING	FIRE DEPARTMENT	425.00
Total ROMEOVILLE FIRE ACADEMY:			425.00
RUSSO POWER EQUIPMENT	LANDSCAPE OPERATING SUPPLIES	PUBLIC WORKS	629.70
Total RUSSO POWER EQUIPMENT:			629.70
RYAN LLC	CONTRACTUAL SVCS-NORTH HALSTED TIF	MANAGER'S OFFICE	5,642.50
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	PUBLIC WORKS	145.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	EXPENSES	145.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		145.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		145.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	MANAGER'S OFFICE	290.00
RYAN LLC	CONTRACTUAL SVCS-HARWOOD TOD TIF	MANAGER'S OFFICE	12,200.00
Total RYAN LLC:			18,712.50
SHARK SHREDDING INC	DOCUMENT SCANNING	FIRE DEPARTMENT	341.20
Total SHARK SHREDDING INC:			341.20
SHEPLEY MOTOR EXPRESS	CA-6 & 1" STONE	PUBLIC WORKS	1,000.00
SHEPLEY MOTOR EXPRESS	CA-6 & 1" STONE	PUBLIC WORKS	1,000.00
SHEPLEY MOTOR EXPRESS	CA-6 & 1" STONE	PUBLIC WORKS	2,040.98
Total SHEPLEY MOTOR EXPRESS:			4,040.98
SHERWIN WILLIAMS	PAINT	PUBLIC WORKS	23.39
SHERWIN WILLIAMS	PAINT	PUBLIC WORKS	80.51
Total SHERWIN WILLIAMS:			103.90
SHERWIN-WILLIAMS	REQUESTED WATER REFUND	ASSETS	12,589.31
SHERWIN-WILLIAMS	REQUESTED WATER REFUND	ASSETS	37,767.93
Total SHERWIN-WILLIAMS:			50,357.24
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	236.00
Total SOUTH SUBURBAN PADS:			236.00
STANARD & ASSOCIATES INC	POLICE APPLICANT PSYCHOLOGICAL	MANAGER'S OFFICE	495.00
Total STANARD & ASSOCIATES INC:			495.00
TERMINAL SUPPLY COMPANY	VEHICLE MAINT SHOP SUPPLIES	PUBLIC WORKS	214.20
Total TERMINAL SUPPLY COMPANY:			214.20

Name	Description	DEPARTMENT	Net Invoice Amount
THE BREWER COMPANY	PROPANE	PUBLIC WORKS	103.75
Total THE BREWER COMPANY:			103.75
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	186.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	38.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	152.00
Total THOMPSON ELEVATOR INSPECTION:			376.00
T-MOBILE	T-MOBILE CELL PHONES AND IPADS	MANAGER'S OFFICE	961.90
Total T-MOBILE:			961.90
TOPCON SOLUTIONS INC	BLUEBEAM SOFTWARE RENEWAL OF LICENSES	PUBLIC WORKS	1,420.00
Total TOPCON SOLUTIONS INC:			1,420.00
TRAFFIC SAFETY STORE	TRAFFIC SAFETY CONES	PUBLIC WORKS	2,408.32
TRAFFIC SAFETY STORE	DPW SAFETY VEST	PUBLIC WORKS	204.50
Total TRAFFIC SAFETY STORE:			2,612.82
TREASURER STATE OF ILLINOI	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	2,315.58
Total TREASURER STATE OF ILLINOIS:			2,315.58
ULINE	LEAD AND COPPER SUPPLIES	PUBLIC WORKS	913.55
Total ULINE:			913.55
USA BLUEBOOK	OPERATING SUPPLIES PW	PUBLIC WORKS	85.40
Total USA BLUEBOOK:			85.40
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	179.74
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	61.70
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	42.62
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	124.94
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	413.70
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	25.72
Total WAREHOUSE DIRECT OFFICE PDTS:			796.98
WASHINGTON PARK PLAZA LLC	2024 WP PLAZA SALES TAX INCENTIVE	MANAGER'S OFFICE	259,029.00
Total WASHINGTON PARK PLAZA LLC:			259,029.00
WAYTEK INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	231.94
Total WAYTEK INC:			231.94
WENTWORTH TIRE SERVICE IN	VEHICLE TIRES-PW	PUBLIC WORKS	233.00
WENTWORTH TIRE SERVICE IN	VEHICLE TIRES-PW	PUBLIC WORKS	399.49
Total WENTWORTH TIRE SERVICE INC:			632.49

Name	Description	DEPARTMENT	Net Invoice Amount
WINKLER TREE AND LAWN CA	EMERGENCY TREE REMOVAL - PW	PUBLIC WORKS	5,640.68
Total WINKLER TREE AND LAWN CARE:			5,640.68
Grand Totals:			<u>1,362,243.49</u>

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

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





**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: March 11, 2025**

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Oath of Office – Full-Time Finance Clerk

**PURPOSE**

Staff requests the Village Clerk administer the Oath of Office to Emma Lyons-Weber for the position of full-time Finance Clerk in the Finance Department.

**PROCESS**

Emma is a Homewood resident and has worked as a seasonal employee in Public Works with the Landscape and Maintenance division since 2021. When the Finance Clerk position recently became available, she was identified as an ideal candidate from a previous recruitment effort, and was offered the position. Emma’s first day as a full-time Finance Clerk with the Village was on February 18, 2025.

Emma has a Bachelor of Science in Human Resource Management from Illinois State University, and is eager to learn all she can about municipal operations as part of the Finance Department. The Finance Department is excited to have Emma as part of the team and looks forward to all that she will be able to add to the department.

**OUTCOME**

Emma Lyons-Weber will serve as a full-time Finance Clerk in the Finance Department.

**FINANCIAL IMPACT**

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

**LEGAL REVIEW**

Not required

**RECOMMENDED BOARD ACTION**

Request the Village Clerk to administer the Oath of Office to Emma Lyons-Weber for the position of full-time Finance Clerk in the Finance Department.

# VILLAGE OF HOMEWOOD

Item 10. A.



ATTACHMENT(S)  
None



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: March 11, 2025**

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

**Through:** Napoleon Haney, Village Manager

**From:** Denise McGrath, Chief of Police

**Topic:** Oath of Office – Police Officer

**PURPOSE**

Staff requests the Village Clerk administer the oath of office to Officer Alex Farkas for the position of Police Officer.

**PROCESS**

Officer Farkas is a Luther East High School graduate and attended Purdue University Calumet. He holds a Bachelor of Arts in Sociology with a minor in history and concentration in criminal justice. He previously served as a full-time police officer for the Village of Steger from April 2015 through February 2025 and a part-time police officer for the Village of South Chicago Heights from December 2012 through April 2015. During his employment with Steger Police Department, he served as a Patrol Officer, Acting Officer in Charge, Field Training Officer, Accident Investigator and Detective.

In addition to the Basic Training Academy, Officer Farkas holds State certification for Evidence Technician, Crash Investigation 1 and 2, Juvenile Specialist, Field Training Officer and Lead Homicide Investigator.

Alex Farkas applied for the position of police officer through the Board of Fire and Police Commissioners’ lateral application process. Lateral candidates are required to be State-certified police officers with a minimum of two (2) years with their current agency. Through that process, the Board of Fire and Police Commission met on January 17, 2025 to consider issuing a conditional offer of employment following a review of the background report. The Commissioners voted unanimously in favor of extending an offer of conditional employment, which was contingent upon successful completion of polygraph, psychological, and medical exams.

Officer Farkas successfully completed all exams and subsequently was hired as a full-time police officer effective March 3, 2025. As Officer Farkas holds State certification and previously attended the police academy, he immediately began the Homewood Police Department Field Training Program.

# VILLAGE OF HOMEWOOD

Item 10. B.



## **OUTCOME**

Welcome Officer Farkas to the Police Department and Village.

## **FINANCIAL IMPACT**

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

## **LEGAL REVIEW**

Not required

## **RECOMMENDED BOARD ACTION**

Request the Village Clerk administer the Oath of Office to Officer Alex Farkas for the position of Police Officer.

## **ATTACHMENT(S)**

None



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: March 11, 2025**

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Budget Amendment – Stoney Point Grill II, LLC Incentive Payment

**PURPOSE**

Staff requests that the Village Board approve a budget amendment to pay Stoney Point Grill II, LLC their second of six (6) incentive payments per the redevelopment agreement approved at the October 25, 2022 Board meeting.

**PROCESS**

During the October 25, 2022 Board of Trustees meeting, the Village Board authorized the Village to enter into a redevelopment agreement with Stoney Point Grill II, LLC. The redevelopment agreement provided for reimbursement of Tax Increment Financing (TIF) and non-TIF costs to assist the developer with the build-out of the restaurant. There is a remaining \$425,000 in reimbursements payment obligated to Stoney Point Grill II, LLC that will be paid out over a five-year period, according to the following schedule:

1. \$85,000 after 12 months after the opening date.
2. \$85,000 after 24 months after the opening date.
3. \$85,000 after 36 months after the opening date.
4. \$85,000 after 48 months after the opening date.
5. \$85,000 after 60 months after the opening date.

Since Stoney Point has completed 12 months of successful operations, the Village is required to make an incentive payment. In anticipation of this payment, a budget amendment is required.

*Assigned Fund Balance*

Funding for the remaining incentive payment of \$425,000 that is spread out over five (5) years, is pledged from the Village’s *Assigned Fund Balance* and will be included in each fiscal year budget until finalized (\$85k per year). *Assigned Fund Balance* is fund balance dollars that have been designated and obligated to use for a specific purpose. The Village has typically used assigned fund balance dollars to fund actual and/or prospective economic development projects. The process of assigning and obligating “Assigned Fund Balance” dollars occurs every year during the audit process.



## *Source of Funding for the Incentive*

The initial funding for the incentive to Stoney Point Grill II, LLC was \$600,000 which was returned to the Village from our reserves with the Intergovernmental Risk Management Agency (IRMA) in April of 2020. The reserves had slowly accumulated from prior years where Homewood's insurance premium payments to IRMA were less than the amount of claims that were paid out. The \$600,000 was kept within the General Fund Balance and was intended to be used specifically for this development and is "assigned" to the incentive through the audit process annually.

The first \$425,000 incentive payment was paid from the \$600,000 brought back from IRMA. The remaining \$425,000 that is to be paid over the next five (5) years (\$85k per year) will also be paid from Assigned Fund Balance, and will need to be approved by the Board every year with a budget amendment.

The Village has been fortunate to meet its minimum fund balance policy (five months of operating expenditures) and assign surplus funds above the minimum balance to projects like Stoney Point Grill II, LLC. We will continue to assign fund balance for this redevelopment agreement annually through the audit process as long as our minimum fund balance requirement continues to be met. Should the Village not be able to assign fund balance at some point in the future, the annual incentive payment will be paid out of the General Fund.

## **OUTCOME**

Approval of the budget amendment will allow the Village to meet its obligation to Stoney Point Grill II, LLC and HCF Homewood, LLC for the second incentive payment.

## **FINANCIAL IMPACT**

- **Funding Source:** General Fund Assigned Fund Balance
- **Budgeted Amount:** \$0
- **Cost:** \$85,000

## **LEGAL REVIEW**

Not Required

## **RECOMMENDED BOARD ACTION**

Approve a budget amendment of \$85,000 to the General Fund for the incentive payment to Stoney Point Grill II, LLC.

## **ATTACHMENT(S)**

None



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 11, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Economic Development Incentives – 1953-1955 Ridge Road

### PURPOSE

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

The applicant is a tenant of the building at 1953 Ridge, who is expanding the existing retail business into a former salon directly to the west (1955 Ridge Road). As part of the expansion, the applicant has upgrades to the space such as new floors, an upgraded electrical system, new lights to save energy, and new outdoor signage. The cost of the project is approximately \$48,000. Staff recommends approval of \$12,000 in reimbursement from the Business Incentive Program to cover 25% of the cost of the expansion of the business and upgrades to the retail space and approval of a budget amendment for the incentive payment.

### PROCESS

Olusolape Ogunrinola of Royal Cultures, has applied for incentives from the Village to offset the cost of improvements to a tenant space on the first floor of 1953-1955 Ridge Road within the Village's B-2 Downtown Transition zoning district. The owner plans to invest approximately \$48,000 to expand an existing wig/hair extension retail store into the space of a former salon at 1955 Ridge Road.

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

*Retail Enhancement Incentive Program* is designed to strengthen retail business activity through expansion, existing businesses with no less than a 20% increase in gross floor area are eligible,



when the existing gross floor area is greater than 1,500 square feet. This program allows 50% reimbursement of approved expenditures up to \$10,000.

The purpose of the *Façade and Property Improvement Program* is to promote revitalization by providing financial assistance for the improvement and maintenance of existing commercial buildings. Eligible expenses include exterior signage. The total cost of the proposed signage is \$4,083.27. This program allows for 50% reimbursement of approved expenditures (up to \$25,000). The total incentive under this program is \$2,000 (50% of the signage cost).

The Village's participation in the incentive programs would be the reimbursement of 25% of the eligible renovation and expansion costs, not to exceed \$12,000.

### *Sourcing of Funding Incentive*

The funding for the \$12,000 incentive payment will be paid from the Assigned Fund Balance. Assigned Fund Balance is a self-imposed constraint with intent to use the fund balance for a specific purpose. The Village has typically utilized assigned fund balances to fund pending or future non-TIF incentives. The process of identifying and partnering incentives and projects to *assigned fund balance* is completed annually during the audit process.

### **OUTCOME**

The Village's participation for the incentive programs would total \$12,000. This will cover 25% of the cost of improvements to the business. The funds provided by the Village would reimburse the applicant for actual expenses incurred. Costs would be reimbursed only after receipt of the payments were submitted to and approved by staff.

In developing the recommendation, staff considered the following:

- The recommended financial incentive is approximately 25% of the total build-out costs, which is less than the 50% maximum available under the Business Incentive Program and is consistent with the level of incentives offered to previous applicants.
- Many businesses that express interest in expansion in Homewood face costs associated with modernizing spaces and bringing them into compliance with fire and building codes. The recommended funding would be used to make permanent improvements to the building that will increase the long-term viability of the space.
- The recommended funding will be used to expand a retail business. Current retail sales are \$72,000. With the expansion, the applicant estimates an increase in annual sales to \$117,000 in the first year (a 38% increase), up to \$350,000 in future years. Annual revenue to the Village of Homewood is 1% sales tax (\$17,010 in first year).





## FINANCIAL IMPACT

- **Funding Source:** General Fund Assigned Fund Balance
- **Budgeted Amount:** \$0
- **Cost:** \$12,000

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount of \$12,000; and, authorize the Village President to enter into an incentive agreement with Olusolape Ogunrinola, Royal Cultures, to provide financial assistance from the non-TIF Business Incentive Program for \$12,000 for building improvements at 1953-1955 Ridge Road.

## ATTACHMENT(S)

- Incentive Agreement
- Application

**RESOLUTION NO. R- \_\_\_\_**

**A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE VILLAGE OF HOMEWOOD AND OLUSOLAPE  
OGUNRINOLA FOR PROPERTY AT 1953-1955 RIDGE ROAD UNDER THE  
VILLAGE OF HOMEWOOD BUSINESS INCENTIVE PROGRAM**

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

WHEREAS, Olusolape Ogunrinola has submitted a request to be partially reimbursed for the cost to renovate the commercial property at 1953-1955 Ridge Road so he can expand his existing retail business; and

WHEREAS, renovation of the existing space will strengthen the economic vitality of the downtown area and will help fill a vacant storefront; and

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

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

**SECTION ONE – APPROVAL OF REDEVELOPMENT AGREEMENT:**

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

**SECTION TWO – EFFECTIVE DATE:**

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

PASSED and APPROVED this 11th day of March, 2025

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

ATTEST:

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

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

## EXHIBIT A

### AGREEMENT TO REIMBURSE ELIGIBLE EXPENSES FOR IMPROVEMENTS TO THE BUSINESS LOCATED AT 1953-1955 RIDGE ROAD UNDER THE VILLAGE OF HOMEWOOD BUSINESS INCENTIVE PROGRAM

This Agreement is made and entered on March 11, 2025, between Royal Cultures, by its owner, Olusolape Ogunrinola, Royal Cultures (“Owner”) and the Village of Homewood, an Illinois municipal corporation (“Village”).

WHEREAS, Owner has requested financial assistance from the Village to upgrade an existing and expand an existing business within the village’s B-2 downtown transition district, including new floors, upgraded electrical system, new light panels, and new outdoor signage; and

WHEREAS, the Owner has obtained bids totaling \$48,000; and

WHEREAS, the Village is desirous of the business expansion within downtown Homewood, thereby enhancing the economic viability of the village; and

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

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

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

1. As authorized by the President and Board of Trustees of the Village of Homewood on March 11, 2025, and subject to the terms of this Agreement, the Village of Homewood agrees to reimburse the Owner for the cost of certain rehabilitation work to be undertaken on the property commonly known as 1953-1955 Ridge Road, Homewood, Illinois (“Property”), located in the B-2 Downtown Transition District as defined by the Homewood Zoning Ordinance. The legal description of the Property is attached as Exhibit A to this Agreement.

2. The work eligible for reimbursement (“Work”) is described in Exhibit B to this Agreement. The Owner has submitted supporting bids totaling \$48,000. The Village agrees to reimburse Owner up to \$12,000, representing twenty-five percent (25%) of the cost of said Work.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of

this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

18. This Agreement does not constitute a general obligation of the Village and Owner acknowledges that the Village has no obligation hereunder to make any payments to Owner from any funds other than the Downtown Homewood Business Incentive Program Fund.

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

20. Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

21. A Memorandum of this Agreement substantially similar to Exhibit C shall be recorded by the Village and shall be binding on the Owner.

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

**To the Village:**  
Village Manager  
Village of Homewood  
2020 Chestnut Rd.  
Homewood IL 60430

**With a copy to:**  
Christopher J. Cummings  
Village Attorney  
2024 Hickory Rd., Suite 205  
Homewood IL 60430

**To the Owner:**  
Olusolape Ogunrinola  
1953-1955 Ridge Road  
Homewood, IL 60430

**With a copy to:**  
Todd Klein  
Chicago Financial HW  
16835 S. Halsted  
Harvey, IL 60426-6113

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

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

VILLAGE OF HOMEWOOD

ROYAL CULTURES

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

By: \_\_\_\_\_  
Olusolape Ogunrinola, Owner

ATTEST:

Signed and sworn to before me on \_\_\_\_\_, 2025

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

\_\_\_\_\_  
Notary Public



EXHIBIT A

Legal Description:

Lots 1, 2, 3 and 4 in Homewood Realty Trust Resubdivision of Part of the West ½ of the South East ¼ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded July 13, 1925 in Book 209 of Plats, page 41 as Document 8972425, in Cook County, Illinois

Common Address: 1953-1955 Ridge Road

PIN: 29-31-408-001-0000

## EXHIBIT B

<b>Description of Work</b>	<b>Cost</b>
New Floors, upgraded electrical system, new light panels,	43,917
New outdoor signage	4,083
<b>TOTAL</b>	<b>48,000</b>

EXHIBIT C

MEMORANDUM OF AGREEMENT

On March 11, 2025, the VILLAGE OF HOMEWOOD, Cook County, Illinois (“VILLAGE”) and Olusolape Ogunrinola (“OWNER”), entered into a Redevelopment Agreement covering the following property:

Legal Description: Lots 1, 2, 3 and 4 in Homewood Realty Trust Resubdivision of Part of the West ½ of the South East ¼ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded July 13, 1925 in Book 209 of Plats, page 41 as Document 8972425, in Cook County, Illinois.  
29-31-408-001-0000

Permanent index numbers:

Address of Real Estate: 1953-1955 Ridge Road, Homewood, Illinois 60430

The Agreement provided reimbursement of certain eligible redevelopment costs concerning the subject property.

VILLAGE OF HOMEWOOD

Royal Cultures

By: \_\_\_\_\_  
Richard A. Hofeld, Village  
President

By: \_\_\_\_\_  
Olusolape Ogunrinola

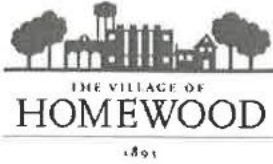
Signed and sworn to before me by  
Richard A. Hofeld on \_\_\_\_\_,  
2025.

Signed and sworn to before me by  
Olusolape Ogunrinola on  
\_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public

This document prepared by Christopher J. Cummings, Village Attorney, Village of Homewood, 2024 Hickory Rd., Suite 205, Homewood IL 60430.



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

<b>Description of Property for Improvement</b>	
Street Address: 1953- 1955 Ridge Rd Homewood IL	
Property Index Number(s):	
General Description of Project	The upgrades that is necessary for a safe efficient. The project includes new floors, upgraded electrical system, refresh walls and ceilings, new light panels to save energy. All new equipment.Update code violations. Create a new outdoor signage
Estimated project cost: \$48,000	
Anticipated Start Date: 4/15/24	Anticipated Completion Date: 11/30/24
Program requested:	
<input type="checkbox"/> Go Green Rewards <input checked="" type="checkbox"/> Retail Enhancement <input checked="" type="checkbox"/> Façade & Property Improvement	
<b>History of Previous Funding</b>	
Have you previously received funds from the Village: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, when and what was the scope of work?	
<b>Applicant</b>	
Name: Olusolape Ogunrinola	Telephone:
Address: 1953-55 Ridge Rd	
City, State: Homewood IL	Zip Code: 60430
Email Address: info@royalcultures.com	
<b>Property Owner (IF DIFFERENT THAN APPLICANT – WRITTEN CONSENT REQUIRED)</b>	
Name: Todd Klein	Telephone: :
Address:	
City, State: Harvey IL	Zip Code:
Email Address:	
<b>Statement of Understanding/Applicant's Signature</b>	
Participation in the Business Assistance Programs implies that the applicant agrees to meet all Federal, State and local codes and ordinances including, but not limited to, Americans with Disabilities Act, Illinois State Plumbing Code, Village of Homewood building and property maintenance codes, and Village of Homewood zoning ordinance.	
Applicant's signature:	Date:

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

## **Narrative describing benefit to the area upon completion of the project or opening the new business**

Royal Cultures Retail store and salon offers a combination of retail and personal services, catering to individuals seeking wigs, hair extensions, and hair care products, while also providing salon services such as hairstyling, cuts, coloring, and more. The breakdown of each component Retail Products: A wide selection of wigs, including, human hair, and lace-front wigs. Royal Cultures also sell hairpieces, extensions, and accessories like wig caps, and care products (shampoos, conditioners, ). We also provide Specialty Wig which caters to diverse needs, including those facing hair loss due to medical conditions like cancer or alopecia, religious reasons, or fashion trends. We offer wig customization services such as cutting, coloring, or fitting to ensure a natural look tailored to the customer's preferences. Full Salon: Hair Styling Standard services such as haircuts, blowouts, and hairstyling women. Consumers benefit by having a diverse company that also caters to hair loss and hair specialty needs.

### **Description of proposed use and estimated annual retail sales, if applicable**

**Proposed Use:** The expanded space will feature a dedicated retail area for selling premium wigs, hair extensions, and related hair care products. Customers will be able to browse an extensive selection of high-quality wigs and extensions, including custom options tailored to individual needs, such as hair loss solutions, fashion, or protective styles. The retail section will be complemented by a state-of-the-art salon offering services including:

- Wig customization and fitting
- Installation of hair extensions (sew-ins, tape-ins, micro-links, etc.)
- Haircuts, styling, and treatments
- Color services (highlights, balayage, full coloring)
- Specialized services for clients with hair loss or scalp conditions

This integration of retail and salon services ensures that customers receive expert advice and a personalized experience that enhances both the quality of their purchase and overall satisfaction.

**Estimated Annual Retail Sales:** Based on industry averages and market research for a combined wig, hair extension, and salon business, the estimated annual retail sales are projected to reach approximately **\$350,000 to \$450,000** in the first year of operation after expansion. This estimate is based on the following key factors:

1. **Retail Product Sales:** The sale of wigs, hair extensions, and hair care products is expected to generate a significant portion of revenue, with average customer spending ranging from \$200 to \$600 per transaction. High-quality, custom wigs and premium extensions are typically priced between \$300 and \$1,500, depending on the materials and services required.
2. **Salon Services:** Offering professional salon services will complement retail sales, with clients spending an additional \$100 to \$500 per visit, depending on the service.

## Business Plan for Royal Cultures

### Executive Summary

Royal Cultures is a premium hair extension and wig retail business located in Homewood, IL. The business has recently expanded to include a full-service salon, offering booth rentals to professional stylists. With a strong foundation in high-quality hair products and an average retail product cost of \$350, Royal Cultures aims to become the leading provider of hair extensions, wigs, and related services in the region. The addition of a salon with 5 booths, rented at \$225 per week, will further enhance the company's revenue streams and provide a one-stop shop for customers looking for both hair products and styling services.

### Business Objectives

- **Revenue Growth:** Increase total revenue by expanding the service offerings, including salon services and booth rentals.
- **Market Position:** Establish Royal Cultures as the go-to destination for high-quality hair extensions, wigs, and professional hair services in Homewood, IL, and surrounding areas.
- **Customer Satisfaction:** Maintain high levels of customer satisfaction by offering personalized services and top-quality products.

### Business Description

Royal Cultures was founded to meet the growing demand for high-quality hair extensions and wigs in the local market. The business offers a wide variety of wigs and extensions, catering to diverse hair types, styles, and preferences. The recent expansion includes a salon with 5 fully equipped booths available for rent to independent stylists, creating a community of professionals and providing customers with comprehensive hair services.

### Products and Services

1. **Hair Extensions and Wigs:**
  - A curated selection of premium wigs, hair extensions (human and synthetic), clip-ins, sew-ins, and custom options for clients dealing with hair loss or those looking for a change in style.
  - Average retail cost: \$350 per unit.
  - Customization services for wigs, including fitting and styling.
2. **Salon Services:**
  - Full-service hair salon offering installation of hair extensions, custom wig styling, coloring, cuts, and treatments.
  - Specialized services for clients with hair loss, providing personalized consultations and care.
3. **Booth Rentals:**
  - **Five booths** available for rent to licensed hair stylists at **\$225 per week**.

- Revenue from in-house services like hair extension installations, wig customization, and other professional hair care treatments.
3. **Booth Rentals:**
- Five booths rented at **\$225 per week**, contributing **\$1,125 weekly** and approximately **\$58,500 annually**.

### Financial Projections

#### Year 1:

- **Total Revenue:**
  - **Retail Sales:** \$500,000 to \$750,000 (based on current market analysis).
  - **Booth Rentals:** \$58,500 annually.
  - **Salon Services:** Estimated revenue of \$100,000 to \$150,000 (based on average service prices and expected customer flow).
- **Cost of Goods Sold (COGS):**
  - COGS for wigs and extensions is estimated to be 50% of retail sales.
- **Operating Costs:**
  - Rent, utilities, marketing, and payroll for any in-house staff.
  - Equipment maintenance and supplies for the salon area.
- **Profit Margin:**
  - Estimated net profit margin of **20%-30%**, depending on booth rental occupancy and overall salon traffic.

### Management Plan

- **Owner/Manager:** The business is owned and managed by the founder, overseeing day-to-day operations, inventory management, and strategic decisions.
- **Stylist Recruitment:** The booth rental program will attract professional stylists who manage their own client bookings, contributing to revenue while requiring minimal oversight.
- **Customer Service:** Dedicated staff will be responsible for maintaining high levels of customer satisfaction, handling appointments, and providing product consultations.

### Funding Requirements

The initial capital needed for the salon expansion, booth setup, and marketing is estimated at **\$75,000 - \$100,000**. This includes:

- Renovations and salon equipment.
- Marketing and promotional campaigns.
- Inventory restocking for retail products.

Funding will be sourced through a combination of personal savings, small business loans, and possible private investors.

### Cash Flow Analysis: Royal Cultures

Date: 11/15/2024

Earnings / Income	Monthly	Annually
Retail Sales	\$9,564.00	\$114,768.00
Chair 1 Revenue	\$4,566.00	\$54,792.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
<b>Total monthly income</b>	<b>\$14,130.00</b>	<b>\$169,560.00</b>

Home/Utilities 28-35%	64%	64%
Mortgage/Rent	\$1,875.00	\$22,500.00
employee	\$2,300.00	\$27,600.00
Telephone	\$240.00	\$2,880.00
Electricity	\$225.00	\$2,700.00
Gas	\$275.00	\$3,300.00
Water		\$0.00
employee		\$0.00
Insurance	\$450.00	\$5,400.00
Internet	\$115.00	\$1,380.00
Supplies	\$3,000.00	\$36,000.00
Marketing	\$600.00	\$7,200.00
<b>Subtotals</b>	<b>\$9,080.00</b>	<b>\$108,960.00</b>





Total Expenses	\$9,080.00	\$108,960.00
Salary - Expenses	\$5,050.00	\$60,600.00

	Annually	




Outlay	Monthly	Annually
Total Monthly Income	\$14,130.00	\$169,560.00
Total Monthly Expenses	\$9,080.00	\$108,960.00
Income Over / Under Expenses	\$5,050.00	\$60,600.00



7038 W 183rd St. • Tinley Park, IL 60477 • 708-840-3070 • [fastsigns.com/2358](http://fastsigns.com/2358)

PLEASE NOTE: OUTLINES DEPICTING THE SHAPE OF YOUR ARTWORK, AS WELL AS WATERMARKS, DO NOT PRINT.

**SIZE: 48.00" x 24.00" - QUANTITY: 1**  
**MATERIAL: EXTERIOR DIMENSIONAL LETTERS**

**OPTION 1**



**OPTION 2**



**\*utilizing neighbor's storefront for viewing**

7038 W 183rd St. - Tinley Park, IL 60477 - 708-840-3070 - [fastsigns.com/2358](http://fastsigns.com/2358)

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**OPTION 1**



**OPTION 2**



**\*utilizing neighbor's storefront for viewing**

**ESTIMATE**  
**EST-4424**

fastsigns.com/2358

Payment Terms: Cash Customer

Created Date: 1/17/2025

**DESCRIPTION: Exterior Dimensional Letters**

**Bill To:** Royal Cultures  
1953 Ridge rd  
Homewood, IL 60422  
US

**Installed:** Royal Cultures  
1953 Ridge rd  
Homewood, IL 60422  
US

**Requested By:** Olusolape Ogunrinola  
Email: assist@royalcultures.com

**Salesperson:** House FASTSIGNS of Tinley Park, IL

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	<b>Exterior Dimensional Letters</b>	1	\$2,618.00	\$2,618.00
1.1	<b>Dimensional Letters - Dimensional Letters</b> Part Qty: 1 - Retail Price: \$2200.00 <b>Text:</b> Pan Base lettering per customer artwork			
1.2	<b>Hardware -</b> Part Qty: 1			
2	<b>Installation</b>	1	\$1,210.00	\$1,210.00
2.1	<b>Services INSTALLATION - Installation</b> - # of Hours: 11			

<b>Subtotal:</b>	\$3,828.00
<b>Taxes:</b>	\$255.27
<b>Grand Total:</b>	\$4,083.27

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## ESTIMATE FROM ALL RIGHT SIGN

All Right Sign, Inc.  
 3628 Union Ave Steger, IL 60475  
 Phone 708-754-6366  
 Fax 708-754-6066

## ESTIMATE

ESTIMATE PREPARED FOR: Royal Cultures  
 1953 Ridge Rd,  
 Homewood, IL 60430

12.6.24

All pricing valid for 30 days. Signage quoted as specified. Any revisions and alterations to be re-quoted. Price includes material and labor. Price does not include and sign permit procurement or permit fees or sales tax, unless otherwise noted.

CLIENT SERVICE SPECIALIST	JOB NUMBER	PAYMENT TERMS	COMPLETION TIME FRAME
Brittany Janesy 708-754-6366		½ down deposit, balance upon completion	8-12 Weeks

**\$5000.00 Supply (1) Approximate 30" x 10' non-illuminated wall sign. The Sign will have an painted aluminum pan with 3/8" acrylic copy reading 'Royal Cultures' and vinyl copy reading 'Its not just hair; it's a CULTURE!' Sign design is based on the neighboring business the Copper Still. Price is based on standard colors, customer is responsible for supplying a vector copy of the logo. Redraw services are available for an additional fee.**

**\$600.00 to supply goose neck fixtures for the sign. We will connect to existing sufficient electric. Price does not include**



**Any signage/electrical permits, stamped engineered drawings, and permit acquisitions are not included in the price of the estimate. Permits can be applied for by All-Right Sign, Inc. for an additional cost if requested.**

To proceed with estimate, we will require a ½ down deposit and copy of signed estimate. Final artwork is delivered once deposit and signed estimate are received. Production begins after artwork is approved and permit(s) are approved.

#### Custom Sign Process

1. Once the estimate is approved, we will design and supply an artwork proof of the signage.
2. If required, the signage will then go to permitting. We do offer permitting acquisition services for an additional fee.
3. Once the permit is approved, then the signage moves into production.
4. Please note, no signage goes into production without final art and permit approval (if permits are required).
5. The timeframe quoted is for production and installation.



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 11, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Release of Mortgage 18849 Dixie Highway, Maple Tree Inn

### PURPOSE

The Village of Homewood has held a mortgage on the property located at 18859 Dixie Highway since 2019. According to the original terms of the redevelopment agreement, the Village would provide an upfront Tax Increment Financing (TIF) incentive with the guarantee that the restaurant would successfully open and stay open for a period of years. The mortgage served as a guarantee that the Village would be able to recover most of all of the incentive should the development fail. Maple Tree Inn now has proven and demonstrated their ability to be successful over a period of years thus, the mortgage should be released. The release of Homewood's mortgage requires authorization by the Village Board.



### PROCESS

In 2019, the owners of the Maple Tree Inn restaurant at 18849 Dixie Highway received a \$250,000 upfront incentive payment from the Southgate TIF through a redevelopment agreement. Since the restaurant was not yet open, the Village required the owners of the development to agree to a \$250,000 mortgage on the restaurant. The mortgage would be released after a period of successful operation.

The mortgage was to be forgiven when the Southgate TIF district expired. The TIF terminated in 2024; therefore, the Village can release the mortgage.

### OUTCOME

Maple Tree Inn restaurant has been open for five (5) years. Maple Tree Inn is a highly regarded and well-established restaurant and has been a fixture in the south suburbs for decades. The restaurant brings a strong customer base that adds to the community's visibility and standing.



**FINANCIAL IMPACT**

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

**LEGAL REVIEW**

Completed

**RECOMMENDED BOARD ACTION**

Pass a resolution authorizing the release of Homewood’s \$250,000 mortgage for Maple Tree Inn at 18849 Dixie Highway in Homewood.

**ATTACHMENT(S)**

- Resolution
- Release of Mortgage

**RESOLUTION NO. R- 3213**

**A RESOLUTION AUTHORIZING A RELEASE OF MORTGAGE FOR MAPLE TREE INN, 18849 DIXIE HIGHWAY, HOMEWOOD**

WHEREAS, on December 20, 2019, the owners of Maple Tree Inn signed a redevelopment agreement (the "Agreement") with the Village of Homewood for the purchase and rehabilitation of a vacant restaurant building at 18849 Dixie Highway in the former 187<sup>th</sup> Street/Southgate Tax Increment Finance District; and

WHEREAS, the Agreement provided that the Village would reimburse \$250,000.00 of TIF eligible expenses to the owners within the first year the restaurant reopened; and

WHEREAS, the Agreement required the owners to sign a promissory note and mortgage to secure the \$250,000.00 incentive payment; and

WHEREAS, the Agreement provided that if the owners were not in default on December 31, 2024, the Village would release its mortgage on the property.

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

**SECTION ONE - APPROVAL OF MORTGAGE RELEASE:**

The Release of Mortgage attached as Exhibit A is approved, and the Village President is authorized to execute the Release on the Village's behalf.

**SECTION TWO - EFFECTIVE DATE:**

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

PASSED and APPROVED this 11<sup>th</sup> day of March 2025.

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

ATTEST:

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

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

## RELEASE OF MORTGAGE

This certifies that the mortgage executed by **Wennberg Investment Group, LLC**, an Illinois Limited Liability Company in favor of **Village of Homewood**, an Illinois Municipal Corporation, dated December 20, 2019, and recorded January 6, 2020, as document number 2000657039 concerning the following property:

LOT 77 IN O. RUETER AND COMPANY'S IDLEWILD TERRACE, BEING A SUBDIVISION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**Address:** 18849 Dixie Highway, Homewood, IL 60430

**P.I.N:** 32-06-402-006-0000

is hereby fully released and satisfied.

This release is made pursuant to Resolution R-\_\_\_\_\_ approved March 11, 2025, by the Board of Trustees of the Village of Homewood.

In witness whereof, the undersigned has set his hand and seal on

\_\_\_\_\_, 2025.

---

Richard A. Hofeld, Village President



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Richard A. Hofeld**, Village President for the Village of Homewood, known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Prepared by and return to:  
Christopher J. Cummings  
Village Attorney - Village of Homewood  
2024 Hickory Rd., Ste. 205  
Homewood IL 60430

Mail Tax Bills To:  
Wennberg Investment Group, LLC  
18849 Dixie Hwy.  
Homewood, IL 60430



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 11, 2025

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**To:** Napoleon Haney, Village Manager

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

**Topic:** Motor Fuel Tax Resolution – Street Patching and Rock Salt for Fiscal Year 2025-26

### PURPOSE

Motor Fuel Tax (MFT) revenue is primarily used to support transportation infrastructure and is a key funding source for building and maintaining roads and highways. Staff is requesting the Village Board consider a resolution appropriating \$750,000 of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of the Illinois Highway Code.

### PROCESS

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

Each year, the Engineering Division inspects the pavement condition on all of the streets within the Village and enters the information into Brightly Capital Predictor software. The software then formulates a timeline plan for which streets shall be resurfaced or patched. There are 75 street sections that are required to be patched for the 2025-26 budget season. The work will be competitively bid this month with a proposed completion date of June 20, 2025.

The majority of funds, in the amount of \$650,000, will be utilized for street patching and asphalt testing. The remaining funds, in the amount of \$100,000, will be utilized for the purchase of rock salt during the winter months of the 2025-26 season.

### OUTCOME

Attached for Village Board consideration is an Illinois Department of Transportation resolution appropriating \$750,000 of MFT funds to cover the cost of street patching and rock salt for the 2025-26 season.

# VILLAGE OF HOMEWOOD

Item 11. E.



## FINANCIAL IMPACT

- **Funding Source:** Motor Fuel Tax
- **Budgeted Amount:** \$750,000 (2025-26 Budget)
- **Cost:** \$750,000

## LEGAL REVIEW

Not Required

## RECOMMENDED BOARD ACTION

Pass a resolution appropriating \$750,000 of Motor Fuel Tax funds; \$650,000 for street patching and asphalt testing, and \$100,000 for the purchase of rock salt for the period of May 1, 2025 to April 30, 2026.

## ATTACHMENT(S)

Resolution



District	County	Resolution Number	Resolution Type	Section Number
1	Cook	R-3214	Original	26-00000-00-GM

BE IT RESOLVED, by the President and Board of Trustees of the Village of Homewood Illinois that there is hereby appropriated the sum of Seven Hundred Fifty Thousand and no/100 ----- Dollars ( \$750,000.00 )

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 05/01/25 to 04/30/26 .  
Beginning Date Ending Date

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

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

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

I Marilyn Thomas Village Clerk in and for said Village of Homewood in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

President and Board of Trustees of Homewood at a meeting held on 03/11/25 .  
Governing Body Type Name of Local Public Agency Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 11th day of March, 2025 .  
Day Month, Year

(SEAL, if required by the LPA)

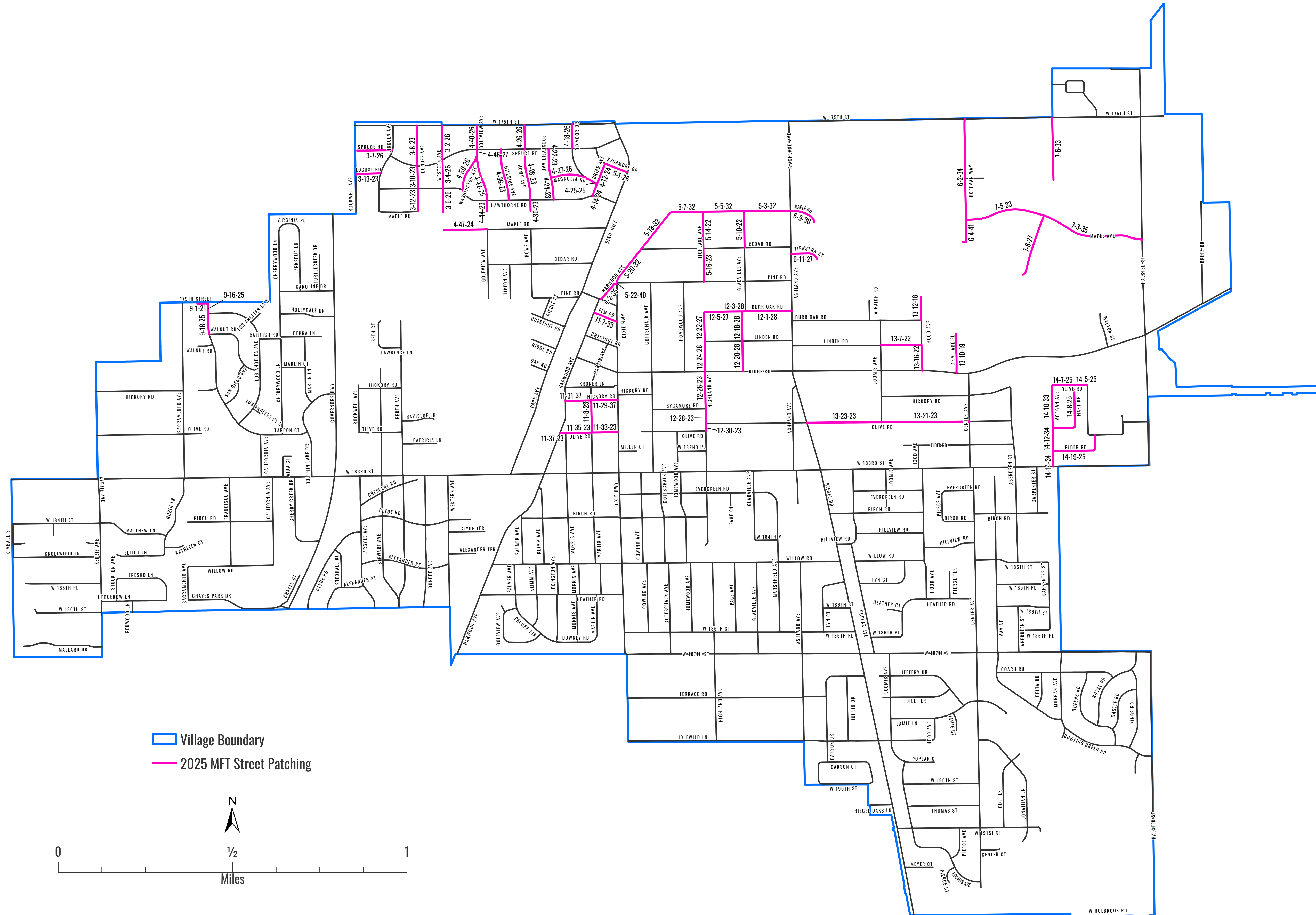
Clerk Signature & Date

**APPROVED**

Regional Engineer Signature & Date  
 Department of Transportation

# 2025 MFT Street Patching

Village of Homewood





## BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 11, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Sale of Village Owned Property at 3003-3025 183<sup>rd</sup> Street (Park West Plaza)

### PURPOSE

Rabid Ground LLC proposes to purchase and renovate the vacant Village-owned commercial strip center at 3003-3025 183<sup>rd</sup> Street (Park West Plaza). The proposal involves renovating two tenant spaces to relocate and expand Rabid Brewing.



### PROCESS

The subject property is a Village-owned commercial strip center (Park West Plaza) located at 3003-3025 183<sup>rd</sup> Street within the 183<sup>rd</sup> West TIF District.



The Village created a Tax Increment Financing District designating the subject property as part of the redevelopment project area, an economic development tool for future financial assistance for redevelopment activity. The Village acquired the shopping center through the Cook County No Cash Bid Program on December 22, 2023, to redevelop the property. Park West Plaza is not fully vacant; rather, the plaza is home to three lease-paying tenants.



## *Letter of Intent (LOI)*

In February 2024, the Village signed a letter of intent (LOI) with Rabid Ground LLC, to purchase and rehabilitate the property. The LOI has been renewed twice, and during this time Rabid has worked to finalize their business and development plans. Before the LOI expired on February 9, 2025, Rabid Brewing shared their plans and worked to demonstrate their ability to secure funding for the proposed project.

## *Requirements to Transfer Property*

The property is in the 183<sup>rd</sup> West TIF. According to the TIF statute, the Village may sell the property for a nominal amount as part of a redevelopment agreement. However, before doing so, the TIF Act requires the Village to solicit interested parties to submit alternate development proposals. The attached ordinance initiates this process.

## **OUTCOME**

Alternate bids and proposals for the sale and development of the property must be submitted to the Village by 5:00 p.m. on Tuesday, April 8, 2025. If any alternate bids and proposals are received, they will be submitted to the Village Board at its April 8, 2025 meeting, at 7:00 p.m. in the Village Hall Board Room.

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:** \$0

## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Pass an ordinance directing the Village Manager to solicit alternate bids and development proposals for the property at 3003-3025 183<sup>rd</sup> Street in the 183<sup>rd</sup> West Redevelopment Project Area.

## **ATTACHMENT(S)**

- Ordinance
- Proposal

**ORDINANCE NO. M -2346**

**AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE BIDS  
AND PROPOSALS FOR THE SALE AND REDEVELOPMENT OF 3003-3025  
183<sup>rd</sup> STREET IN THE VILLAGE OF HOMEWOOD**

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WHEREAS, the Village of Homewood (“Village”) is contemplating the sale of real estate described in Section 1 of this Ordinance and located in the 183<sup>rd</sup> Street West Redevelopment Project Area to Rabid Ground LLC; and

WHEREAS, the Village of Homewood has received a proposal (the “Proposal”) from Rabid Ground LLC, for the redevelopment of the property described in Section 1 of this Ordinance, including the acquisition of the real estate for a nominal amount; and

WHEREAS, before agreeing to sell the real estate as contemplated in the Proposal, Section 11-74.4-4 of the Illinois Municipal Code (65 ILCS 5/11-74.4-4) requires that the Village provide a reasonable opportunity for any other person to submit an alternate proposal or bid for the sale and redevelopment of this property.

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

**SECTION ONE - SOLICITATION OF ALTERNATE BIDS AND PROPOSALS:**

The Village Manager and staff are hereby directed to solicit alternate bids and proposals for the sale and redevelopment of the following described property owned by the Village of Homewood:

Lot 43 in Pinewood Manor of Homewood First Addition, being a Subdivision of part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 14, 1988, as Document Number 88524235, in Cook County, Illinois.

Parcel Identification No: 31-01-115-001-0000

Common Address: 3003-3025 183<sup>rd</sup> Street, Homewood, IL.



The Village Manager and staff shall publish the legal notice on the last page of this ordinance in a newspaper of general circulation within the Village of Homewood no later than March 17, 2025.

**SECTION TWO - PROPOSAL AVAILABLE FOR INSPECTION**

The Village Manager or his designee shall make the Proposal available for public review in the Village Clerk’s office during regular business hours and on the Village website.

**SECTION THREE - DUE DATE FOR ALTERNATE BIDS AND PROPOSALS:**

Alternate bids and proposals for the sale and development of the property described in Section One above shall be submitted to the Village by 5:00 p.m. on Tuesday, April 8, 2025, at the Village Clerk’s office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois. Alternate bids and proposals will be presented at the Village Board meeting beginning at 7:00 p.m. on April 8, 2025, at the Homewood Village Hall.

**SECTION FOUR - EFFECTIVE DATE:**

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

PASSED and APPROVED this 11th day of March 2025.

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

ATTEST:

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

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

**LEGAL NOTICE  
VILLAGE OF HOMEWOOD**

**SOLICITATION OF ALTERNATE BIDS AND PROPOSALS FOR THE SALE  
AND DEVELOPMENT OF PROPERTY IN A TAX INCREMENT  
REDEVELOPMENT PROJECT AREA**

Notice is hereby given that the Village of Homewood is soliciting bids and proposals for the sale and development of the following described municipally owned property within the 183<sup>rd</sup> Street West Redevelopment Project Area:

Lot 43 in Pinewood Manor of Homewood First Addition, being a Subdivision of part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 14, 1988, as Document Number 88524235, in Cook County, Illinois.

Parcel Identification No: 31-01-115-001-0000

Common Address: 3003-3025 183<sup>rd</sup> Street, Homewood, IL.

Rabid Ground LLC, proposes to redevelop the property by renovating the existing commercial building.

Copies of the proposal are available for public review in the Village Clerk's office at the Homewood Village Hall, 2020 Chestnut Road, Monday through Friday, 8:00 a.m. to 5:00 p.m., and on the village website: [village.homewood.il.us](http://village.homewood.il.us). The proposal includes provisions for the developer to acquire the land for \$1 provided it redevelops the property.

Alternate proposals must be received at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by 5:00 p.m. on Tuesday, April 8, 2025. All such proposals will be publicly opened and read at the Village Board meeting beginning at 7:00 p.m. on April 8, 2025.

Persons with questions may contact Director of Economic & Community Development Angela Mesaros at (708) 206-3387.

Marilyn Thomas, Village Clerk



**RABID PUBLIC HOUSE  
PROJECT PROPOSAL  
MARCH 2025**



SINCE 2017, RABID BREWING HAS CREATED MYTHICAL BEVERAGES AND A HAVEN OF JOY FOR CREATIVES, REVOLUTIONARIES, NERDS AND WEIRD ONES.



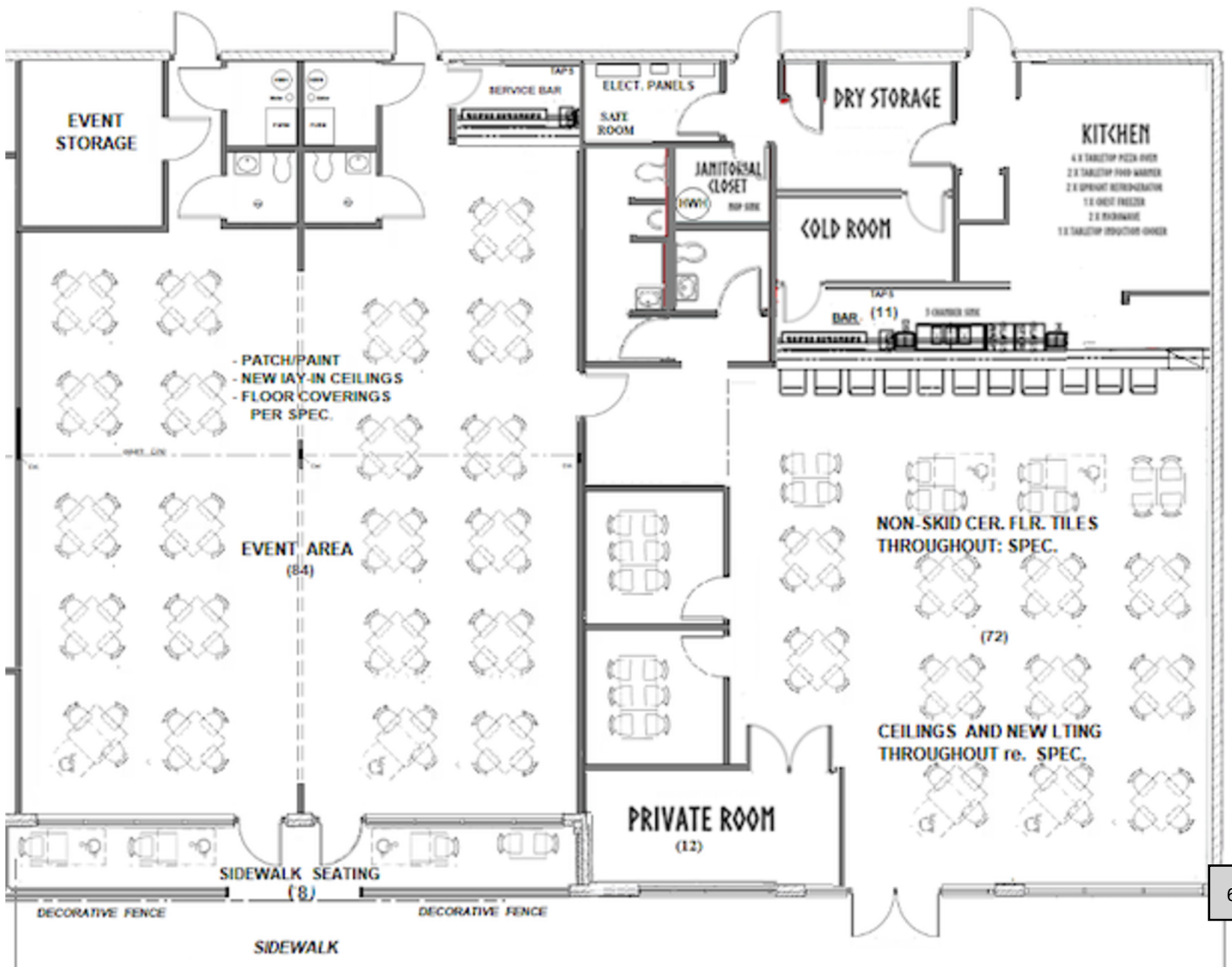
# AFTER 7 YEARS #BEHINDHOMDEPOT WE ARE READY TO GROW

Item 11. F.



# BEHOLD RABID PUBLIC HOUSE!

Item 11. F.



## PROBLEMS WORTH SOLVING

1. LACK OF INCLUSIVE SOCIAL GATHERING SPACES IN THE SOUTH SUBURBS
2. VOLATILITY IN THE CRAFT BEER INDUSTRY
3. LACK OF COMMUNITY ENGAGEMENT FOR “WEIRD ONES”
4. LACK OF UNIQUE FOOD OFFERINGS
5. LACK OF VISIBILITY

## OUR SOLUTION

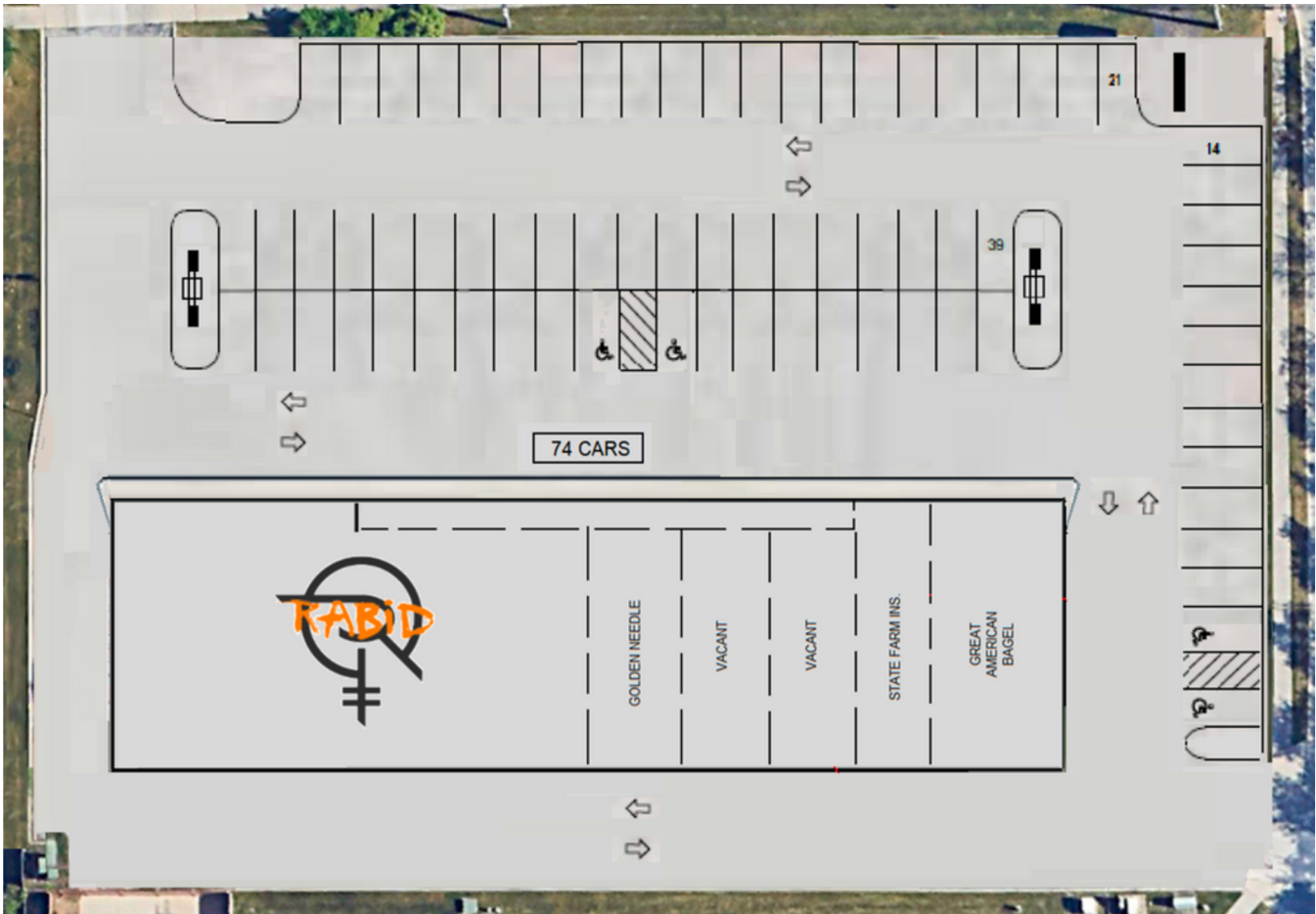
1. NEW 6,000 SF SPACE
2. FLEXIBLE VENUE W/KITCHEN AND EVENT FACILITY
3. EXPANDED HOURS, EXPANDED OFFERINGS, EXPANDED MARKETING
4. DIVERSE EVENTS
5. MAIN STREET LOCATION

# TOTAL PROJECT COST = \$1,634,780

- \$290,900 - RENOVATION OF PARK WEST PLAZA
- \$295,000 - SITE IMPROVEMENTS
- \$352,580 - FF&E
- \$696,300 - PUBLIC HOUSE BUILDOUT

## SOURCES OF FUNDING:

- \$700,000 OWNER FINANCING
- \$435,000 OWNER INVESTMENT
- \$300,000 VILLAGE INCENTIVE FUNDING





# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: March 11, 2025**

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Special Use Permit for indoor commercial place of assembly in the B-2 Downtown Transition District at 18111 Dixie Highway, Epiq Nutrition

## **PURPOSE**

The applicant, Erbey Solis, wishes to operate fitness classes after hours at Epiq Nutrition, an existing carry-out smoothie and juice bar at 18111 Dixie Highway. The proposed fitness use is classified as an indoor commercial place of assembly in the zoning ordinance. The carry-out restaurant portion of the business is a permitted use at this location in the B-2 zoning district. However, a special use permit is required to host weekly fitness classes.



The subject location is a 1,495-square-foot tenant space in a multi-tenant building in downtown Homewood. The smoothie and juice bar has an open floor area with a counter for customer orders and drink preparation, a single restroom, and a storage room. Epiq Nutrition's hours of operation are from 6:00 a.m. to 6:00 p.m. on weekdays, 7:00 a.m. to 3:00 p.m. on Saturdays, and closed on Sundays. The business serves up to 20 customers during peak times.

# VILLAGE OF HOMEWOOD



The zoning ordinance requires one parking space per 300 square feet; a total of (4) four parking spaces is required. The business has one dedicated parking space behind the building, used for employee parking. Customer parking is on the street or in public parking lots. Subsection 44-05-02.J of the zoning ordinance allows off-site parking spaces within 300' of the business. On-street parking is available in front of the property on Dixie Highway, and to the south and east on Hickory Road, and Gottschalk Avenue.



The applicant proposes to host one (1) fitness class per week for customers, after restaurant hours. The goal is to provide an additional benefit for customers. Fitness classes are part of the business' mission to "promote holistic health and fitness." The classes would occur for one hour, from 6:30 p.m. to 7:30 p.m. on either Monday or Wednesday night.

The applicant does not wish to expand classes beyond one (1) class per week due to the limited availability of staff and instructors to support the classes. The applicant does not wish to expand beyond twenty (20) participants. Epiq Nutrition does not anticipate a crossover in traffic between restaurant customers and class participants.

## PROCESS

At its regular meeting on February 27, 2025, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With five (5) of the seven (7) members present, the Commission voted three (3) ayes to two (2) nays. It is important to note that four (4) affirmative votes are required for approval of the recommendation. Therefore, the Planning and Zoning Commission failed to approve the motion.

In making its recommendation, the Planning and Zoning Commission reviewed the application and submittals, and the standards outlined in the zoning ordinance. The Commissioners who

## VILLAGE OF HOMEWOOD



voted against this application expressed concerns about parking for the fitness classes and the impact on the surrounding area with pick up and dining at local restaurants. Commission members who voted in favor of the special use permit believed that the impact on the area would be minimal because the classes would only be held for one hour, one day a week.

Staff has evaluated the application and finds no reason why this use cannot be accommodated by this space.

### OUTCOME

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

1. The subject property is located at 18111 Dixie Highway on a 0.14-acre parcel, near the northeast corner of Dixie Highway and Hickory Road;
2. The subject property is owned by Mark E. Kinsella of Evergreen Park, Illinois;
3. The subject property is located within the B-2 Downtown Transition zoning district;
4. The proposed business is to be located within a space with 1,495 square feet of gross floor area;
5. The applicant has proposed an indoor commercial place of assembly use, which is allowed as a special use within the B-2 Downtown Transition zoning district;
6. The applicant will operate the proposed use within the space currently operated as a permitted carry-out restaurant use with hours of operation distinct from the existing use;
7. The subject property has four (4) parking spaces dedicated to the existing carryout restaurant business. The parking requirement for the proposed indoor commercial place of assembly use is lower than the requirement for carry-out restaurant use. The business is not required to add additional parking spaces as a building erected before January 10, 2023 per Section 44-05- 1(a)(4) of the Village Zoning Ordinance;
8. The applicant will operate classes once per week after the posted closing hour of the existing business, Epiq Nutrition, with classes on Mondays or Wednesdays to avoid conflicts with neighboring businesses which could cause congestion on public streets;
9. The site meets applicable development standards for this use in Section 44-04 of the Village Zoning Ordinance;
10. The proposed fitness class business will operate within the existing commercial building that is adequately served by utilities, access, and on-site parking.

### FINANCIAL IMPACT

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

# VILLAGE OF HOMEWOOD



## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

In consideration of the attached ordinance granting a special use permit for indoor commercial assembly at 18111 Dixie Highway, in the B-2 Downtown Transition zoning district, the Village Board should consider and approve one of the following options: 1) approve the special use with the conditions that the proposed use shall not operate within the hours of operation of the existing carry-out restaurant use, and the total capacity of the use shall not exceed twenty (20) people; 2) refer the matter back to the Planning and Zoning Commission for further consideration; or 3) deny the application.

## **ATTACHMENT(S)**

Ordinance

**ORDINANCE NO. M - 2347**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW  
INDOOR COMMERCIAL PLACE OF ASSEMBLY AT 18111 DIXIE  
HIGHWAY IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

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

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

**WHEREAS**, a request has been received for a special use permit to operate fitness classes in a 1,495-square-foot tenant space in the existing commercial building at 18111 Dixie Highway; and

**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 zoning district; and

**WHEREAS**, all decisions arrived at by the Planning and Zoning Commission reviewed require a majority vote of all members (four votes) for passage or approval; and

**WHEREAS**, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on February 27, 2025, and failed to vote for approval with three (3) ayes to two (2) nays; and

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

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

**SECTION ONE – FINDINGS OF FACT:**

1. The subject property is located at 18111 Dixie Highway on a 0.14-acre parcel, near the northeast corner of Dixie Highway and Hickory Road;
2. The subject property is owned by FMM Properties Inc., an Illinois corporation;
3. The subject property is located within the B-2 Downtown Transition zoning district;
4. The proposed business is to be located within a space with 1,495 square feet of gross floor area;
5. The applicant has proposed an indoor commercial place of assembly use, which is allowed as a special use within the B-2 Downtown Transition zoning district;
6. The applicant will operate the proposed use within the space currently operated as a permitted carryout restaurant use with hours of operation distinct from the existing use;
7. The subject property has four (4) parking spaces dedicated to the existing carryout restaurant business. The parking requirement for the proposed indoor commercial place of assembly use is lower than the requirement for carryout restaurant use. The business is not required to add additional parking spaces as a building erected before January 10, 2023, per Section 44-05-1(a)(4) of the Village Zoning Ordinance;
8. The applicant will operate classes once per week after the posted closing hour of the existing business, Epiq Nutrition, with classes on Mondays or Wednesdays to avoid conflicts with neighboring businesses which could cause congestion on public streets;
9. The site meets applicable development standards for this use in Section 44-04 of the Village Zoning Ordinance.
10. The proposed event business will operate within the existing commercial building that is adequately served by utilities, access, and on-site parking.

**SECTION TWO – LEGAL DESCRIPTION:**

The subject property is legally described as follows:

*Lots 9, 10, 11, 12 and 13 in Homewood Realty Trust Resubdivision of Part of the West ½ of the Southeast ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.*

Permanent Index Number: 29-31-408-006-0000

Common Address: 18111 Dixie Highway  
Homewood, IL 60430

**SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:**

A special use permit is hereby granted to Erbey Solis, Epiq Nutrition to allow indoor commercial place of assembly at the above-described property.

**SECTION FOUR - CONDITIONS:**

1. The proposed use shall not operate when the existing carryout restaurant it shares space with is open.
2. The total capacity of the use shall not exceed twenty (20) people.

**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 February 27, 2025, as they relate to the subject zoning.

The Homewood Village Board minutes of March 11, 2025, 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 11<sup>th</sup> Day of March.

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

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

YEAS: \_\_\_\_ NAYS: \_\_\_\_ ABSTENTIONS: \_\_\_\_ ABSENCES: \_\_\_\_