

## MEETING AGENDA



### Board of Trustees Meeting

Village of Homewood

May 13, 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 April 22, 2025.

6. Claims List:

Consider a motion to approve the Claims List of Tuesday, May 13, 2025 in the amount of \$1,495,730.86.

7. Hear from the Audience

8. Adjourn Sine Die

9. Swearing-In Ceremony:

The Honorable Barbara Dawkins, Associate Judge for the State of Illinois-Circuit Court of Cook County will administer the oath of office to Village President Richard Hofeld for a four-year term, Village Clerk Nakina Flores for a four-year term, Village Trustee Lauren Roman for a two-year term, and Village Trustees Vivian Harris-Jones, Phillip Mason, and Patrick Siemsen for four-year terms.

10. Roll Call

11. Presentation:

President Hofeld will issue a proclamation declaring May 18-24, 2025 as Public Works week.

12. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):

- A. Agreement/Grass Cutting/C & T Landscaping: Waive competitive bidding due to utilizing a vendor that is currently under contract in the Village; and, authorize the Village Manager to enter into an agreement with C & T Landscaping of Lynwood, IL for grass cutting, nuisance

vegetation trimming, and debris removal services for non-code compliant multi-family, commercial, and industrial properties within Homewood during calendar year 2025.

- B. Agreement/Grass Cutting/Utermark and Sons: Authorize the Village Manager to enter into an agreement with Utermark and Sons of Homewood, IL for grass cutting, nuisance vegetation trimming, and debris removal for privately owned non-compliant properties during the 2025 calendar year.
- C. Bid Award/Pavement Marking/America's Parking Remarketing: Award the Fiscal Year 2025-2026 pavement marking bid to America's Parking Remarketing of Lynwood, IL, the lowest responsible bidder, for the unit prices of \$0.18/4" paint pavement marking, \$0.55/6" paint pavement marking, \$1.25/12" paint pavement marking, \$2.75/24" paint pavement marking, and \$3.05/paint letters and symbols, for a total amount not to exceed \$94,892.07.
- D. Change Order Approval/Water Rate Study/Burns & McDonnell: Approve a change order of \$23,500 to the water/sewer fund for professional services provided by Burns & McDonnell of Chicago, IL to complete the Village's comprehensive water rate study.
- E. Budget Amendment/Police Department Radios/Motorola Solutions Credit Company LLC: Approve a budget amendment of \$45,400 to the General Fund for the final payment to Motorola Solutions Credit Company LLC for the Police Department radios.
- F. Lease Agreement/Cardiac Monitors/Stryker Inc.: Waive competitive bidding due to utilization of a single source supplier that meets specifications; and, approve a four-year lease agreement with Stryker Inc. of Portage, MI, in an annual amount of \$29,140.43 per year for a total amount of \$116,561.72.
- G. R-3221/Class 8 Real Estate Tax Classification/17627 Halsted Street: Pass a resolution supporting and consenting to a Class 8 Cook County Real Estate Tax Classification for the property located at 17627 Halsted Street, owned by Jeffrey Vierra.
- H. R-3222/Class 8 Real Estate Tax Classification/2034 Ridge Road: Pass a resolution supporting and consenting to a Class 8 Cook County Real Estate Tax Classification for the La Banque Hotel property located at 2034 Ridge Road, owned by Gendreau Homewood Holdings LLC.
- I. R-3223/Cook County Hazard Multi-Jurisdictional Mitigation Plan: Pass a resolution adopting the 2024 update for the Cook County Multi-Jurisdictional Hazard Mitigation Plan.
- J. Budget Amendment/Contract/Prairie Lakes Stormwater Detention Facility/Fehr Graham: Approve a budget amendment in the amount not to exceed \$100,000; and, authorize the Village President to enter into a contract with Fehr Graham of Aurora, IL to provide consultant services for work associated with the Prairie Lakes Stormwater Detention Facility in an amount not to exceed \$100,000; subject to final approval of the General Conditions by the Village Attorney.
- K. Intergovernmental Agreement/Regional Transportation Authority/Interagency Signage: Authorize the Village President to enter into an intergovernmental agreement with the Regional Transportation Authority regarding the installation and maintenance of interagency (Metra and Pace) signage.

13. General Board Discussion

14. 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 APRIL 22, 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 Vivian Harris-Jones, Trustee Jay Heiferman, Trustee Phillip Mason, Trustee Lauren Roman and Trustee Allisa Opyd. Trustee Julie Willis was absent.

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

MINUTES: The minutes of the regular board meeting of April 8, 2025, and a public hearing on the Harwood TOD TIF on April 8, 2025, were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$845,248.54 was presented. There were no questions from the Trustees.

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

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

President Hofeld said three items totaled 56 percent of the Claims List: \$301,231.42 to the City of Chicago Heights for Lake Michigan water; \$94,038.42 to FH Paschen SN Nielsen & Associates for work done on Martin Avenue, including the addition of Tivoli lights; \$77,642.28 to Thorn Creek Basin Sanitary District.

HEAR FROM THE AUDIENCE: Resident Amy Crump addressed the board on the need to protect elections. She stressed that changes from within can weaken institutions as the rich are able to have their messages heard over others. She urged an end to private funding in elections.

About a dozen people addressed the board on a proposal from Rabid Brewing, now located on Bretz Drive, that has an interest in a space in the American Bagel Plaza, 3003-3025 183rd Street. There was no proposal before the board at this time, but the supporters shared with the board that Rabid is a special Homewood place that has given back much to the community and other organizations,

including the Knockouts roller derby team. A bigger space would help the brewery thrive and deserves the board's serious attention, the supporters argued.

**Kristen Salkas** told the board she appreciated the professionalism Public Works Director Josh Burman showed her when she asked for assistance when a bench was removed. She also asked how the board's Request for Proposals re: water pollution at the Prairie Lakes stormwater detention area at Izaak Walton Preserve would be addressed. She did not believe the information presented suggested the firm would be looking for a source of the pollution. Manager Haney said two RFPs are being considered and that the scope of the work will look at all issues arising from concerns about water pollution, including considering a source.

**PRESENTATION:** Finance Director Zukowski said her department continues its work with Burns & McDonnell Engineers as it studies the needs of the Water & Sewer Fund and how to best finance needed improvements. The fund is an enterprise fund and must be self-sustaining. The board last did a cost analysis 10 years ago.

She introduced David Naumann, financial analyst with Burns & McDonnell, who told the board nationwide the cost for water is going up an average of 5 percent. He also assessed the village's future needs, including its investment in removing lead lines, and how best to offset the rate increases.

Mr. Naumann said Scenario 1 is for the Village raise water rates an average of 7.5 percent each year. Water usage in the South Suburbs is 4,000 gallons per user per month. Naumann said water usage is dropping through conservation efforts, but the fund will need that additional revenue to cover worker costs, infrastructure and regulatory requirements.

Mr. Naumann said the Board could consider a 10-year plan that would include small increases over that timeframe, rather than one large increase. And, the increase would help the Village cover its expected \$101.6 million capital expense to remove the lead lines over the next 10 years. That is about three-quarters of the Village's infrastructure expense; and a \$20 million projected cost for a new water tower and water main replacement.

Increasing rates over a longer period would give the village the right liquidity for these projects. Debt service coverage is a concept that has revenues balancing against expenses. He suggests that it be a minimum 1.25 percent.

Mr. Naumann said the Illinois Environmental Protection Agency is making loans available at zero percent interest. The Village can apply for those. The Village also may consider selling revenue bonds. Cash funding capital is about \$1 million per year. The fund now has \$7 million, but that is not sufficient to cover future expenses.

Mr. Naumann said one plan is to increase water rates by as much as 7.75 percent per year; a 7.5 percent increase would mean an additional \$3.66 per month on household bills the first year and increase to about \$4 per month after that. If the Village increased the rate just for lead line replacement, Mr. Naumann estimated the rate would go up \$3.25 per month. It would be higher if the Village does not get the IEPA zero percent loan. IEPA has other options, but it is not a guarantee that Homewood would qualify. Homewood could also consider a non-home rule sales tax.

There is a possibility that some federal funding for the lead service line mandate could get reduced, and Mr. Naumann said it is hard to predict out 10 years for future inflationary rates and what the markets will do.

Mr. Naumann said he will continue to study Homewood's needs and the market and will come back to the Board with other options in the next month or two. He reiterated that the Board should consider a rate increase soon.

Trustees thanked Mr. Naumann for his presentation. Trustee Roman asked for clarification on the suggested water rate increase of 7.5 percent. Naumann said it would be, on average of \$4 a month for 12 months for a typical household using 4,000 gallons. Initially, it could be a little less (\$3.66). The plan would call for that amount of increase each year over the 10-year period to get the Village through the lead line replacement, \$100 million, and the other water system improvements.

President Hofeld said the Village has a 25-year contract for its water supply, so the Village knows what that cost will be long-term. What will change is the cost of labor, utilities, and capital improvements.

In answer to a question from Trustee Roman, Mr. Naumann stated that the water study assumes that the Village will receive increased revenue in future years from communities that purchase water from Homewood. However, this increased revenue would not include costs for lead service line replacement since the service lines in question only serve Homewood water customers.

Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):

- A. M-2353/Renewal of Outdoor Liquor Licenses: Pass an ordinance waiving requirements governing outdoor alcohol sales for certain licensees; and approving the issuance of 11 Permits for Sale of Alcoholic Beverages Outdoor, valid from May 1, 2025 to April 30, 2026 upon payment of the permit fee.
- B. Renewals of Scavenger and Limited Scavenger Licenses: Approve the renewal of the scavenger licenses for Homewood Disposal, Allied Waste Transportation, Inc., and Waste Management, Inc.; and, the limited scavenger licenses for Midway Building Supply, Tri-State Disposal, D&P Construction Co., Inc., and Total Disposal.
- C. R-3220/Class 8 Real Estate Tax Classification/Homewood Disposal Service, Inc.: Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the Homewood Disposal Service, Inc. property at 1501 175th Street owned by Star Investments, LLC.
- D. M-2354/Solicitation of Bids/17701 Bretz Drive: Pass an ordinance directing the Village Manager to utilize the bid process as articulated in 65 ILCS 5/11-76-2 for the sale and redevelopment of the vacant property at 17701 Bretz Drive.
- E. Bid Award/Custodial Services/Multisystem Management Company: Award the bid for Option #3 for custodial services at Village-owned facilities to Multisystem Management Company of Chicago, IL, the lowest responsible bidder, in an amount not to exceed \$41,600.
- F. Budget Amendment/Village Security Camera System Project/Imperial Surveillance Inc.: Approve a budget amendment in the amount of \$33,249.60 to the general fund for the Village Security Camera System Project; and approve a change order with Imperial Surveillance, Inc. of Arlington Heights, IL, for the inclusion of an additional camera site to Phase 1 of the Village Security Camera System Project and to cover the cost of additional cloud link subscriptions to remedy connectivity issues.

Before the vote, President Hofeld invited questions from the audience. Christopher Craddock asked why the Board was approving the Class 8 Cook County Property Tax Extension for Homewood Disposal when it just listened to a report on how it will be necessary to raise water rates. President Hofeld said those are two different charges. President Hofeld explained that the Class 8 incentive involves property taxes, not water rates, is one of the ways the Village is able to keep businesses in town. Homewood faces considerable competition for businesses that could move to Indiana or Will County where taxes are lower. Mr. Craddock argued the tax incentive would push the burden onto homeowners. President Hofeld said the water fund must be self-sustaining and is not affected by property taxes as Mr. Craddock implied would happen if Homewood Disposal got a Class 8 extension. Granting the Class 8 extension does not change the overall tax levy amount. Manager Haney offered to meet with Mr. Craddock to answer his questions and concerns.

Trustee Mason asked about the custodial contract – it adds 2 additional days a week for services during the winter months. Director Burman said that was necessary because of the salt and dirt tracked into the buildings during winter.

Trustee Roman addressed Mr. Craddock's concerns about the water rates, saying the 7.75 percent increase was the worst-case scenario.

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

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

General Board Discussion: Fire Chief Grabowski asked the community to light up the Village as it marks 15 years since the death of Firefighter Brian Carey. Red lights are available at the Village Hall and Fire Department for the week of April 27 through May 4.

Trustees said the recent annual spring cleanup efforts were outstanding. Thanks went to Marla Youngblood, events coordinator, and Public Works Department for coordinating the cleanup.

Trustees also thanked the community for coming to the meeting to share their opinions and concerns.

EXECUTIVE SESSION: A motion was made by Trustee Opyd and seconded by Trustee Roman to enter into executive session to discuss: Collective bargaining under 5 ILCS 120/2(c)2.

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

The board moved to Executive Session at 8:20 p.m.

The board returned from Executive Session at 8:35 p.m.

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

The meeting adjourned on voice vote.

Respectfully submitted,

Marilyn Thomas  
Village Clerk

## Adams, Nancy

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**From:** Monica De La Torre <  
**Sent:** Tuesday, April 22, 2025 4:00 PM  
**To:** PublicComments  
**Subject:** Help Rabid Stay in Homewood

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

Hello,

I am writing this to support Rabid Brewery. Raye and Tobias have established, invested, and made our Homewood community a more inclusive and fabulous place to live. I am for keeping them in our community!

Kind regards,  
Monica D. Banasiak



## Adams, Nancy

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**From:** Steve B <  
**Sent:** Tuesday, April 22, 2025 3:58 PM  
**To:** PublicComments  
**Subject:** Rabid Brewing on 183rd

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

Hello,

As a resident nearby 183rd and Sacramento I am writing in support of the proposal for Rabid Public House. Not only has Rabid been a strong local presence for 10 years owned and operated by residents, it has also made efforts to expand within the town of Homewood. The West side of homewood is lacking in gathering locations and restaurants and beverage options. With vacancies in cherry creek the smaller possible offers presented in the other proposals could help fill that shopping location; if the 183rd location is used for these locations we still have vacancies in Cherry Creek.

Having the Rabid Public House on 183rd allows for Homewood to support a Homewood owned and operated business, direct smaller sized businesses into Cherry Creek to fill those vacancies and gives a food and gathering location to those of us on the west side of town.

Thank you and I hope you also support Rabid Public House's bid for the new location

Steve Banasiak

## Adams, Nancy

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**From:** Rathan Krueger <  
**Sent:** Tuesday, April 22, 2025 3:55 PM  
**To:** PublicComments  
**Subject:** With Regards to Rabid Public House

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

To Whom It May Concern,

Calm. Kindness. Kinship. Love. I had given up on inner peace, made my mind a sunless space, shared my dreams with ghosts. I woke up every day to a question I asked years ago to which there's only one answer: I'd always be alone. My unyielding shyness, my awkwardness in taste... they'd set me on a path from which I thought there was no escape. I yearned to be more than a whisper in the maddening crowd while contemplating the cost. By the time I looked down, there was no longer any ground beneath my feet. I was condemned to use the tools of extroverts to become, at most, a parody of them. To be someone who burned their decency for someone else's passing fancy. To be someone who burned their individuality to make a sunrise that I knew I'd never enjoy. And the shame of all that would never have a mirror, or an audience, or the light of gratitude.

Until I found Rabid.

My name is Rathan Krueger. I'm honored to write this email, honored to be a patron of Rabid, and honored to be asked to help the owners. Where they stand now, I've seen more times than I can remember. On the precipice of a better life with a faceless business aching to push them down the hill. Countless stories have been told about this, and countless more will be told. But the faceless isn't always the victor. I yearn to lift Rabid. Not because I want to shine or even be remembered: because I want it to go on. I want Rabid to continue and grow. But I fear for it. The patrons and I had each other, and Rabid. Our days, our nights. We had each other, and the world left us alone. We kept to ourselves, and the world left us alone. We spent money and vented responsibly, we kept our sanity, and the moment our problems went away, we forgot them. Because we had each other. We had Rabid. But we were sleeping, the faceless weren't, and we're shown a truth we thought would never come.

The faceless want to snatch away something precious to Rabid, and replace it with the generic and obnoxious. The faceless wants its blandness reaching like rust into everything around us. Now it's here. It's here, and it wants to stay. The faceless is a disease that thrives in mediocrity, it is never more alive than when we sleep. It's easy to let it, to be in awe of the money they spend ferociously to do no more than essentially add another notch on its bedpost. Perhaps it's too late. But I'll tell you this... the owners of Rabid Public House will bring more character and variety to the property for sale than the faceless ever could.

Homewood can feel prouder, and richer, with Rabid.

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Do you have it in you to make it epic?

## Adams, Nancy

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**From:** Christina Kempe <  
**Sent:** Tuesday, April 22, 2025 3:42 PM  
**To:** PublicComments  
**Subject:** Support for Rabid Brewing

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

Hello faithful leaders,

Thank you for accepting public comment on proposals that have been submitted for vacant space on 183rd Street. I have been a resident and homeowner in Homewood for 15 years, adore living here and plan on continuing to indefinitely. I fully support and advocate for Rabid Brewing's proposal. The owners are community builders. They are committed to making Homewood a place of community and friendliness and our residents who know them are drawn to them. They have proven their commitment to Homewood through their presence and investment in community events and would do great things with an upgraded space.

Thank you,

Christina Kempe



## Adams, Nancy

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**From:**  
**Sent:** Tuesday, April 22, 2025 3:34 PM  
**To:** PublicComments  
**Subject:** Rabid Public House

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

In the office where I work downtown, there's a wall where everyone posts photos, as a way of bringing colleagues together. The theme this quarter is, "Your Favorite Chicagoland Summer Activity." As I looked through my summer photos this week to choose one to post, the one that stood out was a picture of my sister, my niece and me, radiating joy in the presence of the Goat Queen at Rabid Brewing's Feast of the Goat Queen.

Rabid Brewing builds memories. Rabid Brewing brings people together. And Rabid Brewing brings people to Homewood.

Chicago news outlets and national publications have recognized the quality products and friendly community that Raiye, Tobias and their team have created at Rabid. WTTW noted the brewery's welcoming atmosphere and "fun and distinctive aesthetic." The digital media outlet Punch (which, as part of Vox Media, reaches millions of readers), named Rabid Brewing among the top 10 breweries nationwide in their list of "Who's Who of Beer Cool in 2023." The Feast of the Goat Queen draws attendees from throughout the Chicago region and multiple states.

A local treasure, Rabid Brewing is a mainstay at Homewood village festivals and a stalwart partner of community institutions such as the Homewood Arts Council, Homewood Science Center, Homewood Izaak Walton Preserve and Trail Mix Productions.

My husband and I recently took my brother to Rabid when he was visiting from out of town. As we were leaving, he started to say, "This is one of my favorite bars."

Then he stopped and corrected himself: "This *is* my favorite bar."

That's the type of love and loyalty Rabid Brewing engenders in first-time patrons like my brother and long-time regulars like me. And that's why I support the brewery's bid to develop Rabid Public House.

Sincerely,  
Amy Eagle

## Adams, Nancy

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**From:** Monica Gordon (Social Service) <  
**Sent:** Tuesday, April 22, 2025 3:29 PM  
**To:** PublicComments  
**Cc:** Mesaros, Angela  
**Subject:** Support for Rabid Brewing's Proposal

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

Dear Village of Homewood Board of Trustees,

My name is Monica Gordon, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. I have been going there periodically over the last 7 years and it is one of my favorite spots to frequent in Homewood. I grew up in Glenwood, have spent the majority of my life in the south suburbs, and brought my business to many of the bars and restaurants in Homewood.

I will say that Rabid Brewing is the ONLY brewery/bar that I have been comfortable going to by myself and know that I am safe. The owners and employees always make sure everyone feels welcomed and taken care of regardless of age, gender, and race. They strive to create an inclusive environment for ALL that is not found anywhere else. I also love that they have also started to expand and started offering non-alcoholic beverages! I have also met representatives from the Chicago Knockouts Roller Derby at one of Rabid's events and joined the league, which in turn was a huge support while I was going through my battle with cancer.

Without Rabid Brewing and their community, inclusivity, and reach, I would not continue to come to Homewood regularly, especially since I have recently relocated to the west suburbs and Homewood is currently out of my way home.

Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones. The "third space" provided by Rabid Brewing has offered the opportunity for business connections to be made and friendships to be strengthened and romantic relationships to be formed. Now, more than ever, third spaces are critical to community connection. I feel that an outside developer would not provide the same experience.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I mentioned, I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be



spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid Brewing's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,  
***Monica Gordon***

***Monica Gordon***  
***Social Service Department***  
***District 6 - DUI Monitor***  
16501 Kedzie Ave,  
Markham, IL 60428

Announcements:

\*\*\* **Court approved lists to complete DUI treatment/classes are updated periodically.** Please email me if you have not enrolled yet and need an updated list or if you need providers that still offer online/zoom classes. Classes completed at an agency NOT on a court approved list will NOT be accepted by our department without the approval of the judge.

\*\*\* **Victim Impact Panels must be completed through the Social Service Department of the Circuit Court of Cook County.** They are required to be IN PERSON, unless you live out of state or over an hour away from any Cook County Courthouse (we can discuss options to complete it online at one of our required appointments if this is the case).



## Adams, Nancy

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**From:** Tati G <  
**Sent:** Tuesday, April 22, 2025 3:28 PM  
**To:** PublicComments  
**Cc:** Mesaros, Angela

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

Dear Village of Homewood Board of Trustees,

My name is Tatiana Cruz and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which, I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

On top of that, Rabid Brewing is a third space that I love and take solace in. It's a safe place filled with wonderful people! I love coming to Rabid on Friday nights to hang out with my favorite beertenders and enjoy the company of them and other guests. I tell so many friends to come to Rabid to check it out and enjoy the vibes with me! It's also a place that I've come to whenever meeting others for the first time as I feel so safe. Rabid is such an amazing establishment that was started by amazing people.

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Tatiana Cruz

## Adams, Nancy

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**From:** Jamie Hughes <  
**Sent:** Tuesday, April 22, 2025 3:18 PM  
**To:** PublicComments  
**Subject:** 3003-3025 W 183rd St

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

Hello! I wanted to comment on the three proposals being considered for 3003-3025 W 183rd St. I sincerely hope Rabid Brewing is chosen. I believe that since the owners are Homewood residents, they have a vested interest in creating a space to improve Homewood for many years to come. I have been going to their brewery since they first opened, and in addition to making amazing beer, they are a friendly and inclusive space.

Thank you,  
Jamie Hughes

## Adams, Nancy

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**From:** Patricia Rinkenberger <  
**Sent:** Tuesday, April 22, 2025 3:13 PM  
**To:** PublicComments  
**Subject:** Building in the village hall parking lot

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

I registered my concerns before regarding building another multi story residence, this time in the Village Hall parking lot. Downtown Homewood already does not have sufficient parking, some the effect of the current Hartford building, for local businesses and restaurants. People will go to Tinley Park, Orland Park, or across the border to visit shops and restaurants where ample and convenient parking exists. I have yet to hear of any citizens in support except our mayor and trustees. Where will people park when they attend village meetings or events at the auditorium? Where will they park for the auto shows and festivals?

If you must build something in the Village Hall parking lot, please make it a multi story parking garage. It is still a distance from where activities exist, not walkable by all, but at least there'll be a location for able-bodied participants and valet parking.

Please listen to your citizens. If you are not convinced that we are all opposed, please conduct a survey.

Thank you for your consideration,

Patricia Rinkenberger

Homewood



## Adams, Nancy

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**From:** Melanie Reblin <  
**Sent:** Tuesday, April 22, 2025 2:59 PM  
**To:** PublicComments; Mesaros, Angela  
**Cc:**  
**Subject:** Rabid Brewing for Park West Plaza

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

Dear Village of Homewood Board of Trustees,

My name is Melanie Reblin and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

I am an employee of Homewood Flossmoor's Park District at Irons Oaks and a member of Chicago Knockouts Roller Derby - both are places that have taught me the tremendous value of community, connection, and acceptance. From the moment I stepped into Rabid Brewing on my first visit, I was amazed at the atmosphere that resembled those values. Every visit feels like home. My children and I adore the friendships we've made when participating in the unique, family friendly events and group gatherings. Our friends and family from out of town often make their way to Homewood for Rabid's creative events. Rabid has made me, a person who doesn't even drink alcohol, feel welcome as they thoughtfully provide amazing alternatives and food. I could not imagine a chain or corporate owned business caring the way they care about their community - THESE are the spaces we need. A large part of Homewood's appeal to those of us who live just outside of town are these small businesses and the impressive community they have built; without the character they bring it's just another town with the same stuff as everyone else.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events,

and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

***Melanie Reblin***

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## Adams, Nancy

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**From:** kevin kempe <  
**Sent:** Tuesday, April 22, 2025 2:23 PM  
**To:** PublicComments  
**Subject:** resident comment on proposals for 3003-3025 183rd St

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

Trustees-

As you received 3 proposals for the property of 3003-3025 183rd St, and have made them public for comment, I wanted to share my thoughts as a 15 year resident of Homewood.

Over the last 15 years I have seen a significant amount of turnover in our businesses in Homewood. This is not a complaint, just a reality of the dynamics of business, and small towns. I know that you get to oversee both the comings and the goings of these businesses in your roles as trustees, so it is a challenging position for you to try and figure out how we got where we are, and how we get where we want to be.

I have read through all 3 of the proposals, and want to voice my support for the Rabid brewery expansion proposal. In their 8+ years of operation, Rabid has taken a small space and transformed it into a safe place for all to come. I know this seems like an overgeneralization, but in my personal experience, they have created safe spaces for my family and for my friends, and it has reflected well on Homewood as a community.

One personal anecdote: My sister in law was renting in Lansing for years with no intention to change that setup. Her life situation had changed and she was feeling isolated and alone. I introduced her to the people at Rabid, and she was immediately welcomed in with open arms. As time went on, she developed deep friendships and found belonging here in Homewood. This past year, she put a down payment on a condo, and has now moved to Homewood as a property owner and resident because she felt that this is a community where she could belong. Tobias and Raiye dreamed up that space, created it, and I have personally seen the effects of community building that have come out of it. Our community is actually growing as a result of their vision.

I have been a patron of Rabid ever since they opened, and one thing that I have seen over the years is their love for our community. Tobias and Raiye had a vision 10 years ago, and have put everything of their own behind it. They have created spaces for local artisans and residents to thrive, as well as a space for my visiting out of town family to enjoy, and for my children to feel safe and included (they host a D&D kids event on some weekends, and had an event where my kids all made costumes out of cardboard boxes to battle in). They have been active participants in the community and the Homewood Business Association for years. They have been key participants and conduits for the Chicago Knockouts Roller Derby to see Homewood as a place to compete. As our downtown events have shifted around in Homewood over the years, the one thing that I know that I can always find is a black or orange tent with a line of happy people and a bunch of smiling misfits pouring drinks. Rabid has become a Homewood staple, and they have created both the means and the justification to expand into a larger space.

While I appreciate that there is a need to entertain other offers, the other 2 offers read like out of town investors who just want to open a storefront without actual vendors lined up to fill the spaces. Neither of the competing proposals read like they have any familiarity with Homewood, or our community as anything other than another township with an open storefront. One of the action steps in the competing proposal that I found most concerning was "Market Coffee shop and start making money". We have plenty of other spaces for that sort of real estate investment in Homewood. This space is a good fit for a Homewood business run by Homewood residents who have proven over time that they are committed to being a vibrant part of this community, and that

they are here for the long haul with more than their own best interests in mind. What I have learned from Rabid and their connection to our village is that they see their success as Homewood's success, and that they understand the collaborative nature of being part of a community.

Thank you for taking the time to read my thoughts. I have many more, but had to narrow them to a reasonable amount of space.

thank you,  
Kevin Kempe  
Homewood Resident



## Adams, Nancy

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**From:**  
**Sent:** Tuesday, April 22, 2025 1:42 PM  
**To:** PublicComments  
**Subject:** 3003-3025 183rd Street Bids & Proposals

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

Rabid Brewing's proposal is the best, by far. The other two are just more half-empty strip malls. Rabid is not just another cookie-cutter brewery. It's locally owned, has personality, and is an open and welcoming space for everyone. Give Rabid the space it needs to grow and thrive.

Thank you.

Alex and Katrina Perez

Homewood, Illinois

## Adams, Nancy

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**From:** Mandy McMahon <  
**Sent:** Tuesday, April 22, 2025 1:34 PM  
**To:** PublicComments  
**Subject:** Supporting Rabid Brewing

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

Dear Village of Homewood Board of Trustees,

My name is Amanda McMahon and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza. Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I mentioned, I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Amanda McMahon

Sent from my iPhone

## Adams, Nancy

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**From:** Francesca Garcia <  
**Sent:** Tuesday, April 22, 2025 1:30 PM  
**To:** PublicComments  
**Subject:** RABID

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

Rabid is what comes to mind when I think of a community business. They enrich homewood by creating a creative inclusive space. When people ask "Where's there to go in Homewood?" I always recommend Rabid. From their fantastic beer to their DnD night, it's always a good time.

Keep Rabid in Homewood.

- Francesca Garcia, lifelong Homewood resident.



## Adams, Nancy

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**From:** Abbas Jaffary <  
**Sent:** Tuesday, April 22, 2025 1:25 PM  
**To:** PublicComments; Mesaros, Angela  
**Subject:** Rabid Brewing Proposal

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

Dear Village of Homewood Board of Trustees,

My name is Abbas Jaffary and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

I am a resident of Chicago, IL, and have lived in the Chicagoland area since 1979. I have been coming to Homewood for over 30 years to visit its incredible small businesses ever since I discovered Record Swap as a teenager in search of hard-to-find albums. Record Swap was a gem, and although it's a beloved memory, Homewood has still retained its undeniable culture of welcoming, small businesses targeted to folks that want to connect with others that share those hobbies and interests.

In 2017, I rediscovered the Homewood Skate Shop when I restarted my roller skating journey. Since then, the universe has drawn me back to Homewood with the discovery of Rabid Brewing and the Chicago Knockouts Roller Derby.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing became a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here. I can attest to this, as I shop regularly at Homewood businesses when I visit 3-4 times a week.

Thank you for taking the time to read my comments. I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,



## Adams, Nancy

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**From:** Shaun Scialabba <  
**Sent:** Tuesday, April 22, 2025 1:24 PM  
**To:** PublicComments  
**Subject:** Rabid Brewing

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

Hello. I have few a few comments about the matter. My wife and I suffer from social anxiety and at our age it is very hard for us to find people to interact with. When we discovered Rabid Brewing it gave us a sense of a purpose. It showed us that there are people out there just like us and that conduit has been Rabid Brewing. There is no other place like it that makes you feel welcome no matter your insecurities, your gender, your race, etc. Tobias and Raiye provide a public service whether they realize it or not.

Thank you  
Shaun Scialabba



## Adams, Nancy

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**From:** Belles & Thistles <  
**Sent:** Tuesday, April 22, 2025 12:59 PM  
**To:** PublicComments  
**Subject:** Support of Rabid Public House

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

Members of the Board of Trustees, Mayor and Village Staff,

I am writing to you today to share my support for a local business, Rabid Brewing, to acquire a property on the 3000 block of W. 183rd St. Homewood, IL.

My name is Jennifer Morissette, I am a resident of Glenwood, and I am also a small business owner. I can tell you with much confidence that small business ownership is hard. It's *really* hard. Starting with an idea that turns into an obsession, working tirelessly to bring that idea to fruition, and learning how to successfully operate a whole (*expletive deleted*) business isn't for the faint of heart. It's only for those *filled* with passion. Because of that I will *always* root for small businesses when they try to grow and pursue their dreams. In this case though, I also believe the *particular* business really deserves their chance to shoot for the stars. You see, Raiye and Tobias have built Rabid Brewing, which is not just a random watering hole, they are a community meeting place.

Rabid Brewing truly welcomes all types of people, and has created a close-knit community. They're lovely, warm, people who we have had the pleasure of getting to know over the last many years. From the first time we stopped in they made us feel comfortable and appreciated. All these years later my husband and I still visit on Wednesday evenings as our little date night tradition and we're always disappointed when our schedules don't allow that stop. Rabid provides both an excellent product, (something for all palettes, I drink almost exclusively their beers!) and a wonderful atmosphere. Rabid Brewing is the opposite of an average cheesy sports bar. They're board games, and cosplay, they're coloring books and little velvet bags of tiny toy ducks, they're Dungeons and Dragons, they're wrestling and roller derby, they're movies and music and art, they're goofy, and weird and just happy to be themselves. They provide a space for those looking for the same thing, and that's not so common anymore! They are hardworking, intelligent, passionate people with guts and determination, who make their customers feel relaxed, safe and free. Rabid Brewing is truly a hidden little rare gem in the south suburbs.

Allowing them to expand their business into this existing space means retaining an established Homewood business right here in town. They're *proud* to be based in Homewood and want to grow *here*. Permitting Rabid Brewing to be featured in a more prominent location in town will certainly support their growth, meaning continued revenue and job creation for the village. And showing that you as a village do recognise and support the desire for more diverse offerings to a wider range of residents is a win as well. Choosing their proposal would be choosing these wonderful Homewood residents/business owners. These aren't faceless corporations with uninterested businessmen looking to turn the key and move on to the next one. These are our friends and neighbors who want to root their lives here and continue to share their product with this community. I live fairly close to their current location and with this proposed expansion I would be bringing my time, and wallet, across town to visit them, which in turn will lead to more support for your existing local businesses. And I assure you, I would not be the only one.

Please consider Rabid Public House for this space. This hidden gem shouldn't stay quite so hidden. Please support them, let them grow and let more of the community know they're worth supporting too. #KeepHomewoodWeird



Thank you for your time,  
Jennifer Morissette  
Co-Owner, Belles & Thistles Floral Design



PO Box 359, Glenwood, IL 60425

[www.bellesandthistles.com](http://www.bellesandthistles.com)

[Instagram.com/bellesandthistles](https://www.instagram.com/bellesandthistles)

[facebook.com/belles.thistles](https://www.facebook.com/belles.thistles)

[pinterest.com/belles\\_thistles/](https://www.pinterest.com/belles_thistles/)

[tiktok.com/@bellesandthistles](https://www.tiktok.com/@bellesandthistles)

[threads.net/@bellesandthistles](https://www.threads.net/@bellesandthistles)

## Adams, Nancy

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**From:** Meghan Knichel <  
**Sent:** Tuesday, April 22, 2025 12:57 PM  
**To:** PublicComments  
**Subject:** Rabid Brewing building purchase

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

Hello,

I would like to advocate for Rabid brew pub to be approved for purchase of the building they have worked so hard to acquire.

Not only do they provide fresh brewed local beer, they also provide jobs, community events, and support other local businesses. They could provide even more of these with the new building.

They worked hard to make a proposal and made the first proposal. They saw the potential in the building when others didn't.

Please allow them first rights to purchase.

Thank you

...Meghan Knichel

## Adams, Nancy

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**From:** Alissa Douglas <  
**Sent:** Tuesday, April 22, 2025 12:34 PM  
**To:** PublicComments  
**Subject:** Keep Rabid

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

To whom it may concern,

This is just a quick note to say that I would recommend that you as a board keep Rabid in Homewood. They have proven to be a great commodity to our town and have done well at our public events and supported our town in return.

Thank you for your time.  
Alissa Douglas  
3rd Addition  
Sent from my iPhone

## Adams, Nancy

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**From:** Ryan Foster <  
**Sent:** Tuesday, April 22, 2025 12:24 PM  
**To:** PublicComments  
**Subject:** I support Rabid in Homewood

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

Dear Members of the Village of Homewood Board,

I am writing to express my strong support for the proposal submitted by Rabid Brewery regarding the redevelopment project currently under consideration. As a regular patron of Rabid Brewery, I believe that selecting Rabid Brewery's vision would be a forward-thinking investment in the local culture, economy, and sense of community.

Rabid Brewery is not only a thriving local business, but also a vibrant, inclusive gathering space that represents the best of what Homewood has to offer. Their commitment to creating a welcoming environment for people of all backgrounds, and their proven track record of hosting engaging community events, make them uniquely positioned to enhance the social and cultural fabric of our village.

Unlike the alternative proposals from out-of-town developers, Rabid Brewery's plan is grounded in a genuine love for Homewood and a deep understanding of our local character. Their success has already contributed to the growing recognition of the Southlands as a hub for great breweries—a movement that celebrates local flavor, entrepreneurship, and collaboration.

By supporting Rabid Brewery's proposal, the Village would be investing in a homegrown business that aligns with the values of our community and has demonstrated a commitment to inclusive and sustainable development. I sincerely hope you will consider the long-term benefits of partnering with a local visionary who shares the pride in Homewood.

Thank you for your time and dedication to Homewood.

Warm regards,

**Ryan Fosyer**

Sent from my iPhone

## Adams, Nancy

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**From:** Bert S <  
**Sent:** Tuesday, April 22, 2025 12:23 PM  
**To:** PublicComments  
**Subject:** 3003-3025 W. 183rd st Redevelopment Proposal

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

Dear Members of the Village of Homewood Board,

I am writing to express my strong support for the proposal submitted by Rabid Brewery regarding the redevelopment project currently under consideration. As a regular patron of Rabid Brewery, I believe that selecting Rabid Brewery's vision would be a forward-thinking investment in the local culture, economy, and sense of community.

Rabid Brewery is not only a thriving local business, but also a vibrant, inclusive gathering space that represents the best of what Homewood has to offer. Their commitment to creating a welcoming environment for people of all backgrounds, and their proven track record of hosting engaging community events, make them uniquely positioned to enhance the social and cultural fabric of our village.

Unlike the alternative proposals from out-of-town developers, Rabid Brewery's plan is grounded in a genuine love for Homewood and a deep understanding of our local character. Their success has already contributed to the growing recognition of the Southlands as a hub for great breweries—a movement that celebrates local flavor, entrepreneurship, and collaboration.

By supporting Rabid Brewery's proposal, the Village would be investing in a homegrown business that aligns with the values of our community and has demonstrated a commitment to inclusive and sustainable development. I sincerely hope you will consider the long-term benefits of partnering with a local visionary who shares the pride in Homewood.

Thank you for your time and dedication to Homewood.

Warm regards,  
**Bert Schepler**



## Adams, Nancy

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**From:** Hope Zawaski <  
**Sent:** Tuesday, April 22, 2025 12:17 PM  
**To:** PublicComments  
**Subject:** Choose Homewood, choose Rabid.

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

Dear Trustees of the Village of Homewood,

I write to you today in strong support of the proposal put forth by Rabid Brewing for the Rabid Public House. As you weigh your options for the future of this development, I urge you to consider what it truly means to invest in the heart and soul of our community.

Rabid Brewing isn't just a business—it's a local institution. From day one, the owners have poured their creativity, passion, and sweat equity into not only brewing beer but building community. They are more than entrepreneurs; they are advocates for Homewood, consistently supporting local events, uplifting fellow businesses, and fostering a spirit of connection among residents. Their proposal is not only viable—it's vibrant.

Choosing Rabid Public House signals something powerful to the people of Homewood: that this village values homegrown talent, supports small business growth, and believes in reinvesting in those who've already shown loyalty and love for this town.

While other plans may be polished, none offer the authenticity, community engagement, and proven dedication that Rabid brings. Their track record speaks for itself, and this next step in their journey deserves our support.

Please send a clear message to your constituents—that Homewood believes in its own. Vote in favor of the Rabid Public House proposal. Let's grow with our community, not around it.

Best,

Hope Zawaski

## Adams, Nancy

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**From:** Melissa Kirk <  
**Sent:** Tuesday, April 22, 2025 11:56 AM  
**To:** PublicComments  
**Subject:** Support Local: Investing in the Heart of Our Community at Rabid Brewing

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

Dear Trustees:

Rabid Brewing has always felt like home to me. It's the kind of place where you can walk in, grab a drink, and instantly feel like part of a big family.

From fun little events like hula hoop crafting to the exciting Feast of the Goat Queen and the cherished tradition of 1/2 off Pizza Thursdays, Raiye and Tobias have created something truly special. Rabid Brewing isn't just a place to grab a drink; it's a hub for our community, one that cares for it's community, uplifts local talent and nurtures small businesses.

The staff at Rabid Brewing really make the experience unforgettable. They're not just doing a job; they genuinely care about everyone who walks through the door. They remember faces and names; those personal connections make all the difference. Their commitment to making every visit special fosters a sense of belonging that big corporations can't replicate.

The surrounding community at Rabid Brewing is so vibrant; it's a melting pot of roller derby, local artists, musicians, and entrepreneurs who uplift each other. This kind of supportive environment truly sparks creativity and collaboration, and it adds so much richness to our neighborhood.

As the Board of Trustees looks at future development in our area, I urge you to consider the importance of small businesses like Rabid Brewing. They are not just about profit but about building relationships and investing in the local community. Small businesses create jobs, strengthen our economy, and help shape the unique character of our neighborhoods in ways that go beyond mere dollars and cents.

By supporting Rabid Brewing in obtaining the space at Park West Plaza, you're not just backing a successful local business but also investing in our community's heart and soul. Let's stand behind those who truly care about our neighborhood's growth and ensure it remains a vibrant and welcoming place for everyone.

Respectfully,  
Melissa Kirk

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*"Never be afraid to try something new. Remember: amateurs built the Ark; professionals built the Titanic." - Unknown*

## Adams, Nancy

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**From:** Rebecca Cross <  
**Sent:** Tuesday, April 22, 2025 11:52 AM  
**To:** PublicComments  
**Subject:** Rabid Homewood

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

Hello! My name is Rebecca Cross. I am writing in to keep Homewood Rabid. Please consider the proposal to expand and stay in Homewood. Every experience in the brewery, local event, and derby has always been met with friendliness, kindness and weirdness that I cannot anywhere else. I would love to see an expansion of what their dream is, and want to keep it local. Thank you.

Rebecca Cross



## Adams, Nancy

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**From:** Tabitha Bailey <  
**Sent:** Tuesday, April 22, 2025 10:40 AM  
**To:** PublicComments  
**Subject:** Keep Rabid in Homewood

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

Dear Village of Homewood Board of Trustees,

My name is Tabitha Bailey, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. I was a vendor at one of those popular events (The Feast of the Goat Queen market and celebration) and because of that delightful experience, I met representatives from the Knockouts and joined the league. Without Rabid Brewing and their community mindedness and reach, I would not be coming to Homewood regularly and spending my resources in the area.

Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones. The "third space" provided by Rabid Brewing has offered the opportunity for business connections to be made and friendships to be strengthened and romantic relationships to be formed. Now, more than ever, third spaces are critical to community connection. An outside developer would not provide the same experience, and I would personally lose a spot that has become very special to me.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I mentioned, I am a part. Since 2024, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is delicious!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,



## Adams, Nancy

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**From:** Joanna Beatty <  
**Sent:** Tuesday, April 22, 2025 10:04 AM  
**To:** PublicComments  
**Subject:** Rabid Brewing Proposal

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

To Whom It May Concern,

I urge you to please consider the proposal for Rabid Brewing. The owners and staff are extremely hard-working individuals who bring so much joy to the community. Small businesses are what make Homewood the unique and inviting place that it is today. I'm proud to say I grew up in Homewood. Younger families are choosing to move to Homewood because they see that there is something special happening. Kindness, Hospitality, Inclusivity, Joy, Exceptional, Memorable. These are all words that describe both Homewood and Rabid Brewing. They belong together ♥ Thank you for your time.

Joanna Mangnall

## Adams, Nancy

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**From:** Margie Jostes <  
**Sent:** Tuesday, April 22, 2025 9:27 AM  
**To:** PublicComments  
**Subject:** Rabid brewing Proposal

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

I can only hope that the board looks at the owners of Rabid brewing during their evaluation. They are long term Homewood residents who have been involved in the community for years. I personally worked with Raiye years ago on the school PTA board and saw the effort and time she gave to the position. I also saw the involvement in the Homewood Baseball and softball program among others. They both are here to make Homewood a better place and be invested in the community. Homewood needs to support their residents in their business ventures and not keep siding with outdoor investors. It's the residents that make Homewood great.

Thank you for your consideration

*Margie Jostes*  
7Interiors



## Adams, Nancy

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**From:** Jennifer Benson <  
**Sent:** Tuesday, April 22, 2025 8:58 AM  
**To:** PublicComments  
**Subject:** Rabid Brewing

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

Hello, I am writing in support of Rabid Brewing in regards to the purchase of a building in Homewood. While not a resident of Homewood, I have found myself attending numerous events at Rabid Brewing, and I have observed the impact this business has on the local community. From support of the Chicago Knockouts Roller Derby, to hosting public events, both big and small, Rabid has shown itself to be dedicated to creating spaces to build community and draw visitors into Homewood. Their passion not only for their business but also for the community at large makes them an asset to the Homewood area.

Jennifer Benson  
Kankakee, IL

Sent from my iPhone

## Adams, Nancy

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**From:** Patricia Dredze <  
**Sent:** Tuesday, April 22, 2025 8:55 AM  
**To:** PublicComments  
**Cc:**  
**Subject:** In favor of Rabid Brewing

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

Greetings,

I'm writing this morning to support a Homewood small business proposal for Rabid Brewing that is on the agenda for tonight's (4-22-25) board meeting.

Rabid Brewing is a valuable asset to the community.

They host an annual festival that includes local merchants and vendors and encourages community participation. They are also participants in the Women in Brewing in Chicagoland which helps to support small, women owned brewery's and brewers in the area.

They are good neighbors and have worked very hard to source funding in order to remain in Homewood instead of relocating to a different community because of their love for Homewood.

It would truly be a disservice to your constituents to deny Rabid Brewing's proposal after their clear demonstrations of service and love for the area.

Sincerely,

Patricia (Trish) Dredze

Retired Person in the Wild

She/her

## Adams, Nancy

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**From:** Terrence Smith <  
**Sent:** Tuesday, April 22, 2025 8:37 AM  
**To:** PublicComments  
**Subject:** In support of Rabid Brewing

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

Dear Village of Homewood Board of Trustees,

My name is Terrence Smith, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Terrence Smith"

## Adams, Nancy

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**From:** Julie Mueller <  
**Sent:** Tuesday, April 22, 2025 8:21 AM  
**To:** PublicComments  
**Subject:** Rabid Brewery

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

Hello. Please keep Rabid Brewery in Homewood. We residents want to have great, family owned businesses such as Rabid in town to support.

Rabid has been a great addition to our community and they deserve the support of our Village to stay right here in Homewood. They have worked so hard over the years to establish their brand and to serve our residents with great beer as well as fun and unique events. Let's embrace this business and help them secure the building they need to thrive and grow.

Thank you for your consideration.  
Julie Mueller  
Sent from my iPhone



## Adams, Nancy

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**From:** Alec Torres <  
**Sent:** Tuesday, April 22, 2025 8:14 AM  
**To:** PublicComments  
**Subject:** Comment: Alternate Bids and Proposals for 3003-3025 183rd Street

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

Good Morning,

I wanted to voice my support of Rabid Brewing securing this new location. One of the things that draws me to the Homewood-Flossmoor area is supporting small and local businesses. I would love to see Rabid grow within a community they are very engaged with.

Thank you,  
Alec

**Adams, Nancy**

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**From:** Jeremiah Peterson <  
**Sent:** Tuesday, April 22, 2025 8:06 AM  
**To:** PublicComments  
**Subject:** Proposal at 3003-3025 W. 183rd St

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

Good Morning,

I am unable to attend this evenings meeting and am writing this to express my request for the village to **accept the proposal from Rabid Public House** for the property at 3003 -3025 W. 183rd St.

Please respond to this email to show that my request was heard.

Thank you for your time,  
Jeremiah Peterson

## Adams, Nancy

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**From:** Shaun Ziems <  
**Sent:** Tuesday, April 22, 2025 7:59 AM  
**To:** PublicComments  
**Subject:** Rabid Brewing

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

Greetings board members,

As an elected official myself (Peotone Park District Vice President) I know that the decisions made at your level need to be what is best for the tax payers and what brings value to your community. I just wanted to keep it short and say that Rabid brewing is a great business in your community, and given the opportunity to thrive will continue to enhance the offerings for residents and bring great people to the town.

Personally, the first time I walked in I felt welcomed, and I have been making the trek from Peotone to Homewood weekly (or more depending on the events) to spend my money and time there. There's always a mix of patrons there that you won't find anywhere else, and it's truly a boon to the community.

Please feel free to reach out if you have any questions, and I thank you in advance for taking the time to read my email and hopefully support a great business with truly lovely owners.

Shaun Ziems

## Adams, Nancy

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**From:** Elizabeth R Alvelo <  
**Sent:** Tuesday, April 22, 2025 7:04 AM  
**To:** PublicComments  
**Subject:** Strong Support for Raiye Rosado & Tobias Cichon – Rabid Brewing Proposal

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

Dear Mayor, Trustees, and Honorable Village Staff,

I'm writing to express my enthusiastic support for my niece Raiye Rosado and her husband Tobias Cichon—founders of *Rabid Brewing* and proud **residents of Homewood**.

Since opening Rabid Brewing in 2017, Raiye and Tobias have done more than run a successful business—they have brought people together. Their taproom has become a creative and inclusive space where community, artistry, music, and storytelling intersect. It's a place that fosters joy, curiosity, and connection, and it has become a destination not just for craft beer, but for meaningful human experiences.

They believe deeply in Homewood—its uniqueness, its rich diversity, and its potential. As homeowners, artists, and active contributors to village life, they have invested their lives and their livelihood here. They've helped put Homewood on the map through beloved events like the *Feast of the Goat Queen*, partnerships with local vendors, and features in major outlets like the *Chicago Sun-Times* and the Women's Business Development Center.

At Rabid Brewing, they use rich storytelling and symbolic art not to divide, but to *unite*—drawing on history, imagination, and creativity to build bridges between people. Their vision to expand is a chance not just to grow a business, but to amplify Homewood's voice as a cultural, welcoming, and forward-thinking community.

Please consider their proposal with the knowledge that this is more than a business—it's a heartfelt commitment to Homewood and the people who call it home.

With sincere gratitude for your time and service,

Elizabeth Alvelo

Sent from my iPhone



## Adams, Nancy

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**From:** Andrea Siegmeyer <  
**Sent:** Tuesday, April 22, 2025 2:35 AM  
**To:** PublicComments  
**Subject:** Rabid

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

In regards to the proposal, I believe Rabid would be a fantastic business in that location. They are a small, local business with an established client base in the Homewood area. Id love to see this small business have the ability to grow within our town.

Thank you,  
Andrea Siegmeyer

## Adams, Nancy

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**From:** Brooke Toriani <  
**Sent:** Monday, April 21, 2025 11:30 PM  
**To:** PublicComments  
**Subject:** Keep Rabid Brewing in Homewood

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

To whom it may concern,

Rabid is a cornerstone of Homewood and preventing them from staying in their community would be a massive detriment to the people of Homewood. There is truly nothing like Rabid and losing this brewery would diminish the quality, uniqueness, and appeal of Homewood. It hosts numerous events for all ages and is an important location for the Chicago Knockouts roller derby team. Please keep them in Homewood. Thank you.

Sincerely,  
Brooke Toriani

## Adams, Nancy

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**From:** Shannon Vierra <  
**Sent:** Monday, April 21, 2025 10:42 PM  
**To:** PublicComments  
**Cc:** Edward Ayllon; Clay Urn Publishing;  
**Subject:** In Support of Rabid Public House Proposal for the W. 183rd St Redevelopment Plan

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

Shannon Vierra  
Edward Ayllon

4/21/2025

To the Board of Trustees, the Mayor, and the Village Staff of Homewood,

We are writing to express our strong support for the proposal submitted by Rabid Public House for the W. 183rd St Redevelopment Plan. Choosing a locally owned and operated business like Rabid Public House is an investment in Homewood's long-term cultural and economic vibrancy.

Unlike private companies, which may prefer to cater to narrow interests and make it increasingly difficult for small businesses to thrive, Rabid Public House is rooted in community connection. Their presence will bring life to the space and serve as a welcoming hub for residents and visitors alike, encouraging a safe space, inclusion, and camaraderie.

Local breweries have consistently shown their ability to strengthen the fabric of the towns they operate in. They collaborate with nearby farms and suppliers, support local artists and musicians by hosting events, create jobs, and often lead initiatives around community fundraising, sustainability, and collaboration. Rabid Public House has demonstrated this commitment through its local partnerships with independent businesses and other local functions. As small business owners and folks who came from a city where rampant gentrification continued to hack away at our places of community, we know that operations like Rabid Public House that foster positivity, inclusion, and community are exceedingly valuable to their hometown.

We humbly believe that selecting Rabid Public House strongly conveys that Homewood values businesses that connect with their local community. We urge you to consider the broader, long-term benefits their operation would bring, and to choose a proposal that reflects the heart and soul of Homewood. Choosing a small business like Rabid Public House supports a local dream and sends a powerful message to aspiring entrepreneurs that Homewood welcomes and values homegrown ideas.

Thank you so much for your time and consideration.

Sincerely,

Shannon Vierra  
Edward Ayllon

**Co-Founders of Clay Urn Publishing**  
**Co-Authors of The Chimera Snare**

THE CHIMERA SNARE





## Adams, Nancy

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**From:** jenne farley <  
**Sent:** Monday, April 21, 2025 10:19 PM  
**To:** PublicComments  
**Subject:** Rabid Brewery Proposal

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

Hello,

I looked over all the proposals for the strip mall with American Bagels on 183rd.

I strongly back the moving of the Rabid Brewery to this location.

1. They are active members in the community coming to parades, festivals and roller derby meets.
2. They offer a much different vibe then all of the other bars in down town.
3. The event space is a needed one in our area, yes we have some but we can use more.
4. Hopefully the two other vacant units can attract other wanted businesses like a Mediterranean cafe, BobaTea. This area could totally support a coffee shop since Starbucks left Cherry creek.
5. There is plenty of parking
6. They have a following in Homewood already and the derby population comes from all over the city to support them.

Can we try to attract any older kid friendly gaming or electric bumper car kind of attraction to the Rabid space currently takes up or the space next to Ollies. It was a tremendous lost when Brunswick closed down. Many families travel to other surrounding towns for kid entertainment.

Please think local.

Jenne Farley

## Adams, Nancy

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**From:** jenne farley <  
**Sent:** Monday, April 21, 2025 10:09 PM  
**To:** PublicComments; Christopher Craddock  
**Subject:** Questions regarding the Isaac Walton proposals

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

Hello,

I read through the proposals by Fehr Graham and ILM Environments. The Fehr proposal is more of a statement of qualifications, which I understand was the main ask in the RFQ, but it does not address the three tasks directly and it doesn't appear to layout a methodology or sampling plan. The ILM Env has more of a proposal and addresses all the tasks outlined in the RFQ but is lacking the methodology for testing, comparison standards and is not clear on how arrived on the constituents of concern. It appears both firms have relevant experience and knowledge of the permitting and compliance process.

My questions are as follows:

Why isn't there a task to address the source of the discharge from Homewood Disposal? I understand there are multiple discharge point that head into clarifiers but the one in question goes right to the pond.

Where can the IEPA statement regarding the contamination of the pond be found? If they have already concluded the pond isn't "toxic". There is still a clear discharge violation to address. Have that said any thing about the discharge and compliance?

I also wonder how each firm will assess the health of the ponds on site without sampling the fish as well? Given that the history of the site may be one source of the flourathene, it is important to rule out any additional sources. Fish consumption is a clear path to exposure since permits are sold. At the very least there must be some warnings when purchasing permits and notification near the pond that there could be bioaccumulation in the fish and a consumption concern until we know for sure that the fish are safe to consume.

Thank you,

Jenne Farley

## Adams, Nancy

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**From:** Lauren Amos <  
**Sent:** Monday, April 21, 2025 9:28 PM  
**To:** PublicComments  
**Cc:** Raiye Rosado  
**Subject:** Statement in Support of Rabid Brewing

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

Hello,

I want to voice my unwavering support for Rabid Brewing in their pursuit of securing the location at the intersection of 183rd and Kedzie to develop Rabid Public House. I am a former Director of Small Business Development for the Illinois SBDC Network; I currently consult with the Illinois SBDC Network as well as the Women's Business Development Center (WBDC), where I first met Raiye, the proprietor of Rabid Brewing. I met Raiye while facilitating the financial analysis and management modules of the 10-week business cohort she completed in the spring of 2023 with the Women's Business Development Center (WBDC). I have continued to work with Raiye on various aspects of the business and have watched as she and the team at Rabid have successfully turned this business around, positioned it for growth, and achieved scalable success.

It has been nothing short of inspiring to watch Raiye and the team at Rabid dig in with unshakeable determination and laser focus to identify areas for operational and financial improvement and efficiency and to execute with precision. It is with this same heart and determination that they have pursued this development, with a vision of bringing a much-needed alternative space to the residents of Homewood and those seeking a destination that resonates with them.

Selecting Rabid for this development will not only provide an opportunity for a homegrown business to expand, but will also entrust this development to business owners and residents who have invested their blood, sweat, tears, and money into Homewood, its residents, its culture, and its future.

Sincerely,

Lauren Amos

Small Business Advisor, Illinois SBDC Network and the Women's Business Development Center



## Adams, Nancy

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**From:** Cindy McMurtrey <  
**Sent:** Monday, April 21, 2025 8:51 PM  
**To:** PublicComments  
**Subject:** Rabid brewery

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

Every time I come to visit, I frequent Rabid Brewery. It's charm is in the owners, Raiye and Tobias, who make everyone happy. Their craft is unmatched and it's evident by the repeat clientele. Homewood is lucky to have an establishment that hosts excellent craft beer and a warm and welcoming atmosphere. I'll be in town in July and I'm excited to visit the next chapter.

Cindy McMurtrey Wamboldt  
Lawrence, Kansas

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



## Adams, Nancy

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**From:** Barb Ferrari <  
**Sent:** Monday, April 21, 2025 6:34 PM  
**To:** PublicComments  
**Subject:** In support of Rabid Brewing

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

Rabid Brewing has embraced Homewood for years and I would hope the Homewood Village Board and planning department will embrace their redevelop plans.  
Our town doesn't need another out of town developer adding yet another fast food establishment or another beauty salon or fitness studio.  
Homewood needs to support the local business people who live, work and serve our community's events, residents, and visitors.  
Regards,  
Barb & Dave Ferrari  
Homewood, IL

## Adams, Nancy

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**From:** Terri Riley <  
**Sent:** Monday, April 21, 2025 5:38 PM  
**To:** PublicComments  
**Subject:** 183rd Propsals

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

I know you received three proposals for the property on 183rd. I read them and Rapid and another were interesting. I am not a drinker, but love the idea of Homewood residents who want to expand their business in our town i think is great. Hope we can continue to support this business as they have supported Homewood.

[Sent from Yahoo Mail for iPad](#)

## Adams, Nancy

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**From:** Jason Baldauf <  
**Sent:** Monday, April 21, 2025 4:29 PM  
**To:** PublicComments  
**Cc:** Deb Baldauf  
**Subject:** Support for Rabid Brewing's Redevelopment Proposal at Park West Plaza

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

Dear Village of Homewood Trustees,

I am writing to express my enthusiastic support for Rabid Brewing's proposal to redevelop the property at 3003–3025 183rd Street into the new Rabid Public House.

Since its founding in 2017, Rabid Brewing has been more than a craft brewery—it has been a vibrant cultural hub and a steadfast community partner. From hosting unique events like the Feast of the Goat Queen to participating in local festivals, farmers markets, and collaborations with organizations such as the Homewood Arts Council and GoodSpeed Cycle, Rabid has consistently contributed to the social and cultural fabric of Homewood .

The proposed move to Park West Plaza represents a significant opportunity for both Rabid Brewing and the Village of Homewood. The expansion plans include a full-service kitchen, family dining area, private event space, and a patio, all designed to accommodate a growing customer base and enhance community engagement . This development is poised to revitalize a long-underutilized property, stimulate local economic growth, and further solidify Homewood's reputation as a destination for unique and engaging experiences.

I urge you to approve Rabid Brewing's proposal. Their commitment to community, culture, and quality makes them an ideal partner for this redevelopment project.

Thank you for your consideration.

Sincerely,

Jason & Deborah Baldauf

**Adams, Nancy**

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**From:** Steve Ahrendt <  
**Sent:** Monday, April 21, 2025 4:09 PM  
**To:** PublicComments  
**Subject:** Rabid Brewing

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

This establishment is a pillar of the community. They sponsor events, they participate in many community activities. As a professional commentator that works with Chicago Knockouts Roller Derby I have found their event participation and willing to the extra mile for patrons and fans is a throw back to simpler times when customer service meant something. Please let this fine Homewood institution grow!!!

Warmest Regards, Steve Ahrendt  
Formerly of DeRe Tire/Local Resident Sent from my iPhone



## Adams, Nancy

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**From:** Nicole Kalvig <  
**Sent:** Monday, April 21, 2025 3:54 PM  
**To:** PublicComments  
**Subject:** Accept Rabid Brewery Proposal

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

To whom it may concern,

I have been a resident of Homewood since 2016 and I've consistently been impressed with Rabid Brewing's commitment to our village. They are constantly a presence in the community at all festivals and various events. It is clear that they have made an effort to be seen and offer opportunities for residents to gather. They host many events such as Dungeons and Dragons nights, yoga, dress up days etc... all in an effort to share their product and bring people together. Not to mention they seem to work well with other Homewood establishments and nearby businesses making the Homewood name visible in the Chicagoland area. They seem to be excepting of all people and it would be a shame if this town didn't choose their proposal after they have shown they have a successful business and have dedicated themselves to Homewood. Thank you for your consideration.

Sincerely, Nicole Kalvig

## Adams, Nancy

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**From:**  
**Sent:** Monday, April 21, 2025 3:53 PM  
**To:** PublicComments  
**Cc:**  
**Subject:** Comments on Rabid Brewing Proposal

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

Dear Members of the Homewood Village Board of Trustees, Mayor, and Village Staff

My name is Ray Stout and I serve as the Executive Director of the Illinois Craft Brewers Guild, the nonprofit trade association that represents the state's craft brewing industry. I'm writing today in strong support of Rabid Brewing's proposal currently before the Homewood Village Board.

As one of Illinois' independent craft breweries, Rabid Brewing has been an active and valued member of both the Homewood community and the broader Illinois craft brewing industry. Their creative vision, commitment to quality, and community engagement have made them not only a destination for craft beer enthusiasts, but a contributor to the local economy and cultural fabric of the South Suburbs.

Rabid Brewing's proposal, as outlined in the materials provided, represents an exciting opportunity to preserve and enhance a local small business that aligns with Homewood's values of entrepreneurship, art, and innovation. Allowing them the flexibility to expand their operations will not only support local job creation and economic development, but also reinforce the Village's reputation as a forward-thinking and business-friendly community.

Illinois' craft breweries are economic drivers and community hubs. Supporting businesses like Rabid Brewing ensures these benefits remain rooted in our towns and cities. On behalf of the Illinois Craft Brewers Guild and our 300 member breweries across the state, I urge the Homewood Village Board to approve Rabid Brewing's proposal and demonstrate continued support for small, independent businesses.

Thank you for your time and consideration.

Ray Stout  
Executive Director, ICBG



Join the ICBG today <https://www.illinoisbeer.org/membership.html>

## Adams, Nancy

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**From:** Ed Whalen <  
**Sent:** Monday, April 21, 2025 3:36 PM  
**To:** PublicComments  
**Subject:** A vote for Rabid Brewing

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

Good afternoon,

Just submitting a vote for Rabid brewing to win the building proposal.

Best,  
Ed

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## Adams, Nancy

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**From:** Jessica Wintermantle <  
**Sent:** Monday, April 21, 2025 3:31 PM  
**To:** PublicComments  
**Subject:** In Support of established local business, Rabid Brewing

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

Hello,

As you decide on the use of the property at 3003 -3025 W. 183rd St, please consider what makes Homewood *Homewood*.

Rabid Brewing is a locally grown, locally invested, neighborhood institution that we've seen develop over many years. The owners have a pulse on a need in the community and rise to meet it, being present and visible in their original location and at community events. They host gatherings for families and are meeting a need for a unique and interesting niche of consumer.

Rabid has expended blood, sweat, and tears to grow their business and be present in this community. They have a valid plan to develop the space that allows for some continuity of current business as well as other opportunities for unique storefronts.

The event space in Homewood could be very valuable - as a nearby example, Thornton Distillery has become a unique destination for performing arts, weddings, parties, and concert tours, in addition to serving their own style of food and drink. I believe there is room here in Homewood to build some healthy competition for use of that kind of event space. It's very exciting to imagine community gatherings or performances, family celebrations, or even concerts within Homewood itself.

Please keep Homewood in mind when making this decision. I don't want a white-washed strip mall or cheap big box store funded by some venture capital group with no presence in our community.

Respectfully,  
Jessica Wintermantle



## Adams, Nancy

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**From:** Nichole Seehafer <  
**Sent:** Monday, April 21, 2025 3:23 PM  
**To:** PublicComments  
**Subject:** Rabid Brewing

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

Hi!

I love this place! It's the kind of place to have a good time, even if you're like me and don't drink at all! My friends love it here, it's always a friendly atmosphere with no filters or judgment. You can be yourself and just have a good time. The events they have here open up opportunities for independent artists and such to get out there, be known, and make some money. It's an opportunity for people to make those connections with people like them. Rabid is located on a pushed back piece of land, somewhat hidden but not too much, which makes this place all the more intriguing, making it a perfect location. The decor on the inside is fitting and very cool and the bookshelf full of boardgames encourages people to actually socialize rather than taking selfies and what not. And if you're lucky, the magic man may just do some card tricks for you!  
If I had a vote-I vote Rabid stays!

Nichole Seehafer

[Sent from AOL on Android](#)

## Adams, Nancy

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**From:** Cadence Marth <  
**Sent:** Monday, April 21, 2025 3:22 PM  
**To:** PublicComments  
**Subject:** Rabid Brewing

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

Dear Village of Homewood Board of Trustees,

My name is Cadence, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Cadence Marth

## Adams, Nancy

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**From:** Steven F <  
**Sent:** Monday, April 21, 2025 2:54 PM  
**To:** PublicComments  
**Subject:** Rabid brewing

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

Good afternoon. Traditionally I'd use a salutation such as "to whom it may concern," but this brief email concerns all of us.

I moved to Homewood 5 years ago towards the tail end of Covid, seemingly after a craft brew pub closed its doors in downtown, leaving only the mainstays like Fifth Quarter or Tin Ceiling, in place. While those places have a place in drinking culture, Covid cultivated a certain ecosystem of playfulness via tabletop games, video games, fantasy rpg or otherwise. Partnered with the craft beer boom that accompanied my 20s, safe havens with carefully crafted libations like Rabid became strongholds for my friends.

I've recently been made aware that their bid now has competition with 2 others businesses for a store front on 183rd, and while I'm sure they're very nice folks, I can say with reasonable certainty that they don't symbolize, or embody the same values as Rabid, nor have these other options penetrated the tapestry that is the Homewood community. The Rabid team is at every major community event, farmers market, concert etc. For a lot of us, they're the consistent, predictable product we gravitate to, and in that, they represent an anchor by which this community can stand behind and build upon.

I look forward to seeing them continue to grow along with this community.

Best wishes,  
Steven Freitag

## Adams, Nancy

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**From:** kaympt <  
**Sent:** Monday, April 21, 2025 2:40 PM  
**To:** PublicComments  
**Subject:** Rabid

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

Please consider these guys to move onto another place in Homewood! I currently live in FL, but always stop each spring and fall to support this place, to and from wisconsin.

Karen and Mike Thauer

Sent from my Verizon, Samsung Galaxy smartphone



## Adams, Nancy

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**From:** silvia haynes <  
**Sent:** Monday, April 21, 2025 2:24 PM  
**To:** PublicComments  
**Subject:** Rabid Building proposal

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

Dear Village of Homewood Board of Trustees,

My name is Silvia Haynes, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is AMAZING!!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Silvia Haynes

## Adams, Nancy

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**From:** Noel L. Wessely <  
**Sent:** Monday, April 21, 2025 1:12 PM  
**To:** PublicComments  
**Subject:** Rabid Public House proposal for 3003-3025 183rd St.

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

Dear Board Members of the Village of Homewood:

I hope you strongly consider the bid for Rabid Public House. Rabid promotes a welcoming and inclusive atmosphere and helps foster a sense of community in the H-F area. As a Flossmoor resident, I've been able to reach out to more local residents and extend my social network. The friends I've made these past few years at Rabid have made my time living in the Southland even more valuable. I have even met my romantic partner at Rabid!

Third spaces like Rabid are crucial in our contemporary society as it keeps people engaged and invested in the local community and keeps small businesses in the area. The events that Rabid put on and collaborate with local organizations like Chicago Knockouts Roller Derby are also a draw to Homewood, encouraging non-residents to see how great our community is.

Thank you,  
Noel Wessely

## Adams, Nancy

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**From:** Amanda Baker-Hughes <  
**Sent:** Monday, April 21, 2025 11:33 AM  
**To:** PublicComments  
**Subject:** Rabid deserves Park West Plaza

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

Dear Village of Homewood Board of Trustees,

My name is Amanda and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Amanda Baker  
(Resident of Lansing, IL that spends 90% of their time in Homewood, IL)



## Adams, Nancy

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**From:** Bob Robertson <  
**Sent:** Sunday, April 20, 2025 5:00 PM  
**To:** Haney, Napoleon; PublicComments; generalinfo; Hofeld, Rich; Chmielewski, Michael; Heiferman, Jay; Jones, Vivian; Roman, Lauren; Willis, Julie; Opyd, Allisa; Mason, Phillip; Steinmiller, Antonia;  
**Subject:** Police Problems  
**Attachments:** 1000021608.jpg

PD Administration

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

It is absolutely ridiculous that on Easter Sunday, while Target was closed, a police vehicle was parked in the lot for well over 30 minutes doing absolutely nothing with flashing lights on. This isn't the first time either—this has been happening far too often, and frankly, it's an embarrassing display of laziness and misuse of public resources. I can't imagine that this is helping with Dave's, Target, or Jewel's customer traffic either. Whenever I see a police car with flashing lights on, I assume that someone has done something bad inside these establishments, and I am not interested in entering them.

While officers are sitting around in empty parking lots, cars are flying down nearby roads like it's a racetrack. Where are the patrols? Where are the traffic stops? We have a serious speeding problem, and instead of addressing it, our so-called protectors are parked in vacant lots wasting time and taxpayer money.

This kind of behavior is unacceptable. If officers are on duty, they should be doing their jobs—not hiding out in a closed store lot like it's a break room. The community deserves better, and we are demanding accountability and action.

Do something about it.

The attached image was taken at 2:30 pm Sunday April 20th, 2025.

Sincerely,



## Adams, Nancy

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**From:** Ian Buckner <  
**Sent:** Friday, April 18, 2025 9:58 PM  
**To:** PublicComments  
**Subject:** Village Board Meeting - Comment in Support for Rabid Brewing

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

Hello,

My name is Ian Buckner, and live in Thornton IL. I often visit Homewood to support local businesses, as I believe it's a very vibrant community.

I have been a weekly patron at Rabid Brewing for months now, and I strongly believe that Rabid is invaluable to the community of Homewood. They are an amazing third space for the entirety of Homewood and with a new and improved location, they can help maintain what makes Homewood great - a place people can call home and build a stronger community, and even improve the town for the better.

As Rabid is a small and locally owned business, they can easily be bullied and pushed around by people who think they can simply milk this town and not give back to the community. I believe it would be a huge mistake to the Homewood, its citizens, and its neighboring towns if this were to happen. Rabid makes this town more colorful and makes me proud to live in this area. Even when they're closed to the public and not serving alcohol, they act as a place for youth to get together to Play their favorite Tabletop Role Playing Game. This is one of few opportunities where they can learn to socialize and make new friends. With a new and improved location, they'll have a greater chance to create more opportunities and involvement for the community.

So please, i hope that you choose the people of Homewood and lean in favor of Rabid Brewing moving to a new, more visible location.

Thank you for listening,  
Ian Buckner

## Adams, Nancy

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**From:** Bob Robertson <  
**Sent:** Friday, April 18, 2025 7:39 PM  
**To:** PublicComments; PZC; Haney, Napoleon; generalinfo; Hofeld, Rich; Chmielewski, Michael; Heiferman, Jay; Jones, Vivian; Roman, Lauren; Willis, Julie; Opyd, Allisa; Mason, Phillip; Steinmiller, Antonia;  
**Subject:** Re: Lack of policing

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

So, not one village idiot can tell me what the actual is going on, and why you're not policing the streets in Homewood?  
Sincerely,  
Bob

On Fri, Apr 18, 2025, 6:54 PM Bob Robertson < wrote:  
Hello?

On Wed, Apr 16, 2025, 9:38 PM Bob Robertson < wrote:  
The Homewood police have been sitting at Dave's hotel chicken with flashing lights for over an hour. Meanwhile, there has been a ton of speeding cars on 187th Street. We need the police to stop the speeding traffic, not protect Dave's.

## Adams, Nancy

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**From:** Bob Robertson <  
**Sent:** Friday, April 18, 2025 6:54 PM  
**To:** PublicComments; PZC; Haney, Napoleon; generalinfo;  
Hofeld, Rich; Chmielewski, Michael; Heiferman, Jay; Jones, Vivian; Roman, Lauren; Willis,  
Julie; Opyd, Allisa; Mason, Phillip; Steinmiller, Antonia  
**Subject:** Re: Lack of policing

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Hello?

On Wed, Apr 16, 2025, 9:38 PM Bob Robertson < wrote:  
The Homewood police have been sitting at Dave's hotel chicken with flashing lights for over an hour.  
Meanwhile, there has been a ton of speeding cars on 187th Street. We need the police to stop the speeding  
traffic, not protect Dave's.

## Adams, Nancy

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**From:** Anna Molly <  
**Sent:** Friday, April 18, 2025 6:51 PM  
**To:** Haney, Napoleon; PublicComments; generalinfo; Hofeld, Rich; Chmielewski, Michael; Heiferman, Jay; Jones, Vivian; Roman, Lauren; Willis, Julie; Opyd, Allisa; Mason, Phillip; Steinmiller, Antonia  
**Subject:** 187th St

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

Good afternoon,

There is a newer model Ford Mustang that parks at St that is always speeding (60+ mph) on 187th St. You can always tell when it's coming cause it has obnoxiously loud exhaust which violates our noise ordinances.

The driver is a young African American male. The vehicle is registered in IL, but does not display a front plate, and has illegal tinting on all windows.

911 has been called multiple times, but there is a failure to have more police presence on this street.

There are many children that live along 187th, there is a public park, and nearby schools. We need more police monitoring so that he can be stopped!



## Adams, Nancy

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**From:** Kiana <  
**Sent:** Friday, April 18, 2025 11:00 AM  
**To:** PublicComments  
**Subject:** Rabid's Building Proposal

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

Dear Village of Homewood Board of Trustees,

My name is Kiana Keitash, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Kiana Keitash

## Adams, Nancy

---

**From:** Dana Wail <  
**Sent:** Thursday, April 17, 2025 4:58 PM  
**To:** PublicComments  
**Cc:**  
**Subject:** Rabid Brewing

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

Dear Village of Homewood Board of Trustees,

My name is Dana Wail, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

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While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 year and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Dana Wail



## Adams, Nancy

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**From:** Becky Smado <  
**Sent:** Thursday, April 17, 2025 1:54 PM  
**To:** PublicComments  
**Subject:** Rabid Brewing

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

Dear Village of Homewood Board of Trustees,

My name is Beck, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

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I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Beck

## Adams, Nancy

---

**From:** Bob Robertson <  
**Sent:** Wednesday, April 16, 2025 9:51 PM  
**To:** generalinfo  
**Subject:** Lack of policing

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

The Homewood police have been sitting at Dave's hotel chicken with flashing lights for over an hour. Meanwhile, there has been a ton of speeding cars on 187th Street. We need the police to stop the speeding traffic, not protect Dave's.



## Adams, Nancy

---

**From:** Bob Robertson <  
**Sent:** Wednesday, April 16, 2025 9:39 PM  
**To:** PublicComments; PZC  
**Subject:** Lack of policing

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The Homewood police have been sitting at Dave's hotel chicken with flashing lights for over an hour. Meanwhile, there has been a ton of speeding cars on 187th Street. We need the police to stop the speeding traffic, not protect Dave's.

Name	Description	DEPARTMENT	Net Invoice Amount
AFSCME PERSONAL SUPPORT	EMPLOYEE ASSISTANCE PROG - MO	MANAGER'S OFFICE	575.00
Total AFSCME PERSONAL SUPPORT PGM:			575.00
AIRGAS USA LLC	WELDING SUPPLIES	PUBLIC WORKS	297.59
Total AIRGAS USA LLC:			297.59
ALEXANDER EQUIPMENT	PPE - L&M	PUBLIC WORKS	539.90
Total ALEXANDER EQUIPMENT:			539.90
ALTA CONSTRUCTION EQUIPM	L&M DEPT REPAIR PARTS	PUBLIC WORKS	144.22
ALTA CONSTRUCTION EQUIPM	L&M DEPT REPAIR PARTS	PUBLIC WORKS	270.16
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			414.38
AMAZON CAPITAL SERVICES IN	COMMUNITY ENGAGEMENT	MANAGER'S OFFICE	157.97
AMAZON CAPITAL SERVICES IN	CLEAN UP DAY SUPPLIES	MANAGER'S OFFICE	64.35
AMAZON CAPITAL SERVICES IN	OPEN HOUSE MATERIALS	PUBLIC WORKS	250.05
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	PUBLIC WORKS	59.99
AMAZON CAPITAL SERVICES IN	WILLOW SCHOOL - HYDRANT	FIRE DEPARTMENT	41.98
AMAZON CAPITAL SERVICES IN	PRIDE GIVEAWAY	MANAGER'S OFFICE	233.92
AMAZON CAPITAL SERVICES IN	CITIZEN ACADEMY	MANAGER'S OFFICE	32.70
Total AMAZON CAPITAL SERVICES INC:			840.96
B ALLAN GRAPHICS	ENVELOPES	FIRE DEPARTMENT	292.00
B ALLAN GRAPHICS	OFFICE SUPPLIES	FIRE DEPARTMENT	175.00
Total B ALLAN GRAPHICS:			467.00
BARBARA OTTO	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	705.60
Total BARBARA OTTO:			705.60
BK EQUIPMENT CO	OPERATING SUPPLIES PW	PUBLIC WORKS	12.00
Total BK EQUIPMENT CO:			12.00
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	418.44
Total BOUND TREE MEDICAL LLC:			418.44
BRIAN LONG	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,674.78
Total BRIAN LONG:			1,674.78
BRIGHTLY SOFTWARE INC	STORM WATER MODULE	MANAGER'S OFFICE	20,787.22
Total BRIGHTLY SOFTWARE INC:			20,787.22
BULTEMA FARMS & GREENHO	CBD FLOWERS 2024 BUDGET	PUBLIC WORKS	16,155.00
Total BULTEMA FARMS & GREENHOUSE INC:			16,155.00
C & M PIPE SUPPLY	SEWER MATERIALS	PUBLIC WORKS	456.00

Name	Description	DEPARTMENT	Net Invoice Amount
C & M PIPE SUPPLY	SEWER PIPE AND FITTINGS	PUBLIC WORKS	1,176.00
C & M PIPE SUPPLY	SEWER PIPE AND FITTINGS	PUBLIC WORKS	1,845.00
Total C & M PIPE SUPPLY:			3,477.00
CARLOS MANRIQUE	REFUND - CITATION 261448 ISSUED IN ERROR	ASSETS	38.95
Total CARLOS MANRIQUE:			38.95
CDW GOVERNMENT INC	DELL PRECISION FOR ENGINEERING DEPT	PUBLIC WORKS	325.15
CDW GOVERNMENT INC	DELL PRECISION FOR ENGINEERING DEPT	PUBLIC WORKS	1,463.07
Total CDW GOVERNMENT INC:			1,788.22
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHICAGO BACKFLOW INC	BACKFLOW TESTING	PUBLIC WORKS	225.00
CHICAGO BACKFLOW INC	BACKFLOW TESTING	PUBLIC WORKS	225.00
CHICAGO BACKFLOW INC	BACKFLOW TESTING	PUBLIC WORKS	450.00
CHICAGO BACKFLOW INC	BACKFLOW TESTING	PUBLIC WORKS	900.00
CHICAGO BACKFLOW INC	BACKFLOW TESTING	PUBLIC WORKS	1,350.00
Total CHICAGO BACKFLOW INC:			3,150.00
CHRISTOPHER J CUMMINGS P	ADMINISTRATIVE REVIEW RED LIGHT CAMERA	MANAGER'S OFFICE	1,026.12
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	11,450.80
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,760.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL HARWOOD	MANAGER'S OFFICE	307.84
CHRISTOPHER J CUMMINGS P	DOWNTOWN TOD GENERAL LEGAL EXPENSES	EXPENSES	923.51
Total CHRISTOPHER J CUMMINGS PC:			15,468.27
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 3/1/2025-3/31/2025	PUBLIC WORKS	303,656.78
Total CITY OF CHICAGO HEIGHTS:			303,656.78
COMCAST BUSINESS CORP	INTERNET VH & NETWORK PW	MANAGER'S OFFICE	1,750.04
COMCAST BUSINESS CORP	PRI TELEPHONE SERVICE-DIRECT DIAL	MANAGER'S OFFICE	442.40
Total COMCAST BUSINESS CORP:			2,192.44
COMED	UTILITIES	PUBLIC WORKS	1,164.94
COMED	UTILITIES	PUBLIC WORKS	686.67
COMED	UTILITIES		94.40
Total COMED:			1,946.01
CONWAY SHIELD	QUARTERMASTER UNIFORM - FD	FIRE DEPARTMENT	1,276.50
CONWAY SHIELD	QUARTERMASTER UNIFORM - FD	FIRE DEPARTMENT	147.56
Total CONWAY SHIELD:			1,424.06
COOK COUNTY BOARD UP INC	BOARD-UP SERVICE 17924 HALSTED	FIRE DEPARTMENT	398.91

Name	Description	DEPARTMENT	Net Invoice Amount
Total COOK COUNTY BOARD UP INC:			398.91
COOK COUNTY TREASURER	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	1,131.28
Total COOK COUNTY TREASURER:			1,131.28
CORE & MAIN LP	WATER MAIN SUPPLIES	PUBLIC WORKS	3,536.48
CORE & MAIN LP	WATER MAIN SUPPLIES	PUBLIC WORKS	1,912.24
Total CORE & MAIN LP:			5,448.72
CORE INTEGRATED MARKETIN	EVENT MAGNETS	MANAGER'S OFFICE	339.00
CORE INTEGRATED MARKETIN	COMMUNITY OUTREACH	MANAGER'S OFFICE	35.00
Total CORE INTEGRATED MARKETING:			374.00
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	63.62
Total CURRIE MOTORS:			63.62
CVB	HOTEL TAX - MARCH 2025	ASSETS	811.20
Total CVB:			811.20
DACRA ADJUDICATION LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	1,455.00
Total DACRA ADJUDICATION LLC:			1,455.00
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	117.60
Total DANA ROBINSON:			117.60
DANIEL E JOHNSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	249.60
Total DANIEL E JOHNSON:			249.60
DELTA SONIC CAR WASH	POLICE VEHICLE WASHES	PUBLIC WORKS	399.80
Total DELTA SONIC CAR WASH:			399.80
DENNIS GIOMETTI	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	542.47
Total DENNIS GIOMETTI:			542.47
DIANE DOBRINSKI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	116.72
Total DIANE DOBRINSKI:			116.72
DMC SECURITY SERVICES INC	SECURITY SERVICES	PUBLIC WORKS	66.00
Total DMC SECURITY SERVICES INC:			66.00
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	19,324.74
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	6,069.53



Name	Description	DEPARTMENT	Net Invoice Amount
Total DYNEGY ENERGY SERVIC:			25,394.27
ECO CLEAN MAINTENANCE	JANITORIAL SERVICES	PUBLIC WORKS	4,073.35
Total ECO CLEAN MAINTENANCE:			4,073.35
E-COM	FY 2025-2026 Q1 OPERATING	POLICE DEPARTMENT	137,873.64
E-COM	VERIZON NET	POLICE DEPARTMENT	3,668.01
Total E-COM:			141,541.65
ELMER & SON LOCKSMITHS IN	KEYS	PUBLIC WORKS	11.25
Total ELMER & SON LOCKSMITHS INC:			11.25
ERIC BUJAK	REIMBURSE TRAINING EXPENSES	POLICE DEPARTMENT	177.05
Total ERIC BUJAK:			177.05
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	436.09
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	214.75
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	96.09
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	347.53
Total EXPERT CHEMICAL:			1,094.46
FEDERAL EXPRESS	EXPRESS POSTAGE FEES	MANAGER'S OFFICE	121.40
FEDERAL EXPRESS	EXPRESS POSTAGE FEES	MANAGER'S OFFICE	225.95
FEDERAL EXPRESS	EXPRESS POSTAGE FEES	MANAGER'S OFFICE	21.27
FEDERAL EXPRESS	EXPRESS POSTAGE FEES	MANAGER'S OFFICE	35.20
Total FEDERAL EXPRESS:			403.82
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	253.32
FORD OF HOMEWOOD	ADMIN REPAIR PARTS	PUBLIC WORKS	190.00
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	316.49
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	36.90
FORD OF HOMEWOOD	TAHOE	FIRE DEPARTMENT	98.95
FORD OF HOMEWOOD	FIRE CHIEF TAHOE - DAMAGE	FIRE DEPARTMENT	281.40
FORD OF HOMEWOOD	FIRE CHIEF TAHOE - DAMAGE	FIRE DEPARTMENT	1,716.00
Total FORD OF HOMEWOOD:			2,893.06
FOXMARK MARKETING CORPO	MALTESE CROSS	FIRE DEPARTMENT	934.84
Total FOXMARK MARKETING CORPORATION:			934.84
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	312.57
Total GALLAGHER MATERIALS:			312.57
GBJ SALES LLC	SHOP SUPPLIES	PUBLIC WORKS	1,323.05
Total GBJ SALES LLC:			1,323.05
GERALD TIENSTRA	PLUMBING INSPECTIONS	FIRE DEPARTMENT	2,000.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total GERALD TIENSTRA:			2,000.00
GFC LEASING	COPIER METERS	MANAGER'S OFFICE	107.00
Total GFC LEASING:			107.00
GMIS HEADQUARTERS	ANNUAL GMIS MEMBERSHIP IT	MANAGER'S OFFICE	225.00
Total GMIS HEADQUARTERS:			225.00
GGOV INC	GGOV APP FOR 2025	MANAGER'S OFFICE	12,180.00
Total GGOV INC:			12,180.00
GORDON ELECTRIC SUPPLY INC	ELECTRICAL SUPPLIES	PUBLIC WORKS	122.00
Total GORDON ELECTRIC SUPPLY INC:			122.00
GRAINGER INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	259.88
GRAINGER INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	1,912.52
GRAINGER INC	OPERATING SUPPLIES PW	PUBLIC WORKS	242.84
GRAINGER INC	DISPOSABLE COMMODITIES	PUBLIC WORKS	215.86
GRAINGER INC	OPERATING SUPPLIES PW	PUBLIC WORKS	384.87
Total GRAINGER INC:			3,015.97
GREGORY KNOLL	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	546.38
Total GREGORY KNOLL:			546.38
HANNA NELSON	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	211.77
Total HANNA NELSON:			211.77
HELSEL JEPPERSON ELECTRIC	SOUTH VIADUCT LIGHTING	PUBLIC WORKS	1,390.00
HELSEL JEPPERSON ELECTRIC	WIRE	PUBLIC WORKS	385.14
HELSEL JEPPERSON ELECTRIC	TRUCK SUPPLIES	PUBLIC WORKS	47.15
HELSEL JEPPERSON ELECTRIC	LIFT STATION 10 CONTROLS	PUBLIC WORKS	615.00
HELSEL JEPPERSON ELECTRIC	ELECTRICAL SUPPLIES	PUBLIC WORKS	390.80
HELSEL JEPPERSON ELECTRIC	SOUTH VIADUCT LIGHTS	PUBLIC WORKS	195.42
HELSEL JEPPERSON ELECTRIC	TRUCK SUPPLIES	PUBLIC WORKS	76.23
Total HELSEL JEPPERSON ELECTRICAL:			3,099.74
HENRY RENKEN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	150.00
Total HENRY RENKEN:			150.00
HF PARK DISTRICT	BEAUTIFICATION AWARDS ROOM RENTAL	PUBLIC WORKS	297.00
Total HF PARK DISTRICT:			297.00
HINCKLEY SPRINGS	WATER	PUBLIC WORKS	437.04
HINCKLEY SPRINGS	WATER	PUBLIC WORKS	396.63

Name	Description	DEPARTMENT	Net Invoice Amount
Total HINCKLEY SPRINGS:			833.67
HOERR CONSTRUCTION INC	SANITARY SLIP LINING PROJECT	PUBLIC WORKS	193,198.50
Total HOERR CONSTRUCTION INC:			193,198.50
HOME CLEANING CENTER OF	BCTC MONTHLY CLEANING	FIRE DEPARTMENT	300.00
Total HOME CLEANING CENTER OF AMERICA:			300.00
HOMER TREE CARE INC	TREE REMOVALS	PUBLIC WORKS	8,000.00
Total HOMER TREE CARE INC:			8,000.00
HOMEWOOD BUSINESS ASSO	OPEN FLAGS FOR LOCAL BUSINESSES	MANAGER'S OFFICE	682.36
Total HOMEWOOD BUSINESS ASSOCIATION:			682.36
HR GREEN INC	ENGINEERING DESIGN	PUBLIC WORKS	6,007.50
HR GREEN INC	PLAN REVIEWS FOR MARCH 2025	FIRE DEPARTMENT	2,685.75
Total HR GREEN INC:			8,693.25
ID SECURITYONLINE.COM LLC	SWIPE CARDS AND KEYFOBS	MANAGER'S OFFICE	1,051.50
Total ID SECURITYONLINE.COM LLC:			1,051.50
IDI	BACKGROUND CHECKS	POLICE DEPARTMENT	362.25
Total IDI:			362.25
IL OFFICE STATE FIRE MARSHA	FIRE DEPT AIR TANK CERTIFICATE	PUBLIC WORKS	95.00
Total IL OFFICE STATE FIRE MARSHAL:			95.00
ILLINOIS STATE POLICE	BACKGROUND	MANAGER'S OFFICE	108.00
Total ILLINOIS STATE POLICE:			108.00
ILLINOIS TOLLWAY	OPERATING SUPPLIES - PW	PUBLIC WORKS	485.30
Total ILLINOIS TOLLWAY:			485.30
IMPERIAL SURVEILLANCE INC	SECURITY CAMERAS	PUBLIC WORKS	39,584.33
IMPERIAL SURVEILLANCE INC	SECURITY CAMERAS	PUBLIC WORKS	5,739.65
IMPERIAL SURVEILLANCE INC	SECURITY CAMERAS	PUBLIC WORKS	11,877.10
Total IMPERIAL SURVEILLANCE INC:			57,201.08
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	149.95
INTERSTATE BATTERY	L&M REPAIR PARTS	PUBLIC WORKS	123.90
Total INTERSTATE BATTERY:			273.85
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	5,366.58
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	2,965.46

Name	Description	DEPARTMENT	Net Invoice Amount
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	6.02
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	1,933.11
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	1,996.33
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	1,340.57
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	1,274.63
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	5,920.24
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	2,508.57
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	4,846.14
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	2,306.23
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	1,259.54
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	3,218.55
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	8,072.04
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	7,581.60
IPBC	MAY INSURANCE PREMIUM	FIRE DEPARTMENT	29,967.44
IPBC	MAY INSURANCE PREMIUM	FIRE DEPARTMENT	5,326.14
IPBC	MAY INSURANCE PREMIUM	FIRE DEPARTMENT	2,833.30
IPBC	MAY INSURANCE PREMIUM	POLICE DEPARTMENT	62,715.73
IPBC	MAY INSURANCE PREMIUM	POLICE DEPARTMENT	6,644.93
IPBC	MAY INSURANCE PREMIUM	POLICE DEPARTMENT	3,490.23
IPBC	MAY INSURANCE PREMIUM	POLICE DEPARTMENT	5,005.57
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	60,145.93
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	1,887.43
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	7,322.68
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	5,884.65
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	3,909.88
IPBC	MAY INSURANCE PREMIUM	PUBLIC WORKS	8,518.48
IPBC	MAY INSURANCE PREMIUM	MANAGER'S OFFICE	251.23
Total IPBC:			254,499.23
IRMA	MARCH DEDUCTIBLE	POLICE DEPARTMENT	30.00
IRMA	MARCH DEDUCTIBLE	FIRE DEPARTMENT	5,586.85
IRMA	MARCH DEDUCTIBLE	MANAGER'S OFFICE	2,839.40
Total IRMA:			8,456.25
JDM COATINGS INC	VH LIGHTING PROJECT	MANAGER'S OFFICE	880.00
Total JDM COATINGS INC:			880.00
JODY APPELATE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	126.69
Total JODY APPELATE:			126.69
JUSTRITE MANUFACTURING C	GROUND PROTECTION MATS	PUBLIC WORKS	3,939.62
Total JUSTRITE MANUFACTURING COMPANY LLC:			3,939.62
LBM TOOLS LLC	WATER DEPT TOLLS	PUBLIC WORKS	81.75
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	132.50
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	147.80
Total LBM TOOLS LLC:			362.05
LEEPS SUPPLY CO INC	STORM WATER 1 FLOAT	PUBLIC WORKS	63.47



Name	Description	DEPARTMENT	Net Invoice Amount
Total LEEPS SUPPLY CO INC:			63.47
LEXIPOL LLC	POLICEONE ACADEMY ANNUAL RATE WITH OLL SERVIC	POLICE DEPARTMENT	2,660.76
LEXIPOL LLC	INVENTORY MANAGEMENT	POLICE DEPARTMENT	989.28
Total LEXIPOL LLC:			3,650.04
LEXISNEXIS RISK DATA MANAG	BACKGROUND CHECKS	POLICE DEPARTMENT	200.00
Total LEXISNEXIS RISK DATA MANAGEMENT:			200.00
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	113.53
Total LOTT #1 INC:			113.53
LOUISE PAVALON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	327.20
Total LOUISE PAVALON:			327.20
M E SIMPSON CO INC	LEAK LOCATION	PUBLIC WORKS	545.00
M E SIMPSON CO INC	LEAK LOCATION	PUBLIC WORKS	545.00
Total M E SIMPSON CO INC:			1,090.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MCCANN INDUSTRIES INC	OPERATING SUPPLIES	PUBLIC WORKS	476.26
Total MCCANN INDUSTRIES INC:			476.26
MCMASTER CARR SUPPLY	L&M DEPARTMENT REPAIR PARTS	PUBLIC WORKS	388.47
Total MCMASTER CARR SUPPLY:			388.47
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	3,933.55
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	EXPENSES	192.83
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	1,735.47
MEADE ELECTRIC CO INC	STREET LIGHT KNOCKDOWN	PUBLIC WORKS	1,671.41
MEADE ELECTRIC CO INC	STREET LIGHT KNOCKDOWN	PUBLIC WORKS	918.76
MEADE ELECTRIC CO INC	STREET LIGHT KNOCKDOWN	PUBLIC WORKS	3,497.04
Total MEADE ELECTRIC CO INC:			11,949.06
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	23.33
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	13.28
MENARDS INC	WATER MAIN SUPPLIES	PUBLIC WORKS	53.98
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	154.19
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	240.37
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	56.87
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	81.90
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	34.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	19.99
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	202.44
MENARDS INC	STORM WATER 1 FLOATS	PUBLIC WORKS	47.61

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	54.48
MENARDS INC	STORM WATER 1 FLOAT CONTROLS	PUBLIC WORKS	40.29
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	20.41
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	99.95
MENARDS INC	CLEAN UP DAY SUPPLIES	PUBLIC WORKS	382.31
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	93.87
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	25.83
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	127.15
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	42.45
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	9.83
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	65.90
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	71.59
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	8.98
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	260.03
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	94.51
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	37.74
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	256.11
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	69.87
Total MENARDS INC:			2,690.25
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	300.00
METROPOLITAN INDUSTRIES I	STORM WATER 1 UPGRADE PROJECT	PUBLIC WORKS	56,139.00
Total METROPOLITAN INDUSTRIES INC:			56,439.00
MICHAEL NICKOLAOU	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	218.96
Total MICHAEL NICKOLAOU:			218.96
MIDLAND EQUIPMENT COMPA	VEHICLE REPLACEMENT EQUIPMENT	PUBLIC WORKS	169.00
Total MIDLAND EQUIPMENT COMPANY OF MI INC:			169.00
MIDWEST OFFICE INTER	DESK/CHAIR FOR MARKET COORDINATOR	MANAGER'S OFFICE	2,024.02
Total MIDWEST OFFICE INTER:			2,024.02
MONARCH AUTO SUPPLY INC	VEHICLE REPLACEMENT EQUIPMENT PW	PUBLIC WORKS	369.95
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	371.68
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	274.13
MONARCH AUTO SUPPLY INC	PARTS RETURN CREDIT	PUBLIC WORKS	45.27-
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	26.94
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	19.05
MONARCH AUTO SUPPLY INC	VEHICLE PURCHASE EQUIPMENT PW	PUBLIC WORKS	1,199.99
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,224.24
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	164.42
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	221.04
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	126.81
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	23.00
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	344.73
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	39.98
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	38.56
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	28.82
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	27.42
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	1,160.28
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	24.64

Name	Description	DEPARTMENT	Net Invoice Amount
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	103.68
MONARCH AUTO SUPPLY INC	VEHICLE MAINT DEPT TOOL	PUBLIC WORKS	50.45
Total MONARCH AUTO SUPPLY INC:			5,794.54
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- COUNTY CLUB HILLS PD	POLICE DEPARTMENT	2,046.50
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- EAST HAZEL CREST PD	POLICE DEPARTMENT	2,046.50
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- FLOSSMOOR PD	POLICE DEPARTMENT	3,069.75
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- GLENWOOD PD	POLICE DEPARTMENT	3,069.75
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- HAZEL CREST PD	POLICE DEPARTMENT	2,046.50
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- HOMEWOOD PD	POLICE DEPARTMENT	4,093.00
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- LYNWOOD PD	POLICE DEPARTMENT	2,046.50
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- THORNTON PD	POLICE DEPARTMENT	2,046.50
MOTOROLA SOLUTIONS INC	NETWORK 3 EXPENSE -- LYNWOOD PD	POLICE DEPARTMENT	1,223.80
Total MOTOROLA SOLUTIONS INC:			21,688.80
MSC INDUSTRIAL SUPPLY CO I	OPERATING SUPPLIES PW	PUBLIC WORKS	16.85
MSC INDUSTRIAL SUPPLY CO I	VEHICLE MAINT DEPT TOOL	PUBLIC WORKS	833.06
Total MSC INDUSTRIAL SUPPLY CO INC:			849.91
NATIONAL SAFETY COUNCIL	NSC	PUBLIC WORKS	499.00
Total NATIONAL SAFETY COUNCIL:			499.00
NICOR	UTILITIES	PUBLIC WORKS	4,529.28
NICOR	UTILITIES	PUBLIC WORKS	822.87
NICOR	UTILITIES	PUBLIC WORKS	175.67
NICOR	UTILITIES	PUBLIC WORKS	427.30
Total NICOR:			5,955.12
NOAH SCHUMERTH	CONFERENCE HOTEL	MANAGER'S OFFICE	575.29
NOAH SCHUMERTH	TRAVEL FOR TRAINING	MANAGER'S OFFICE	165.00
Total NOAH SCHUMERTH:			740.29
NORTH EAST MULTI-REGIONAL	STREET CRIMES PROGRAM	POLICE DEPARTMENT	325.00
NORTH EAST MULTI-REGIONAL	PROACTIVE PATROL TACTICS	POLICE DEPARTMENT	150.00
Total NORTH EAST MULTI-REGIONAL TRAINING:			475.00
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	971.99
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,132.07
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	2,092.84
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,445.38
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,856.03
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	139.75
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	93.13
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	38.23
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	256.13
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	62.01
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	93.13
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	105.38
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	323.45

Name	Description	DEPARTMENT	Net Invoice Amount
Total O'HERRON CO:			8,609.52
OLUSOLAPE OGUNRINOLA	BUSINESS INCENTIVE PAYMENT-ROYAL CULTURES	MANAGER'S OFFICE	12,000.00
Total OLUSOLAPE OGUNRINOLA:			12,000.00
OZINGA READY MIX CONCRET	CONCRETE	PUBLIC WORKS	2,970.00
Total OZINGA READY MIX CONCRETE INC:			2,970.00
PIZZO NATIVE PLANT NURSER	NATIVE PLANTS	PUBLIC WORKS	2,377.96
Total PIZZO NATIVE PLANT NURSERY LLC:			2,377.96
PRAIRIE NURSERY INC	PLANTS	PUBLIC WORKS	4,313.33
Total PRAIRIE NURSERY INC:			4,313.33
PROSHRED SECURITY	SHREDDING	POLICE DEPARTMENT	80.32
Total PROSHRED SECURITY:			80.32
PYE BARKER FIRE & SAFETY	EXTINGUISHER REFILL	FIRE DEPARTMENT	186.00
PYE BARKER FIRE & SAFETY	10LB RECHARGE	FIRE DEPARTMENT	53.00
Total PYE BARKER FIRE & SAFETY:			239.00
RAYMOND MCCALLUM	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	721.27
Total RAYMOND MCCALLUM:			721.27
RECTITUDE TRAINING LLC	PD GUN TRAINING	POLICE DEPARTMENT	2,550.00
Total RECTITUDE TRAINING LLC:			2,550.00
RED WING BUSINESS ADVANT	WORK BOOTS (JABAAY)	PUBLIC WORKS	316.48
RED WING BUSINESS ADVANT	WORK BOOTS (BAILEY)	PUBLIC WORKS	229.49
Total RED WING BUSINESS ADVANTAGE:			545.97
ROBERT UTTER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	966.40
Total ROBERT UTTER:			966.40
ROEDA INC	TEMP NO PARKING SIGNS	PUBLIC WORKS	345.00
ROEDA INC	DIRECTORY SIGNS FOR DOWNTOWN BUSINESSES	MANAGER'S OFFICE	17,220.00
ROEDA INC	DIRECTIONAL SIGNS FOR DOWNTOWN	MANAGER'S OFFICE	8,440.00
Total ROEDA INC:			26,005.00
ROMEOVILLE FIRE ACADEMY	TRAINING - UHLMANN	FIRE DEPARTMENT	725.00
ROMEOVILLE FIRE ACADEMY	TRAINING - UHLMANN	FIRE DEPARTMENT	575.00
ROMEOVILLE FIRE ACADEMY	TRAINING	FIRE DEPARTMENT	950.00
Total ROMEOVILLE FIRE ACADEMY:			2,250.00

Name	Description	DEPARTMENT	Net Invoice Amount
RUSO POWER EQUIPMENT	OPERATING EQUIPMENT	PUBLIC WORKS	39.99
RUSO POWER EQUIPMENT	OPERATING SUPPLIES	PUBLIC WORKS	24.95
RUSO POWER EQUIPMENT	OPERATING EQUIPMENT	PUBLIC WORKS	535.95
RUSO POWER EQUIPMENT	OPERATING SUPPLIES	PUBLIC WORKS	149.96
Total RUSSO POWER EQUIPMENT:			750.85
SAFETY KLEEN	CONTRACTUAL SERV - PW	PUBLIC WORKS	562.15
Total SAFETY KLEEN:			562.15
SAMUEL PEREZ	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	423.50
Total SAMUEL PEREZ:			423.50
SARA FASO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	150.00
Total SARA FASO:			150.00
SEBIS - POSTAGE	SEBIS POSTAGE	PUBLIC WORKS	3,241.68
Total SEBIS - POSTAGE:			3,241.68
SEBIS DIRECT INC	SEBIS DIRECT	PUBLIC WORKS	755.02
Total SEBIS DIRECT INC:			755.02
SECOND CHANCE CARDIAC S	MEDICAL SUPPLIES	FIRE DEPARTMENT	570.00
Total SECOND CHANCE CARDIAC SOLUTIONS INC:			570.00
SERENDIPITY YOGA AND WELL	YOGA LESSONS	FIRE DEPARTMENT	150.00
SERENDIPITY YOGA AND WELL	KID YOGA 4X	MANAGER'S OFFICE	600.00
Total SERENDIPITY YOGA AND WELLNESS LLC:			750.00
SHANGHIGHWAY HOLDINGS LL	CREDIT BALANCE REFUND	PUBLIC WORKS	6.16
Total SHANGHIGHWAY HOLDINGS LLC:			6.16
SHEPLEY MOTOR EXPRESS	STONE	PUBLIC WORKS	4,771.07
Total SHEPLEY MOTOR EXPRESS:			4,771.07
SHERWIN WILLIAMS	PAINT	PUBLIC WORKS	99.21
SHERWIN WILLIAMS	PAINT	PUBLIC WORKS	88.23
Total SHERWIN WILLIAMS:			187.44
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	764.23
SHOREWOOD HOME AND AUT	BACKPACK BLOWER	PUBLIC WORKS	492.99
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	209.93
Total SHOREWOOD HOME AND AUTO INC:			1,467.15
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	234.00



Name	Description	DEPARTMENT	Net Invoice Amount
Total SOUTH SUBURBAN PADS:			234.00
SPRINKLER FITTERS	SCIENCE CENTER SPRINKLER PROJECT	PUBLIC WORKS	1,997.88
Total SPRINKLER FITTERS:			1,997.88
STANARD & ASSOCIATES INC	POLICE APPLICANT PSYCHOLOGICAL	MANAGER'S OFFICE	495.00
Total STANARD & ASSOCIATES INC:			495.00
STATEMENTS IN STONE	SIGN REPAIR	PUBLIC WORKS	2,350.00
Total STATEMENTS IN STONE:			2,350.00
SUB MAJOR ACCIDENT RECON	ANNUAL ASSESSMENT FEE	POLICE DEPARTMENT	1,000.00
Total SUB MAJOR ACCIDENT RECONSTRUCTION TEAM:			1,000.00
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	390.00
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	2,340.00
Total SUBURBAN LABORATORIES INC:			2,730.00
SUNBELT RENTALS INC	EQUIPMENT RENTAL	PUBLIC WORKS	666.54
Total SUNBELT RENTALS INC:			666.54
TAKIYA YARBROUGH	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	139.97
Total TAKIYA YARBROUGH:			139.97
TAMI ROSZKOWSKI	WATER RENTAL DEPOSIT	ASSETS	8.81
Total TAMI ROSZKOWSKI:			8.81
TERMINAL SUPPLY COMPANY	OPERATING SUPPLIES PW	PUBLIC WORKS	408.18
Total TERMINAL SUPPLY COMPANY:			408.18
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	125.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	126.00
Total TERMINIX PROCESSING CNTR:			251.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER UNIFORMS	FIRE DEPARTMENT	316.00
Total THE EAGLE UNIFORM CO INC:			316.00
THIRD DISTRIC FIRE CHIEF AS	QUARTERLY MABAS DUES	FIRE DEPARTMENT	1,818.00
Total THIRD DISTRIC FIRE CHIEF ASSOCIATION:			1,818.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	82,074.94
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	1,086.33

Name	Description	DEPARTMENT	Net Invoice Amount
Total THORN CREEK BASIN SAN DISTRICT:			83,161.27
TIMOTHY HANNIG	80% MEDICARE SUPPLEMENT REIMBUSREMENT	MANAGER'S OFFICE	545.67
Total TIMOTHY HANNIG:			545.67
TRAFFIC CONTROL & PROTEC	OPERATING SUPPLIES	PUBLIC WORKS	1,018.50
TRAFFIC CONTROL & PROTEC	OPERATING SUPPLIES	PUBLIC WORKS	981.50
Total TRAFFIC CONTROL & PROTECTION LLC:			2,000.00
TRAINING CONCEPTS INC	CPR CARDS-PW	PUBLIC WORKS	520.00
Total TRAINING CONCEPTS INC:			520.00
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	132.00
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	520.50
Total TRL TIRE SERVICE:			652.50
ULINE	SHOP SUPPLIES	PUBLIC WORKS	402.16
ULINE	VESTS FOR CLEAN UP DAY	PUBLIC WORKS	597.67
Total ULINE:			999.83
UNITED RENTALS NORTH AME	WATER DEPT REPAIR PARTS	PUBLIC WORKS	4,200.00
Total UNITED RENTALS NORTH AMERICA INC:			4,200.00
USA BLUEBOOK	OPERATING SUPPLIES PW	PUBLIC WORKS	41.39
USA BLUEBOOK	PPE SUPPLIES PW	PUBLIC WORKS	578.79
Total USA BLUEBOOK:			620.18
VERIZON WIRELESS SVCS LLC	MOBILE PHONE SERVICE-ALL DEPTS	MANAGER'S OFFICE	582.72
Total VERIZON WIRELESS SVCS LLC:			582.72
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	83.65
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	78.94
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	106.77
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	296.95
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	289.63
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	1,242.86
VESTIS GROUP INC	FEES	PUBLIC WORKS	279.94
Total VESTIS GROUP INC:			2,378.74
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	49.87
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	54.57
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	147.50
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	61.92
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	184.48
Total WAREHOUSE DIRECT OFFICE PDTS:			498.34

Name	Description	DEPARTMENT	Net Invoice Amount
WENTWORTH TIRE SERVICE INC	VEHICLE TIRES-PW	PUBLIC WORKS	295.00
Total WENTWORTH TIRE SERVICE INC:			295.00
WEST SIDE TRACTOR SALES	WATER DEPT REPAIR PARTS	PUBLIC WORKS	547.40
Total WEST SIDE TRACTOR SALES:			547.40
WITMER PUBLIC SAFETY GROUP	QUARTERMASTER - FD	FIRE DEPARTMENT	760.55
WITMER PUBLIC SAFETY GROUP	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	99.00
Total WITMER PUBLIC SAFETY GROUP INC:			859.55
YVONNE HALL	WATER DEPOSIT REFUND	ASSETS	76.46
Total YVONNE HALL:			76.46
ZIONS BANK	2024 BOND INTEREST PAYMENT	ADMIN & MGMT SERVICE	61,789.25
Total ZIONS BANK:			61,789.25
ZOLL DATA SYSTEMS INC	ZOLL SUBSCRIPTION	FIRE DEPARTMENT	359.32
Total ZOLL DATA SYSTEMS INC:			359.32
Grand Totals:			1,495,730.86

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

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

# PROCLAMATION

*WHEREAS*, public works infrastructure, facilities, and services are a vital importance to sustainable communities and to the health, safety, and well-being of the people of Homewood; and,

*WHEREAS*, such facilities and services could not be provided without the dedicated efforts of public works professionals, engineers, managers, and employees who are responsible for and must plan, design, build, operate, and maintain the transportation, water supply, water treatment, and solid waste systems, public buildings, and other structures and facilities essential to serve our citizens; and,

*WHEREAS*, it is in the public interest for citizens, civic leaders, and children in Homewood to gain knowledge of and to maintain a progressive interest in and understanding of the importance of public works and public works programs in their community; and,

*WHEREAS*, the year 2025 marks the 65<sup>TH</sup> annual National Public Works Week sponsored by the American Public Works Association; and,

THEREFORE, I, Richard A. Hofeld, President of the Village of Homewood, Illinois do hereby proclaim the week of May 18-24 as *Public Works Week* in the Village of Homewood. I urge all of our citizens to join with representatives of the American Public Works Association and government agencies in activities and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they have made to our health, safety, welfare, and quality of life.

*In witness whereof I have set my hand and caused the seal of the Village of Homewood to be affixed hereto this 13<sup>th</sup> day of May 2025.*

---

Village President



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 13, 2025

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

**Through:** Napoleon Haney, Village Manager

**From:** Bob Grabowski, Fire Chief

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

### PURPOSE

Staff is requesting for the Village Board to waive competitive bidding and approve an agreement with C & T Landscaping of Lynwood, IL, for non-code compliant grass cutting, nuisance vegetation trimming, and debris removal services of multi-family, commercial, and industrial properties for the 2025 calendar year.

### PROCESS

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

One of the previous companies contracted by the Village (American Lawn), is no longer in business. C & T Landscaping is a new contractor that the Village will use to maintain vacant property or occupied property that fails to be compliant and which are multi-family, commercial, or industrial. C&T Landscaping is currently contracted by Public Works to service various public right of ways within the Village and staff is pleased with their performance.

### OUTCOME

The approval of this contract will allow the Village to work with C & T Landscaping to service non-compliant commercial and industrial properties in Homewood.

### FINANCIAL IMPACT

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

### LEGAL REVIEW

Not required





### **RECOMMENDED BOARD ACTION**

Waive competitive bidding due to utilizing a vendor that is currently under contract in the Village; and, authorize the Village Manager to enter into an agreement with C & T Landscaping of Lynwood, IL for grass cutting, nuisance vegetation trimming, and debris removal services for non-code compliant multi-family, commercial, and industrial properties within Homewood during calendar year 2025.

### **ATTACHMENT(S)**

Agreement

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

This Agreement made and entered into this 1<sup>st</sup> day of May 2025, by and between the Village of Homewood, Cook County, Illinois, a municipal corporation, (hereinafter called the “Village”) and C&T Lawn & Landscape (hereinafter called the “Contractor”).

**WITNESSETH:**

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

The Contractor shall at their own cost and expense provide the necessary labor, equipment, tools and materials to cut and trim grass, pick up debris, trim nuisance bushes and trees, and chemically spray weeds on privately-owned non-compliant properties within forty-eight (48) hours of notification from the Village between May 1, 2025 and November 30, 2025.

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

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

The Village agrees to pay the Contractor as outlined in the attached Quote for Contract Grass Cutting, Trimming and Debris Removal on Privately-Owned Non-Compliant Properties dated May 1, 2025, attached hereto, as follows:

**Grass & Debris Removal**

Commercial	\$70.00 per hour
Weed Spraying	\$50.00 per spray

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

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

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

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

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

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

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

Upon written agreement of the Village and the Contractor no later than May 1, 2025, the Agreement may be renewed by the Village for a period of two successive years under the same terms and conditions as in the original Agreement. The unit prices may be changed for the renewal periods with price adjustments based on the Consumer Price Index (CPI) or an increase of 3% (whichever is less). The unit prices for the Agreement renewal period shall be based on the movement of the U.S. Department of Labor Consumer Price Index for all Urban Consumers (CPI-U). The unit prices shall be changed by the Village in an amount equal to the percentage of movement of the CPI-U for "All Items" for the twelve-month period ending in the month of January of each year. The total number of renewal years permitted shall not exceed two (2) years.

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

**VILLAGE OF HOMEWOOD**

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

**C&T LAWN & LANDSCAPE**

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

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





## BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 13, 2025

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

**Through:** Napoleon Haney, Village Manager

**From:** Bob Grabowski, Fire Chief

**Topic:** Agreement – Utermark & Sons

### PURPOSE

Staff is requesting Board approval of an agreement with Utermark & Sons LLC of Homewood, IL for non-code complaint grass cutting, nuisance vegetation trimming, and debris removal for the 2025 calendar year.

### PROCESS

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

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

### OUTCOME

Approval of the renewal contract will allow the Village to continue working with Utermark & Sons LLC to service non-code compliant properties throughout the year to ensure that properties are well-maintained, safe, and attractive, thereby fostering a thriving community environment.

### FINANCIAL IMPACT

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

### LEGAL REVIEW

Not required



### **RECOMMENDED BOARD ACTION**

Authorize the Village Manager to enter into an agreement with Utermark and Sons of Homewood, IL for grass cutting, nuisance vegetation trimming, and debris removal for privately-owned non-compliant properties during the 2025 calendar year.

### **ATTACHMENT(S)**

Agreement

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

This Agreement made and entered into this 1st day of May 2025, by and between the Village of Homewood, Cook County, Illinois, a municipal corporation, (hereinafter called the “Village”) and Utermark & Sons (hereinafter called the “Contractor”).

**WITNESSETH:**

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

The Contractor shall at their own cost and expense provide the necessary labor, equipment, tools and materials to cut and trim grass, pick up debris, trim nuisance bushes and trees, and chemically spray weeds on privately-owned non-compliant properties within forty-eight (48) hours of notification from the Village between May 1, 2025 and November 30, 2025.

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

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

The Village agrees to pay the Contractor as outlined in the attached Quote for Contract Grass Cutting, Trimming and Debris Removal on Privately-Owned Non-Compliant Properties dated May 1, 2025, attached hereto, as follows:

**Grass Cutting and Trimming**

Residential	\$70.00 per lot
Weed Spraying	\$50.00 per spray
Grass Cut Upon Arrival	\$30.00 per lot

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

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

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

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

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

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

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

Upon written agreement of the Village and the Contractor no later than May 1, 2025, the Agreement may be renewed by the Village for a period of two successive years under the same terms and conditions as in the original Agreement. The unit prices may be changed for the renewal periods with price adjustments based on the Consumer Price Index (CPI) or an increase of 3% (whichever is less). The unit prices for the Agreement renewal period shall be based on the movement of the U.S. Department of Labor Consumer Price Index for all Urban Consumers (CPI-U). The unit prices shall be changed by the Village in an amount equal to the percentage of movement of the CPI-U for "All Items" for the twelve-month period ending in the month of January of each year. The total number of renewal years permitted shall not exceed two (2) years.



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

**VILLAGE OF HOMEWOOD**

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

**UTERMARK & SONS**

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

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

**BOARD AGENDA MEMORANDUM****DATE OF MEETING: May 13, 2025****To:** Village President and Board of Trustees**Through:** Napoleon Haney, Village Manager**From:** Joshua Burman, Director of Public Works**Topic:** Bid Award Recommendation, 2025 Pavement Marking Program**PURPOSE**

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

Staff recommends that the 2025 Annual Pavement Marking Program bid be awarded to America's Parking Remarketing of Lynwood, IL, the lowest responsible bidder, in the amount of \$94,892.07. The pavement marking project consists of remarketing all paint pavement marking delineations throughout Homewood.

**PROCESS**

In May 2025, Public Works solicited bids for contract pavement marking to refresh the pavement markings within the Village of Homewood. Bids were requested for unit prices on various pavement markings at estimated quantities determined by the Engineering Division. On May 5, 2025 bids were opened and publicly read with the bid totals shown below.

Company	4" Paint Marking	6" Paint Marking	12" Paint Marking	24" Paint Marking	Letters & Symbols Paint	Total Bid Amount
	<i>Price per lineal foot</i>	<i>Price per lineal foot</i>	<i>Price per lineal foot</i>	<i>Price per lineal foot</i>	<i>Price per square foot</i>	
<b>America's Parking Remarketing, Lynwood, IL</b>	<b>\$0.18</b>	<b>\$0.55</b>	<b>\$1.25</b>	<b>\$2.75</b>	<b>\$3.05</b>	<b>\$94,892.07</b>
Preform Traffic Control Systems, LTD, Elk Grove Village, IL	\$0.33	\$0.70	\$1.70	\$3.25	\$3.25	\$129,831.37



Company	4" Paint Marking	6" Paint Marking	12" Paint Marking	24" Paint Marking	Letters & Symbols Paint	Total Bid Amount
	<i>Price per lineal foot</i>	<i>Price per lineal foot</i>	<i>Price per lineal foot</i>	<i>Price per lineal foot</i>	<i>Price per square foot</i>	
Precision Pavement Markings, Inc., Elgin, IL	\$0.50	\$0.80	\$3.45	\$5.20	\$5.65	\$204,353.50
Marking Specialist, Cary, IL	\$1.01	\$1.57	\$3.13	\$6.25	\$3.50	\$288,373.76

## OUTCOME:

Staff recommends awarding the bid for the 2025 Pavement Marking Program to America's Parking Remarketing of Lynwood, IL. This firm submitted the lowest responsible bid and holds a valid Certificate of Eligibility with the Illinois Department of Transportation (IDOT), confirming their qualifications to successfully complete the required work.

## FINANCIAL IMPACT:

- **Funding Source:** General Fund
- **Budgeted Amount:** \$130,000

## LEGAL REVIEW:

Not required

## RECOMMENDED BOARD ACTION

Award the Fiscal Year 2025-2026 pavement marking bid to America's Parking Remarketing, of Lynwood, IL, the lowest responsible bidder, for the unit prices of \$0.18/4" paint pavement marking, \$0.55/6" paint pavement marking, \$1.25/12" paint pavement marking, \$2.75/24" paint pavement marking, and \$3.05/paint letters and symbols, for a total amount not to exceed \$94,892.07.

## ATTACHMENT(S)

Bid Tabulation

**VILLAGE OF HOMEWOOD**  
**DEPARTMENT OF PUBLIC WORKS**  
**2025 PAVEMENT MARKING PROGRAM**



BID #: 24-16PW

**TABULATION OF BIDS:**

Bid Opening: 10:00 A.M. 5/5/2025

ITEM NO	QUANTITY DESCRIPTION	UNIT	ENGINEER'S ESTIMATE			America's Parking Remarkings		Preform Traffic Control Systems		Precision Pavement Markings		Marking Specialist	
			CONTRACT QTY	UNIT PRICE	ESTIMATED COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
1	4" PAVEMENT MARKING	LF	129,144.00	\$0.35	\$45,200.40	\$0.18	\$23,245.92	\$0.33	\$42,617.52	\$0.50	\$64,572.00	\$1.01	\$130,435.44
2	6" PAVEMENT MARKING	LF	36,277.00	\$0.60	\$21,766.20	\$0.55	\$19,952.35	\$0.70	\$25,393.90	\$0.80	\$29,021.60	\$1.57	\$56,954.89
3	12" PAVEMENT MARKING	LF	12,611.00	\$1.49	\$18,790.39	\$1.25	\$15,763.75	\$1.70	\$21,438.70	\$3.45	\$43,507.95	\$3.13	\$39,472.43
4	24" PAVEMENT MARKING	LF	6,554.00	\$2.79	\$18,285.66	\$2.75	\$18,023.50	\$3.25	\$21,300.50	\$5.20	\$34,080.80	\$6.25	\$40,962.50
5	LETTERS & SYMBOLS (PAINT)	SF	5,871.00	\$2.90	\$17,025.90	\$3.05	\$17,906.55	\$3.25	\$19,080.75	\$5.65	\$33,171.15	\$3.50	\$20,548.50
TOTAL CONTRACT COST:					<b>\$121,068.55</b>		<b>\$94,892.07</b>		<b>\$129,831.37</b>		<b>\$204,353.50</b>		<b>\$288,373.76</b>



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 13, 2025

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

**Through:** Napoleon Haney, Village Manager

**From:** Amy Zukowski, Finance Director

**Topic:** Change Order - Water Rate Study

### PURPOSE

On May 28, 2024, the Board of Trustees accepted a proposal from Burns & McDonnell of Chicago, IL for professional services to conduct a comprehensive water rate study. Significant work has been put forth by staff and Burns & McDonnell over the past year. Additional work is required to complete and present the final water rate study in the coming months. Staff is requesting the Village Board approve a change order in the amount of \$23,500.

### PROCESS

#### *The Water Rate Study*

The purpose of a water rate study is to determine whether the charges to customers for water and sewer services are sufficient to cover the ongoing cost of operations and maintenance, upcoming needed replacements, debt service, and necessary capital improvements. A water rate study utilizes historical and present data, future capital needs, the Public Works budget, and other key pieces of information to determine the rate requirements to successfully operate, maintain, and sustain the Village's water utility service. The objective of the study is to identify a rate plan that will adequately fund water operations, debt service, system improvements, and capital costs all while working to ensure that the rates and potential increases are not injurious to our customers.

The rate study will be based on a comprehensive review of Homewood's water funds and budgets, customer classes, current usage data, future planned growth, capital plan, lead service line replacements, water main replacements, and any other information deemed necessary.

Over the past year, Burns & McDonnell has completed the Financial Plan Development task included in the original scope of work.

#### *Financial Plan Development*

A 20-year financial plan forecasts the water utility's future operating and capital costs for comparison to revenues under existing rates. Future capital improvements include lead service





lines, water main replacements, as well as all other capital improvements the Village has identified. Funding strategies for the Lead Service Line Replacement (LSLR) program were reviewed including reliance on Illinois Environmental Protection Agency (IEPA) loans or a combination of IEPA loans and other sources such as bonds or cash funding from future rates.

As the Village's capital plan became more concrete, additional clarification was gained regarding the LSLR program, and Village staff began evaluating various funding options. This prompted a necessary revision of the financial plan to establish a solid baseline for presentation. This financial plan was presented at the April 22, 2025 Board of Trustees meeting.

Under the proposed change order, Burns & McDonnell will develop several rate designs that will allow the Village to meet its ongoing operations and maintenance costs and capital needs. The rate designs are expected to be presented to the Board in June.

## *Rate Design*

Rate design is the process of creating the rate structure that will be used to recover ongoing operating and capital costs of the water system. Key components of rate design include:

- Customer classes (residential, commercial, industrial)
- Rate Structure Types
  - Uniform rates (same price per unit of water regardless of usage)
  - Tiered rates (higher prices per unit as usage increases)
- Fixed vs. Variable Charges

## OUTCOME

Upon approval of the change order, Burns & McDonnell will be able to provide the Village with a complete draft and final report this summer.

## FINANCIAL IMPACT

- **Funding Source:** Water/Sewer Fund – Contractual Services
- **Budgeted Amount:** \$75,000
- **Cost:** \$23,500

## LEGAL REVIEW

Not Required

## RECOMMENDED BOARD ACTION

Approve a change order of \$23,500 to the water/sewer fund for professional services to complete the Village's comprehensive water rate study.

## ATTACHMENT(S)

Burns & McDonnell Proposed Water Rate Study Change Order

March 20, 2025

Ms. Amy Zukowski  
Finance Director  
Village of Homewood  
2020 Chestnut Road  
Homewood, IL 60430

RE: Proposed Water Rate Study Change Order

Dear Amy,

Thank you for the opportunity to discuss next steps with you, Napoleon, and Lindsay. As a follow-up to our call this week, I've made some adjustments in the approach to the work involved in the change order and want to confirm it aligns with the Village's needs.

Based on our discussions we anticipate the following steps for the rate study to be as follows.

- Update the baseline financial plan to reflect
  - Year to date trends in sales & accounts, including usage for the new casino
  - Anticipated FY25 expenses and FY26 operating budget
  - Anticipated FY26 beginning balances
  - Lead service line program costs and timeline
  - Updated capital improvement plan, as available
- Analyze a baseline scenario to be presented to the Board on April 22, which is anticipated to reflect a combination of water rate increases and IEPA loans.
  - Review and refine this scenario with the Village
  - Prepare and review a draft presentation with the Village
  - Present at the April 22 Village Board meeting
- Based on Board feedback, and using information available regarding potential sales tax as an alternate funding source, develop up to four additional financial planning scenarios. Examples may include
  - A combination of water rate increases and IEPA loans with and without principal forgiveness
  - A combination of water rate increases, IEPA loans, sales tax funding, and alternate debt issuance
- Review scenarios with the Village and refine. Select up to two financial planning scenarios for rate development.
- Develop proposed rates for up to two financial planning scenarios
  - Rate design scenario 1 – keep existing retail rate structure, all users share in costs
  - Rate design scenario 2 – derivative of scenario 1, but altering the impact on fixed and variable rates
  - Review rate designs with the Village
- Present financial planning and associated rate design options to the Board in June, date to be determined
- Prepare a draft report in June addressing all aspects of the rate study for Village review
- Refine the report based on Village feedback and provide a final report in PDF format in July

Some elements of the approach outlined above were included in the original scope. Additional work is required for the following key activities:

- Updating the baseline financial plan to current assumptions/budgets, etc
- Additional scenario analysis
- A more narrow set of rate design options, but for two financial planning scenarios
- One additional Board presentation

**Data Request for Additional Work**

- Year to date revenue and expenses for current fiscal year
- Budgeted 2026 operating expenses and revenue
- Updated capital cost estimates and timing, if applicable
- Embumbered cash balances
- Changes to the LSLR costs and timing, if applicable
- Assumed sales tax funding for capital funding
- Other data as identified

**Timeline**

Milestones	Timeline
Financial Plan Conceptual Presentation to Board	April 22 <sup>nd</sup>
Financial Plan Scenarios and Rate Design Presentation to Board	June
Deliver Draft and Final Report	End of June

**Funding Request**

To complete the additional tasks, we respectfully request additional funding of \$23,500 to amend the existing agreement.

We look forward to completing this project with you and the entire team. If you have any questions, please contact me at (816) 822-4207 or dnaumann@burnsmcd.com.

Sincerely,



David F. Naumann, Senior Project Manager



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 13, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Budget Amendment – Motorola Police Department Radio Lease

### PURPOSE

Staff requests that the Village Board approve a budget amendment for the final lease payment to Motorola Solutions Credit Company LLC for the Police Department radios. The lease was approved at the April 28, 2020, Board meeting; however, the final lease payment was missed during the budget setting process this year.

### PROCESS

Prior to 2020, the Homewood Police Department used Motorola high band radios and station consoles which had been obtained from the Cook County Sheriff's Department through a grant. The grant was not extended or renewed and the radios were rapidly approaching their end-of-life. The technology was no longer being supported and replacements parts became unavailable. Because Cook County distributes all of the radio frequencies across the County and the radio technology was changing, Homewood needed to self-fund the purchase of new radios.

In 2020, the Cook County Sheriff's Office decided to upgrade its radio system which in turn made the Police Department's radios obsolete. At the time, Motorola Solutions of Chicago, IL had a lease option that would allow the Village to spread the purchase cost for forty-three (43) radios and accessories over a five-year period. The total lease including financing charges was \$249,472.50.

During the Fiscal Year 2025-2026 budget setting process, the final \$45,400 lease payment was omitted in error.

### OUTCOME

Approval of the budget amendment will allow the Village to meet its lease obligation to Motorola Solutions Credit Company LLC.

### FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$0
- **Cost:** \$45,400



### LEGAL REVIEW

Not Required

### RECOMMENDED BOARD ACTION

Approve a budget amendment of \$45,400 to the General Fund for the final payment to Motorola Solutions Credit Company LLC for the Police Department radios.

### ATTACHMENT(S)

None



**BOARD AGENDA MEMORANDUM****DATE OF MEETING: May 13, 2025****To:** Village President and Board of Trustees**Through:** Napoleon Haney, Village Manager**From:** Bob Grabowski, Fire Chief**Topic:** Stryker Cardiac Monitor Lease Agreement**PURPOSE**

Cardiac monitors are invaluable in emergency medical settings, where timely diagnosis and treatment are of utmost importance. Their ability to provide continuous, real-time data enhances diagnostic accuracy and facilitates prompt, effective interventions. By improving the detection of life-threatening conditions and guiding resuscitation efforts, cardiac monitors play a critical role in saving lives and improving patient outcomes.

As part of the current year's capital budget, funding was approved to replace the cardiac monitors in the Fire Department's two (2) front-line ambulances. The existing monitors have reached the end of their five-year service life and are due for replacement.

Staff requests the Village Board waive competitive bidding and approve a four-year lease agreement with Stryker Inc. of Portage Michigan, in an annual amount of \$29,140.43 per year for a total amount of \$116,561.72.

**PROCESS**

In 2020, the Fire Department purchased one (1) cardiac monitor and secured grant funding for a second. Since the monitors have a five-year service life, they are due for replacement in 2025. In anticipation of the needed replacements, the Village's internal Emergency Medical Services (EMS) Committee conducted extensive research throughout 2024 and developed specifications to ensure the selected monitors would meet the operational needs of the department. A key requirement was compatibility with the new EMS reporting system scheduled to go live on May 1, 2025. Stryker was the only vendor able to provide direct integration with this system, which led to its selection.

This year, the Department obtained a four-year, interest-free lease agreement totaling \$29,140.43 annually. This pricing reflects a \$24,000 trade-in credit for the two ZOLL monitors which are currently in service. The lease agreement includes licensing through ESO, the department's emergency reporting software provider, and a comprehensive four-year warranty covering parts, labor, and shipping.



## OUTCOME

Replacing the existing ZOLL cardiac monitors in both front-line ambulances with the Stryker LP 35 cardiac monitors will enable the Fire Department to continue to be prepared in emergency medical settings, where every second counts in diagnosing and treating patients with heart conditions.

## FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$29,140 to be budgeted annually for four (4) years
- **Cost:** \$116,561.72 to be paid over four (4) years



## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Waive competitive bidding due to utilization of a single source supplier that meets specifications; and, approve a four-year lease agreement with Stryker Inc. of Portage Michigan, in an annual amount of \$29,140.43 per year for a total amount of \$116,561.72.

## ATTACHMENT(S)

Lease Agreement

Date: December 18, 2024

RE: Reference no:2210240500

VILLAGE OF HOMEWOOD, ILLINOIS  
17950 Dixie Highway  
Homewood, Illinois 60430

Thank you for choosing Stryker for your equipment needs. Enclosed please find the documents necessary to enter into the arrangement. Once all of the documents are completed, properly executed and returned to us, we will issue an order for the equipment.

**PLEASE COMPLETE ALL ENCLOSED DOCUMENTS TO EXPEDITE THE SHIPMENT OF YOUR ORDER.**

**Short Form Lease Agreement  
Exhibit A - Detail of Equipment  
State and Local Government Rider**

**\*\*Conditions of Approval: State and Local Government Rider, Valid Tax Exemption Certificate**

**PLEASE PROVIDE THE FOLLOWING WITH THE COMPLETED DOCUMENTS:**

<b>Federal tax ID number:</b>	_____	<b>Accounts Payable address:</b>	_____
<b>Purchase order number:</b>	_____	<b>Contact name:</b>	_____
<b>Upfront Payment Check No: (if applicable)</b>	_____	<b>Email address:</b>	_____
<b>Phone number:</b>	_____		

**ADMINISTRATIVE CONTACT**

<b>Administrative contact name:</b>	_____	<b>Administrative contact name:</b>	_____
<b>Email address:</b>	_____	<b>Email address:</b>	_____
<b>Phone number:</b>	_____	<b>Phone number:</b>	_____

**Please fax completed documents to (877) 204-1332.**

If you have any questions regarding these documents, please email: [StrykerFinancialSolutions@stryker.com](mailto:StrykerFinancialSolutions@stryker.com).

The proposal evidenced by these documents is valid through the last business day of December, 2024.

Sincerely,  
Flex Financial, a division of Stryker Sales, LLC

**Notice: To help the government fight the funding of terrorism and money laundering activities, U.S. Federal law requires financial institutions to obtain, verify and record information that identifies each person (individuals or businesses) who opens an account. What this means for you: When you open an account or add any additional service, we will ask you for your name, address, federal employer identification number and other information that will allow us to identify you. We may also ask to see other identifying documents. For your records, the federal employer identification number for Flex Financial, a Division of Stryker Sales, LLC is 38-2902424.**

## Short Form Lease Agreement No.2210240500

Owner ("we" or "us") :  
 Flex Financial, a division of Stryker Sales, LLC  
 1901 Romance Road Parkway  
 Portage, MI 49002

Customer name and address ("You" and "Your"):  
 VILLAGE OF HOMEWOOD, ILLINOIS  
 17950 Dixie Highway  
 Homewood, Illinois 60430

**Supplier:**  
 Stryker Sales, LLC, 3800 E. Centre Avenue, Portage, MI 49002  
**Equipment description: (see attached Exhibit A which is a part of this Agreement.)**  
**Equipment Location:**  
 17950 Dixie Highway  
 Homewood, Illinois 60430

## Payment information

# of lease payments	Payment frequency	Lease payment	Terms of Agreement in months: 42 Equipment purchase option: \$1 Buyout Option Equipment purchase option shall be FMV unless another option is stated above.			
Number of payments	Payment frequency	Payment amount	Security deposit	First period payment	Other	Total payment enclosed
5	Monthly	\$0.00(First payment due 30 days after Agreement is commenced), (plus applicable sales/use taxes - see "Taxes" section below) followed by:	\$0.00	+\$0.00	+\$0.00	=\$0.00
4	Annual	\$29,140.43 (plus applicable sales/use taxes - see "Taxes" section below)				

**1. Lease:** You ("Customer") agree to lease from us ("Owner") the equipment (including software and/or software license fees ("Software"), if any, "Equipment") listed above and on any attached schedule in accordance with the terms of this Agreement (this "Agreement"). This Agreement starts on the day the Equipment is delivered to you ("Commencement Date") and continues for the number of months described above (the "Term"). The Lease Payments ("Payments") shall be payable beginning on the Commencement Date or any later date we designate and thereafter until all fully paid. **Your obligations under this Agreement ("Obligations") are absolute, unconditional, and are not subject to cancellation, defense, recoupment, reduction, setoff or counterclaim.** If a Payment is not made when due, you will pay us a late charge of 5% for each Payment or \$10.00, whichever is greater. We may charge you a fee of \$55.00 for any check that is returned. You authorize us to adjust the Payments at any time if taxes included in the Payments differ from our estimate. You agree that the Payments were calculated by us based, in part, on an interest rate equivalent as quoted on Bloomberg under the SOFR Swap Rate, that would have a repayment term equivalent to the Term (or an interpolated rate if a like-term is not available) as reasonably determined by us (and if the SOFR Swap Rate is no longer provided by Bloomberg, such rate shall be determined in good faith by us from such sources as we shall determine to be comparable to Bloomberg [or any successor]) and in the event the Term of this Agreement starts more than 30 days after we send this Agreement to you, we may adjust the Payments once to compensate us, in good faith, for any increase in such rate. "SOFR" with respect to any day means the secured overnight financing rate published for such day by the Federal Reserve Bank of New York, as the administrator of the benchmark, (or a successor administrator) on the Federal Reserve Bank of New York's Website as quoted by Bloomberg. You shall be deemed to have accepted the Equipment for lease hereunder upon the date that is ten (10) days after it is shipped to you by the Supplier and, at our request, you shall confirm for us such acceptance. No acceptance of any item of Equipment may be revoked by you.

**2. Title and laws:** Unless you have a \$1.00 purchase option, we own the Equipment and you have the right to use the Equipment during the Term, provided you comply with the terms of this Agreement. If you have a \$1.00 purchase option or this Agreement is deemed to be a security agreement, you grant us a security interest in the Equipment and all proceeds therefrom, and authorize us to file financing statements on your behalf. You agree not to permit any lien, claim or encumbrance to be placed upon the Equipment. You shall comply with all applicable laws, rules and regulations and manufacturer's specifications and instructions concerning the operation, ownership, use and/or possession of the Equipment.

**3. Equipment use, maintenance and warranties:** Any assignee (as defined below) is leasing the Equipment to you "AS-IS" AND MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. You must, at your cost, keep the Equipment in good working condition. If Payments include maintenance and/or service costs, you agree that (i) no Assignee is responsible to provide the maintenance or service, (ii) you will make all maintenance and service related claims to the persons providing the maintenance, service or warranty, and (iii) any maintenance, warranty or service claims will not impact your Obligations. The Equipment cannot be moved from the location above without our prior written consent. **STRYKER SALES, LLC (INCLUDING FLEX FINANCIAL, A DIVISION OF STRYKER SALES, LLC) MAKES NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE REGARDING ANY EQUIPMENT. This Agreement will not impair any express warranties or indemnifications or other obligations of Stryker Corporation or any of its subsidiaries to you regarding the Equipment and we hereby assign all of our rights in any Equipment warranties to you.**

**4. Assignment:** You agree not to transfer, sell, sublease, assign, pledge or encumber the Equipment or any rights under this Agreement without our prior written consent, which consent shall not be unreasonably withheld, and if you do, even with our consent, you will still be fully responsible for all your Obligations. You shall provide us with at least 45 days' prior written notice of any change to your principal place of business, organization or incorporation. You agree that we may, without notice to you, sell, assign, or transfer ("Transfer") this Agreement to a third party (each, an "Assignee"), and each Assignee will have our Transferred rights, but none of our obligations, and such rights will not be subject to any claims, recoupment, defenses, or setoffs that you may have against us or any supplier even though an Assignee may continue to bill and collect all of your Obligations in the name of "Flex Financial, a division of Stryker Sales, LLC".

**5. Risk of loss, insurance and reimbursement:** Effective upon delivery to you and continuing until the Equipment is returned to us in accordance with the terms of this Agreement, you shall bear all risk of Equipment loss or damage. If any such loss or damage occurs you still must satisfy all of your Obligations. You will (i) keep the Equipment insured against all risks of loss or damage for an amount equal to its replacement cost, (ii) list us as the insurance sole loss payee and (iii) give us written proof of the insurance. If you do not provide such insurance, we have the right, without obligation, to obtain such insurance and add an insurance fee (which may include a profit) to the amount due from you. You will obtain and maintain comprehensive public liability insurance naming us as an additional insured with coverages and amounts acceptable to us. To the extent not expressly prohibited by applicable law, you will reimburse and defend us, including each Assignee for and against any losses, injuries, damages, liabilities, expenses, claims or legal proceedings asserted against or incurred by us, including any Assignee, relating to the Equipment and which relate to or arise out of your act or omission or the act or omission of your agents or employees or others (excluding us) with access to the Equipment. The terms of this paragraph will continue after the termination, cancellation or expiration of this Agreement.

**6. Taxes:** You agree to pay when due, either directly or as reimbursement to us, all taxes (i.e., sales, use and personal property) and charges in connection with ownership and use of the Equipment. We may charge you a processing fee for administering property tax filings. To the extent not expressly prohibited by

# Short Form Lease Agreement No.2210240500

applicable law, you will indemnify us on an after-tax basis, on demand, against the loss or unavailability of any of our anticipated equipment ownership tax benefits caused by your act or omission.

**7. Default remedies:** You are in default under this Agreement if: a) you fail to pay a Payment or any other amount when due; or b) you breach any other obligation under this Agreement or any other agreement with us; or c) your principal owner or any guarantor of this Agreement dies; d) you or any guarantor dissolves, ceases to do business as a going concern, becomes insolvent, bankrupt, merges, or is sold; or e) You or any guarantor fails to pay any other material obligation owed to us or any of our affiliates. Upon default, we may: a) declare the entire balance of unpaid Payments for the full Term immediately due and payable; b) sue you for and receive the total amount due plus the Equipment's anticipated end-of-Term fair market value ("FMV") or fixed price purchase option (the "Residual") with future Payments and Residual discounted to the date of default at the lesser of (i) a per annum interest rate equivalent to that of a U.S. Treasury constant maturity obligation (as reported by the U.S. Treasury Department) that would have a repayment term equal to the remaining Term, all as reasonably determined by us; or (ii) 3% per annum, but only to the extent permitted by law; c) charge you interest on all monies due at the rate of 18% per year from the date of default until paid; and/or d) require you to immediately return the Equipment to us or we may peaceably repossess it. Upon default, you will also pay all expenses including but not limited to reasonable attorneys fees, legal costs, cost of storage and shipping incurred by us in the enforcement and attempted enforcement of any remedies under this Agreement. Any return or repossession will not be considered an Agreement termination or cancellation. If the Equipment is returned or repossessed we may sell or re-rent the Equipment at terms we determine, at one or more public or private sales, with or without notice to you, and apply the net proceeds (after deducting any related expenses) to your obligations. You remain liable for any deficiency with any excess being retained by us.

**8. End of term:** You will give us at least 90 days but not more than 180 days written notice (to our address above) before the initial Term (or any renewal term) expiration of your intention to purchase or return the Equipment, whereupon you may: a) purchase all, but not less than all, of the Equipment as indicated above or b) return all of the Equipment in good working condition at your cost how, when and where we direct. Any FMV purchase option amount will be determined by us based on the Equipment's in place value. If you don't notify us, or if you don't a) purchase or b) return the Equipment as provided herein, this Agreement will automatically renew at the same Payment amount for consecutive 60-day periods. If any Software license ("License") included hereunder passes title to you, such title shall automatically, and without further action, hereby vest in us, and you hereby agree to relinquish any subsequent Software title, purchase or use right claim. If, in connection with our Software rights, licensor's consent is required, you will assist us in obtaining such consent. If the \$1.00 Buyout is selected above, the first three sentences of this section 8 shall be void and upon expiration of the Term, you shall pay all amounts owed by you hereunder but unpaid as of such date plus \$1.00 (and any applicable taxes). Any purchase of the Equipment by you pursuant to a purchase option or \$1.00 Buyout shall be "AS IS, WHERE IS" without representation or warranty of any kind from us.

**9. Miscellaneous:** You acknowledge we have given you the Equipment supplier's name. We hereby notify you that you may have rights under the supplier's contract and may contact the supplier for a description of these rights. This Agreement shall be governed and construed in accordance with the laws of Michigan. You agree (i) to waive any and all rights and remedies granted to you under Uniform Commercial Code Sections 2A-508 through 2A-522, and (ii) that the Equipment will only be used for business purposes and not for personal, family or household use. This Agreement may be executed in counterparts and any facsimile, photographic or other electronic transmission and/or electronic signing or manual signing of this Agreement by you and when manually countersigned by us or attached to our original signature counterpart shall constitute the sole original chattel paper as defined in the UCC for all purposes and will be admissible as legal evidence thereof; provided, however, that if this Agreement constitutes "electronic chattel paper" or "an electronic record evidencing chattel paper" under the UCC and both you and we have signed electronically, the version identified by us as the "single authoritative copy" is the chattel paper for purposes of perfection by control. You agree not to raise as a defense to the enforcement of this Agreement or any related documents hereto the fact that such documents were executed by electronic means. We may inspect the Equipment during the Term. No failure to act shall be deemed a waiver of any rights hereunder. If you fail to pay (within thirty days of invoice date) any freight, sales tax or other amounts related to the Equipment which are not financed hereunder and are billed directly by us to you, such amounts shall be added to the Payments set forth above (plus interest or additional charges thereon) and you authorize us to adjust such Payments accordingly. If you are required to report the components of your payment obligations hereunder to certain state and/or federal agencies or public health coverage programs such as Medicare, Medicaid, SCHIP or others, and such amounts are not adequately disclosed in any attachment hereto, then Stryker Sales, LLC will, upon your written request, provide you with a detailed outline of the components of your payments which may include equipment, software, service and other related components. You acknowledge that you have not received any tax or accounting advice from us. You agree that you shall upon request from us, promptly provide to us a copy of your most recent annual financial statements and any of your other financial information (including interim financial statements) that we may request. You authorize us to share such information with our affiliates, subsidiaries and Assignees. **This Agreement, any schedules hereto, any attachments to this Agreement or any schedules and any express warranties made by Stryker Sales, LLC constitute the entire agreement between the parties hereto regarding the Equipment and its use and possession and supersede all prior agreements and discussions regarding the Equipment and any prior course of conduct. You waive all rights to any indirect, punitive, special or consequential damages in connection with the Equipment or this Agreement. There are no agreements, oral or written, between the parties which are contrary to the terms of this Agreement and such other documents. YOU AGREE THAT THIS IS A NON-CANCELLABLE AGREEMENT AND WAIVE TRIAL BY JURY.**

I CERTIFY THAT I AM AUTHORIZED TO SIGN THIS AGREEMENT FOR CUSTOMER

Customer signature	
Signature:	Date:
Print name:	
Title:	

Accepted by Flex Financial, a division of Stryker Sales, LLC	
Signature:	Date:
Print name:	
Title:	

## Exhibit A to Short Form Lease Agreement Number 2210240500

### Description of equipment

**Customer name:** VILLAGE OF HOMEWOOD, ILLINOIS

**Delivery Location:** 17950 Dixie Highway, Homewood, Illinois , 60430

**Part I - Equipment/Service Coverage (if applicable)**

Model number	Equipment description	Quantity
70335-000042	LP35,EN-US,MAS-SP/CO,MED-CO2,SUN-NIBP,12L,WIFI/CELL/LN/CPRIN,STD,BT	2
11335-000001	BATTERY, LI-ION, WITH IFU, LP35	2
11140-000102	CHARGER, BATTERY, LP35	2
11996-000519	SENSOR,LNCS-II RAINBOW DCI 8-LAMBDA SPCO,ADULT M	2
11996-000520	SENSOR, LNCS-II RAINBOWDCIP 8-LAMBDA SPCO, PEDI	2
11160-000011	NIBP CUFF-REUSEABLE,INFANT, BAYONET	2
11160-000013	NIBP CUFF-REUSEABLE,CHILD, BAYONET	2
11160-000019	NIBP CUFF- REUSEABLE,X-LARGE ADULT, BAYONET	2
11335-000005	KIT, PRINTER, LP35	2
11260-000073	KIT, SHOULDER STRAP, LP35	2
11335-000008	KIT, STORAGE BAGS, LP35	2
11330-000026	ASSY, DOCKING STATION, LP35	2
11140-000131	POWER CORD,C13 ST,10FT,HOSPITAL GRADE	2
11111-000041	ASSY, CABLE, ECG, 15 LEAD, 3 WIRE PRECOR	2
TR-ZX-LP35	TRADE IN ZOLL X-SERIES FOR LP35	2
11150-000020	KIT, MODEM, NA, LP35	2

**Total equipment:** \$99,823.20

**Service coverage:**

Model number	Service coverage description	Quantity	Years
LIFEPK35-FLD-PRO	ProCare-SVC-LP35-FIELD-REPAIR	2	4.00
81000001	EMS LIFENET PRO TIER 1	5	2,375.00

**Total service coverage:** \$14,900.60

**Freight:** \$1,837.92

**Total Amount:** \$116,561.72

Customer signature		Accepted by Flex Financial, a division of Stryker Sales, LLC	
<b>Signature:</b>	<b>Date:</b>	<b>Signature:</b>	<b>Date:</b>
<b>Print name:</b>		<b>Print name:</b>	
<b>Title:</b>		<b>Title:</b>	



## State and Local Government Customer Rider

This State and Local Government Customer Rider (the "Rider") is an addition to and hereby made a part of **Short Form Lease Agreement No. 2210240500 (the "Agreement")** between **Flex Financial**, a division of Stryker Sales, LLC ("Owner") and **VILLAGE OF HOMEWOOD, ILLINOIS ("Customer")** to be executed simultaneously herewith and to which this Rider is attached. Capitalized terms used but not defined in this Rider shall have the respective meanings provided in the Agreement. Owner and Customer agree as follows:

1. Customer represents and warrants to Owner that as of the date of, and throughout the Term of, the Agreement: (a) Customer is a political subdivision of the state or commonwealth in which it is located and is organized and existing under the constitution and laws of such state or commonwealth; (b) Customer has complied, and will comply, fully with all applicable laws, rules, ordinances, and regulations governing open meetings, public bidding and appropriations required in connection with the Agreement, the performance of its obligations under the Agreement and the acquisition and use of the Equipment; (c) The person(s) signing the Agreement and any other documents required to be delivered in connection with the Agreement (collectively, the "Documents") have the authority to do so, are acting with the full authorization of Customer's governing body, and hold the offices indicated below their signatures, each of which are genuine; (d) The Documents are and will remain valid, legal and binding agreements, and are and will remain enforceable against Customer in accordance with their terms; and (e) The Equipment is essential to the immediate performance of a governmental or proprietary function by Customer within the scope of its authority and will be used during the Term of the Agreement only by Customer and only to perform such function. Customer further represents and warrants to Owner that, as of the date each item of Equipment becomes subject to the Agreement and any applicable schedule, it has funds available to pay all Agreement payments payable thereunder until the end of Customer's then current fiscal year, and, in this regard and upon Owner's request, Customer shall deliver in a form acceptable to Owner a resolution enacted by Customer's governing body, authorizing the appropriation of funds for the payment of Customer's obligations under the Agreement during Customer's then current fiscal year.
2. To the extent permitted by applicable law, Customer agrees to take all necessary and timely action during the Agreement Term to obtain and maintain funds appropriations sufficient to satisfy its payment obligations under the Agreement (the "Obligations"), including, without limitation, providing for the Obligations in each budget submitted to obtain applicable appropriations, causing approval of such budget, and exhausting all available reviews and appeals if an appropriation sufficient to satisfy the Obligations is not made.
3. Notwithstanding anything to the contrary provided in the Agreement, if Customer does not appropriate funds sufficient to make all payments due during any fiscal year under the Agreement and Customer does not otherwise have funds available to lawfully pay the Agreement payments (a "Non-Appropriation Event"), and provided Customer is not in default of any of Customer's obligations under such Agreement as of the effective date of such termination, Customer may terminate such Agreement effective as of the end of Customer's last funded fiscal year ("Termination Date") without liability for future monthly charges or the early termination charge under such Agreement, if any, by giving at least 60 days' prior written notice of termination ("Termination Notice") to Owner.
4. If Customer terminates the Agreement prior to the expiration of the end of the Agreement's initial (primary) term, or any extension or renewal thereof, as permitted under Section 3 above, Customer shall (i) on or before the Termination Date, at its expense, pack and insure the related Equipment and send it freight prepaid to a location designated by Owner in the contiguous 48 states of the United States and all Equipment upon its return to Owner shall be in the same condition and appearance as when delivered to Customer, excepting only reasonable wear and tear from proper use and all such Equipment shall be eligible for manufacturer's maintenance, (ii) provide in the Termination Notice a certification of a responsible official that a Non-Appropriation Event has occurred, (iii) deliver to Owner, upon request by Owner, an opinion of Customer's counsel (addressed to Owner) verifying that the Non-Appropriation Event as set forth in the Termination Notice has occurred, and (iv) pay Owner all sums payable to Owner under the Agreement up to and including the Termination Date.
5. Any provisions in this Rider that are in conflict with any applicable statute, law or rule shall be deemed omitted, modified or altered to the extent required to conform thereto, but the remaining provisions hereof shall remain enforceable as written.

Customer signature	
Signature:	Date:
Print name:	
Title:	

Accepted by Flex Financial, a division of Stryker Sales, LLC	
Signature:	Date:
Print name:	
Title:	



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 13, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Cook County Class 8 Incentive – 17627 Halsted Street

### PURPOSE

Jeffrey Vierra purchased the property at 17627 Halsted Street. The Village is being asked to support a Class 8 property tax designation for this property. The Class 8 program promotes commercial development throughout Cook County by encouraging expansion, retaining existing businesses, and enhancing employment opportunities. If the property meets the criteria, it would be assessed at 10% for the first 10 years and any subsequent 10-year renewal period. If the incentive is not renewed, it would be assessed at 15% in year 11, 20% in year 12, and 25% in the following years.

### PROCESS

Jeffrey Vierra acquired the 4,392-square-foot retail building. The property consists of two (2) commercial spaces, one of which is occupied by Dave's Hot Chicken, while the other is vacant. Since acquiring the building, the applicant has invested in capital improvements to the property. The applicant's rehabilitation created approximately fifteen (15) construction jobs. The restaurant will bring in an additional five (5) full-time employees and four (4) part-time employees.

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

The Cook County tax system has placed a heavy tax burden on commercial properties that must compete with the lower tax rates in adjacent counties and in Indiana, where the property tax rate is as much as 45% less. Cook County has recognized the property tax issue for the Chicago Southland and created the Class 8 Cook County Tax Incentive Program. The program identifies



five (5) Cook County townships that have automatic certification for the incentive; the subject property is located in Thornton Township, one of the five designated townships.

### OUTCOME

With the incentive, property taxes would be approximately \$41,000 annually. The current assessment, without an incentive, is \$96,552. The Class 8 classification results in an annual savings of \$55,552 for the property owner.

### FINANCIAL IMPACT

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

### LEGAL REVIEW

Completed

### RECOMMENDED BOARD ACTION

Pass a resolution supporting a Class 8 Cook County tax classification for the property located at 17627 Halsted Street, owned by Jeffrey Vierra.

### ATTACHMENT(S)

- Resolution
- Request for Class 8

**RESOLUTION NO. R-3221**

**A RESOLUTION SUPPORTING CLASS 8 STATUS UNDER THE COOK COUNTY  
REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE FOR REAL  
ESTATE AT 17627 HALSTED STREET, HOMEWOOD, COOK COUNTY, ILLINOIS**

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

**WHEREAS**, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, instituting a program to encourage commercial development in Cook County known as the Cook County Real Property Assessment Classification Ordinance; and

**WHEREAS**, the property described below is located within Thornton Township, one of five townships targeted by the South Suburban Tax Reactivation Pilot Program, and is eligible for the Class 8 incentive without any application for certification of the area; and

**WHEREAS**, pursuant to the Cook County Real Property Assessment Classification Ordinance, real estate used primarily for industrial or commercial purposes that is newly constructed, substantially rehabilitated, or found abandoned and located in one of the townships targeted under the South Suburban Tax Reactivation Program may qualify for the Class 8 incentive; and

**WHEREAS**, Jeffrey Vierra, is the purchaser of the property at 17627 Halsted Street, Homewood, Cook County, Illinois, legally described in the attached Exhibit A; and

**WHEREAS**, the subject property has been vacant for longer than 12 continuous months, but less than 24 continuous months; and

**WHEREAS**, the Homewood Village Board finds that special circumstances justify awarding the Class 8 incentive to this property. Those circumstances include substantial renovation costs to meet the health and safety codes necessary to locate a new food service establishment. The use proposed for this property will generate sales tax, improve the village's commercial infrastructure, and attract more visitors to the area; and

**WHEREAS**, the Applicant has applied for a Class 8 real estate tax incentive and has demonstrated to this Board that the incentive is necessary for the continued development and growth of the property.

**WHEREAS**, the acquisition and revitalization of the property is not economically feasible without this incentive.

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

1. The above recitations are incorporated herein as if fully restated.
2. The Board of Trustees of the Village of Homewood supports and consents to the application to have the property described in Exhibit A declared eligible for the Class 8 real estate tax incentive, in that the incentive is necessary for the continued development and growth of the property.
3. The proposed project is consistent with the overall plan for the area.
4. The President, Village Clerk, and other appropriate Village of Homewood officials are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed this 13<sup>th</sup> day of May 2025.

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

ATTEST:

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

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

**EXHIBIT A**

## Legal Description

## Parcel 1:

Outlot 9 in Resubdivision of Lots 5 and 7 in Park Place Plaza Resubdivision, according to the Plat thereof recorded August 23, 2001 as Document Number 0010779395, being a Resubdivision of Park Place Plaza, being a Subdivision of part of the Northwest  $\frac{1}{4}$  of Section 33, Township 36 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

## Parcel 2:

Non-exclusive, perpetual ingress and egress easement for the benefit of Parcel 1 as created and granted by Operation and Easement Agreement dated April 2, 2002 and recorded April 4, 2002 as Document Number 0010270061.

Property Index Number: 29-33-100-065-0000

Common Address: 17627 Halsted Street, Homewood, Illinois 60430.



# SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

Item 12. G.

April 22, 2025

Honorable Mayor Hofeld  
Village of Homewood  
2020 Chestnut Ave.  
Homewood, IL 60430

Re: Request for Class 8 Property Tax Incentive  
Address: 17627 Halsted St.  
PIN: 29-33-100-065-0000  
Applicant: Jeffery Vierra (Dave's Hot Chicken)

Dear Mayor:

## **Class 8 Incentive for 17627 Halsted Street**

Our client, Jeffery Vierra purchased the 4,392 square foot retail building located at 17627 Halsted St. The property is occupied with Dave's Hot Chicken and the building has been improved since purchase. Thus, it qualifies for a Class 8 Property Tax Incentive. We are, therefore, respectfully requesting that the Village of Homewood issue a Resolution supporting Class 8 Tax Incentive status.

Our client has made capital improvements to the property. These improvements include updating the façade, repainting the interior and exterior, and buying new dining furniture in the exterior and interior of the restaurant. The work created from this job will employ approximately 15 construction jobs. Furthermore, our client plans to bring in an additional 5 full-time employees and 4 part-time employees after completion of construction and improvements.

The current assessment for this property is \$96,552 with a Full Market Value of \$386,208. The property taxes would be \$41,000 or \$9.34 a square foot without a Class 8 Tax Incentive. With a Class 8 Tax Incentive, the taxes would be approximately \$16,500 or \$3.75 a square foot. The Class 8 tax liability is much more reasonable to sustain over time.

I have attached a copy of the Class 8 Eligibility Application we will file with the Cook County Assessor's office.

Request for Class 8 Property Tax Incentive  
Address: 17627 Halsted St.  
PIN: 29-33-100-065-0000  
Applicant: Jeffery Vierra (Dave's Hot Chicken)  
Page 2

We are, therefore, respectfully requesting that the Village of Homewood issue a Resolution supporting a Class 8 Property Tax Incentive for the subject property finding that "But For" the Class 8 Property Tax Incentive, the subsequent purchase and re-occupancy are not viable.

Should you need any additional information or documentation, please feel free to give me a call. I thank you for your help and cooperation with this matter.  
Sincerely,

SANDRICK LAW FIRM, LLC



Adam E. Dotson  
Director of Economic Development

INCOME VALUATION FOR HOTEL TAX PROJECTIONS	
Complaint No.: _____	
<b>Building Characteristics</b>	
Age: _____	
# of Units: _____	
<b>Tax Load Calculator</b>	
Tax Code: 37031	
2023 Tax Rate: 14.207%	
2023 Equalizer: 3.0163	42.85% Eff Rate
Level of Assessment: 10.000%	
Tax Load: 4.29%	
<b>Income Valuation Calculator</b>	
GI: _____	\$0 / TREVPAR
Vacancy Rate: _____	
Expense Ratio: _____	
Cap Rate: _____	
Cap Rate + Tax Load: 4.29%	
Market Value: \$0	\$0 / unit
Assessed Value: \$0	\$0 / unit
Est RE Tax: \$0	
<b>Additional Vacancy (if applicable)</b>	
Land A/V: _____	
Total Occupancy Rate: _____	
Add'l Occ Factor Applied: 0%	
PRC Column 4 Value: \$0	
1 Year A/V: \$0	\$0 / unit
Est RE Tax: \$0	
Notes: _____	

Recommended Cap Ranges	
Township:	0
Property Type:	Apartment
Low:	0.00%
High:	0.00%
Last Triennial:	

Assumed TAV	Class 5	96,552	Incentive	38,621
Eff Tax Rate	42.853%	(Based on last available)		

		25%	10%		10% re-Load
Base Year	\$	41,375	\$	16,550	Base Year \$ -
Year 2	\$	42,409	\$	16,964	Year 2 \$ -
Year 3	\$	43,470	\$	17,388	Year 3 \$ -
Year 4	\$	44,556	\$	17,823	Year 4 \$ -
Year 5	\$	45,670	\$	18,268	Year 5 \$ -
Year 5	\$	46,812	\$	18,725	Year 5 \$ -
Year 6	\$	47,982	\$	19,193	Year 6 \$ -
Year 7	\$	49,182	\$	19,673	Year 7 \$ -
Year 8	\$	50,411	\$	20,165	Year 8 \$ -
Year 9	\$	51,672	\$	20,669	Year 9 \$ -
Year 10	\$	52,964	\$	21,185	Year 10 \$ -

YEAR	TAV	FMV	/	\$ TAX Est
	\$	-	\$	-
	\$	-	\$	-
	\$	-	\$	-
	\$	-	\$	-
	\$	-	\$	-
Proj High	\$	-	\$	-
Proj Mid	\$	-	\$	-
Proj Low	\$	-	\$	-

YEAR	TAV	FMV /SF	Class 5 \$ TAX Est	Incentive \$ TAX Est
		\$	-	\$
		\$	-	\$
		\$	-	\$
		\$	-	\$
		\$	-	\$
Proj High		\$	-	\$
Proj Mid		\$	-	\$
Proj Low		\$	-	\$

YEAR	TAV Class 5	FMV /SF	Class 5 \$ TAX Est	Incentive \$ TAX Est
Proj High		\$	-	\$
Proj Mid		\$	-	\$
Proj Low		\$	-	\$



# SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

Item 12. G.

January 23, 2025

Ira Horwitz  
Cook County Assessor's Office  
Incentive Program  
118 North Clark Street  
Chicago, IL 60602

**Re: Class 8 Application**  
**PIN: 29-33-100-065**  
**Address: 17627 S. Halsted Street, Homewood, IL**  
**Jeff Vierra**

Dear Ira:

Enclosed, please find a Class 8 Application along with a check in the amount of \$500.00 for the above-referenced parcel. We will forward the resolutions once we receive them.

Should you need any additional information or documentation, please feel free to give me a call. Thank you for your help and cooperation with this matter.

Sincerely,

SANDRICK LAW FIRM LLC



Adam E. Dotson  
Director of Economic Development

Enclosure

## CONTROL NUMBER

INCENTIVE DEPT

**Class 8 application is based upon the location of the property in:**

- ☐ 1) An area which has been certified for Class 8  
☒ 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton  
☐ 3) Property obtained through the Cook County Tax Reactivation Program

**Identification of Person Having an Interest in the Property**

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

**Property Use**

Type of Development: ☐ Industrial or ☒ Commercial (**Please circle one**)

General Description of Proposed Property Usage Retail

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

**Employment Opportunities**

How many construction jobs will be created as a result of this development? 15

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 0 Part-time: 0

How many new permanent full-time jobs will be created by this proposed development? 5

How many new permanent part-time jobs will be created by this proposed development? 4

**Nature of Development**

Indicate nature of proposed development by checking the appropriate space:

- ☐ New Construction (**Read and Complete Section A**)  
☐ Substantial Rehabilitation (**Read and Complete Section A**)  
**Incentive only applied to the market value attributable to the rehabilitation**  
☐ Occupation of Abandoned Property - No Special Circumstance  
**(Read and Complete Section B)**  
☒ Occupation of Abandoned Property - With Special Circumstance  
**(Read and Complete Section C)**  
☐ Occupation of Abandoned Property - (CEERM)  
**(Read and Complete Section C AND CEERM Supplemental Application)**



**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction

Commencement (*excluding demolition, if any*): \_\_\_\_\_

Estimated date of construction completion: \_\_\_\_\_

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1<sup>st</sup> floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)**

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

☐ YES

☐ NO

When and by whom was the subject property last occupied prior to the purchase for value?

\_\_\_\_\_  
 \_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: \_\_\_\_\_  
 Date of Purchase: \_\_\_\_\_  
 Name of purchaser: \_\_\_\_\_  
 Name of seller: \_\_\_\_\_  
 Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

**SECTION C (SPECIAL CIRCUMSTANCES)**

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 12 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? \_\_\_\_\_

When and by whom was the subject property last occupied prior to the purchase for value?

\_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: \_\_\_\_\_

Date of purchase: \_\_\_\_\_

Name of purchaser: \_\_\_\_\_

Name of seller: \_\_\_\_\_

Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- ☒ 12 or greater continuous months (*Eligible for Special Circumstance*)
- ☐ 3 continuous months and maintain/create 250 Employees (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- ☐ **Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?  
January 2024 Subway and MOD Pizza

---

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: February 2025

**LOCAL APPROVAL**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (*or the County Board, if the real estate is located in an unincorporated area*) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

**FINALIZING THE INCENTIVE PROCESS**

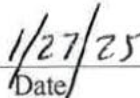
In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website ([www.cookcountyassessor.com](http://www.cookcountyassessor.com)) to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a **\$100.00 filing fee** (made out to the **Cook County Assessor**) must be included. The property cannot receive Class 8 designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

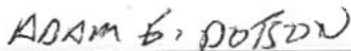
I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.



Signature



Date



Print Name



Title

*\*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

Revised 4/1/22



## CEERM SUPPLEMENTAL APPLICATION

*(This form will ONLY be utilized for applicants who specifically elect for CEERM)*

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.*

***The CEERM Program shall be limited to the party who is the initial applicant of the Class 8 Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.***

*Under the CEERM Program, qualifying industrial real estate would be eligible for the Class 8 level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 8 will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.*

I \_\_\_\_\_ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

Revised 4/1/22





## BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 13, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Cook County Class 8 Incentive Renewal – 2034 Ridge Road

### PURPOSE

Gendreau Homewood Holdings LLC, the owner of La Banque Hotel, is seeking Village support to renew a Class 8 property tax designation for the property at 2034 Ridge Road. The Village of Homewood granted support for this designation in 2012 as a component of the redevelopment agreement to renovate the former Great Lakes Bank building into a boutique hotel.

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

The current Class 8 property tax incentive is near the end of its term and set to expire in 2025. If the incentive is not renewed, the property would be assessed at 15% in year 11, 20% in year 12, and 25% in subsequent years.

### PROCESS

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

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



Gendreau Homewood Holdings LLC operates an approximately 44,000-square-foot, two-story boutique hotel at this site. La Banque currently employs over 20 full-time staff at this property. Retaining the Class 8 incentive is crucial for the financial health of this business and its ability to serve the community.

### OUTCOME

Approval of this incentive renewal will assist Gendreau Holdings in its ability to attract people to Homewood through the hotel and restaurant. With the incentive, property taxes are approximately \$26,200 annually. Gendreau estimates that without an incentive, taxes would be more than \$65,000 annually. The Class 8 results in an annual savings to the property owner of \$38,800.

### FINANCIAL IMPACT

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

### LEGAL REVIEW

Completed

### RECOMMENDED BOARD ACTION

Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the La Banque Hotel property located at 2034 Ridge Road, owned by Gendreau Homewood Holdings LLC.

### ATTACHMENT(S)

- Resolution
- Request for Class 8 Renewal

**RESOLUTION NO. R-3222**

**A RESOLUTION SUPPORTING RENEWAL OF CLASS 8 STATUS  
PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION  
ORDINANCE FOR REAL ESTATE LOCATED AT  
2034 RIDGE ROAD, HOMEWOOD, COOK COUNTY, ILLINOIS,  
OWNED BY GENDREAU HOMEWOOD HOLDINGS, LLC**

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

**WHEREAS**, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, which instituted a program to encourage commercial development in Cook County known as the Cook County Real Property Assessment Classification Ordinance; and

**WHEREAS**, the property described below is located within Thornton Township, one of five townships targeted by the South Suburban Tax Reactivation Pilot Program, and is eligible for Class 8 incentives without any application for certification of the area; and

**WHEREAS**, pursuant to the Cook County Real Property Assessment Classification Ordinance, real estate used primarily for industrial or commercial purposes that is newly constructed, substantially rehabilitated or found abandoned and located in one of the townships targeted under the South Suburban Tax Reactivation Program may qualify for a Class 8 property tax incentive; and

**WHEREAS**, in 2012, the Village of Homewood passed Resolution No. R-2137 determining the appropriateness for Class 8 tax designation of the subject property; and

**WHEREAS**, Gendreau Homewood Holdings, LLC is applying for renewal of Class 8 property status pursuant to said aforementioned ordinance for certain real estate located at 2034 Ridge Road, Homewood, Cook County, Illinois, having Property Index Numbers 29-31-307-001, 29-31-307-002, 29-31-307-008, 29-31-307-009, 29-31-307-010, 29-31-307-012, 29-31-307-013, 29-31-307-014 and 29-31-307-017, and legally described in Exhibit "A" attached hereto, and has demonstrated to this Board that the Class 8 real estate tax incentive is necessary for the redevelopment of the subject property; and

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

1. The above recitations are incorporated herein as if fully restated.
2. The Board of Trustees of the Village of Homewood supports and consents to the application by Gendreau Homewood Holdings, LLC to have certain real estate located at 2034 Ridge Road, Homewood Cook County, Illinois, legally described in Exhibit "A", attached hereto, and having Property Index Numbers 29-31-307-001, 29-31-307-002, 29-31-307-008, 29-31-307-009, 29-31-307-010, 29-31-307-012, 29-31-307-013, 29-31-307-014 and 29-31-307-017 declared eligible for renewal of the Class 8 real estate tax incentive, in that the incentive is necessary for the subject property to remain economically viable.
3. The project is consistent with the overall development plan for the area.
4. That the President and Clerk, and other appropriate Village of Homewood officials, are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed on this 13<sup>th</sup> day of May 2025.

---

Village President

ATTEST:

---

Village Clerk

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

**EXHIBIT "A"****Legal Description****PARCEL 1:**

LOTS 1, 7, 8 AND 9 IN BLOCK 'B' IN THE VILLAGE OF HARTFORD SUBDIVISION IN THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 11 AND 12 AND THE EAST  $\frac{1}{2}$  OF LOT 10 (EXCEPT THE NORTH 45.00 FEET THEROF) IN BLOCK "B" IN THE VILLAGE OF HARTFORD SUBDIVISION IN THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 2 IN BLOCK "B" IN THE VILLAGE OF HARTFORD, A SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Index Number:**

29-31-307-001  
 29-31-307-002  
 29-31-307-008  
 29-31-307-009  
 29-31-307-010  
 29-31-307-012  
 29-31-307-013  
 29-31-307-014  
 29-31-307-017

**Commonly known as:**

2034 Ridge Road, Homewood, Illinois

# SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

Item 12. H.

April 10, 2025

Honorable Mayor Hofeld  
Village of Homewood  
2020 Chestnut Ave.  
Homewood, IL 60430

Re: Request for Class 8 Renewal  
PIN: 29-31-307-001, 002, 008 to 010, 012 to 014 & 017  
Address: 2034 Ridge Rd., Homewood  
Client: Gendreau Homewood Holdings, LLC

Dear Mayor Hofeld;

Our client, Gendreau Homewood Holdings, LLC, is the owner of the approximately 43,875 SF two story commercial district which houses La Banque Hotel. Our client was previously granted a Class 8 Tax Incentive in 2015. We have timely filed the Class 8 Renewal Application (See attached) however, the current Class 8 Incentive is set to phase out in 2025. We are therefore, respectfully requesting that the Village of Homewood City issue a Resolution supporting the Renewal of this Class 8 Property Tax Incentive for the subject property.


La Banque hotel embodies Homewood's rich history as it redefines boutique accommodations in Illinois. They have repurposed antique fixtures and turned part of the building into a restaurant as well as a hotel. This client is a good addition to Homewood as it attracts people to the city through a fresh, modern, and accommodating hotel. Furthermore, La Banque Hotel employs approximately 20+ full-time employees.

With a Class 8 Property Tax Incentive, based on the current taxable market value, taxes will be approximately \$26,200. The Class 8 tax projection is much more reasonable for a hotel operation than the projections below. Without the Class 8 Tax Incentive, the property tax liability will be more than \$65,500. Our client hopes to mitigate the tax burden issue with the City's support of the Class 8 Tax Incentive.

Should you need any additional information or documentation, please feel free to give me a call. I thank you for your help and cooperation with this matter.

Sincerely,

SANDRICK LAW FIRM, LLC

  
Adam E. Dotson



1005 175TH STREET  
HOMWOOD, IL 60430  
(312) 867-1515 • FAX: (312) 867-1616

KSNLAW.COM

175 NORTH ARCHER AVENUE  
MUNDELEIN, IL 60060  
(847) 537-0500 • FAX: (847) 537-0550



150



INCOME VALUATION FOR HOTEL TAX PROJECTIONS	
Complaint No.: _____	
<b>Building Characteristics</b>	
Age: _____	
# of Units: _____	
<b>Tax Load Calculator</b>	
Tax Code: 37031	
2023 Tax Rate: 14.207%	
2023 Equalizer: 3.0163	42.85% Eff Rate
Level of Assessment: 10.000%	
Tax Load: 4.29%	
<b>Income Valuation Calculator</b>	
GI: _____	\$0 / TREVPAR
Vacancy Rate: _____	
Expense Ratio: _____	
Cap Rate: _____	
Cap Rate + Tax Load: 4.29%	
Market Value: \$0	\$0 / unit
Assessed Value: \$0	\$0 / unit
Est RE Tax: \$0	
<b>Additional Vacancy (if applicable)</b>	
Land A/V: _____	
Total Occupancy Rate: _____	
Add'l Occ Factor Applied: 0%	
PRC Column 4 Value: \$0	
1 Year A/V: \$0	\$0 / unit
Est RE Tax: \$0	
Notes:	

Recommended Cap Ranges	
Township:	0
Property Type:	Apartment
Low:	0.00%
High:	0.00%
Last Triennial:	

Class 5 Incentive  
 Assumed TAV 153,033 61,213  
 Eff Tax Rate 42.853% (Based on last available)

	25%	10%	10% re-Load
Base Year \$	65,579	\$ 26,231	Base Year \$ -
Year 2 \$	67,218	\$ 26,887	Year 2 \$ -
Year 3 \$	68,898	\$ 27,559	Year 3 \$ -
Year 4 \$	70,621	\$ 28,248	Year 4 \$ -
Year 5 \$	72,386	\$ 28,955	Year 5 \$ -
Year 6 \$	74,196	\$ 29,678	Year 6 \$ -
Year 7 \$	76,051	\$ 30,420	Year 7 \$ -
Year 8 \$	77,952	\$ 31,181	Year 8 \$ -
Year 9 \$	79,901	\$ 31,960	Year 9 \$ -
Year 10 \$	81,899	\$ 32,759	Year 10 \$ -
	83,946	\$ 33,578	

YEAR	TAV	FMV	/	\$ TAX Est
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Proj High		\$ -	\$ -	\$ -
Proj Mid		\$ -	\$ -	\$ -
Proj Low		\$ -	\$ -	\$ -

YEAR	TAV	FMV /SF	Class 5 \$ TAX Est	Incentive \$ TAX Est
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Proj High		\$ -	\$ -	\$ -
Proj Mid		\$ -	\$ -	\$ -
Proj Low		\$ -	\$ -	\$ -

# SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

Item 12. H.

December 23, 2024

Ira Horwitz  
Cook County Assessor's Office  
Incentive Program  
118 North Clark Street  
Chicago, IL 60602

**Re: Class 8 Renewal Application**  
**PIN: 29-31-307-001, 002, 008 to 010, 012 to 014 & 017**  
**Address: 2034 Ridge Road, Homewood**  
**Gendreau Homewood Holdings, LLC**

Dear Ira:

Enclosed, please find a Class 8 Renewal Application along with a check in the amount of \$500.00 for the above-referenced parcel. We will forward the resolution as soon as we receive it.

Should you need any additional information or documentation, please feel free to give me a call. Thank you for your help and cooperation with this matter.

Sincerely,

SANDRICK LAW FIRM LLC



Adam E. Dotson  
Director of Economic Development

Enclosure  
AED/nrb

**COOK COUNTY ASSESSOR**  
**FRITZ KAEGI**



COOK COUNTY ASSESSOR'S OFFICE  
118 NORTH CLARK STREET, CHICAGO, IL 60602  
PHONE: 312.443.7550 FAX: 312.603.6584  
WWW.COOKCOUNTYASSESSOR.COM

Item 12. H.

FILE COPY

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

Control Number

8448

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

**I. Identification of Applicant**

Name: Gendreau Homewood Holdings, LLC Telephone: (    )     
Address: 500 Lake Cook Road Suite 350  
City, State: Deerfield, IL Zip Code: 60015  
Email Address: jk@vetorthdctr.com

**Agent/Representative (if any)**

Name: Adam E. Dotson Telephone: (    )     
Address: 1005 W. 175th Street  
City, State: Homewood, IL Zip Code: 60430  
Email Address: adotson@ksnlaw.com

**II. Description of Subject Property**

Street address: 2034 Ridge Road  
City, State: Homewood Zip Code: 60430  
Permanent Real Estate Index Number (s): 29-31-307-001, 002 008 to 010, 012 to 014,  
& 017

Township: Thornton

RECEIVED  
2024 DEC 24 AM 11:12  
COOK COUNTY ASSESSOR

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

Attach a current and complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Attach legal description, site dimensions and square footage, and building dimensions and square footage.

**IV. Property Use**

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

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

**V. Nature of Development**

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

- ☐ New Construction
- ☐ Substantial Rehabilitation
- ☒ Occupation of Abandoned Property - No Special Circumstance
- ☐ Occupation of Abandoned Property - With Special Circumstance

**VI. Employment**

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

On-Site: Full-time: 20+ Part-time: \_\_\_\_\_

In Cook County: Full-time: 20+ Part-time: \_\_\_\_\_

**VII. Local Approval**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/7/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.



I, Adam E. Dotson the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

  
Signature

12/18/21  
Date

Adam E. Dotson  
Print Name

AGENT FOR APPLICANT  
Title

02/10/2020

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## BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 13, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Hazard Mitigation Plan Update Resolution

### PURPOSE

The Cook County Multi-Jurisdictional Hazard Mitigation Plan (CCMJHMP) is a comprehensive initiative led by the Cook County Department of Emergency Management and Regional Security (EMRS) in collaboration with over 120 municipalities and agencies. Its primary goal is to identify and address risks from natural hazards such as floods, severe storms, and extreme temperatures. By developing coordinated mitigation strategies, the plan aims to reduce the impact of disasters, protect lives and property, and enhance community resilience across the county.

The Village of Homewood has participated in this planning since November 2014. The Federal Emergency Management Agency (FEMA) requires that each participating partner adopt the plan by resolution with each five-year update to the plan. Staff recommends the Village Board pass a resolution adopting the 2024 update for the Cook County Multi-Jurisdictional Hazard Mitigation Plan.

### PROCESS

The Disaster Mitigation Act of 2000 requires that the CCMJHMP be updated every five years. Cook County Emergency Management and Regional Security (EMRS) has updated the 2019 CCMJHMP, which now includes 125 participating jurisdictions/partners, making Cook County's plan the largest in the nation.

The planning area for the hazard mitigation plan encompasses Cook County and includes the incorporated and unincorporated jurisdictional areas of Cook County, the Metropolitan Water Reclamation District of Greater Chicago (MWRD) service area, and Cook County Forest Preserve District. The result of these combined efforts has been to produce an Illinois Emergency Management Agency (IEMA) and Federal Emergency Management Agency (FEMA) approved Hazard Mitigation Plan (HMP).



Key elements of the 2024 CCMJHMP update include:

- 125 total jurisdictions/partners participating in the 2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan (CCMJHMP).
- The hazard identification and profiling in the hazard mitigation plan addresses the following natural hazards considered to be of paramount importance within Cook County. It is important to note that the Disaster Mitigation Act of 2000 requires that all “natural hazards” be addressed in this plan. The natural hazards include dam or levee failure, drought, earthquake, flood, severe weather, severe winter weather, tornado, and wildfire.

The CCMJHMP consists of two Volumes:

- Volume 1 is the base plan that applies to all participants, providing context about Cook County and the natural hazards that exist here.
- Volume 2 consists of mitigation action items from each participating municipality and Cook County. This volume describes the mitigation actions that will reduce the impacts of natural hazards particular to each community and Cook County.

Adoption of the Cook County Multi-Jurisdictional Hazard Mitigation Plan makes the Village of Homewood eligible to apply for grant funds through the Pre-Disaster Mitigation Program and Hazard Mitigation Grant Program.

## OUTCOME

Approval of this resolution will ensure that the Village of Homewood will continue to be a participant in this important collaboration of over 120 municipalities and agencies.

## FINANCIAL IMPACT

None

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Pass a resolution adopting the 2024 update for the Cook County Multi-Jurisdictional Hazard Mitigation Plan.

## ATTACHMENT(S)

Resolution

**RESOLUTION NO. R-3223****A RESOLUTION ADOPTING AND APPROVING THE 2024 COOK COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

WHEREAS, the Village of Homewood recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, the Village of Homewood recognizes the importance of reducing or eliminating vulnerability to disasters caused by natural hazards for the overall good and welfare of the community, and

WHEREAS, on October 10, 2000, the U.S. Congress passed the Disaster Mitigation Act of 2000 ("Act") which provides the legal framework for the Federal Emergency Management Agency (FEMA) mitigation, planning requirements for state, local, and tribal governments as a condition of mitigation grant assistance emphasizing the need for pre-disaster mitigation of potential hazards; and

WHEREAS, as a condition of future funding for mitigation projects, the Act requires jurisdictions to prepare and adopt a hazard mitigation plan to identify and address certain vulnerabilities that exist prior to and during a disaster; and

WHEREAS, FEMA supports pre- and post-disaster grant funding through the Hazard Mitigation Assistance Grant program, which has, as a condition of funding eligibility, a requirement for jurisdictions to prepare and adopt a hazard mitigation plan; and

WHEREAS, to maintain continued eligibility for FEMA mitigation grant assistance programs, the Act requires a hazard mitigation plan to be updated every five years; and

WHEREAS, in accordance with the Act's requirements, 125 Cook County jurisdictions engaged in the FEMA-prescribed mitigation planning process to prepare the 2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan and its associated local hazard mitigation plan annexes; and

WHEREAS, the 2024 Plan has been approved by the Illinois Emergency Management Agency and Federal Emergency Management Agency, Region V.

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

**SECTION ONE – ADOPTION OF HAZARD MITIGATION PLAN:**

1. The Village of Homewood hereby accepts, approves and adopts in its entirety, Volume 1, the Countywide Mitigation Actions in Volume 2; and the Village of Homewood Jurisdictional Annex of Volume 2 of the 2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan.

2. The Village of Homewood will continue to participate in updating and revising the 2024 Plan, with another plan review and revision occurring within a five-year cycle. Designated staff will provide annual progress reports on the status of implementation of the 2024 Plan to the President and Board of Trustees.

**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 13<sup>th</sup> day of May, 2025.

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

ATTEST:

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

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



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 13, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Selection of Consulting Firm for Prairie Lakes Stormwater Detention Facility Water Quality Testing and Approval of Budget Amendment

### PURPOSE

Staff requests for the Village Board to authorize the Village President to enter into a contract with Fehr Graham of Aurora, IL, in an amount not to exceed \$100,000, to provide consultant services for the Prairie Lakes Stormwater Detention Facility. The scope of work includes water quality testing, monitoring, analysis and pond water and a sediment depths survey for the Prairie Lakes Stormwater Detention Facility.

### PROCESS

A collaborative team consisting of Village staff and members of the Izaak Walton Preserve executive board, recently met with the consultant to review the consultant contract and further refine the scope of work. After discussions, the consultant agreed to make the requested changes to the scope and reassign costs for the various work items. The contract cost was then negotiated by Village staff. Staff anticipates that the final consultant cost for the work will be well below \$100,000.

A corresponding budget amendment will also be required to allocate funding for this project. This water quality testing, monitoring and analysis initiative is being completed in partnership with the Izaak Walton Preserve, who has agreed to contribute \$7,500 toward Fehr Graham's final consultant cost.

### *Background: Prairie Lakes Stormwater Detention Basin*

The Prairie Lakes Business Park and Stormwater Detention Basin was developed on the former site of the Washington Park Race Track, which was destroyed by fire in 1977. In 1991, the Village purchased 178 acres of land and considered several redevelopment options before constructing a stormwater detention system to address regional flood control and water quality management. The detention basin was designed with best management practices (BMPs), including sediment control, biofilters, and aquatic vegetation to improve water quality naturally.

In 2006, the Village entered into a 99-year lease agreement with the Izaak Walton Preserve (IWP), granting them responsibility to oversee the stewardship of the property as a community amenity.

***Allegations Regarding the North Pond***

In 2023, Izaak Walton Preserve members shared concerns about a smaller body of water designed as a sediment basin and separated from the open water area by a stormwater bio-filter area. In response, the Village and Izaak Walton Preserve jointly funded a preliminary water quality study conducted by Bryan Environmental Consultants, Inc. of Homewood, IL, with samples collected in November 2023.

Typically included with water quality testing is a “monitoring” component. Monitoring ensures that the initial baseline tests are not flukes or skewed by a number of naturally occurring conditions. According to the USEPA, a proper and qualifying water quality should at minimum include the following:

- establish baseline quality levels for water
- identify appropriate sampling locations and sample at the same locations in the future
- visually monitor/assess any specific changes in surface waterbodies
- follow recommended sample collection and analytical procedures

Before the preliminary Bryan report was released, media outlets—including the Chicago Sun-Times, Southtown, and WBBM Radio—published claims that the pond was toxic and harmful to humans and animals.

***Village’s Response and Engagement with the Illinois EPA***

Recognizing the seriousness of these allegations, the Village immediately engaged the Illinois Environmental Protection Agency (IEPA) to conduct an independent review of the Bryan Environmental Study. The IEPA reviewed decades of historical site data and performed their own analysis of the 2023 water quality results.

***The IEPA recommended continued monitoring but could not classify or identify the pond as hazardous.***

Historical records suggest that debris from the 1977 racetrack fire, including charred wood and ash, was likely incorporated into the soil during Prairie Lakes’ construction. This historical contamination may explain the presence of Fluoranthene, a common byproduct of burned materials. The proposed testing by Fehr Graham will provide better analytical data to verify the source of this pollutant.

***Request for Qualifications***

The Village of Homewood, in partnership with the Izaak Walton Preserve, issued a Request for Qualifications on March 7, 2025, to retain a consulting firm to conduct a comprehensive water quality and sediment testing and monitoring study of the entire Prairie Lakes Basin. The goal of this project is to support the long-term environmental health of the basin.





Two (2) firms responded to the Request for Qualifications: Fehr Graham of Aurora, IL, and ILM Environments of Waukegan, IL. Village staff, along with Izaak Walton Preserve representatives John Brinkman (President) and Kevin Jennings (Executive Board Member), met with both firms to evaluate their proposals and qualifications.

Following these evaluations, Fehr Graham was selected as the preferred consultant. Their selection was based on their clear understanding of the project scope, depth of expertise across relevant disciplines, and closer proximity to Homewood.

Fehr Graham brings over 50 years of experience working with municipalities, government agencies, and private entities to deliver data-driven solutions and long-term management plans for watershed and stormwater systems. With a staff of 250 professionals—including biologists, water quality specialists, landscape architects, engineers, geologists, and surveyors—Fehr Graham is well-equipped to address all aspects of the project.

### OUTCOME

The testing of the Prairie Lakes Stormwater Detention Facility shows the Village commitment to environmental stewardship and ensure the long-term health of the Prairie Lakes Detention Basin. This will provide clarification on the current status of the pond.

### FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$0
- **Budget Amendment Amount:** *not to exceed* \$100,000

### LEGAL REVIEW

Pending review of the revised *General Condition* of the Consultant Agreement

### RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount not to exceed \$100,000; and, authorize the Village President to enter into a contract with Fehr Graham of Aurora, IL to provide consultant services for work associated with the Prairie Lakes Stormwater Detention Facility in an amount not to exceed \$100,000; subject to final approval of the General Conditions by the Village Attorney.

### ATTACHMENT(S)

- Fehr Graham proposal
- Request for Qualifications

May 12, 2025

Terence Acquah  
Village of Homewood  
2020 Chestnut Road  
Homewood, IL 60430

**RE: Proposal for Water Quality Testing, Monitoring, and Pond Survey at Prairie Lakes**

Dear Terence,

Fehr Graham is pleased to provide this proposal for water quality testing, sediment sampling, a pond survey, and regulatory reporting for the Prairie Lakes Stormwater Detention Facility in Homewood, Illinois. These services aim to establish baseline data for Prairie Lakes, in compliance with Best Management Practices (BMPs) for stormwater retention and urban pollution for NPDES and MS4s (Illinois Pollution Control Board Rules and Regulations 35 Ill. Adm. Code, Subtitle C, Chapter 1).

**SCOPE OF SERVICES**

The following tasks outline the approach to completing the above-referenced project:

**Task 1: Water and Sediment Testing**

**Objective:** Establish baseline sediment and water quality conditions in the Prairie Lakes Stormwater Detention Facility. Laboratory testing will follow MS4 sampling guidelines for measuring pollutant concentrations over time, sediment monitoring, and site-specific monitoring. Testing will aim to satisfy MS4 monitoring requirements and investigate other potential avenues of contamination within the Prairie Lakes detention facility that may be generated off-site.

» **Subtasks:**

- Conduct three (3) water sampling events between June and December 2025 to capture early summer algal bloom conditions and nutrient peaks, post-bloom conditions in the early fall, and low flow/base conditions in the winter. Sediment sampling will only occur during the 2<sup>nd</sup> (early fall) sampling period.
- Collect water quality grab samples for:
  - Nutrients (Total Nitrogen, Nitrate, Total Phosphorus, Orthophosphate).
  - TSS (Total Suspended Solids).
  - Chlorophyll-a (biological proxy for algae blooms).
  - Fecal coliforms.
  - Chlorides.
  - Metals (Dissolved Iron, Dissolved Arsenic, Dissolved Cadmium.
  - Dissolved Lead, Mercury - low-level).
- Measure field parameters (dissolved oxygen, temperature, pH, conductivity, turbidity) at each location during sampling events.
- Collect discrete sediment samples only once at all locations, excluding the mid-lake and outlet structure, for:
  - Metals (Including Barium, Lead, Iron, and Arsenic — based on past data).
  - PAHs (Polynuclear Aromatic Hydrocarbons: including Benzo[a]pyrene and Fluoranthene).
  - Grain size for sediment transport.
- Conduct visual inspections of algal blooms and water sheens when present.

» **Assumptions:**

- Sampling will occur at seven (7) locations: the northwest biofilter area, the western biofilter area, the southeast inlet/settling basin area, the northeastern drainage area, a mid-pond location near the outlet structure, and a storm sewer manhole downstream of Homewood Disposal.
- Water quality only, not sediment, will be taken at the mid-lake location, where algal growth potential is the primary concern.
- Water quality only, not sediment, will be taken at the outlet structure to determine the final water quality leaving the subject property before reaching downstream waters.
- Water quality only, not sediment, will be taken at the Homewood Disposal manhole to determine the water quality of the stormwater leaving this specific facility of concern.
- Homewood Disposal allows Fehr Graham access to their storm sewer manhole structure to the southeast of the facility.
- One storm event water quality sample will be taken between June and September after a rain event of  $\geq 0.25$  inches to capture nutrients first flushing from nearby stormwater drainage.
- Only one sediment sampling event will occur due to the absence of significant substrate disturbances caused by high flow or construction within the pond.

» **Deliverables:**

- Field data logs.
- Laboratory analysis reports.
- Detailed report summarizing findings, methodology, QA/QC procedures, and providing recommendations for remediation, management, or continued monitoring if necessary. The report will also recommend general health and safety controls if necessary.

**Water and Sediment Sampling Lump Sum Fee: \$54,000**

**Task 2: Regulatory Monitoring and Compliance Report**

**Objective:** Document monitoring results and compliance with standards for evaluating BMPs for urban pollution in a concise technical memorandum.

» **Subtasks:**

- Draft a monitoring plan with sampling frequencies aimed at ensuring that seasonal conditions of the facility are captured.
- Compare laboratory and sampling results to local, state, or federal standards and document any parameter exceedances.
- Include a narrative, figures, and applicable regulatory context.

» **Assumptions:**

- No follow-up modeling or stakeholder response is anticipated.
- Any exceedances or violations encountered as a result of the sampling will not be remediated by Fehr Graham under the scope of this proposal.

» **Deliverables:**

- Provide the Village of Homewood and the IEPA with a copy of the analytical results and the narrative comparing them to the applicable regulatory standards.

**Regulatory Monitoring and Compliance Reporting Lump Sum Fee: \$10,000**

### **Task 3: Pond Survey for Water and Sediment Depths**

**Objective:** Assess sediment buildup within the retention pond resulting from urban runoff from the surrounding area not captured by the wetland biofilters, as well as sediment from eroded banks.

» **Subtasks:**

- Survey the water and sediment depth around the pond to create a bathymetric layout exhibiting the current conditions.

» **Assumptions:**

- Fehr Graham will be able to access all areas of the pond.
- No significant dredging, construction, or substrate removal and disturbance will occur during this project.

» **Deliverables:**

- A Computer-Aided Design (CAD) exhibit displaying the pond and sediment depth around the facility, to determine if sediment buildup is occurring and where it is occurring.

**Pond Survey and Bathymetric Profile Lump Sum Fee: \$16,000**

### **EXCLUSIONS**

- » Civil engineering design plans and scoping for mechanical alterations to the pond, outlet structure, or adjacent outfalls for chemical pollutants, which may be encountered.
- » Stormwater modeling and hydraulic studies pertaining to the retention time of urban stormwater inputs.
- » A landscape assessment and maintenance plan are not part of the scope of work.
- » Geotechnical borings outside of the Prairie Lakes retention basin and vegetated wetland biofilters.

### **FEES**

We propose completing the above scope of work for a total lump sum fee of \$80,000. The payment will be made in four (4) installments, and a milestone progress report update will be made after the second payment installment. This proposal shall be considered null and void if not executed before August 1, 2025.

### **SCHEDULE**

We anticipate this process to be completed by the end of calendar year 2025, with all documentation prepared and ready for IEPA submittal and review. To meet this deadline, we have made the following assumptions:

- » The work can be scheduled to avoid inclement weather and at a day and time mutually agreed upon by both Fehr Graham and the Client.
- » The scope of work detailed above will not be modified significantly prior to or during implementation.

May 12, 2025  
Terence Acquah, Village of Homewood  
Water Quality Testing, Monitoring, and Pond Survey at Prairie Lakes  
Page 4

### **ADDITIONAL SERVICES**

Additional support for tasks outside the scope of services will be provided per mutual written agreement referencing this Proposal.

### **AUTHORIZATION**

Should this proposal meet your objectives, please indicate your authorization to proceed by signing the enclosed Agreement for Professional Services and returning it to our office.

We appreciate this opportunity to serve you and look forward to working with you on this project. If you have any questions or comments concerning the enclosed, please do not hesitate to contact our office.

Sincerely,



Matthew Drabik  
Project Manager



Chris DeSilva  
Chief Operating Officer

MTD:kk  
Enclosure

N:\Proposals\2025\Matt Drabik\Prairie Lakes Stormwater\Proposal\2025(0512) Prairie Lakes Stormwater Proposal.docx

Client Terence Acquah  
Village of Homewood  
2020 Chestnut Road  
Homewood, IL 60430

Description of Services:

**Proposal for Water Quality Testing, Monitoring, and Landscape Maintenance at Prairie Lakes**

Fehr Graham will complete the scope of services as outlined in the proposal dated May 12, 2025, included herein.


COST:

The fixed fee for performing the above services is \$80,000

The attached General Conditions are incorporated into and made a part of this Agreement.

ACCEPTED AND AGREED TO:

I/we, the undersigned, authorize Fehr Graham to provide services as outlined above, and also agree that I/we are familiar with and **ACCEPT THE TERMS OF THE ATTACHED GENERAL CONDITIONS.**

CLIENT:	CONSULTANT:
Signature _____	By  _____
Name _____	Name <u>Chris DeSilva, PE</u>
Title _____	Title <u>Chief Operating Officer</u>
Date Accepted _____	Date Proposed <u>May 12, 2025</u>
	25-687



1. The Client requests the professional services of Fehr Graham hereinafter called "The Consultant" as described herein.
2. The Consultant agrees to furnish and perform the professional service described in this Agreement in accordance with accepted professional standards. Consultant agrees to provide said services in a timely manner, provided, however, that Consultant shall not be responsible for delays in completing said services that cannot reasonably be foreseen on date hereof or for delays which are caused by factors beyond his control or delays resulting from the actions or inaction of any governmental agency. Consultant makes no warranty, expressed or implied, as to his findings, recommendations, plans and specifications or professional advice except that they were made or prepared in accordance with the generally accepted engineering practices.
3. It is agreed that the professional services described in the Agreement shall be performed for Client's account and that Client will be billed monthly for said services. A 1½% per month service charge will be incurred by Client for any payment due herein and not paid within 30 days of such billing which is equal to an ANNUAL PERCENTAGE RATE OF 18%. Partial payments will be first credited to the accrued service charges and then to the principal.
4. The Client and the Consultant each binds himself, his partners, successors, executors, and assigns to the other party to this Agreement and to the partners, successor, executors, and assigns of such other party in respect to this Agreement.
5. The Client shall be responsible for payment of all costs and expenses incurred by the Consultant for his account, including any such monies that the Consultant may advance for Client's account for purposes consistent with this Agreement.
6. The Consultant reserves the right to withdraw this Agreement if not accepted within 30 days.
7. A claim for lien will be filed within 75 days of the date of an invoice for services (last day of services rendered) unless the account is paid in full or other prior arrangements have been made. All attorney fees incurred by the Consultant due to the filing of said lien or the foreclosure thereof shall be borne by the Client.

In the event suit must be filed by Consultant for the collection of fees for services rendered, Client will pay all reasonable attorney's fees and court costs.

If Client defaults in payment of fees or costs due under the terms of this Agreement and Consultant incurs legal expenses as a result of such failure, Client shall be responsible for payment for Consultant's reasonable attorney fees and costs so incurred.

8. The Consultant shall present, for the consideration of the Client, engineering and technical alternatives, based upon its knowledge and experience in accordance with accepted professional standards, with selection of alternatives and final decisions as requested by the client to be the sole responsibility of the Client.
9. Construction Phase Activities (When applicable) - In connection with observations of the work of the Contractor(s) while it is in progress the Consultant shall make visits to the site at intervals appropriate to the various stages of construction as the Consultant deems necessary in Agreement to observe as an experienced and qualified design professional the progress and quality of the various aspects of the Contractor(s)'s work. Based on information obtained during such visits and on such observation, the Consultant shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and the Consultant shall keep the Client informed of the progress of the work.  
  
The purpose of the Consultant's visits to the site will be to enable the Consultant to better carry out the duties and responsibilities assigned to and undertaken by the Consultant during the Construction Phase, and, in addition, by exercise of the Consultant's efforts as an experienced and qualified design professional, to provide for the Client a greater degree of confidence that the completed work of the Contractor(s) will conform generally to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by the Contractor(s). The Consultant shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' work nor shall the Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to Contractors(s) furnishing and performing their work. Accordingly, the Consultant can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.
10. Estimates of Fees – When fees are on a time and material basis the estimated costs required to complete the services to be performed are made on the basis of the Consultant's experience, qualifications, and professional judgment, but are not guaranteed. If the costs appear likely to exceed the estimate in excess of 20%, the Consultant will notify the Client before proceeding. If the Client does not object to the additional costs within seven (7) days of notification, the increased costs shall be deemed approved by the Client.
11. The Consultant is responsible for the safety on site of his own employees. This provision shall not be construed to relieve the Client or the Contractor(s) from their responsibility for maintaining a safe work site. Neither the professional services of the Consultant, nor the presence of his employees or subcontractors shall be construed to imply that the Consultant has any responsibility for any activities on site performed by personnel other than the Consultant's employees or subcontractors.
12. Original survey data, field notes, maps, computations, studies, reports, drawings, specifications and other documents generated by the Consultant are instruments of service and shall remain the property of the Consultant. The Consultant shall provide copies to the Client of all documents specified in the Description of Services.

Any documents generated by the Consultant are for the exclusive use of the Client and any use by third parties or use beyond the intended purpose of the document shall be at the sole risk of the Client. To the fullest extent permitted by law, the Client shall indemnify, defend and hold harmless the Consultant for any loss or damage arising out of the unauthorized use of such documents.

Item 12. J.

13. No claim may be asserted by either party against the other party unless an action on the claim is commenced within two (2) years after the date of the Consultant's final invoice to the Client.
14. If a Client's Purchase Order form or acknowledgment or similar form is issued to identify the agreement, authorize work, open accounts for invoicing, provide notices, or document change orders, the preprinted terms and condition of said Purchase Order shall be superseded by the terms hereof.
15. Standard of Care – Services performed by Consultant under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in any report, opinion or document under this agreement.
16. Liability Insurance – Consultant will maintain such liability insurance as is appropriate for the professional services rendered as described in this Agreement. Consultant shall provide Certificates of Insurance to Client, upon Client's request, in writing.
17. Indemnification and Limitation of Liability – Client and Consultant each agree to indemnify and hold the other harmless, including their respective officers, employees, agents, members, and representatives, from and against liability for all claims, costs, losses, damages and expense, including reasonable attorney's fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's acts, errors or omissions.

The Client understands that for the compensation herein provided Consultant cannot expose itself to liabilities disproportionate to the nature and scope hereunder. Therefore, the Client agrees to limit Consultant's liability to the Client arising from Consultant's professional acts, errors or omissions, such that the total aggregate liability of Consultant shall not exceed \$50,000 or Consultant's total fee for services rendered on this Project, whichever is less.

18. Allocation of Risk – Consultant and Client acknowledge that, prior to the start of this Agreement, Consultant has not generated, handled, stored, treated, transported, disposed of, or in any way whatsoever taken responsibility for any toxic substance or other material found, identified, or as yet unknown at the Project premises. Consultant and Client further acknowledge and understand that the evaluation, management, and other actions involving toxic or hazardous substances that may be undertaken as part of the Services to be performed by Consultant, including subsurface excavation or sampling, entails uncertainty and risk of injury or damage. Consultant and Client further acknowledge and understand that Consultant has not been retained to serve as an insurer of the safety of the Project to the Client, third parties, or the public.

Client acknowledges that the discovery of certain conditions and/or taking of preventative measures relative to these conditions may result in a reduction of the property's value. Accordingly, Client waives any claim against Consultant and agrees to indemnify, defend, and hold harmless Consultant and its subcontractors, consultants, agents, officers, directors, and employees from any claim or liability for injury or loss allegedly arising from procedures associated with environmental site assessment (ESA) activities or the discovery of actual or suspected hazardous materials or conditions. Client releases Consultant from any claim for damages resulting from or arising out of any pre-existing environmental conditions at the site where the work is being performed which was not directly or indirectly caused by and did not result from, in whole or in part, any act or omission of Consultant or subcontractor, their representatives, agents, employees, and invitees.

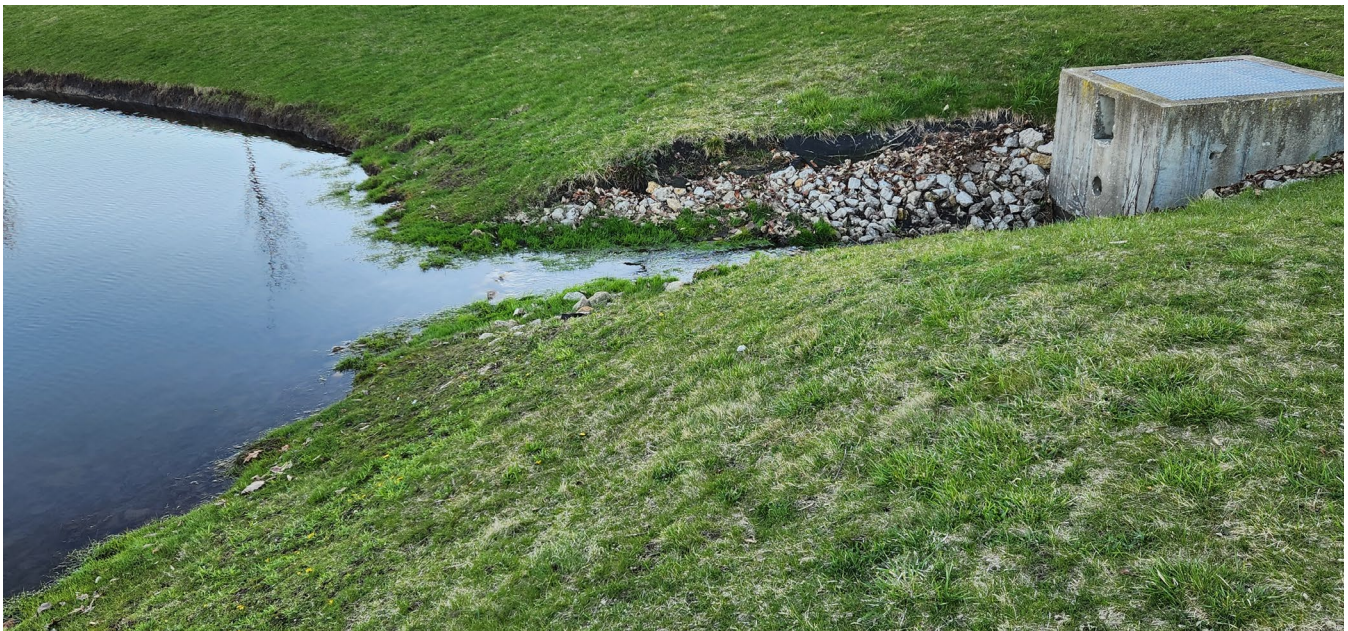
If, while performing the Services set forth in any Scope of Services, pollutants are discovered that pose unanticipated or extraordinary risks, it is hereby agreed that the Scope of Services, schedule, and costs will be reconsidered and that this Agreement shall immediately become subject to renegotiation or termination. Client further agrees that such discovery of unanticipated hazardous risks may require Consultant to take immediate measures to protect health and safety or report such discovery as may be required by law or regulation. Consultant shall promptly notify Client upon discovery of such risks. Client, however, hereby authorizes Consultant to take all measures Consultant believes necessary to protect Consultant and Client personnel and the public. Furthermore, Client agrees to compensate Consultant for any additional costs associated with such measures.

19. In the event of legal action to construe or enforce the provisions of this agreement, the prevailing party shall be entitled to collect reasonable attorney fees, court costs and related expenses from the losing party and the court having jurisdiction of the dispute shall be authorized to determine the amount of such fees, costs and expenses and enter judgment thereof.
20. Assignment - Neither party to this Agreement shall, without the prior written consent of the other party, which shall not be unreasonably withheld, assign the benefit or in any way transfer its obligations under this Agreement or any part hereof; provided, however, either Party may freely assign this Agreement to a parent, subsidiary or affiliate without the other party's consent. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.
21. Termination – The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, Consultant will be paid for all services rendered to the date of receipt of written notice of termination, at Consultant's established chargeout rates, plus for all Reimbursable Expenses including a 15% markup.
22. Provision Severable – The unenforceability or invalidity of any provisions hereof shall not render any other provisions herein contained unenforceable or invalid.
23. Governing Law and Choice of Venue – Client and Consultant agree that this Agreement will be governed by, construed, and enforced in accordance with the laws of the State of Illinois. If there is a lawsuit, Client and Consultant agree that the dispute shall be submitted to the jurisdiction of the Illinois District Court in and for Stephenson County, Illinois.

*insight • experience • results*

# STATEMENT OF QUALIFICATIONS

Consultant Services for Prairie Lakes  
 Stormwater Detention Facility Water Quality Testing,  
 Monitoring and Landscape Maintenance Program



## PREPARED FOR

Village of Homewood  
**TERENCE ACQUAH, MPA**  
 Assistant Village Manager  
 2020 Chestnut Road  
 Homewood Illinois 60430

March 28, 2025  
Terrence Acquah, MPA  
Assistant Village Manager  
Village of Homewood  
2020 Chestnut Road  
Homewood, Illinois 60430

**RE: Statement of Qualifications – Consultant Services for Prairie Lakes  
Stormwater Detention Facility Water Quality Testing, Monitoring  
and Landscape Maintenance Program**

Dear Terence,

**Fehr Graham specializes in providing environmental services to communities throughout the Midwest, with a focus on improving the quality of life for our clients in the communities where they live and work.** We achieve this by delivering collaborative, insightful and results-driven solutions.

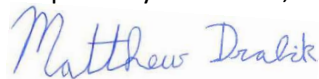
Fehr Graham has worked with municipalities, government agencies and private entities for more than 50 years to provide data-driven solutions and management plans for watershed resources and stormwater management. Fehr Graham employs a diverse team of biologists, water quality specialists, landscape architects, engineers, geologists and surveyors, ensuring we have a qualified professional for every aspect of the job.

This is evident in our approach to staffing. As the Project Manager for these environmental consulting services, I have more than 10 years of experience in continuous water quality monitoring and soil and lake sediment sampling. I began my tenure under the Forest Preserve of DuPage County and have since worked on more than a dozen lentic and lotic water systems to provide data for future planning, management and conservation activities. During this time, I have also conducted wetland delineations for Fehr Graham's clients and led permitting efforts for construction projects, adhering to the U.S. Army Corps of Engineers guidance and local stormwater ordinance mandates.

The team will include those who have conducted wetland restorations in reference ecosystems and civil and structural engineers and stormwater permitting specialists. Resumes detailing their experience are included in this submittal.

We are eager to work with you and continue to improve the quality of life for all who work to protect, use and cherish Illinois' resources.

Respectfully submitted,



Matthew Drabik  
630.423.0480  
mdrabik@fehrgraham.com  
Project Manager



## Business Organization

### History

Fehr Graham was founded in September 1973 by professional engineers Allen Fehr and Joseph Graham. The firm was established by merging these two individuals' practices established in 1965 and 1962, respectively. Today, we proudly serve our valued clients from 13 office locations: Aurora, Champaign, East Peoria, Freeport, Peoria, Rockford, Rochelle, and Springfield, Illinois; Cedar Rapids, Manchester and West Union, Iowa; and Monroe and Sheboygan, Wisconsin.

### Professional Staff

Our staff of 250 is comprised of a wide range of experts, including professional engineers, landscape architects, professional geologists, environmental scientists, safety professionals, engineers-in-training, professional land surveyors, community planners and development specialists, engineering and environmental technicians, field inspectors, grant writers, and support technicians and assistants. Our staff has hands-on experience and applicable registrations and licenses in their areas of discipline.

### Organization

Fehr Graham is a Limited Liability Company led by Kyle Saunders. Trilon Group owns Fehr Graham.



#### CONTACT

##### Matt Drabik

Project Manager  
mdrabik@fehrgraham.com

230 Woodlawn Avenue  
Aurora, Illinois 60506  
630.897.4651  
fehrgraham.com

## Office Locations

### ILLINOIS

#### Aurora

230 Woodlawn Avenue  
Aurora, IL 60506

#### Champaign

1610 Broadmoor Drive  
Champaign, IL 61821

#### East Peoria

140 East Washington Street  
East Peoria, IL 61611

#### Freeport

101 West Stephenson Street  
Freeport, IL 61032

#### Peoria

1904 NE Monroe Street  
Peoria, IL 61603

#### Rochelle

515 Lincoln Highway  
Rochelle, IL 61068

#### Rockford

200 Prairie Street, Suite 208  
Rockford, IL 61107

#### Springfield

2160 South Sixth Street, Suite D-1  
Springfield, IL 62703

### IOWA

#### Cedar Rapids

200 5th Avenue SE, Suite 100  
Cedar Rapids, IA 52401

#### Manchester

221 East Main Street, Suite 301  
Manchester, IA 52057

#### West Union

128 South Vine Street  
West Union, IA 52175

### WISCONSIN

#### Monroe

1107 16th Avenue  
Monroe, WI 53566

#### Sheboygan

909 North 8th Street, Suite 101  
Sheboygan, WI 53081





## Team Background

Fehr Graham has helped with water quality assessments and Nutrient Assessment Reduction Plans for ponds, small lakes, creeks and larger rivers throughout the Midwest. We have worked with private homeowner associations, the Rock River Watershed Group, the Fox River Study Group and local government agencies. We have also conducted sediment sampling and bathymetric surveys in waterbodies to determine dredging applicability and feasibility of land application of spoils based on chemical parameters.

Our team members have also completed wetland delineations and wetland restorations, compiled reference vegetative systems for plantings and designed landscape architecture. Our engineering team also recently evaluated DuPage County's stormwater management infrastructure and provided recommendations for future rehabilitation and conservation.

Fehr Graham not only provides qualified field personnel for sampling, but we also has a team of stormwater permitting experts who have helped advance projects in dozens of counties in the state. They understand the intricacies of each county's stormwater management ordinance and permitting process.

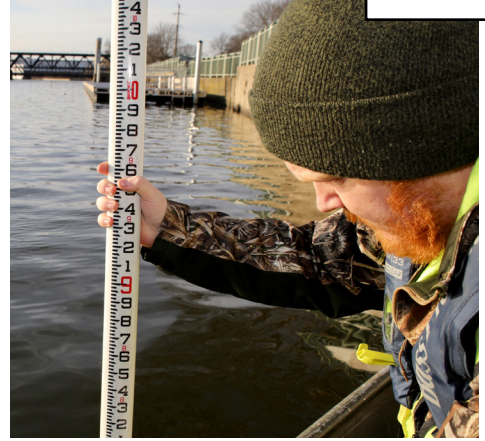


## Relevant Experience

- » DUPAGE COUNTY, ILLINOIS  
STORMWATER CAPITAL ASSESSMENT EVALUATION
  - Evaluated the structural integrity of the county's flood control facilities.
- » CITY OF AURORA, ILLINOIS  
MUNICIPAL SEPARATE STORM SEWER (MS4) PERMITTING
  - Got water quality grab samples and determined in-situ water parameters.
  - Provided permitting assistance.
- » KOLB-LENA, ILLINOIS  
YELLOW CREEK STREAM STUDY
  - Provided continuous sonde water quality and flow rate study.
  - Completed biological assessments.
- » ROCK RIVER, ILLINOIS  
ROCK RIVER WATERSHED GROUP NARP
  - Provided nutrient reduction planning through water quality data collection.







# MS4 monitoring, validation and summary ensures compliance

## AURORA, ILLINOIS



**CLIENT CONTACT**  
John Hoffmann  
Engineering Coordinator  
630.256.3244  
hoffmannj@aurora.il.us

**PERIOD OF SERVICES**  
2012 to Present

**CONTRACT VALUE**  
\$56,500 (annual)

**PROJECT TEAM**  
**SENIOR BIOLOGIST**  
Matt Drabik

### AT A GLANCE

- » Quarterly ambient sampling.
- » Quarterly stormwater sampling.
- » Annual outfall inspections.
- » Chemical analysis.
- » In-situ data, lab data and data sheets from each sampling.

Since 2012, Fehr Graham has served as the trusted partner of the City of Aurora, delivering comprehensive Municipal Separate Storm Sewer Systems (MS4) monitoring services. This collaboration ensures the City's compliance with the instream monitoring mandates set by the Illinois Environmental Protection Agency (EPA) under General National Pollutant Discharge Elimination System Permit No. ILR40 for MS4.

Fehr Graham conducts quarterly ambient sampling at strategically chosen sites: three along the Fox River and three along Indian Creek within the City limits. We also perform quarterly sampling of specific stormwater discharges after rainfall at six locations – two along the Fox River, one along Blackberry Creek and three along Waubensee Creek – all within City limits. We also conduct annual outfall assessments to identify potential illicit discharges.

During the MS4 storm sewer outfall assessment, our team partners with an Engineering Technician from the City for on-site fieldwork. This assessment covers storm sewer outfalls within designated City watersheds on a four-year rotation, focusing on 15 priority outfalls. Simultaneously, we update the GIS database. At our Aurora office, Fehr Graham maintains a weather station to monitor rainfall, triggering stormwater sampling when a quarter inch of rain is recorded within 24 hours.

Our team plays a pivotal role in providing the City of Aurora with essential data for submission to the Illinois EPA, ensuring compliance with permit regulations. Our commitment to excellence extends beyond data collection, encompassing the comprehensive support to meet and exceed regulatory standards.



## Nutrient Assessment and Reduction Plan helps meet permit requirements

NORTHERN ILLINOIS



### CLIENT CONTACT

Greg Cassaro  
Director of Plant Operations  
Four Rivers Sanitation Authority  
RRWG Chair  
815.387.7605  
gcassaro@fourrivers.illinois.gov

### PERIOD OF SERVICES

Early 2021 to Present

### CONTRACT VALUE

Phase I: \$77,500  
Phase II: \$735,000 (estimate)

### PROJECT TEAM

#### PROJECT MANAGER

Karoline Qasem, PhD, PE, PMP, CFM

#### BIOLOGIST

Matt Drabik

### AT A GLANCE

- » Project coordination with RRWG and monthly meetings.
- » Preliminary water quality data review and data gaps assessment.
- » NARP objectives and work plan development.
- » Study development monitoring and field data verification.
- » Watershed and instream water quality models development.
- » Water quality summary report writing.
- » Regulatory support.

The Rock River Watershed Group (RRWG) is a coalition of stakeholders dedicated to preserving and improving the water quality of the Rock River Watershed.

As part of its National Pollutant Elimination System (NPDES) permits, RRWG's Publicly Owned Treatment Works (POTWs) members are required to develop a Nutrient Assessment and Reduction Plan (NARP) study to identify point and nonpoint source reductions to eliminate phosphorus-related impairments in the Rock and Kishwaukee rivers.

Fehr Graham, in collaboration with a consulting team, leads the NARP study development. As the team lead, Fehr Graham provides project updates, assigns roles, addresses concerns, coordinates data monitoring and plans future steps at monthly RRWG meetings.

As part of Phase I, the consulting team reviewed historical publicly available water quality data within the Rock and Kishwaukee watersheds. Preliminary findings revealed the need for further monitoring to identify the sources of phosphorus input to these watersheds.

In Phase II, Fehr Graham conducted continuous water quality data at 16 locations and discrete water quality data at 17 locations in both rivers. This data underwent a rigorous three-tier review process, encompassing cross-referencing continuous data with discrete samples, visual investigations and detailed field sheet reviews. We presented and discussed the data with the RRWG members and incorporated feedback.

RRWG also obtained data from the United States Geological Survey (USGS), the Illinois Environmental Protection Agency (EPA) and the National Oceanic and Atmospheric Administration (NOAA). This data was summarized in a report and submitted to the Illinois EPA to meet the regulatory requirement.

The consulting team is developing a watershed model using the Soil & Water Assessment Tool (SWAT) and an instream model using Water Quality Analysis Simulation Program (WASP). The models will be used to simulate the conditions of both rivers, serving as the baseline model. Alternative scenarios will be compared against this baseline model to determine the most effective management strategy for addressing phosphorus-related impairments in the Rock and Kishwaukee rivers.

The project outcomes will be documented in a final NARP document, will be submitted to the Illinois EPA to satisfy the NARP NPDES special conditions for all POTW members.





## Water monitoring provides required data for permit requirements

HUNTLEY, ILLINOIS



### CLIENT CONTACT

Tim Farrell  
Director of Public Works and Engineering  
847.515.5285

### PERIOD OF SERVICES

March 2021 to December 2021

### CONTRACT VALUE

\$58,025

### PROJECT TEAM

#### BIOLOGIST

Matt Drabik

Like so many Illinois communities, the Village of Huntley is required to comply with its National Pollutant Discharge Elimination System (NPDES) permit. When the Illinois Environmental Protection Agency (EPA) required a Nutrient Assessment Reduction Plan (NARP) to comply with the permit, the Village hired Fehr Graham to help.

We teamed up with engineering firms Geosyntec and Engineering Enterprises Inc. (EEI) to make it happen, working with both consultants to fulfill NARP requirements.

To fill the required data gaps to develop the NARP, Fehr Graham performed water quality and low flow monitoring to the south branch of the Kishwaukee River. Our team conducted continuous water quality monitoring using EXO sondes to collect dissolved oxygen, pH, conductivity and temperature. We deployed ISCO flowmeters to measure continuous total flow, level and discharge.

These were deployed upstream and downstream from the Wastewater Treatment Plant effluent discharges. The sondes and flow meters recorded data at 15-minute increments between May 3 and Oct. 29, 2021.

We collected water samples, downloaded data from the monitors and assessed habitats once in May, June, September and October. We assessed them twice in July and August. We worked closely with the Village and had a member of the Wastewater Treatment Plant staff regularly check our equipment.

We developed a Quality Assurance Project Plan (QAPP) and provided continuous water quality monitoring and discrete water quality sampling. Our team handled quality assurance and quality control for data before it was submitted to the client.

Once the NARP is fully developed, the NPDES special condition will be fulfilled for the Village. This provides an economical alternative to the Illinois EPA implemented standard.

### AT A GLANCE

- » Developed a QAPP and submitted to the Illinois EPA.
- » Provided continuous water quality and flow monitoring.
- » Performed discrete water quality sampling.
- » Provided quality assurance and quality control of data.
- » Submitted all results to the client.



## Yellow Creek stream study ensures environmental stewardship

LENA, ILLINOIS



CHEESE USA

### CLIENT CONTACT

James Baxter  
Project Engineer  
815.369.4577  
james.baxter@savencia.com

### PERIOD OF SERVICES

May 2023 to Present

### CONTRACT VALUE

\$79,250

### PROJECT TEAM

#### PROJECT MANAGER

Karoline Qasem, PhD, PE, PMP, CFM

#### SENIOR BIOLOGIST

Matt Drabik

### AT A GLANCE

- » Biological sampling, including fish, macroinvertebrates, and freshwater mussel survey.
- » Continuous and discrete water quality sampling.
- » Continuous flow monitoring.
- » Comprehensive Data review, validation and analysis.
- » Water quality assessment report writing.

Fehr Graham collaborated with Savencia Cheese USA – Kolb-Lena in a comprehensive stream study to assess the water quality and health of Yellow Creek. This partnership started because of the proposed effluent discharge that might affect Yellow Creek's ecological balance so Fehr Graham could prepare and submit for a new National Pollutant Discharge Elimination System (NPDES) permit.

Kolb-Lena collected water quality and biological sampling at the proposed effluent outfall near the North Sunnyside Road Bridge derived from regulatory compliance and commitment to environmental stewardship. Parameters such as temperature, pH, dissolved oxygen, dissolved oxygen saturation and conductivity were recorded every 15 minutes from June 15 to Oct. 2, 2023. Discrete water quality samples were collected during bi-monthly site visits, targeting biochemical oxygen demand, nitrate-nitrite, ammonia nitrogen, total phosphorus, total suspended solids and fecal coliform. Fish sampling was conducted on an area spanning 100 meters downstream and 100 meters upstream of the proposed effluent location while macroinvertebrate sampling covered an area of roughly 150 feet upstream and downstream of the bridge. The mussel survey was conducted covering an area of 600 feet within the vicinity of the proposed outfall covering.

Following the data monitoring, Fehr Graham conducted a thorough data review and validation following standard methods. The review included creating timeseries plots, pie charts and summary statistics to assess the baseline condition of Yellow Creek. Overall, data showed that Yellow Creek is resilient and vibrant, despite the occasional spikes in some nutrient levels, potentially because of agricultural runoff. We documented data summaries in a Water Quality Assessment Report and shared in a PowerPoint presentation for Kolb-Lena.

Fehr Graham also supported Kolb-Lena in regulatory discussions to determine the expected effluent limits for the future discharger, and we identified the next steps to complete an antidegradation study to submit with the new NPDES permit application.





# Donald B. Johnson Riverfront Park: Land transformed with scenic paths, play areas

BYRON, ILLINOIS

The Byron Park District wanted to create the Donald B. Johnson Riverfront Park on 10 vacant acres along the Rock River. The Park District hoped to develop the area and add a multiuse path, event spaces with shelter and parking facilities, and playground equipment for children of all ages.

Park District officials hired Fehr Graham to prepare and submit applications to the Illinois Department of Natural Resources (DNR) through the Open Space Lands Acquisition and Development (OSLAD) grant program. The Park District successfully secured a \$400,000 grant in 2020 to help fund the project.

Our team met with the Park District Board to present the site features and general vision for the riverfront park. It was important to create sight lines through the park and add access to the Rock River. With this in mind, the design included half a mile of looped multiuse path with frontage along the river. Because most of the site is within Special Flood Hazard Areas, notably the Floodway and Zone AE, the improvements needed to be permitted and completed following Illinois DNR Office of Water Resources and U.S. Army Corps of Engineers standards.

Our team oversaw this project from start to finish, assisting the Park District with conceptual plans, budget estimates and grant funding. Fehr Graham developed engineering plans and specifications for the improvements, completed permitting and provided support during construction. Work was completed in spring 2024.



**CLIENT CONTACT**  
Nick Warner  
Executive Director  
815.234.6218  
nwarner@byronparkdistrict.com

**PERIOD OF SERVICES**  
February 2019 to 2024

**CONTRACT VALUE**  
\$110,000

**CONSTRUCTION COST**  
\$923,000

**FUNDING**  
LOCAL/OSLAD

**PROJECT TEAM**  
**PROJECT MANAGER**  
Jason Stoll, PE  
**LANDSCAPE ARCHITECT**  
Mark Decker, PLA  
**SENIOR COMMUNITY DEVELOPMENT SPECIALIST**  
Bridgette Stocks  
**TRANSPORTATION PROJECT ENGINEER**  
Brock Sutton, PE

- AT A GLANCE**
- » Conceptual Design Services.
  - » Riverfront Master Plans.
  - » Phase I and Phase II engineering.
  - » Landscape architecture services.
  - » Wetlands Delineation Report
  - » OSLAD grant application and grant administration services.
  - » Joint permit applications with Illinois DNR and U.S. Army Corps of Engineers.
  - » Bidding.
  - » Construction staking and layout.
  - » Shop drawing reviews.
  - » Construction administration.

● ● ● ●  
**Key Personnel**



**PROJECT MANAGER**  
Matt Drabik



**PERMITTING**  
Karoline Qasem, PhD, PE, PMP, CFM



**LANDSCAPE ARCHITECTURE**  
Mark Decker, PLA, ASLA



**SENIOR ENGINEER**  
Mark Halm, PE, BCEE



**WETLAND RESTORATION**  
Alex Peters, PLA, PWS



**POTENTIAL SUBCONTRACTORS**



**WATER AND  
SENDIMENT  
SAMPLE ANALYSIS**



**WATER AND  
SENDIMENT  
SAMPLE ANALYSIS**



# Matt Drabik

## Senior Biologist



### EDUCATION

**B.S. in Natural Resources and Environmental Sciences**

University of Illinois at Urbana-Champaign, 2013

**M.S. in Entomology**

University of Illinois at Urbana-Champaign, 2021

### CERTIFICATIONS

NAUI SCUBA Certified

Society of Freshwater Science

Macroinvertebrate Taxonomic Identification

Illinois Department of Natural Resources Aquatic

Boating Safety Certification

Wetland Training Institute

Basic Wetland Delineation

ASTM Training on Phase I and Phase II

Environmental Site Assessments for Commercial

Real Estate

Confined Space Entry for General Industry

29 CFR 1910.146

Matt Drabik is experienced in collecting stormwater data for analysis and permitting and putting the data in ArcGIS programs for modeling and analysis.

He has been involved in various studies using discrete and continuous water quality monitoring techniques. He has analyzed the data using the YSI KorEXO software and ArcGIS Pro programs. The purposes of these studies have ranged from Municipal Separate Storm Sewer Systems (MS4) compliance and permit renewals to watershed modeling and Nutrient Assessment and Reduction Plans (NARP).

### BIOLOGICAL AND WATER QUALITY SAMPLING FOR STREAM DEGRADATION STUDY

#### Savencia Cheese USA | Village of Lena, Illinois

Matt performed continuous water quality monitoring for several parameters using YSI ExoSondes and collected grab samples for testing of Volatile Organic Compounds, Polychlorinated Biphenyls, and Resource Conservation and Recovery Act metals. Matt also conducted freshwater mussel and fish surveys to determine the biotic health of the stream.

### BIOLOGICAL AND WATER CHEMISTRY MONITORING

#### Fox Metro Water Reclamation District | Oswego, Illinois

Matt performed discrete water quality sampling, maintenance of continuous sampling, multiparameter devices, and freshwater fish and macroinvertebrate sampling.

### STORMWATER OUTFALL ASSESSMENT

#### City of Aurora, Illinois

Matt conducted field outfall inspections to discern possible illicit discharges or connections within the City during dry weather.

### ELBURN WATER SYSTEMS ANALYSIS

#### City of Elburn, Illinois

Matt used ArcGIS to create maps used for modeling and analyzing the water systems throughout the City.

### NARP

- Woodstock Northside Wastewater Treatment Plant | Woodstock, Illinois
- Rock River Watershed Group | Rockford, Illinois
- Village of Huntley, Illinois

### QUARTERLY STORMWATER MONITORING FOR MS4 COMPLIANCE

- City of Aurora, Illinois
- Fox Metro Water Reclamation District | Oswego, Illinois

### NATIONAL POLLUTANT DISCHARGE ELIMINATION PERMITTING

Knollwood and Woodridge Greene Valley Wastewater Treatment Plants | DuPage County, Illinois

# Karoline Qasem, PhD, PE, PMP, CFM

## Project Manager



### EDUCATION

#### Ph.D., Civil Engineering

University of Illinois-Chicago, 2018

#### M.S., Urban Planning and Policy

University of Illinois-Chicago, 2014

#### B.S., Architectural Engineering

Islamic University of Gaza-Gaza, Palestine, 2009

### PROFESSIONAL LICENSE

#### Professional Engineer

Wisconsin, #49181-6, 2022

### PROFESSIONAL CERTIFICATIONS

#### Project Management Professional (PMP)

#3847896, 2024

#### Certified Floodplain Manager (CFM)

#IL-24-00983, 2024

### PROFESSIONAL ASSOCIATIONS

Calumet Stormwater Collaborative-Committee

Member

Illinois Water Environment Association Watershed

Management Committee-Chair

American Society of Civil Engineers

### PUBLICATIONS

Qasem K., Andrew Barbeau (2025). Illinois Association for Floodplain and Stormwater Management (IAFSM) Conference. *2D Modeling Meets Real-World Flexibility: Managing Regulatory Challenges at the Geneva Fox River Crossing.*

Qasem K., Leonard Dane (2024). Illinois Wastewater Professionals Conference (IWPC). *Beyond Numbers: Long-Term Monitoring as a Cornerstone in NARP Implementation.*

Qasem K., Katrina Santos (2024). Illinois Association for Floodplain and Stormwater Management (IAFSM). *From Blueprint to Permit: Stormwater Compliance in Primrose Farm Expansion.*

Karoline Qasem is an accomplished water resources engineer with extensive experience in stormwater management, watershed, water quality, hydrodynamic modeling, regulatory compliance, nutrient criteria limit development and watershed planning. With a strong background in urban hydrology, green infrastructure and stream restoration, she specializes in analyzing and modeling the impact of urban development and storms on waterways. Karoline has a proven track record of leading interdisciplinary teams to deliver comprehensive stormwater management solutions, leveraging her expertise in Python, ArcGIS, and hydrologic/hydraulic modeling tools.

### SANITARY SEWER RIVER CROSSING AND SCREENING BUILDING ENGINEERING

#### City of Geneva, Illinois

Karoline led the permitting effort to verify compliance with local regulations from the Illinois Department of Natural Resources (DNR) and the U.S. Army Corps of Engineers (USACE). She used HEC-RAS 2D to evaluate the surface water level increase because of the placement of two cofferdams in the Fox River.

### PRIMROSE FARM AGRICULTURE LAB SITE DRAINAGE STUDY

#### St. Charles Park District, Illinois

Karoline led the permitting effort to verify compliance with local stormwater regulations from the Illinois DNR and the USACE. The team used HEC-HMS to evaluate the effectiveness of the existing detention pond in detaining water resulting from the additional impervious cover of new developments and modifications to developments.

### PRIMROSE FARM AGRICULTURE LAB SITE DRAINAGE STUDY

#### Oswego Park District, Illinois

Karoline led the permitting effort to verify compliance with local stormwater regulations from the Illinois DNR and the USACE. The team used HEC-RAS 1D model to evaluate the surface water level increase because of replacing three round existing Hole #17 metal culverts at the Fox Bend Golf Course with one large rectangular concrete box culvert.

### PROGRAM MANAGEMENT OF STORMWATER MASTER PLANNING\*

#### Metropolitan Water Reclamation District of Greater Chicago (MWRD) | Chicago, Illinois

Karoline assisted in MWRD Stormwater Master Plan to continue their effort toward resolving flooding issues by providing program management services within the combined sewer area. Specifically, She assisted in large-scale data collection and created a database for any planning effort in communities within MWRD service areas. Also, she helped identify innovative techniques to solve flooding issues locally and nationally.

### INDIAN CREEK WATERSHED SUPPORT\*

#### Chicago Metropolitan Agency for Planning | Kane County, Illinois

Karoline served as the Technical Lead and Modeler for pollution load estimates and best management practices identification in the Mill Creek Watershed. Karoline prepared a database from publicly available weather and climate data for model development.

### CONDEMNATION AND FLOOD INUNDATION LITIGATION SUPPORT\*

#### Confidential Client | Houston, Texas

Karoline was part of a team that supported Hurricane Harvey litigation related to flood inundation of private properties downstream of the Addicks and Barker reservoirs.

\* Projects completed with previous employer.

# Mark Decker, PLA, ASLA

## Landscape Architect



### EDUCATION

#### M.L.A. in Landscape Architecture

University of Illinois at Urbana-Champaign, 2007

#### B.A. in Biology

Trinity Christian College, Palos Heights, Illinois, 1999

### PROFESSIONAL LICENSES

#### Professional Landscape Architect

Illinois #157.001331, 2009

#### Professional Landscape Architect

Wisconsin #868-14, 2023

### PROFESSIONAL ASSOCIATIONS

#### American Society of Landscape Architects

#1078767, 2005

#### United States Green Building Council

Sigma Lambda Alpha Honor Society

Mark Decker is a creative force behind projects that stand the test of time. He specializes in planning and designing conservation and recreation spaces and excels in graphic communication and 3D modeling and rendering, where his designs transcend the ordinary. His background in ecology, natural resources, and art is the foundation for his work, which influences and elevates projects.

Mark thrives with a diverse portfolio that includes open space development, parks, green infrastructure, streambank stabilization, site planning, streetscapes, trail corridors and public plaza projects. What sets Mark apart is his passion for considering the environmental impact of design and his commitment to incorporating resilience into every solution.

### RIVER FRONT NORTH MASTER PLAN AND DESIGN GUIDELINES

#### City of Aurora, Illinois

Mark worked with the City of Aurora to develop a Master Plan and design guidelines for a new mixed-use district in downtown Aurora. The new plan incorporates enhanced pedestrian zones to promote walkability and expanded urban greenspace. The guidelines provide design standards and material palettes for future development.

### GARFIELD PARK IMPROVEMENTS

#### Decatur Park District, Decatur, Illinois

Mark helped prepare redevelopment plans, led a community engagement effort and created conceptual plans that identified residents' needs and concerns. He helped the Park District find funding for improvements. Based on Mark's plans, the playground was awarded funding as a PlayOn! National Demonstration Playground because it met the criteria for fitness-based design. The park improvements were submitted for grant award consideration in the Illinois Department of Natural Resources Open Space Lands Acquisition and Development (OSLAD) program.

### BLACKBERRY CROSSING PARK PLAN

#### Fox Valley Park District | Aurora, Illinois

Mark prepared a phased plan for OSLAD grant funding for park improvements, including off-street parking, pickleball courts, splash pad, playground, sand volleyball court, basketball courts, restroom facility and games plaza.

### FAIRVIEW PARK FITNESS AND CHALLENGE COURSE

#### Decatur Park District | Decatur, Illinois

Mark worked with staff to develop plans for a destination playground, bike skills course and adult fitness area. The playground features a fitness challenge course and football-themed interactive play areas.

### STONES LANDING PARK IMPROVEMENTS

#### Village of Machesney Park, Illinois

Mark prepared a concept development plan to expand a riverfront park along the Rock River. Using his plans, the Village was awarded grant funding from the Illinois Department of Natural Resources Open Space Land Acquisition and Development (OSLAD) program to purchase properties within the proposed park. The proposed park includes an Americans with Disabilities Act-accessible fishing pier, open space restoration, an asphalt trail and a river overlook.

# Mark J. Halm, PE, BCEE

## Senior Project Manager



### EDUCATION

**B.S. in Civil Engineering**  
Marquette University, 1990

**M.S. in Civil Engineering**  
Marquette University, 1992

**M.B.A.**  
Keller Graduate School of Management, 2000

### PROFESSIONAL LICENSES

**Professional Engineer**  
Illinois #062-050076

**Board Certified Environmental Engineer**  
American Academy of Environmental Engineers,  
2012

### PROFESSIONAL ASSOCIATIONS

**Water Environment Federation**  
Past Delegate

**American Water Works Association**  
**Illinois Water Environment Association**  
Past Executive Board Member

Mark Halm is a recognized leader in water and wastewater design, bringing decades of expertise to every project. As a driving force behind Fehr Graham's wastewater treatment plant designs, he leads planning, design and construction management for pump stations and treatment facilities. His deep industry knowledge and innovative approach make him an invaluable resource for complex infrastructure projects.

### PHASE I AND II WASTEWATER TREATMENT PLANT (WWTP) IMPROVEMENTS PROGRAM

#### Fox Metro Water Reclamation District | Oswego, Illinois

Mark was the Program Manager for the \$50 million Phase I Improvements Program, overseeing three contracts that included temperature-phased anaerobic digestion, chemically enhanced primary treatment and hydraulic upgrades to support future Phase II work. He also led the \$100 million Phase II Improvements Program, which upgraded the 36-million-gallons-per-day (GPD) North Facility for biological phosphorus removal and delivered a new 6 MGD South Facility along with a Fox River sewer crossing.

### PHASE I AND II WWTP IMPROVEMENTS

#### Village of Addison, Illinois

Mark served as Project Manager and Lead Engineer for Addison's wastewater treatment plant improvements. Phase I involved replacing six collection pump stations, upgrading an excess flow pump station and improving the Village's two treatment facilities. Phase II focused on digestion and dewatering upgrades. Mark also led the development of a Phosphorus Removal Feasibility Study and Discharge Optimization Plan, ensuring the Village met evolving standards.

### WWTP PHOSPHORUS REMOVAL DESIGN

#### DuPage County, Illinois

Mark was the Project Manager and Lead Process Engineer for the Phosphorus Removal Feasibility Study at the Knollwood and Woodridge Greene Valley WWTPs. He also managed the design and construction of phosphorus removal improvements at Knollwood and led the project for similar upgrades at Woodridge Greene Valley, ensuring both facilities met regulatory standards while enhancing operational efficiency.

### WWTP IMPROVEMENTS

- Phase I construction engineering | Freeport, Illinois
- Facility plan amendment | Freeport, Illinois
- Phase I headworks and chemically enhanced primary treatment | Freeport, Illinois
- Grit tank odor control | Fox Metro Water Reclamation District
- Raw sewage pump station odor control | Fox Metro Water Reclamation District
- Turbo blower installation | Fox Metro Water Reclamation District
- Master Plan development | Fox Metro Water Reclamation District
- Phase III-VII improvements | Salt Creek Sanitary District | Villa Park, Illinois
- Thickening Improvements | City of Plano, Illinois
- Screening, grit removal, biological nutrient removal, aerobic digestion and dewatering improvements | City of Plano, Illinois

### CITY OF MENDOTA, ILLINOIS

- Facility Plan | City of Mendota, Illinois
- Headworks and Supervisory Control and Data Acquisition improvements | City of Mendota, Illinois
- Disinfection Improvements | City of Mendota, Illinois

# Alex Peters, PLA, PWS

## Professional Background

Alex has a background in ecological restoration, native plant communities, wetland biology, storm water management, and green infrastructure. They research and document conservation efforts and prepare plans leading to successful restoration project development. Alex also has experience preparing watershed management plans, grant applications, ecological inventories, waterway permit applications, and park master plans.

## Experience

### **Maumee Area of Concern Ecological Restoration Concept Plans, Ohio (Clients: Ohio EPA, Partners for Clean Streams) (Role: Restoration Ecologist)**

Developed 26 concept plans and two preliminary design plans for stream and wetland restoration projects in the Maumee Area of Concern. The plans present information related to existing conditions, current biological and habitat data, recommended restoration actions and their associated improvements to habitat and fish and macroinvertebrate populations, and a concept plan that works within site constraints to propose realistic options to improve stream and wetland habitat. In addition, project viability for 52 potential restoration projects throughout the Maumee AOC was assessed. (*Subconsultant services to TetraTech.*)

### **Maumee Area of Concern Watershed and Beneficial Use Impairment (BUI) Assessments, Ohio (Client: Ohio EPA) (Role: Natural Resources Scientist)**

Evaluated current conditions of BUI 8: *Eutrophication and Undesirable Algae* and BUI 11: *Degradation of Aesthetics* in the Maumee Area of Concern (AOC). Prepared 20 HUC-12 scale assessment and problem definition documents to support the Maumee AOC Advisory Committee's (MAAC) subcommittee for BUIs: degradation to fish populations, degradation to benthos populations, and loss of fish habitat. (*Subconsultant services to TetraTech.*)

### **Non-Point Source Watershed Restoration Plans, Ohio (Clients: Ohio EPA, Washington Township RecPlex and Centerville-Washington Park District) (Role: Restoration Planner)**

Developed habitat restoration plans for three sub-watersheds in the Maumee Area of Concern: Upper Blue Creek, Sibley Creek-Ottawa River, and Detwiler Ditch-Frontal Lake Erie, and for the Holes Creek sub-watershed in the Lower Great Miami River. These restoration plans conform to the Ohio EPA 9-element nonpoint source implementation strategy watershed management plan requirements and outline causes and sources of impairment to fish and benthos populations and habitat. The plans also outline future steps to remove impairment and restoration projects ready for implementation. (*Subconsultant services to TetraTech.*)

### **Sylvan Prairie Park Master Plan, Sylvania, Ohio (Client: Outdoor Sylvania Community Parks) (Role: Landscape Architect)**

Performed a site assessment, participated in client and park board meetings, developed an online public survey, supported public meetings, and helped develop a master plan for Sylvan Prairie Park.



## Specializations

Ecological Restoration and Planning

Surface Water and Wetland Delineation, Mitigation, Waterways Permitting, and NEPA Compliance

Interpretive Signage Design

Grant Writing

## Education

MS Natural Resources and Environment, University of Michigan

MLA Landscape Architecture, University of Michigan

BS Plant Biology, University of Michigan

## Certifications / Affiliations

Landscape Architect, State of Ohio (#2401692)

Professional Wetland Scientist (#3828)

Michigan Certified Natural Shoreline Professional (#566)

OSHA 40-hr HAZWOPER training

Meets ODOT Prequalification Requirements for Ecological Surveys and Waterway Permits

ODNR Approved Mussel Surveyor for Reconnaissance Surveys

USACE 40-hr Wetland Delineation Training

## Years of Experience

With MSG 2017 - Present





Subcontractors

Fehr Graham collaborates with the highest level of subcontractors, all of which are accredited Illinois Environmental Protection Agency-certified laboratories.

	<p><b>First Environmental Laboratories</b>            Ryan Gerrick            1600 Shore Road, Suite D            Naperville, Illinois 60563            630.778.1200            ryan@firstenv.com</p>	<p>First Environmental Laboratories delivers the highest standard of testing and scientific services in the market, offering the most advanced solutions in the industry, backed by truly transparent data, a highly trained team, and the service and support that comes from decades of experience.</p>
	<p><b>Metiri Group</b>            Daniel Galeher            1950 S Batavia Avenue #150            Geneva, Illinois 60134            800.783.5227            daniel.galeher@metrigrp.com</p>	<p>The Metiri Group is on a mission to inform decisions through the use of laboratories that enhance people’s lives and the sustainability of our plant. Laboratories generate unique and essential data sets to support the development of healthy communities, clean environments, and responsible stewardship.</p>

Fehr Graham will team with either First Environmental Laboratories or the Metiri Group to analyze the water and sediment samples for the appropriate parameters.



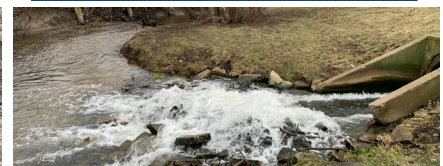
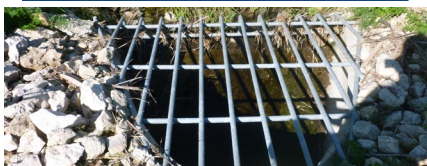


## Project Assessments

### Project Understanding

Our environmental team will provide the Village of Homewood with sound scientific data regarding the safety and status of the Prairie Lakes Stormwater Detention Facility. The evaluation of the facility will include continuous water quality monitoring, discrete grab sampling, vegetative evaluations and structural integrity assessments of the stabilized bank. We will provide a final report, describing the conditions of the basin and outlining the environmental health and safety of the facility regarding each water quality parameter.

Fehr Graham has a proven record of working with dedicated volunteer organizations with similar projects like the Homewood Izaak Walton Preserve. Members deserve to know that the 178-acre site they use for family gatherings, kayaking, hiking and fishing is safe, and that the Village of Homewood is committed to ensuring that it stays that way. Ensuring the safety of the preserve for members and the public requires a thorough assessment of all its components, including the settling/stilling basin, the wetland biofilter, the vegetated lake shelf and the outlet discharge structure.



## Detailed Work Plan/Deliverables

### Prairie Lakes Stormwater Detention Facility Scope of Work

Fehr Graham will provide the following scope of services:

- » Mobilizing, demobilizing and decontaminating Fehr Graham sampling equipment.
- » Traveling to and from the Fehr Graham office in Aurora, Illinois, to the project site in Homewood, Illinois (Cook County).
  - Developing a water and sediment sampling plan with a frequency designed to provide sound scientific data for the Village of Homewood to assess the health and safety of the detention basin.
  - Providing continuous and/or discrete sampling for a variety of toxic chemical parameters, including Fluoranthene, which was detected above the acute and chronic water quality standards in previous studies.
  - Documenting the methodology to ensure a proper sampling protocol and facilitate easily replicable and repeatable results.
  - Coordinating with an Illinois Environmental Protection Agency (EPA) accredited laboratory (Metiri or First Enviro) to ensure that analytic results and analysis follow proper testing procedures.
- » Assessing the condition of, and developing a conservation plan for, the biofilter of native vegetative species (aquatic and terrestrial) within the project area.



- Taking inventory of the terrestrial and aquatic vegetative species on-site and estimating the percentage cover of each native species versus invasive species.
- Developing a restoration plan, a reference vegetative ecosystem, a planting and seeding schedule, and providing maintenance and monitoring benchmarks in line with the Village of Homewood's goals.
- » Assisting the Village of Homewood with regulatory compliance and corresponding with government agencies, including the Illinois EPA.
  - Providing documentation of the analytical results to the relevant agencies and outlining the methodology to ensure complete transparency is provided to the public.

“

Working side by side with Fehr Graham for the betterment of our community and the environment has been an outstanding experience, and **I highly recommend them for your consulting needs.**

**MATT HECKMAN**”  
Public Works Director  
City of Dixon, Illinois

**References**



**City of Aurora, Illinois**

John Hoffmann  
Engineering Coordinator  
44 East Downer Place  
Aurora, Illinois 60507  
630.256.3244  
hoffmannj@aurora.il.us



**Rock River Watershed Group**

Greg Cassaro  
Director of Plant Operations  
Four Rivers Sanitation Authority  
RWWG Chair  
3501 Kishwaukee Street  
Rockford, Illinois 61109  
815.354.9586  
gcassaro@fourrivers.illinois.gov



**Village of Huntley, Illinois**

Tim Farrell  
Director of Public Works and Engineering  
10987 Main Street  
Huntley, Illinois 60142  
847.515.5285  
tfarrell@Huntley.il.us



**Savencia Cheese USA**

James Baxter  
Project Engineer  
3990 North Sunnyside Road  
Lena, Illinois 61048  
815.369.4577  
james.baxter@savencia.com



**Byron Park District**

Nick Warner  
Executive Director  
500 N. Colfax Street  
Byron, Illinois 61010  
815.234.8435  
nwarner@byronparkdistrict.com

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

[fehrgraham.com](http://fehrgraham.com)

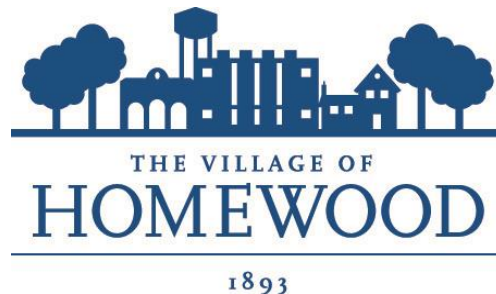




# *Village of Homewood*

## REQUEST FOR QUALIFICATIONS

Consultant Services for Prairie Lakes Stormwater Detention Facility Water Quality Testing, Monitoring and Landscape Maintenance Program



**RFQ Submittals Are Due Friday, March 28, 2025 by 5:00 p.m.**

Submit One Original or One Electronic Copy to:

Village of Homewood  
ATTN: Terence Acquah  
2020 Chestnut Road  
Homewood, Illinois 60430  
*Electronic copies to: [tacquah@homewoodil.gov](mailto:tacquah@homewoodil.gov)*

For Questions Contact: Terence Acquah, Assistant Village Manager  
[tacquah@homewoodil.gov](mailto:tacquah@homewoodil.gov) or (708) 206-3378

**This RFQ is posted on the Village of Homewood website at:**  
[www.homesweethomewood.com](http://www.homesweethomewood.com)

March 6, 2025

Re: Request for Qualifications for Environmental Consultant Services

Dear Environmental Consultant:

The Village of Homewood is seeking an Environmental Consultant to provide qualifications to provide consultant services for the Prairie Lakes Stormwater Detention Facility water quality testing, monitoring, and the landscape maintenance program.

Proposal instructions are contained in the Request for Qualifications (RFQ) document. Please provide the requested information in the prescribed written format. Failure to comply with the prescribed format may result in disqualification.

Responses: Responses to the inquiries will be sent to all participating consulting firms and will be displayed publicly at Village Hall and at [www.homesweethomewood.com](http://www.homesweethomewood.com)

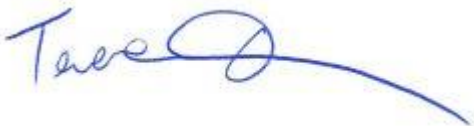
Printed & Email Proposals Due: copies of the original proposal must be received no later than 5:00 p.m. /, March 28, 2025. Feel free to also submit digital copies of the proposal in addition to the printed proposals. Please include an email contact when submitting either.

Village of Homewood  
Attn: Terence Acquah  
[tacquah@homewoodil.gov](mailto:tacquah@homewoodil.gov)  
2020 Chestnut Road  
Homewood, IL 60430

Committee Review: The committee review will consist of the following members/reviewers and are expected to review the proposals and make a final recommendation to the Village Board, Village Manager, Assistant Village Manager, Public Works Director, Finance Director, and the Chicago Metropolitan Planning Agency (CMAA).

Thank you for your interest and participation. We look forward to reviewing your proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Terence", followed by a long, sweeping horizontal line.

Terence Acquah, MPA  
Assistant Village Manager

## REQUEST FOR QUALIFICATIONS

### Consultant Services for Prairie Lakes Stormwater Detention Facility Water Quality Testing, Monitoring and Landscape Maintenance Program

#### I. Summary

The Village of Homewood (hereinafter “Village”) is soliciting the submittal of qualification statements from experienced consulting firms interested in providing services associated with the development and implementation of a water and sediment quality testing, monitoring and landscape maintenance program.

The Village will conduct a qualification-based selection process to identify the best qualified firm with which to negotiate a contract. All firms submitting qualifications and technical proposals must have demonstrated experience and expertise for projects similar in nature to this project. The Village will fully consider submittals that involve collaboration with other proposers. The Village reserves the right to reject any and all submittals. This submittal request is neither a contractual offer nor a commitment to purchase services. The Village assumes no contractual obligation as a result of the issuance of this request, the preparation or submission of a qualifications statement by a firm, the evaluation of statements, or final selection.

#### **Background**

The Prairie Lakes Stormwater Detention Facility site is located at 1100 Ridge Road, Homewood, IL 60430. The site is 178 acres in size. Land uses include retail, office commercial, and light industrial.

The facility was constructed in 1993-97 at the location of the former Washington Park Racetrack as part of a Clean Water Act Section 319(h) Nonpoint Source Pollution Control demonstration project to demonstrate the design and implementation of innovative best management practices (BMPs) to reduce the quantity of sediment pollution from an urban development. The project was supported in part by Section 319(h) grant funds from U.S.EPA Region 5 to the Northeastern Illinois Planning Commission (NIPC) for project design and technical assistance, and to the Village for project construction and equipment costs.

Already on the site was a small lake that was part of the racetrack facilities. NIPC, the Village, and the site’s developers recognized that pretreatment of stormwater runoff prior to discharge to the lake was vital to protect potential recreational and aesthetic uses. In the design of the project, a team of engineers, aquatic ecologists, landscape architects, and urban planners worked with NIPC staff to incorporate BMP features which both met the stormwater control objectives of the Butterfield Creek Steering Committee ordinance and protected the site’s lake from sediment pollutant loads (NIPC 1994). Design components included a large settling/stilling basin at the upstream end, a meandering wetland biofilter, a vegetated aquatic shelf around the periphery of the lake, and an outlet structure which controls discharges from the lake and provides extended detention.

The 178 acres site is currently leased to Homewood Izaak Walton Preserve (Preserve). This non-profit organization is run by volunteers and dedicated to service in conservation. They manage trails, lakes, woodlands, ancient sand dunes, native prairie, picnic grounds, Scout facilities, wetlands, and Senior Hall that make up the Homewood Izaak Walton Preserve. The Preserve also contains the Homewood baseball fields. Members use the Preserve for family gatherings, hiking, fishing (in the stocked lakes), as well as a number of different types of activities.

## II. Project Description

The Prairie Lakes Storm Detention facility is a critical stormwater management facility. Regular assessment and maintenance of the water quality are vital to ensuring its ecological integrity and compliance with regulatory standards.

The major activities that make up the scope of services include, but are not limited to:

- a) The development and implementation of a comprehensive water and sediment quality sampling program, assessment, and interpretation of the collected data (supplemented with data from previous collection events, studies, and reports), and development of recommendations to meet management goals and regulatory requirements.
- b) The assessment of aquatic and terrestrial vegetative communities, development of landscape restoration, and management recommendations.

## III. Scope of Services

The selected consultant and their sub-consultants shall have a proven track record of providing professional and related services to perform water sediment testing and implementation of the landscape maintenance program.

The following Scope of Services as defined by the tasks listed below are intended as a guide, and additional services may be required which are not listed below, or details herein provided may prove redundant and unnecessary. The proposal's Scope of Work may be used to supplement or may be incorporated in its entirety to define the Professional Services Agreement's (PSA's) scope, compensation, and schedule. The tasks identified below are generally shown in procedural order of development. However, some tasks may be performed concurrently, may overlap, or may contain work gaps and require staging.

### TASK 1 – Water and Sediment Testing

- Recommend appropriate water and sediment testing locations, testing cycle, testing type and frequency within highlighted boundaries on page 5.
- Conduct field sampling of water and sediment within the detention pond.
- Analyze samples for key parameters, including but not limited to:
  - conduct a thorough visual and structural assessment of each basin.
  - evaluate sediment buildup, vegetation, erosion, and overall system integrity.
  - nutrient levels (e.g., nitrogen, phosphorus).
  - testing of dissolved solids, including the following contaminants: Flouranthene, Mercury (using low-level detection method), Dissolved Arsenic, Dissolved Cadmium, Dissolved Lead, and Dissolved Iron.
  - biological indicators (e.g., presence of algae, pathogens).

- physical characteristics (e.g., sediment grain size, turbidity).
- prepare a detailed report summarizing findings, including data interpretation and recommendations for remediation or management, if necessary.

**TASK 2 – Landscape Maintenance Program Development**

- Inventory and assessment of existing site conditions
- Draft and final natural areas restoration and management plan, addressing both terrestrial and aquatic environments

**TASK 3 – Regulatory Monitoring and Compliance Reporting**

- Conduct continuous monitoring to ensure initial findings are sustained.
- Ensure all testing and program recommendations comply with local, State, and federal regulations.
- Provide all required documentation and reporting to relevant agencies.



#### IV. Proposed Location:

**Homewood Izaak Walton Preserve (1100 Ridge Rd, Homewood, IL 60430)**

**\*\*\* The highlighted area as potential testing sties\*\*\*\***



#### V. Minimum Qualifications

- The consultant shall be a firm that must be licensed and registered to perform water quality testing.
- The consultant shall have knowledge of stormwater management practices and regulations.
- The consultant shall have access to accredited Illinois EPA certified laboratories for sample analysis.
- The consultant shall have knowledge of landscape restorations management practices and regulations.
- The consultant shall comply with all applicable federal, State, and local laws and regulations and must not be debarred from State or federal projects.

## VI. Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- **Qualifications Based Proposal** - Quality of submission by consultant to clearly illustrate its ability, submission readability, correct use of grammar and syntax, responsiveness to format and instructions of the RFQ, and understanding of the Village's request.
- **Knowledge and Experience** – The consultant shall be a firm who must be licensed and registered as an agency that can perform water quality testing and project management with a minimum of five years of experience and must have worked in the assessment of stormwater basins, and who has at least five (5) years of experience.
- **Team Lead** - A resume for the consultant's designee to be placed in charge to manage the services included in the RFQ and who will be the direct point of contact with the Village. The resume may include experiences or accomplishments of the designee at a previous employer, however the Village would prefer that the designee have at least been Team Lead on a minimum of two projects in whole for the consultant. History of successful project implementation and successful previous implemented projects.
- **Key Personnel** - Additional staff employed by the consultant that will be utilized for any or all specific services included in the RFQ. Please illustrate strengths, licenses, and certifications of which may include experiences or accomplishments by Key Personnel at a previous employer.
- **Projects** - The consultant shall have completed or been involved in at least three (3) Stormwater Detention Facility Water testing projects.

Description	Total Possible Points
<b>Qualifications of Firm:</b> Project Understanding Overall qualifications of project's managers, key personnel Overall experience on similar projects Success/outcomes of previous projects	60
<b>Project Management and Key Personnel:</b> Experience on similar projects Water and sediment sampling, interpretation, and recommendations development experience Natural areas assessment and management planning experience Professional training/qualification Experience developing landscape maintenance programs Workload and availability Identification of potential laboratories	35
<b>References - Past Performance and Existing Contracts</b>	5
<b>Total Points</b>	<b>100</b>

## VII. Project Timeline

Approximate Dates	Action
Friday, March 7, 2025	Advertisement of RFQ
Friday, March 28, 2025	RFQ Proposals Due /Closing of Advertisement
Friday, April 11, 2025	Identify Successful Consultant – Develop Contract and Project Summary to be Submitted to Village Board
Tuesday, April 22, 2025	Proposal Reviewed for Approval at Hearing of Village Board

Requests for evaluation updates may be forwarded to the Village Manager's Office of the Village of Homewood at any time. Questions and requests for updates should be made via phone at (708) 206-3378 or sent via email to [tacquah@homewoodil.gov](mailto:tacquah@homewoodil.gov).

## VIII. Recommended Response Materials

Successful proposals should generally include the following materials:

- **Cover Letter:** identifying the consultant, their place of business, name, and telephone number of the person to contact regarding the subject RFQ. The Cover Letter shall be authored and signed by an individual, partner, or designated representative of the consultant that is sanctioned to enter into contracts. The Cover Letter should be formal and intelligible yet clearly demonstrate the consultant's candidacy for this request.
- **Knowledge and Experience:** This should be a more detailed narrative from the consultant of qualifications that includes a summary of experience.
- **Team Lead:** A resume for the consultant's designee to be placed in charge to manage the services included in the RFQ and who will be the direct point of contact with the Village. The resume may include experiences or accomplishments of the designee at a previous employer, however the Village would prefer that the designee have at least been Team Lead on a minimum of two (2) projects in whole for the consultant.
- **Key Personnel:** Additional staff employed by the consultant that will be utilized for any or all specific services included in the RFQ. Please illustrate strengths, licenses, and certifications of which may include experiences or accomplishments by Key Personnel at a previous employer.
- **Subcontractors:** Include professional subcontractors that the consultant has used, will use, worked for or collectively with on similar projects.
- **Projects Assessments:** This should be a more detailed narrative from the consultant describing and establishing the requirements of an assessment.
- **References:** A list of not less than five relevant references must be included. References may be contacted after selection to determine if the consultant is responsive and responsible.



## IX. Terms and Conditions

### General Provisions & Disclaimers

This Request for Qualifications (RFQ) is not a commitment or contract of any kind. The Village reserves the right to pursue any and/or all ideas generated by this request. The Village further reserves the rights to reject, modify, or cancel, in part or in its entirety, this RFQ. The Village assumes no obligation, and none is implied, to award a contract for any phase or services specified in this RFQ. Costs for developing submissions are entirely the responsibility of the respondents and shall not be reimbursed in any case. The Village reserves the right to reject any and all submissions.

The Village reserves the right to waive any requirements of this RFQ when it determines that waiving a requirement is in the best interest of the Village. Submittals are public records subject to disclosure under the Freedom of Information Act (FOIA). The Village cannot guarantee that any information submitted in response to the RFQ will remain confidential.

### Prevailing Wage

Contractor shall not pay less than the prevailing rates of wages to all laborers, workmen, and mechanics performing work under this contract, and shall comply with the requirements of the Illinois Wages of Employees on Public Works Act (820 ILCS 130/1-12).

### Confidential and Proprietary Information

Village of Homewood is subject to the Freedom of Information Act and the Illinois Open Meeting Act. Vendors must understand that information and other materials submitted in response to this RFQ or in connection with any contract because of this RFQ may be subject to disclosure as a public record. Therefore, submission of trade secrets or proprietary information or materials is discouraged. Confidential information in the RFQ should be clearly marked.

Please submit Requests for Proposals to:

Terence Acquah, MPA  
 Assistant Village Manager  
 Village of Homewood  
 2020 Chestnut Road  
 Homewood, Illinois 60430  
 Phone: (708) 206-3378  
 Email: [tacquah@homewoodil.gov](mailto:tacquah@homewoodil.gov)

**The RFQ Submittals Are Due Friday, March 28, 2025 by 5:00 p.m.**

### ATTACHMENTS

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*A. Illinois Environmental Protection Agency Water Quality Based Effluent Limits*



# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JAMES JENNINGS, ACTING DIRECTOR

Item 12. J.

## Memorandum

DATE: 29 January 2025

TO: Todd Bennett

FROM: James Henebry *JH*

SUBJECT: Water Quality Based Effluent Limits – Izaak Walton Preserve – Homewood

### Surface Sheen (inside boom) Hardness = 390

Substance	Max. Eff. Conc.	No. of Samples	Acute Standard	Chronic Standard	302.208(g) standard	Further Analysis?
Arsenic	< 0.004	1	0.3600	0.1900	-	No RP*
Barium	0.2	1	-	-	5.0	No RP*
Cadmium	< 0.002	1	0.0452	0.0033	-	No RP*
Chromium (Total)	< 0.004	1	5.2937	0.6310	-	No RP*
Lead	0.0035	1	0.5413	0.1135	-	No RP*
Mercury (ng/L) **	< 200	1	-	-	12.0	Yes
Silver	< 0.004	1	-	-	0.005	No RP*
Selenium	< 0.004	1	-	-	1.0	No RP*
Benz(a)anthracene ***	0.00014	1	0.0046	0.0022	-	No RP*
TPH (DRO--TPH) ***	0.19	1	-	-	-	No RP*
TPH (ERO--TPH) ***	1.3	1	-	-	-	No RP*

\* No RP = no reasonable potential to exceed water quality standards.

\*\* all results in ng/L. Human Health standard given.

\*\*\* derived water quality criteria.

### North Sample Site (inside boom) Hardness = 370

Substance	Max. Eff. Conc.	No. of Samples	Acute Standard	Chronic Standard	302.208(g) standard	Further Analysis?
Arsenic	< 0.004	1	0.3600	0.1900	-	No RP*
Barium	0.14	1	-	-	5.0	No RP*
Cadmium	< 0.002	1	0.0426	0.0032	-	No RP*
Chromium (Total)	0.0042	1	5.0703	0.6044	-	No RP*
Lead	0.0035	1	0.5062	0.1062	-	No RP*
Mercury (ng/L) **	< 200	1	-	-	12.0	Yes
Silver	< 0.004	1	-	-	0.005	No RP*
Selenium	< 0.004	1	-	-	1.0	No RP*
TPH (DRO--TPH) ***	0.1	1	-	-	-	No RP*

2125 S. First Street, Champaign, IL 61820 (217) 278-5800

115 S. LaSalle Street, Suite 2203, Chicago, IL 60603

1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120

9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000

595 S. State Street, Elgin, IL 60123 (847) 608-3131

2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200

412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022

4302 N. Main Street, Rockford, IL 61103 (815) 987-7760



TPH (ERO--TPH) ***	0.21	1	-	-	-	No RP*
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\* No RP = no reasonable potential to exceed water quality standards.

\*\* all results in ng/L. Human Health standard given.

\*\*\* derived water quality criteria.

#### South and East Sampling Sites (outside boom) Hardness avg. = 370

Substance	Max. Eff. Conc.	No. of Samples	Acute Standard	Chronic Standard	302.208(g) standard	Further Analysis?
Arsenic	< 0.004	1	0.3600	0.1900	-	No RP*
Barium	0.18	2	-	-	5.0	No RP*
Cadmium	< 0.002	1	0.0426	0.0032	-	No RP*
Chromium (Total)	0.0048	2	5.0703	0.6044	-	No RP*
Lead	0.004	2	0.5062	0.1062	-	No RP*
Mercury (ng/L) **	< 200	2	-	-	12.0	Yes
Silver	< 0.004	2	-	-	0.005	No RP*
Selenium	< 0.004	2	-	-	1.0	No RP*
Benzene	< 0.005	2	4.2	0.86	-	No RP*
Ethylbenzene	< 0.005	2	0.15	0.014	-	No RP*
Toluene	< 0.005	2	2	0.6	-	No RP*
Xylene	< 0.015	2	0.92	0.36	-	No RP*
Benz(a)anthracene ***	0.0024	2	-	-	0.1700	No RP*
Benzo(a)pyrene ***	0.0044	2	-	-	0.0160	No RP*
Benzo(b)fluoranthene ***	0.0071	2	-	-	0.0160	No RP*
Benzo(g,h,i)perylene ***	0.0046	2	-	-	-	No RP*
Benzo(k)fluoranthene ***	0.0055	2	-	-	1.6000	No RP*
Chrysene ***	0.0071	2	-	-	0.0160	No RP*
Fluoranthene ***	0.012	2	0.0043	0.0018	0.1200	Yes
TPH (DRO--TPH) ***	0.11	2	-	-	-	No RP*
TPH (ERO--TPH) ***	0.58	2	-	-	-	No RP*

\* No RP = no reasonable potential to exceed water quality standards.

\*\* all results in ng/L. Human Health standard given.

\*\*\* derived water quality criteria.

#### Conclusion

Fluoranthene was above the acute and chronic water quality standards.

The discharger should be informed that future sampling for Arsenic, Cadmium, Lead, and Iron should be reported in the dissolved fraction to assess if there is reasonable potential to exceed the water quality standards.

Mercury was not detected. Future Mercury monitoring should use the low-level detection method.

These recommendations reflect a water quality standards perspective only and should not be construed as being inclusive of all factors that must be taken into consideration by the permit writer.

**Attachment**

cc: Des Plaines Regional Office – Surface Water Manager



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: May 13, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Intergovernmental Agreement – Regional Transportation Authority

### PURPOSE

The newly renovated Metra rail station in downtown Homewood serves three (3) transit agencies under the Regional Transportation Authority (RTA); Amtrak, Pace, and Metra. The RTA is in the process of installing new signage to guide passengers to the Pace stops and Amtrak and Metra stations.

As part of that effort, the RTA has requested an intergovernmental agreement to install its signage on Village-owned properties located throughout downtown Homewood. The agreement allows RTA's signage on Village property and ensures that the RTA is responsible for the installation, maintenance, and repair of signs as well as the replacement or removal of outdated signage.

### PROCESS

In December 2024, Metra completed the construction of a new transit station in downtown Homewood. As part of this project, the Regional Transportation Authority (RTA) has proposed directional signage throughout downtown Homewood.

While the transit signage is mostly located on property or right-of-way owned by transit agencies or the Illinois Department of Transportation (IDOT), the intergovernmental agreement clearly defines the responsibilities and privileges for transit signage located on Village property.

The proposed agreement is standard for communities with large-scale transit improvements, including other communities along the Metra Electric rail line, when the transit hub renovations are complete.

The intergovernmental agreement ensures that:

- local officials can identify and approve the location and design of signage.
- the Village is the primary coordinating party with RTA in future locations, sizes, and content selection for transit signs in the Village's downtown.

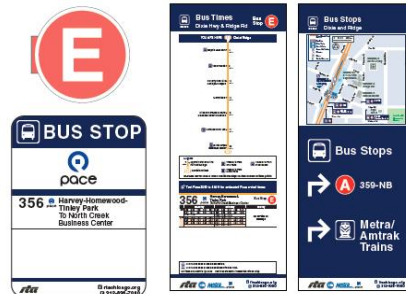


- the Village will not be responsible for the installation, maintenance, repair, or removal of signage, including damage to the signage by anyone other than Village employees or contractors.
- the Village may request changes to the signage when signage is outdated or unable to serve the needs of local transit users.

The Village responsibilities under the agreement include:

- reimbursement to the RTA in the event of damage caused by the negligent or willful conduct of Village employees, contractors, or officials.
- assistance to the RTA in the review and approval of necessary permits for signage.

Interagency Signage Plan - Homewood



## OUTCOME

The signage serves (3) three key functions: facilitating wayfinding to and from the transit station; guiding users from the Metra station to Pace bus stops throughout downtown; and providing up-to-date and accurate information on transit services in the Village.

The intergovernmental agreement ensures that the RTA regularly verifies the accuracy and timeliness of signage, removes outdated signage when services change or discontinue, and allows the Village to request repairs, relocation, or removal of signage as necessary.

## VILLAGE OF HOMEWOOD

Item 12. K.



### FINANCIAL IMPACT

Funding Source: N/A

### LEGAL REVIEW

Completed

### RECOMMENDED BOARD ACTION

Authorize the Village President to enter into an intergovernmental agreement with the Regional Transportation Authority regarding the installation and maintenance of interagency (Metra and Pace) signage.

### ATTACHMENT(S)

- Intergovernmental Agreement
- Signage Locations
- Signage Plans



**INTERGOVERNMENTAL AGREEMENT  
BETWEEN  
THE REGIONAL TRANSPORTATION AUTHORITY  
AND THE VILLAGE OF HOMEWOOD, ILLINOIS  
REGARDING THE  
INSTALLATION AND MAINTANANCE OF INTERAGENCY SIGNAGE**

This Intergovernmental Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between the Regional Transportation Authority ("RTA"), a unit of local government, body politic, political subdivision, and Illinois municipal corporation, and the Village of Homewood, Illinois (the "Village"), a municipal government (each individually referred to as a "Party" and collectively referred to as the "Parties").

**I. PURPOSE OF Agreement**

The RTA and the Village are public agencies within the meaning of the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) and as authorized by Article 7, Section 10 of the Constitution of the State of Illinois. The purpose of the Intergovernmental Cooperation Act and Article 7 of the Constitution of the State of Illinois includes fostering cooperation among governmental bodies.

The RTA has developed a coordinated system of interagency signage and wayfinding products ("Interagency Signage") to assist transit customers who need to transfer from one Service Board (CTA, Metra, and Pace) system to another. Exhibit A identifies the interagency sign locations in Homewood by property owner and/or operator and provides more detail regarding the entire interagency signage plan for Homewood. The Village has agreed to support the installation and maintenance of interagency signage at the locations on Village property identified in Exhibit A. The RTA and Village may amend Exhibit A to reflect new locations or initiatives.

The purpose of this Agreement is to memorialize the Parties' intent to cooperate concerning the installation and maintenance of Interagency Signage and set forth the understanding agreed to by the Parties regarding their respective roles and responsibilities.

**II. RTA OBLIGATIONS**

**a. Signs and Locations**

The RTA will coordinate with the Village on the content, size, and location of all signs.

**b. Installation and Maintenance**

The RTA will be responsible for the overall conduct and direction of installing and maintaining the Interagency Signage. The RTA will be responsible for procuring and paying contractor(s) who will design, engineer, fabricate, install, and maintain the Interagency Signage. The RTA will also be responsible for managing and supervising warranty work and evaluations after installations are completed.

**c. Removal**

If needed and agreed to by the Parties, the RTA will be responsible for removing Interagency Signage and returning the sites to preexisting conditions.

**d. Insurance and Documents**

Prior to commencing work, the RTA and/or its contractors will provide the Village the necessary right-of-entry

forms, insurance certificates, and any other required documentation. Additionally, the RTA and/or its contractor(s) shall name the Village as an additional insured on applicable insurance policies.

e. Replacement of Signage

The RTA personnel and/or its contractors will be responsible for replacing outdated Interagency Signage due to schedule changes, additions/deletions of routes, and/or route modifications. The RTA will bear the costs of maintaining all Interagency Signage and associated hardware at the locations identified in Exhibit A.

f. Advance Notice of Installation and Maintenance of Interagency Signage

The RTA will provide advance notice to the Village of the dates and times for installing new Interagency Signage and replacing outdated information products. The RTA will also notify and coordinate with the Village regarding any maintenance work that may be required of the Interagency Signage and the associated hardware.

### III. VILLAGE OF HOMEWOOD OBLIGATIONS

a. Project Support

The Village will provide project support to the RTA and its contractors as needed to successfully install and maintain the Interagency Signage installations identified in Exhibit A. The Village project support shall include coordinating with the RTA on the content, size and location of signs and assisting the RTA and its design, engineering, installation, and maintenance contractor(s) in obtaining permits and gaining access to locations identified in Exhibit A.

b. Signs and Locations

The Village agrees to the signs and locations contained in Exhibit A. If the signs or locations change, RTA will seek the Village's approval of the new sign and/or location prior to installing the new sign.

c. Requests to Relocate or Remove Signage

The Village shall provide at least sixty (60) days' written notice to the RTA for any request to relocate or remove Interagency Signage.

d. Damaged Signage

In the event that Interagency Signage is damaged as a result of the negligent or willful conduct by the Village or its officers or employees, the Village shall reimburse the RTA for the costs of repairing or replacing the damaged Interagency Signage.

### IV. GENERAL TERMS AND CONDITIONS

a. Warranties and Representations

In connection with the execution of this Agreement, the RTA and Village each warrant and represent that it is legally authorized to execute and perform or cause to be performed this Agreement under the terms and conditions stated herein.

b. Nonliability of Public Officials

No official, employee or agent of the RTA or Village will be charged personally by the other party with any liability or expense of defense or be held personally liable under any term or provision of this Agreement because of the RTA's or Village's execution or attempted execution or any breach hereof.

c. Entire Agreement

This Agreement, and any exhibits attached and incorporated hereto, will constitute the entire Agreement between the Parties and no other warranties, inducements, considerations, promises or interpretations, which are not expressly addressed herein, will be implied or impressed upon this Agreement.

d. Counterparts

This Agreement may be comprised of several identical counterparts, each of which may be fully executed by the Parties hereto and, once executed, will be deemed an original having identical legal effect.

e. Amendments

No change, amendment, modification, or discharge of this Agreement, or any part hereof, will be valid unless in writing and signed by the authorized officer(s) of the Village and RTA or their respective successors and assigns.

f. Severability

If any provisions of this Agreement will be held or deemed to be or will in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all cases because it conflicts with any other provision or provisions hereof or of any constitution, statute, ordinance, rule of law or public policy, or for any other reason, such circumstances will not have the effect of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses, or sections contained in this Agreement will not affect the remaining portions of this Agreement or any part thereof.

g. Interpretation

Any headings of this Agreement are for convenience of reference only and do not define or limit the provisions thereof. Words of any gender will be deemed and construed to include correlative words of the other gender. Words importing the singular number will include the plural number and vice versa, unless the context will otherwise indicate. All references to any exhibit or document will be deemed to include all supplements and/or amendments to any such exhibits or documents entered into in accordance with the terms and conditions thereof. All references to any person or entity will be deemed to include any person or entity succeeding to the rights, duties, and obligations of such persons or entities in accordance with the terms and conditions of this Agreement.

h. Cooperation

The RTA and Village agree at all times to use their best efforts to cooperate fully with one another in the implementation of this Agreement.

i. Assignment

Neither the RTA nor Village will assign, delegate, or otherwise transfer all or any part of their rights or obligations under this Agreement, or any part hereof, unless as approved in writing by the other party. The absence of written consent will void the attempted assignment, delegation, or transfer and will render it of no effect.

j. Force Majeure

Neither the RTA nor Village will be obligated to perform any of their obligations hereunder if prevented from doing so by reasons outside of their reasonable control, including, but not limited to, events of force majeure.

k. Governing Law and Venue

This Agreement shall be governed by the laws of the State of Illinois. The Parties agree that any disputes which arise under this Agreement will be heard in a court of competent jurisdiction located in the City of Chicago, Cook County, Illinois.

l. Electronic Signatures

This Agreement may be executed digitally or electronically. The Parties agree that any electronic/digital signature shall have the same force and effect as a wet or handwritten signature for purposes of validity, enforceability, and admissibility and are acknowledged as secure, genuine electronic signatures attributable to the parties executing below, pursuant to the Uniform Electronic Transactions Act (815 ILCS 333/1 et seq.) or any successor law.

m. Compliance with Laws

Each Party represents that in the performance of its duties hereunder, it has complied and shall comply with all federal, state, and local laws, ordinances, and regulations. It shall further contractually require any third-party vendor providing services in conjunction with this Agreement to comply with all federal, state, and local laws, ordinances, and regulations.

n. Indemnification

The Village herein agrees, to the fullest extent permitted by law, to indemnify, defend, and hold harmless the RTA and its officers, directors, employees, agents, affiliates, and representatives from and against any and all losses, damages, claims, suits, liabilities, judgments, costs, and expenses, including, but not limited to, attorneys' fees to the extent they are proximately caused by the Village's own actions. The RTA will provide notice of any claims, suits, losses, and damages and fully cooperate with the defense of any claims or lawsuits. This indemnification does not extend to negligent, willful, and wanton, reckless, or intentional conduct of the RTA, its officers, agents, servants, and employees.

The RTA herein agrees, to the fullest extent permitted by law, to indemnify, defend, and hold harmless the Village and its officers, directors, employees, agents, affiliates, and representatives from and against any and all losses, damages, claims, suits, liabilities, judgments, costs, and expenses, including, but not limited to, attorneys' fees to the extent they are proximately caused by the RTA's own actions. The Town will provide notice of any claims, suits, losses, and damages and fully cooperate with the defense of any claims or lawsuits. This indemnification does not extend to negligent, willful, and wanton, reckless, or intentional conduct of the Village, its officers, agents, servants, and employees.

o. Independent Relationship

The Village is an independent entity and not an employee, agent, joint venture, or partner of the RTA. Nothing in this Agreement shall be construed as creating any other relationship between the Parties.

p. Authority

The Parties represent that the undersigned have the power and authority to enter into this Agreement and to obligate the Parties to the terms of this Agreement.

q. **Audit and Document Retention**

Each party, to the extent applicable, shall maintain for a minimum of three years after completion of this Agreement, adequate books, records, and supporting documents related to the Agreement and any associated expenditures; such books, records, and supporting documents shall be available for review and audit by each party, their internal or external auditors, and/or the Auditor General of the State of Illinois; and each party shall cooperate fully with any audit and provide full access to all relevant materials.

r. **Third Parties**

Nothing in this Agreement is intended to create rights in any parties other than the RTA and Village.

**V. Term and Termination**

a. **Term**

This Agreement will commence as of the date of final execution by both Parties and will continue indefinitely, unless terminated as set forth below.

b. **Termination**

This Agreement may be terminated by either the RTA or Village for any reason upon sixty (60) days written notice sent to the other party in accordance with Section VI below.

**VI. Notices**

All notices under this Agreement shall be in writing and personally delivered or sent by first-class, certified, or registered mail or electronic mail to the following persons at the following addresses:

To the Village: Terence Acquah  
Assistant Village Manager  
Village of Homewood  
Homewood Village Hall  
2020 Chestnut Road  
Homewood, Illinois 60430  
email:

with a courtesy copy sent to the Legal Department at the same address listed above

To the RTA: Kevin Staniel  
Division Manager, Regional Coordination  
Regional Transportation Authority  
175 West Jackson Boulevard, Suite 1550  
Chicago, IL 60604  
email: [Kevin.Staniel@RTAChicago.org](mailto:Kevin.Staniel@RTAChicago.org)

with a courtesy copy sent to the RTA General Counsel at the same address listed above

Said notices will be deemed received on the date delivered in person, five days after mailing, or upon receipt of electronic mail. Either party may change its address for receipt of notices at any time by providing written notice to the other party in accordance with this Section VI.

(Signatures on the following page)

**IN WITNESS WHEREOF**, the Regional Transportation Authority and the Village of Homewood have caused this Intergovernmental Agreement to be executed by their duly authorized officers.

**REGIONAL TRANSPORTATION AUTHORITY**

\_\_\_\_\_  
Leanne P. Redden  
Executive Director

\_\_\_\_\_  
Date

**VILLAGE OF HOMEWOOD**

\_\_\_\_\_  
[Name and Title]

\_\_\_\_\_  
Date



## Exhibit A: Interagency Signage Locations – Homewood

### A.1: Sign Locations by Property Owner/Operator

Sign Location	Summary
<b>Property owned and/or operated by Illinois Department of Transportation/Village of Homewood</b>	
HM1-040 Near southwest corner of Ridge Road and Martin Avenue	Double-sided directional sign (DSS), 18" X 24" aluminum with vinyl graphics, mounted on existing Village light post
HM1-044 Near southwest corner of Ridge Road and Dixie Highway	Single-sided directional sign (DSS), 18" X 24" aluminum with vinyl graphics, mounted on existing Village light post
HM1-045 Near southwest corner of Ridge Road and Dixie Highway	Single-sided directional sign (DSS), 12" X 18" aluminum with vinyl graphics, mounted on existing Village light post
HM1-046 Near southeast corner of Ridge Road and Dixie Highway	Direct-bury signpost on with Bus Boarding sign, Bus Stop sign, and Bus Times product: <ul style="list-style-type: none"> <li>• BB: 13" X 13 ½" Bus Boarding sign, aluminum with vinyl graphics</li> <li>• BS: 18" X 24" Bus Stop sign, aluminum with vinyl graphics</li> <li>• BT: 9 ½" X 24" sign cabinet with Bus Times</li> </ul>
HM1-047 Near southeast corner of Ridge Road and Dixie Highway	Double-sided directional sign (DSS), 18" X 24" aluminum with vinyl graphics, mounted on direct-bury sign post (same post as HM1-046)
HM1-048 Near northwest corner of Ridge Road and Dixie Highway	Bus Boarding sign, Bus Stop sign, Bus Times and Boarding Area product; all mounted on existing Village light post: <ul style="list-style-type: none"> <li>• BB: 13" X 13 ½" Bus Boarding sign, aluminum with vinyl graphics</li> <li>• BS: 18" X 24" Bus Stop sign, aluminum with vinyl graphics</li> <li>• BT: 9 ½" X 24" sign cabinet with Bus Times</li> <li>• BA: 9 ½" X 24" sign cabinet with Boarding Area map and directions</li> </ul>

Sign Location	Summary
Property owned and/or operated by Metra/Amtrak	
HM1-001 Northern section of Metra platform	Single-sided directional sign (DSS), 12" X 18" aluminum with vinyl graphics, mounted on existing Metra catenary support column
HM1-004 Middle section of Metra platform	Single-sided directional sign (DSS), 12" X 18" aluminum with vinyl graphics, mounted on Metra canopy support column
HM1-006 Southern section of Metra platform	Single-sided sign panel displaying Identity Map (ID), 12" X 18" aluminum with vinyl graphics, mounted on Metra canopy support column
HM1-007 Southern section of Metra platform	Single-sided sign panel displaying Identity Map (ID), 12" X 18" aluminum with vinyl graphics, mounted on Metra canopy support column
HM1-008 South end of Metra platform on wall surrounding elevator	Single-sided sign panel displaying Train Route (TR) diagram, 18" X 30" aluminum with vinyl graphics, mounted on concrete panels
HM1-010 Wall in tunnel near bottom of stairs to Metra platform	Train Connections (TC) diagram, 32" X 44" mounted in aluminum frame on concrete panels
HM1-011 Wall in tunnel near bottom of stairs to Metra platform	Train Route (TR) diagram, 32" X 44" mounted in aluminum frame on concrete panels
HM1-012 Wall in tunnel near bottom of stairs to Metra platform	Neighborhood Map (NM), 32" X 44" mounted in aluminum frame on concrete panels

Sign Location	Summary
Property owned and/or operated by Pace	
HM1-022 On sidewalk adjacent to southwest corner of Harwood Avenue and Ridge Road	Signpost on cast base with double-sided directional sign (DSS), 18" X 24" aluminum with vinyl graphics
HM1-025 On sidewalk adjacent to northernmost Pace bus stop parallel to Harwood Avenue	Signpost on cast base with Bus Boarding sign, Bus Stop sign, and Bus Times product: <ul style="list-style-type: none"> <li>• BB: 13" X 13 ½" Bus Boarding sign, aluminum with vinyl graphics</li> <li>• BS: 18" X 24" Bus Stop sign, aluminum with vinyl graphics</li> <li>• BT: 9 ½" X 24" sign cabinet with Bus Times</li> </ul>
HM1-030 On sidewalk adjacent to middle Pace bus stop parallel to Harwood Avenue	Signpost on cast base with Bus Boarding sign, Bus Stop sign, and Bus Times product: <ul style="list-style-type: none"> <li>• BB: 13" X 13 ½" Bus Boarding sign, aluminum with vinyl graphics</li> <li>• BS: 18" X 24" Bus Stop sign, aluminum with vinyl graphics</li> <li>• BT: 9 ½" X 24" sign cabinet with Bus Times</li> </ul>
HM1-035 On sidewalk adjacent to southernmost Pace bus stop parallel to Harwood Avenue	Signpost on cast base with Bus Boarding sign, Bus Stop sign, and Boarding Area product: <ul style="list-style-type: none"> <li>• BB: 13" X 13 ½" Bus Boarding sign, aluminum with vinyl graphics</li> <li>• BS: 18" X 24" Bus Stop sign, aluminum with vinyl graphics</li> <li>• BA: 9 ½" X 24" sign cabinet with Boarding Area map and directions</li> </ul>

**A.2: Interagency Signage Plan (See attached)**



40-50

Sign Location Plan  
Homewood

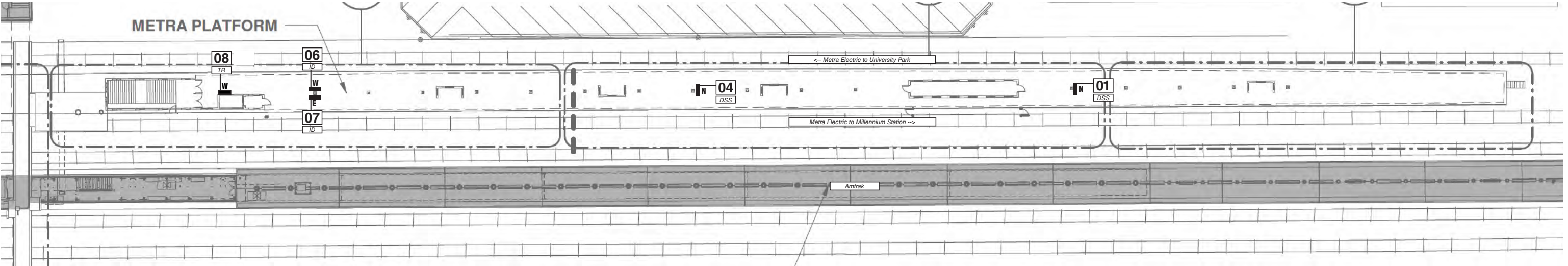
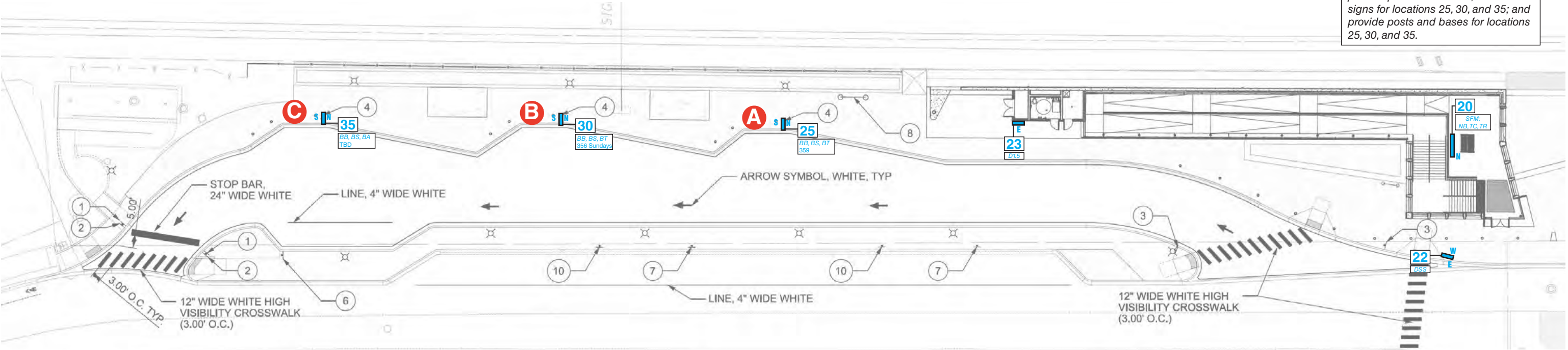




1-9, 20-35

Sign Location Plan  
Homewood

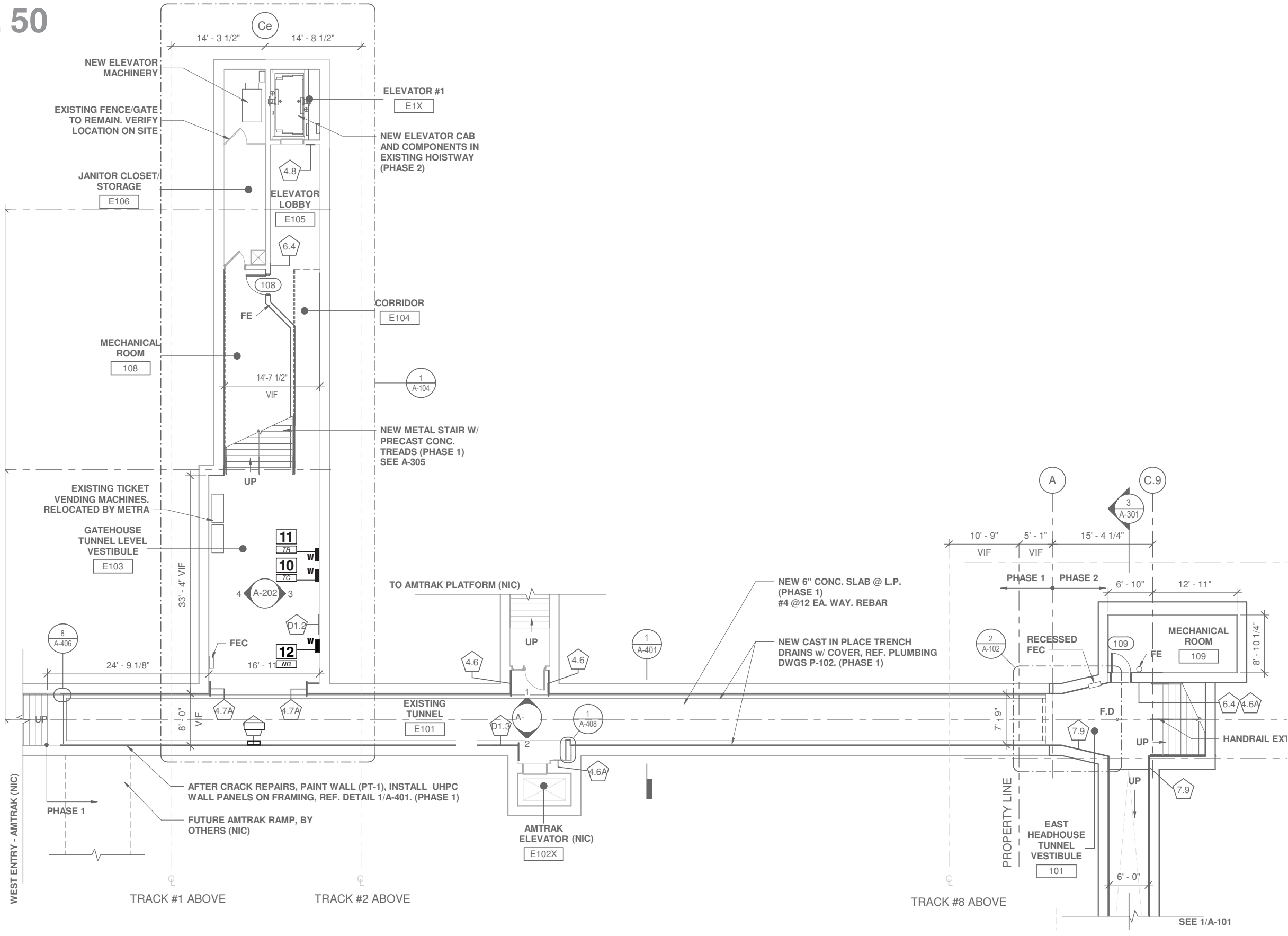
Sign locations shown in blue are to be installed as part of the Metra station renovation project. RTA contractor to print maps for location 20; fabricate signs for locations 25, 30, and 35; and provide posts and bases for locations 25, 30, and 35.

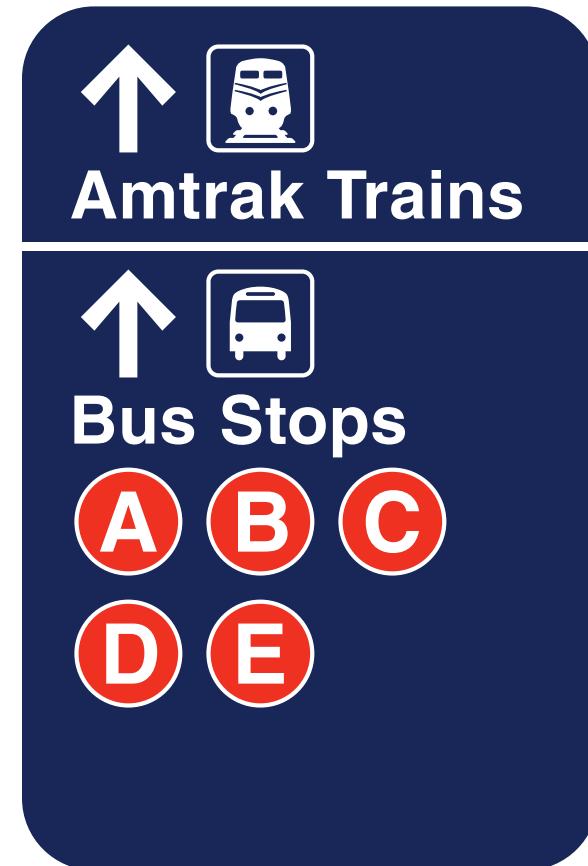




Sign Location Plan  
Homewood

Sign locations shown in blue are to be fabricated and installed as part of the Metra station renovation project, and those signs are not in RTA contract.





**New sign panel mounts to existing catenary support.**

**Size: 12" x 18"**

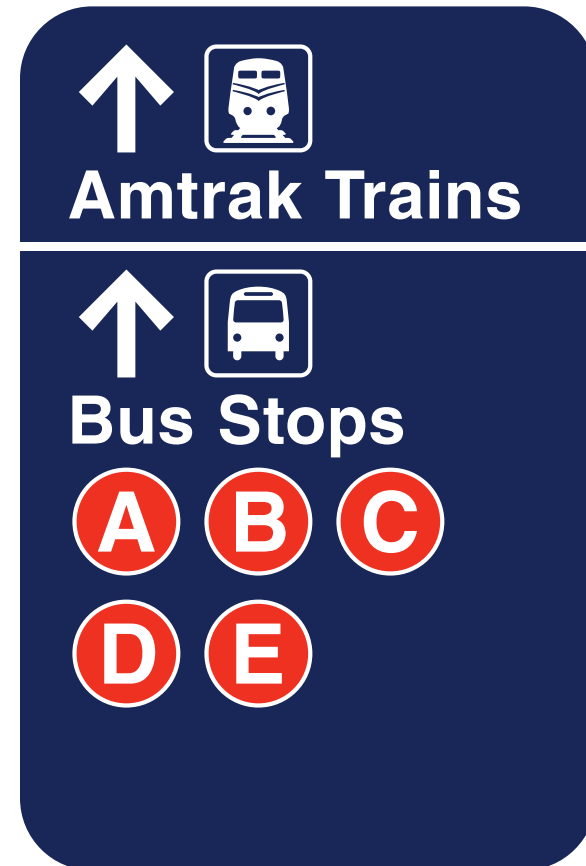
**HM1-001-N**

Graphics and sign sizes shown for reference only.



**New sign panel mounts to existing canopy column.**

**Size: 12" x 18"**



**HM1-004-N**

Graphics and sign sizes shown for reference only.





**New sign panel mounts to existing canopy column.**

**Size: 12" x 18"**



**HM1-006-W**

Graphics and sign sizes shown for reference only.



**New sign panel mounts to existing canopy column.**

**Size: 12" x 18"**



**HM1-007-E**

Graphics and sign sizes shown for reference only.

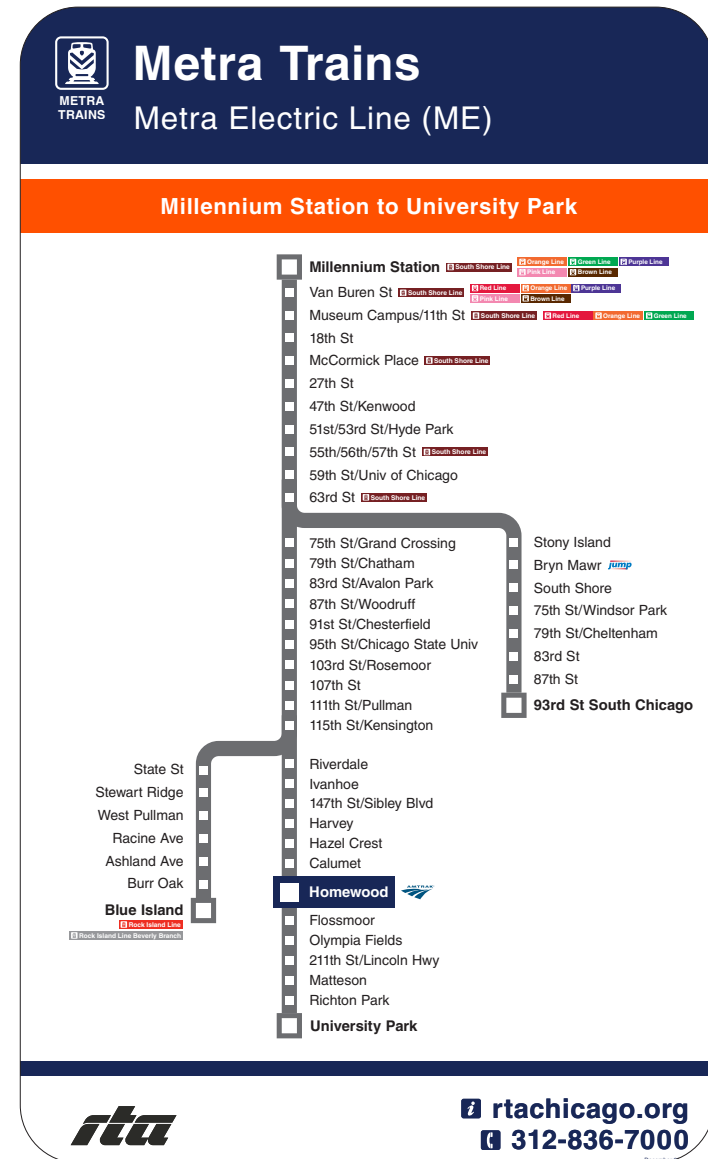




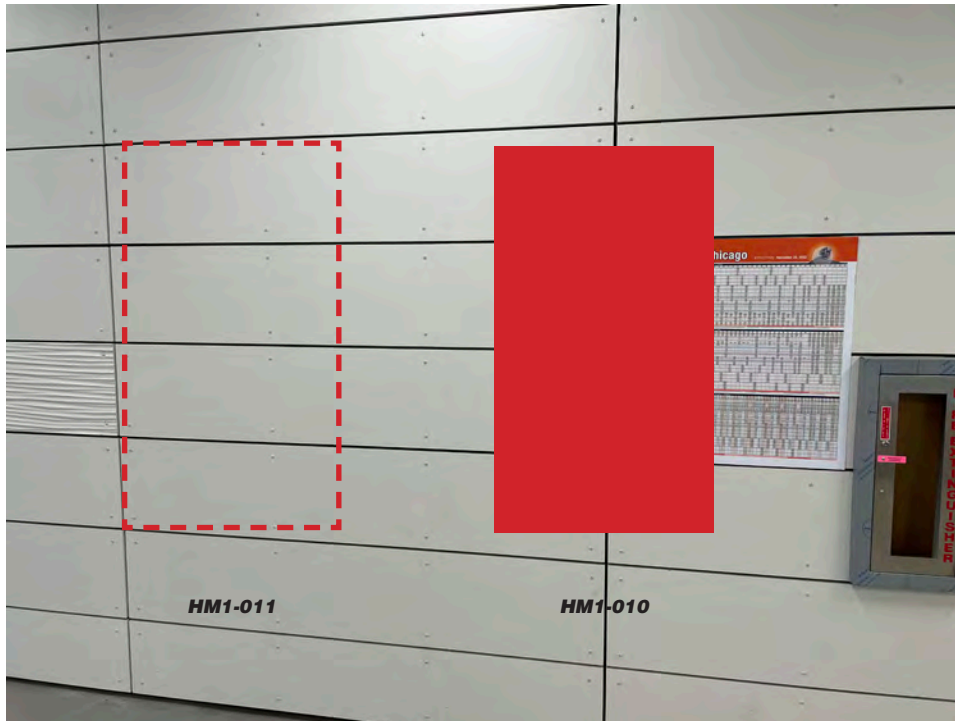
New sign panel mounts to wall.

Size: 18" x 30"

HM1-008-W



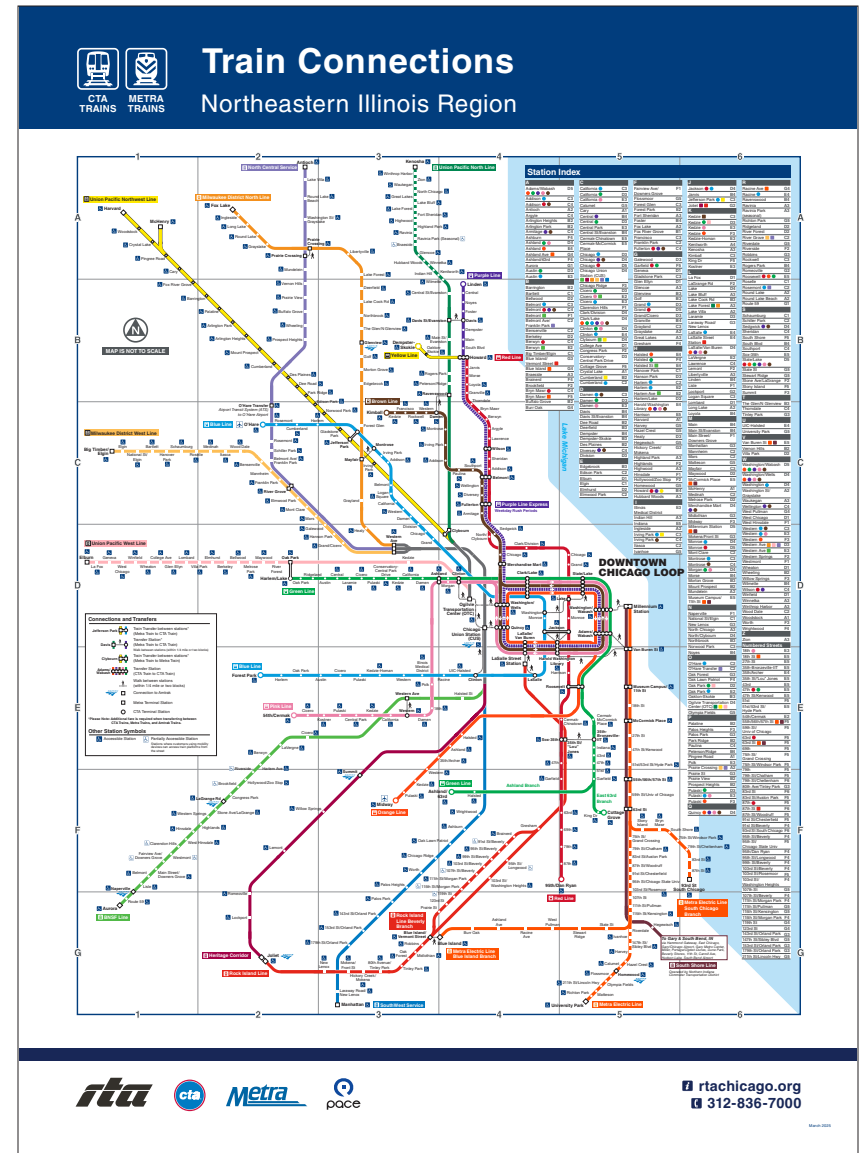
Graphics and sign sizes shown for reference only.



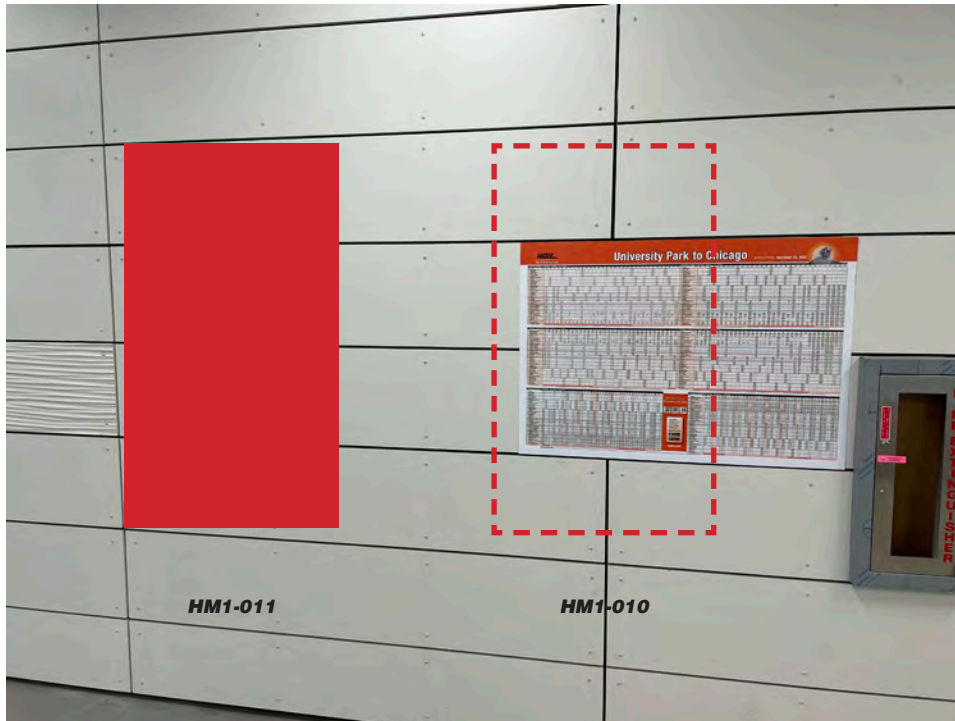
**New graphic and frame mounts to wall. Relocate Metra schedule.  
Final frame location to be determined in field.**

**Size: 32" x 44"**

**HM1-010-W**



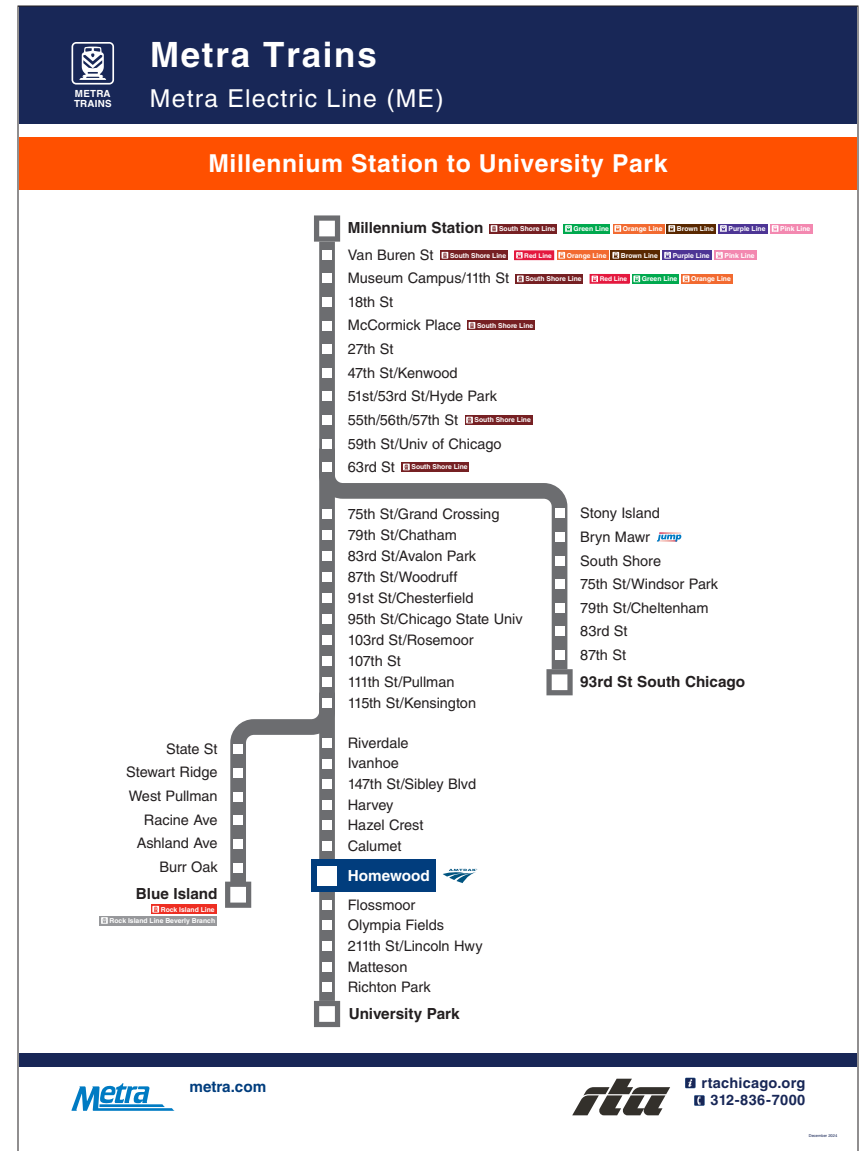
Graphics and sign sizes shown for reference only.



**New graphic and frame mounts to wall. Relocate Metra schedule.  
Final frame location to be determined in field.**

**Size: 32" x 44"**

**HM1-011-W**



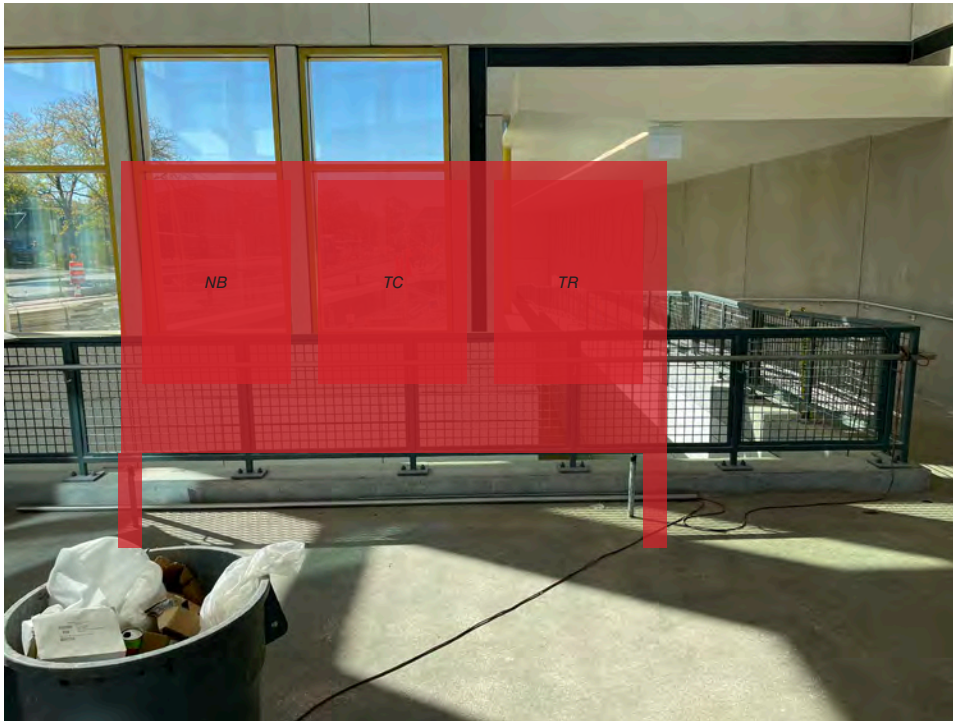
Graphics and sign sizes shown for reference only.

**Size: 18" x 30"**

**HM1-012-W**

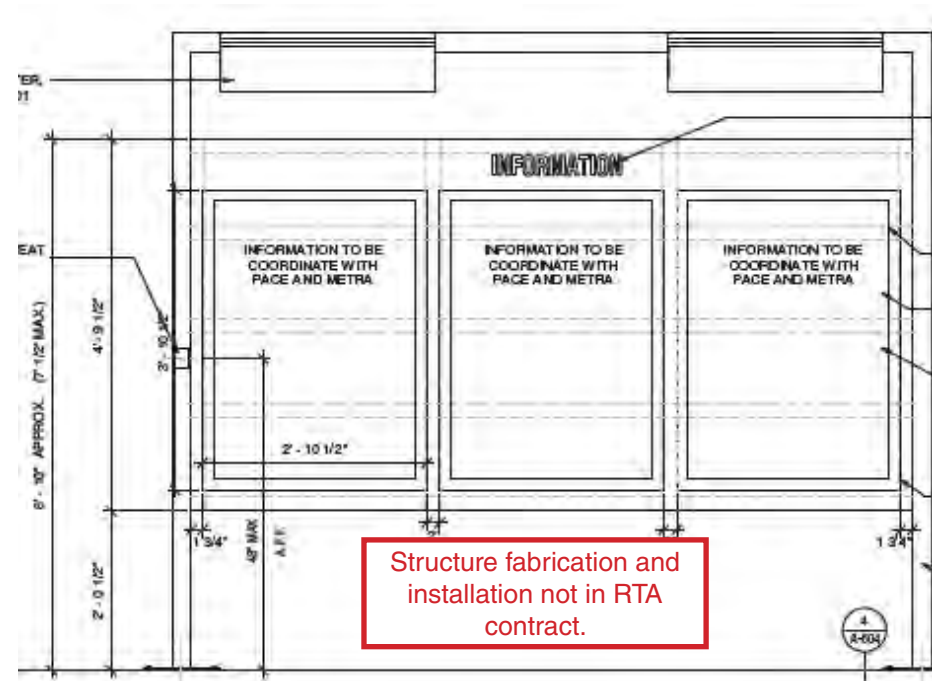
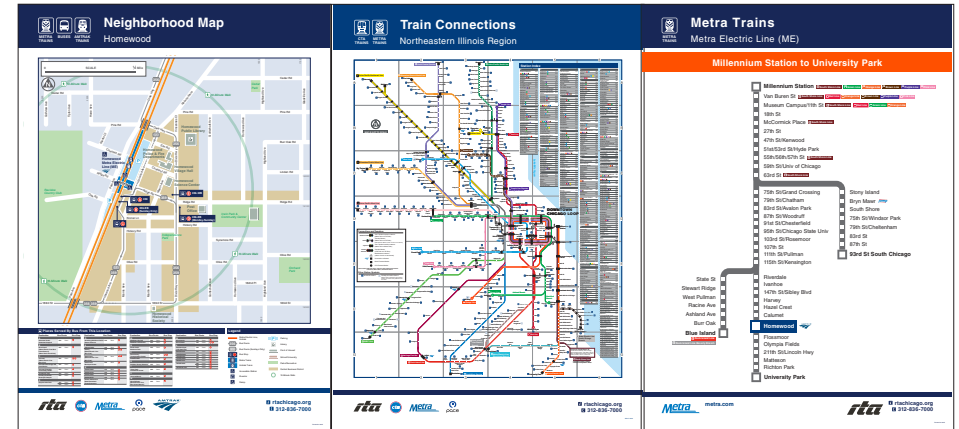
Graphics and sign sizes shown for reference only.





Metra contractor to provide and install map support structure. RTA contractor to provide and install map inserts.

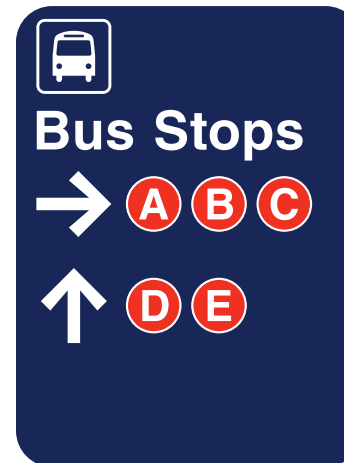
**New sign structure to be installed as part of Metra station renovation project.**



HM1-020-N

Graphics and sign sizes shown for reference only.





***New sign panel to be fabricated by RTA contractor. New post and base to be provided by RTA contractor. Sign post and base to be installed by Metra contractor.***

HM1-022-E/W

Graphics and sign sizes shown for reference only.

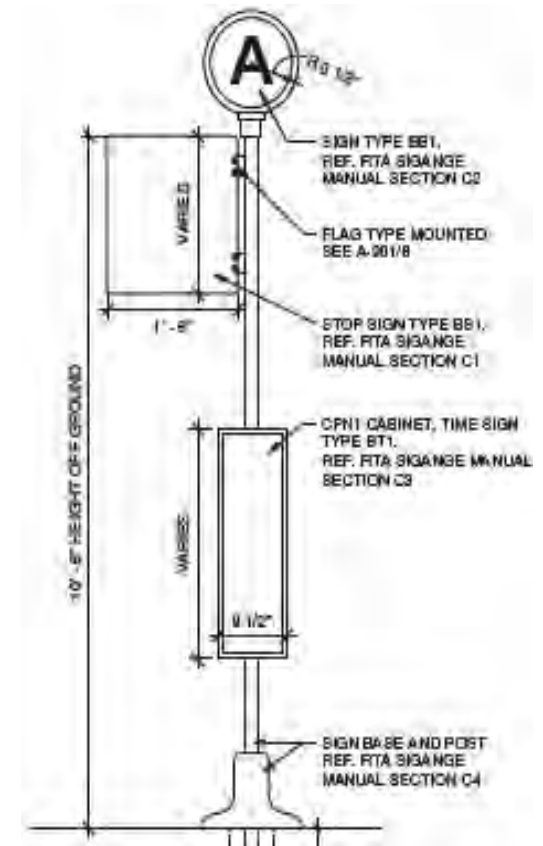
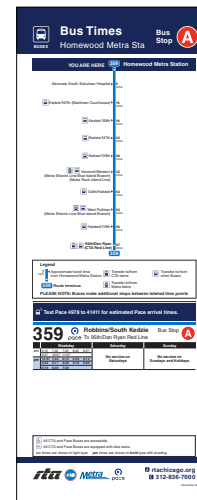
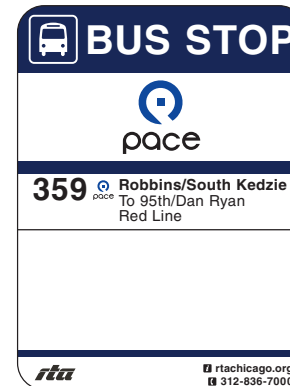




**New sign panels, cabinet, sign post, and base to be installed as part of Metra station renovation project.**

**Size: 13" x 13.5" (BB), 18" x 24" (BS), 9.5" x 28" (cabinet)**

**HM1-025-N/S**



**Routes: 359**

Graphics and sign sizes shown for reference only.

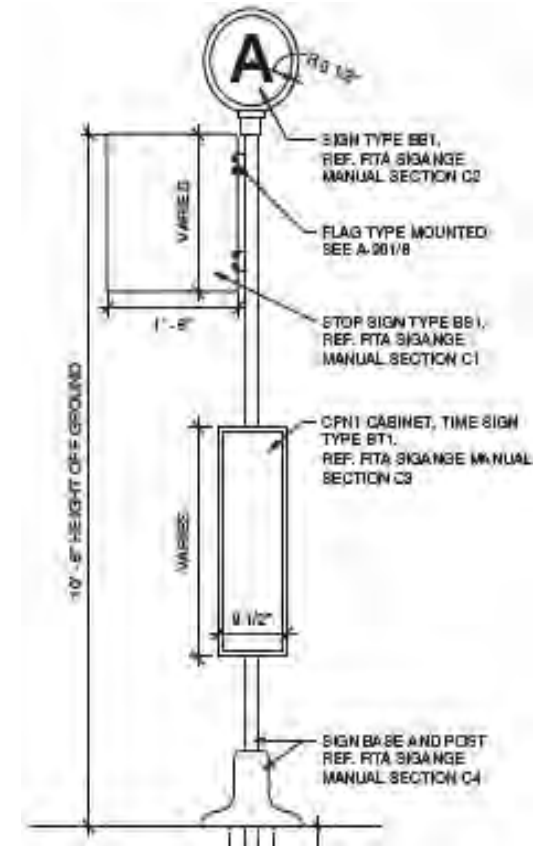
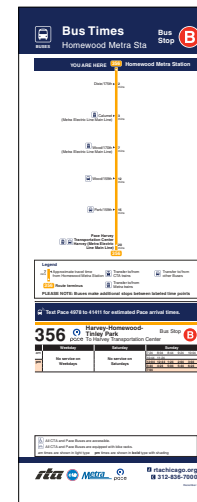
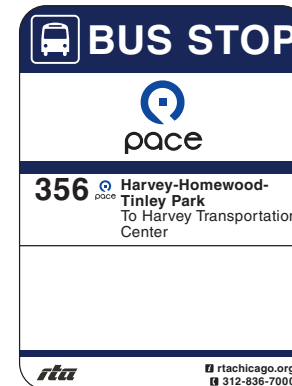




RTA contractor to provide bus stop letter, sign, eye-level cabinet, post, and base, and print removable Bus Time insert. Metra contractor to install all bus stop hardware.

**New sign panels, cabinet, sign post, and base to be installed as part of Metra station renovation project.**

**Size: 13" x 13.5" (BB), 18" x 24" (BS), 9.5" x 28" (cabinet)**



**Routes: 356-EB (Sundays only)**

Graphics and sign sizes shown for reference only.

**HM1-030-N/S**

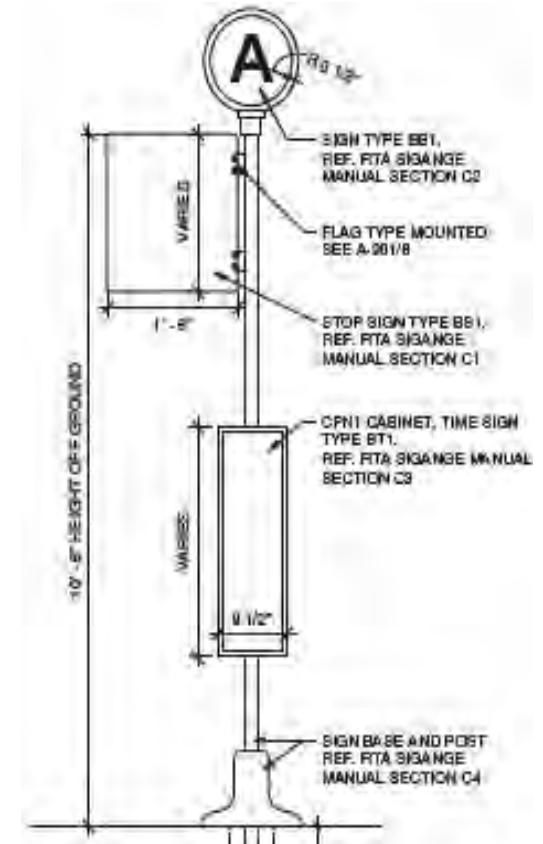
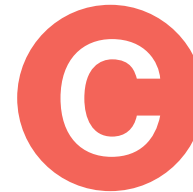




RTA contractor to provide bus stop letter, sign, eye-level cabinet, post, and base, and print removable Boarding Area insert. Metra contractor to install all bus stop hardware.

**New sign panels, cabinet, sign post, and base to be installed as part of Metra station renovation project.**

**Size: 13" x 13.5" (BB), 18" x 24" (BS), 9.5" x 28" (cabinet)**



**Routes: TBD**

**HM1-035-N/S**

Graphics and sign sizes shown for reference only.





**New sign panel mounts to existing light post, flagged away from street. Lower village parking sign as necessary.**

**Size: 18" x 24"**

**HM1-040-E**

Graphics and sign sizes shown for reference only.

**HM1-040-W**





New sign panel mounts to existing lamp post, banded above HM1-045-W.

Size: 18" x 24"



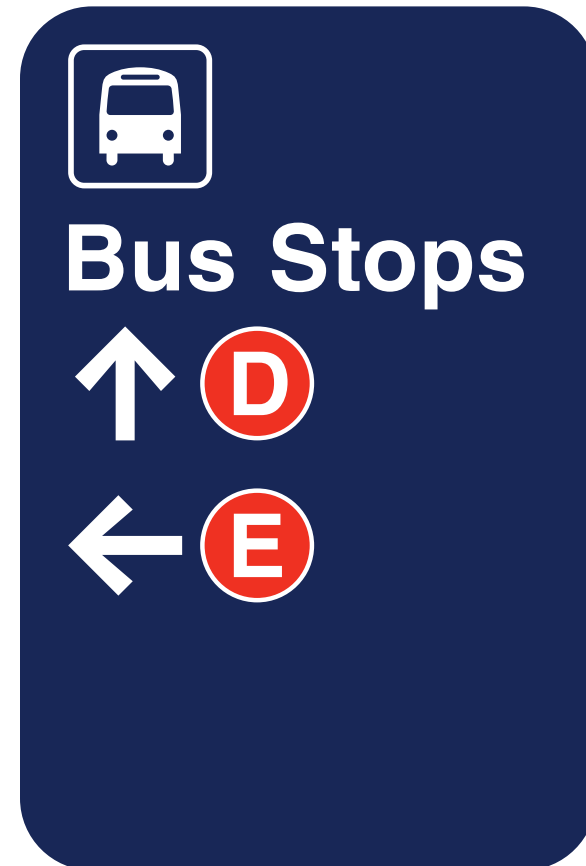
HM1-044-E

Graphics and sign sizes shown for reference only.



**New sign panel mounts to existing lamp post, banded above HM1-045-W.**

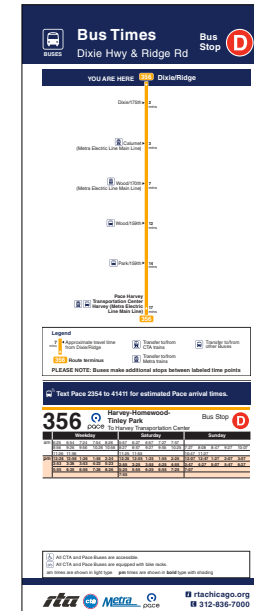
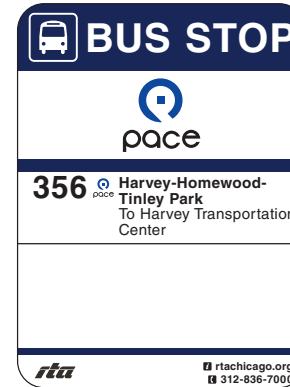
**Size: 12" x 18"**



**HM1-045-W**

Graphics and sign sizes shown for reference only.





**New sign panels, cabinet, and sign post replace existing sign and sign post.**  
**Coordinate mounting of BS with DSS-3 HM1-047-E/W (on same bands).**  
**Direct bury post.**

**Size: 13" x 13.5" (BB), 18" x 24" (BS), 9.5" x 23.875" (cabinet)**

**HM1-046-N/S**

**Routes: 356-EB (Monday-Sunday)**

Graphics and sign sizes shown for reference only.





**New sign panel mounts to new post installed for HM1-046-N/S, on same bands as BS, flagged toward Ridge Avenue.**

**Size: 18" x 24"**

**HM1-047-E**

Graphics and sign sizes shown for reference only.

**HM1-047-W**

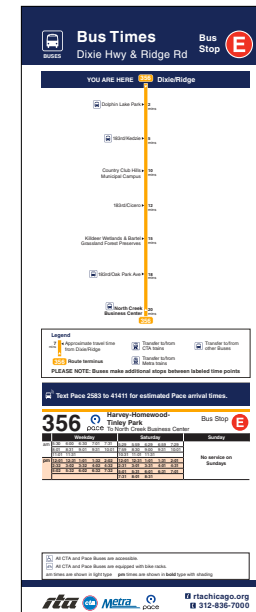




**New sign panels, cabinets replace existing sign, mount to existing light post.  
Flag BB away from street, BS toward street, BT faces south, BA faces north.**

**Size: 13" x 13.5" (BB), 18" x 24" (BS), 9.5" x 23.875" (cabinet)**

**HM1-048-N/S**



**Routes: 356-WB**

Graphics and sign sizes shown for reference only.