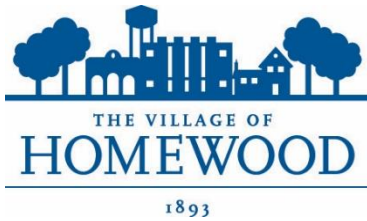


MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

October 27, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Introduction of Staff

5. Minutes:

Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on October 13, 2026.

6. Claims List:

Consider a motion to approve the Claims List of Tuesday, October 27, 2026 in the amount of \$615,231.23.

7. Presentation(s):

Trustee Lauren Roman, Board Liaison to the Events Committee, will present the proceeds from the 2026 Fall Fest Chili Cook-off to the Cancer Support Center.

8. Hear from the Audience

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

A. Annual Report/Economic Development Committee: Accept the 2025 annual report of the Economic Development Committee.

B. M-2456/Traffic Regulation Schedule/No U-Turn Signs: Pass an ordinance amending the Village of Homewood Traffic Regulation Schedule for recently installed No U-turn signs at 183rd Street and Park Avenue.

C. Approval of Proposals/Police Station Plumbing Repairs/Brandenburger Plumbing/Reid & Pedersen Drainage: Approve a proposal from Brandenburger Plumbing of Chicago, IL the lowest responsible bidder, in the amount of \$25,607 for overhead pipe replacement; waive competitive bidding and approve the proposal from Reid & Pedersen Drainage of Crete, IL in the amount of \$49,220 for slip lining and clean out installation work, for a total cost of plumbing repairs at the Homewood Police Station in the amount of \$74,827.

- D. Purchase Approval/Pro-Tec Aluminum Trench Shield/Lee Jensen Sales Co., Inc.: Waive competitive bidding to allow the purchase of a new trenching and shoring system known as the Pro-Tec Aluminum Trench Shield shoring system with supportive equipment through Lee Jensen Sales Co., Inc. of Mokena, IL as the sole source provider in an amount not to exceed \$30,933.94.
- E. Budget Amendment/Approval of Generator Grant for Preparedness Program: Approve the Generator Grant for Preparedness Program; and, approve a budget amendment in the amount of \$50,000 to fund the program.
- F. R-3278/Release of Reconveyance Deed/2018-2020 Ridge Road: Pass a resolution authorizing the release of a reconveyance deed for the property located at 2018-2020 Ridge Road (Jiao 66).

10. New Business:

- A. M-2457/Purchase and Sale Agreement/Villari Ltd./1933 Ridge Road: Approve a budget amendment in the amount of \$400,000; and, pass an ordinance authorizing the Village President to enter a real estate purchase contract with Villari Ltd. for the property at 1933 Ridge Road, Homewood, IL, formerly known as the American Dance Center.
- B. Direction to Staff/Class 8 Incentive Request/18250 Harwood Avenue/Bawadi Construction: The Board may consider one of the following motions: Direct staff to prepare a municipal resolution of support for the requested Cook County Class 8 property tax incentive; or, deny the request for a municipal resolution of support for the requested Cook County Class 8 property tax incentive for the property located at 18250 Harwood Avenue.

11. Old Business:

Village Manager Napoleon Haney will provide an update on the redevelopment agreement with Holladay Properties for the property located at 2024 Chestnut Road.

12. General Board Discussion

13. Adjourn

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, OCTOBER 13, 2026
VILLAGE HALL BOARD ROOM

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

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

ROLL CALL: Village Clerk Nakina Flores called the roll. Those present were Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Patrick Siemsen, Trustee Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Fire Chief Bob Grabowski, Director of Finance Amy Zukowski, Director of Economic and Community Development Noah Schumerth, Director of Public Works Joshua Burman, Assistant Village Manager Terence Acquah, and Assistant to the Village Manager Anne Mitchell.

MINUTES: The minutes of the September 22, 2026 Village Board Meeting were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$1,900,097.66 was presented. There were no questions from the Trustees.

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

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

President Hofeld said three items totaled 60 percent of the Claims List: : \$362,000 to the City of Chicago Heights for water, \$353,000 for one month's employee health insurance, and \$394,000 for tree services.

OATHS OF OFFICE: Village Clerk Flores administered the oath of office to Danielle Stewart for the position of Assistant Director of Economic and Community Development for the Village of Homewood.

PRESENTATION: Village Clerk Flores read a proclamation from Village President Hofeld declaring October 2026 as Domestic Violence Awareness Month in the Village of Homewood.

HEAR FROM THE AUDIENCE: Roger Warner, who wants speed calming measures for Idlewild Lane, said Glenwood has a petition that residents can sign for suggested speed bumps and maybe Homewood can do this also. Latanya complained about the upkeep of her neighborhood where cars park on the parkway and in their grass, garbage cans are left out for a week, and they put place holders to hold public parking spaces on streets. Shirley said the parkways on Ashland Avenue has a lot of weeds and there are still many speeders on the street. Amy Crump said she fills the little free library by the train station and thanked all who also supply books. Amy also said the election is less than one month away so don't take your vote for granted. She announced a "No Kings Rally" at Jewel on Kedzie.

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

- A. Budget Amendment/HVAC Upgrade/Water Plant 1: Approve a budget amendment of \$8,567.50 for the HVAC Upgrade at Water Plant 1; and, approve a change order in the amount of \$8,567.50 with Kraemer Contracting Group of Bensenville, IL for the installation of a steel lintel beam that was needed to support the ventilation for the HVAC system.
- B. Budget Amendment/175th Street Resurfacing Project/Illinois Department of Transportation: Approve a budget amendment for \$27,080.54 for the final payment due to the Illinois Department of Transportation (IDOT) for the 175th Street Local Agency Functional Overlay Resurfacing Project completed in 2020, fulfilling the Village's 30% funding obligation pursuant to the Joint Local Public Agency Agreement for Federal Participation.
- C. Budget Amendment/Hydro-Excavation Services/Calumet City Plumbing: Waive competitive bidding due to the time-sensitive and emergency nature of initiating the Village's 2026 Lead Service Line Replacement (LSLR) Program; approve a budget amendment in the amount of \$102,480; and, approve Calumet City Plumbing of Calumet City, IL to perform hydro-excavation services at approximately 244 locations at a cost of \$420 per location, for a total amount not to exceed \$102,480.
- D. Purchase approval/Server Equipment and Installation/AIS Labs: Waive competitive bidding due to the availability of the equipment; and, authorize the purchase of server hardware, licensing, installation, and configuration for the Public Works Department and Police Department from AIS Labs, of Oakbrook Terrace, IL in the amount of \$37,680.
- E. R-3276/Class 6b Property Tax Incentive Renewal/1205 W. 175th Street: Pass a resolution supporting the renewal of a Cook County Class 6b real estate tax incentive for property located at 1205 W. 175th Street and owned by the Francis and Crnich General Real Estate Partnership.
- F. Agreement/North Halsted TIF Bond Feasibility/SB Friedman Development Advisors: Approve a budget amendment for \$40,000; and, authorize the Village Manager to enter into an agreement with SB Friedman Development Advisors of Chicago, IL in an amount not to exceed \$40,000 to continue supporting the Village by providing TIF bond feasibility for the North Halsted TIF district.
- G. R-3277/Redevelopment Agreement/Third Amendment/Wind Creek Casino: Pass a resolution approving a third (3rd) amendment to the redevelopment agreement between the Village of Homewood, the Village of East Hazel Crest, and Wind Creek IL, LLC for the redevelopment of property to construct a casino, hotel, and parking garage within the

Northeast Tax Increment Redevelopment Project Area in Homewood and the Halsted Street Redevelopment Project Area in the Village of East Hazel Crest.

Before the omnibus vote, President Hofeld invited comments. Item G: Amy Crump asked what is included in the amendment and Cummings provided clarification on the history of the extension.

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

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

OLD BUSINESS: Noah Schumerth requested a vote on the selected developer to redevelop the Village-owned property located at 18157 Dixie Highway, choosing from the four bids received on September 22, 2026. The four applicants are Munir Bawadi, Justin Mahwikizi, Jerry Castro, and Tracy Lance.

A motion was made by Trustee Heiferman and seconded by Trustee Willis to award Munir Bawadi the property located at 18157 Dixie Hwy.

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

NEW BUSINESS:

- A. No motion from the Board for a Class 8 Property Tax Incentive for Healthy Hounds at 18646 Dixie Highway.
- B. No motion from the Board for a Class 8 Property Tax Incentive for Planning 4 Life Inc. at 18215 Dixie Highway.
- C. Assistant to the Village Manager Anne Mitchell presented the proposed Generator Grant for Preparedness Program where residents can receive a rebate of either \$400 to buy a permanent generator or \$250 for a temporary generator when purchased at a brick and mortar business in Homewood.

A motion was made by Trustee Siemsen and seconded by Trustee Mason to fund the generator pilot program with \$50,000.

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

- D. Amy Zukowski and Don from Lauterbach and Amen presented the Annual Financial Report for Fiscal Year 2025-2026. There were no found issues with the numbers presented. The full audit will be on the Village of Homewood's website.

A motion was made by Trustee Mason and seconded by Trustee Heiferman to accept the Fiscal Year 2025-2026 Village of Homewood Annual Financial Report.

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

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming out to the meeting. The Board announced Homewood received third place for best farmers market in Illinois. October 17, 2026 will be the last outdoor farmers market. The Holiday market will be held on December 5. The Board thanked all for their involvement in the Fall Fest. Trustee Heiferman asked for the board's support to present a future amendment to complete an ADA bathroom and ADA entrance at the Science Center this fiscal year.

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

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

The board moved to Executive Session at 8:46 p.m.
The board returned from Executive Session at 9:00 p.m.

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

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

The meeting adjourned at 9:01 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk



PUBLIC COMMENTS –
for the Tuesday, October 13, 2026 Board Meeting

From: Rockfest
Sent: Monday, September 28, 2026 8:54 PM
To: PublicComments

Subject: Fw: 1451 187th Street

Cars are flying by here right now. We haven't seen a cop in weeks.
What is going on?

----- Forwarded Message -----

From: Rockfest
To: Comments@homewoodil.gov <comments@homewoodil.gov>
Sent: Tuesday, February 10, 2026 at 09:13:11 PM CST

Subject: 1451 187th Street

Dear Sherrifs,
The Village of Homewood, and the Homewood Police Department refuses to do anything about the excessive speeding on 187th Street. Particularly at 187th and Ashland. They installed speed beacons that do nothing other than tell us that mist cars are going 40 or more in a 25. We haven't seen the police in months.

Also, there is a white Mustang regularly parked in the driveway at 1451 187th Street. It has no plates or only has 1 plate, which is illegal, it has illegally tinted windows and exhaust system that exceeds noise pollution levels. The Village of Homewood and the Homewood Police Department refuse to do anything about this. Your action is needed.

From: John Sulek
Sent: Friday, September 25, 2026 6:27 PM
To: PublicComments

Subject: School Buses speeding

FirstSstudent school bus just drove by 187th and Regiel Road at 60. This street is 25. What is going on?

Name	Description	DEPARTMENT	Net Invoice Amount
AIRYS INC	WATER MAIN BREAK	PUBLIC WORKS	6,318.44
Total AIRYS INC:			6,318.44
ALTA CONSTRUCTION EQUIPM	SKIDSTEER RENTAL	PUBLIC WORKS	2,136.00
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			2,136.00
AMAZON CAPITAL SERVICES IN	CREDIT / RETURN ITEM	PUBLIC WORKS	127.99-
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	20.07
AMAZON CAPITAL SERVICES IN	VOLTAGE DETECTORS	PUBLIC WORKS	538.45
AMAZON CAPITAL SERVICES IN	VOLTAGE DETECTORS	PUBLIC WORKS	538.44
AMAZON CAPITAL SERVICES IN	BUILDING MAINT TOOLS	PUBLIC WORKS	65.63
AMAZON CAPITAL SERVICES IN	BUILDING MAINT SUPPLIES	PUBLIC WORKS	59.52
AMAZON CAPITAL SERVICES IN	DOERR BOOTS	PUBLIC WORKS	368.27
AMAZON CAPITAL SERVICES IN	BUILDING MAINT SUPPLIES	PUBLIC WORKS	103.30
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	61.90
AMAZON CAPITAL SERVICES IN	BUILDING MAINT TOOL	PUBLIC WORKS	14.99
AMAZON CAPITAL SERVICES IN	CHILI WINNERS MEDALS	MANAGER'S OFFICE	25.98
AMAZON CAPITAL SERVICES IN	UNIFORM/PPE	PUBLIC WORKS	96.79
AMAZON CAPITAL SERVICES IN	TREE DIAMETER TAPE	PUBLIC WORKS	236.99
Total AMAZON CAPITAL SERVICES INC:			2,002.34
AMY ZUKOWSKI	BANK AND WINNINGS CHILI COOK OFF	MANAGER'S OFFICE	1,000.00
Total AMY ZUKOWSKI:			1,000.00
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	3,226.50
Total AVALON PETROLEUM COMPANY:			3,226.50
B ALLAN GRAPHICS	BUSINESS CARDS - DEJONG AND STEWART	MANAGER'S OFFICE	130.00
Total B ALLAN GRAPHICS:			130.00
BAXTER & WOODMAN INC	2026 RISK & RESILIENCE	PUBLIC WORKS	1,828.50
BAXTER & WOODMAN INC	2026 RISK & RESILIENCE	PUBLIC WORKS	2,494.00
BAXTER & WOODMAN INC	WATER OPERATOR IN CHARGE	PUBLIC WORKS	1,386.00
BAXTER & WOODMAN INC	2026 RISK & RESILIENCE	PUBLIC WORKS	100.00
BAXTER & WOODMAN INC	WATER OPERATOR IN CHARGE	PUBLIC WORKS	300.00
Total BAXTER & WOODMAN INC:			6,108.50
BERKOTS SUPER FOODS	STAFF DONUTS	PUBLIC WORKS	11.88
Total BERKOTS SUPER FOODS:			11.88
BIANCA DAVIS	WATER DEPOSIT REFUND	ASSETS	93.94
Total BIANCA DAVIS:			93.94
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	402.21
Total BOUND TREE MEDICAL LLC:			402.21
BRITES TRANSPORATION LTD	STORM DEBRIS HAULING	PUBLIC WORKS	3,371.84

Name	Description	DEPARTMENT	Net Invoice Amount
Brites Transportation Ltd	STONE	PUBLIC WORKS	442.77
Brites Transportation Ltd	DUMP CHARGES - PW	PUBLIC WORKS	8,897.60
Brites Transportation Ltd	STORM DEBRIS HAULING	PUBLIC WORKS	2,613.60
Total Brites Transportation Ltd:			15,325.81
BUCKEYE POWER SALES CO I	LS1A GENERATOR REPLACEMENT	PUBLIC WORKS	50,457.00
Total BUCKEYE POWER SALES CO INC:			50,457.00
C & T LAWN AND LANDSCAPE	PROPERTY CLEAN UP	FIRE DEPARTMENT	345.00
C & T LAWN AND LANDSCAPE	YARD RESTORATIONS	PUBLIC WORKS	1,480.00
C & T LAWN AND LANDSCAPE	YARD RESTORATION	PUBLIC WORKS	1,213.00
C & T LAWN AND LANDSCAPE	YARD RESTORATION	PUBLIC WORKS	235.00
C & T LAWN AND LANDSCAPE	YARD RESTORATION	PUBLIC WORKS	483.00
C & T LAWN AND LANDSCAPE	YARD RESTORATION	PUBLIC WORKS	832.00
Total C & T LAWN AND LANDSCAPE:			4,588.00
CANCER SUPPORT CENTER	FALL FEST CHILI COOK OFF	MANAGER'S OFFICE	2,933.00
Total CANCER SUPPORT CENTER:			2,933.00
CHECKPOINT PRESS	POLICE & FIRE COMMISSION - MO	MANAGER'S OFFICE	397.00
Total CHECKPOINT PRESS:			397.00
COMED	UTILITIES	PUBLIC WORKS	7,805.00
Total COMED:			7,805.00
COMMERCIAL TIRE SERVICE IN	STREET BACKHOE TIRES	PUBLIC WORKS	895.00
COMMERCIAL TIRE SERVICE IN	TIRE REPAIR PW	PUBLIC WORKS	193.00
Total COMMERCIAL TIRE SERVICE INC:			1,088.00
CONSERV FS INC	GRASS SEED	PUBLIC WORKS	245.00
Total CONSERV FS INC:			245.00
CORE & MAIN LP	WATER MAIN SUPPLIES	PUBLIC WORKS	1,031.76
Total CORE & MAIN LP:			1,031.76
CORE INTEGRATED MARKETIN	NEW RESIDENT BOOKLETS	MANAGER'S OFFICE	191.86
CORE INTEGRATED MARKETIN	NEW RESIDENT POSTCARDS	MANAGER'S OFFICE	45.50
Total CORE INTEGRATED MARKETING:			237.36
CURRIE MOTORS	STREET DEPT REPAIR PARTS	PUBLIC WORKS	175.57
CURRIE MOTORS	OPERATING SUPPLIES VM	PUBLIC WORKS	124.60
Total CURRIE MOTORS:			300.17
CVB	HOTEL TAX - AUGUST 2026 WCC	ASSETS	3,339.50

Name	Description	DEPARTMENT	Net Invoice Amount
Total CVB:			3,339.50
D CONSTRUCTION INC	ASPHALT	PUBLIC WORKS	681.85
Total D CONSTRUCTION INC:			681.85
DMC SECURITY SERVICES INC	SECURITY SERVICES	PUBLIC WORKS	310.00
Total DMC SECURITY SERVICES INC:			310.00
EJ USA INC	OPERATING SUPPLIES	PUBLIC WORKS	2,859.22
Total EJ USA INC:			2,859.22
EVT TECH	VEHICLE UPFIT PW	PUBLIC WORKS	2,300.00
EVT TECH	POLICE VEHICLE UPFIT	PUBLIC WORKS	855.00
Total EVT TECH:			3,155.00
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	458.43
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	120.50
Total EXPERT CHEMICAL:			578.93
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	39.95
FORD OF HOMEWOOD	EXHAUST EMISSIONS	FIRE DEPARTMENT	62.85
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	62.90
FORD OF HOMEWOOD	STREET DEPT REPAIR PARTS	PUBLIC WORKS	149.95
Total FORD OF HOMEWOOD:			315.65
FRANCISCAN WORKING WELL	CDL DRUG SCREENS	PUBLIC WORKS	364.00
FRANCISCAN WORKING WELL	CDL DRUG SCREENS	PUBLIC WORKS	214.00
Total FRANCISCAN WORKING WELL:			578.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	260.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	65.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	195.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	676.65
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	130.00
Total GALLAGHER MATERIALS:			1,326.65
GERRY PIEPENBRINK	CREDIT BALANCE REFUND	PUBLIC WORKS	42.78
Total GERRY PIEPENBRINK:			42.78
HANNA NELSON	REIMBURSEMENT FOR TRAINING EXPENSES	POLICE DEPARTMENT	279.09
Total HANNA NELSON:			279.09
HARRY BOEREMA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	571.20
Total HARRY BOEREMA:			571.20

Name	Description	DEPARTMENT	Net Invoice Amount
HAWKINS INC	CHLORINE TANK RENTAL	PUBLIC WORKS	90.00
Total HAWKINS INC:			90.00
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	46.97
HELSEL JEPPERSON ELECTRI	STREET LIGHTS	PUBLIC WORKS	1,236.00
HELSEL JEPPERSON ELECTRI	GENERATOR CONNECTIONS	PUBLIC WORKS	46.00
HELSEL JEPPERSON ELECTRI	PHOTOCELLS	PUBLIC WORKS	440.69
Total HELSEL JEPPERSON ELECTRICAL:			1,769.66
HFS BUREAU OF FISCAL OPER	VILLAGE SHARE OF GEMT OWED TO STATE	ASSETS	26,734.58
Total HFS BUREAU OF FISCAL OPERATIONS - GEMT:			26,734.58
HISKES DILLNER O'DONNELL	CONTRACT/CONSULTING SERVICE	MANAGER'S OFFICE	1,237.43
Total HISKES DILLNER O'DONNELL:			1,237.43
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	500.00
Total HOMEWOOD DISPOSAL:			500.00
HR GREEN INC	DOWNTOWN CROSSWALK PROJECT	EXPENSES	2,458.50
HR GREEN INC	PLAN REVIEWS FOR SEPTEMBER 2026	FIRE DEPARTMENT	5,546.25
Total HR GREEN INC:			8,004.75
IL DEPT OF TRANSPORT	175TH CONSTRUCTION COST OBLIGATION	PUBLIC WORKS	27,080.54
Total IL DEPT OF TRANSPORT:			27,080.54
ILCMA	RECRUITMENT	MANAGER'S OFFICE	50.00
Total ILCMA:			50.00
INTERSTATE BATTERY	STREET DEPT REPAIR PARTS	PUBLIC WORKS	617.85
Total INTERSTATE BATTERY:			617.85
IRMA	JULY 2026 DEDUCTIBLE	POLICE DEPARTMENT	32.88
IRMA	JULY 2026 DEDUCTIBLE	MANAGER'S OFFICE	16,052.82
IRMA	AUGUST 2026 DEDUCTIBLE	MANAGER'S OFFICE	3,632.65
IRMA	AUGUST 2026 DEDUCTIBLE	POLICE DEPARTMENT	735.70
IRMA	AUGUST 2026 DEDUCTIBLE	PUBLIC WORKS	2,676.97
IRMA	SEPTEMBER 2026 DEDUCTIBLE	MANAGER'S OFFICE	11,386.13
IRMA	SEPTEMBER 2026 DEDUCTIBLE	PUBLIC WORKS	6,077.16
IRMA	SEPTEMBER 2026 DEDUCTIBLE	POLICE DEPARTMENT	10,927.31
Total IRMA:			51,521.62
JAMES FINFROCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	588.80
Total JAMES FINFROCK:			588.80
JAMES GANNON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	3,297.60

Name	Description	DEPARTMENT	Net Invoice Amount
Total JAMES GANNON:			3,297.60
JAX INSPECTION PRO	PLUMBING INSPECTIONS	FIRE DEPARTMENT	1,950.00
Total JAX INSPECTION PRO:			1,950.00
JEL AUDIO	FALL FEST SOUND AND LIGHTING	MANAGER'S OFFICE	3,050.00
Total JEL AUDIO:			3,050.00
JESSICA ALEXANDER	TRAINING EXPENSES	POLICE DEPARTMENT	122.10
Total JESSICA ALEXANDER:			122.10
JODY APPELGATE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	153.30
Total JODY APPELGATE:			153.30
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	589.07
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	266.76
Total JONES PARTS & SERVICE INC:			855.83
LANER MUCHIN LTD	ARBITRATION APPEAL/LABOR RELATIONS	MANAGER'S OFFICE	180.00
LANER MUCHIN LTD	DISABILITY PENSION APPLICATION/LABOR RELATIONS	MANAGER'S OFFICE	1,200.00
LANER MUCHIN LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	3,666.67
Total LANER MUCHIN LTD:			5,046.67
LEE ENTERPRISES	VILLAGE KEY	MANAGER'S OFFICE	5,277.00
Total LEE ENTERPRISES:			5,277.00
M & J UNDERGROUND INC	IDLEWILD WATERMAIN - PAY ESTIMATE #5	PUBLIC WORKS	165,441.04
Total M & J UNDERGROUND INC:			165,441.04
MARIAN KIEPURA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	388.54
MARIAN KIEPURA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	388.54
Total MARIAN KIEPURA:			777.08
MELANIE HAMILTON	CDL REIMBURSEMENT	PUBLIC WORKS	61.35
Total MELANIE HAMILTON:			61.35
MENARDS INC	GLOVES	PUBLIC WORKS	65.43
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	9.49
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	143.23
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	49.70
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	125.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	41.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	23.94
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	34.80
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	1.39
MENARDS INC	FALL FEST	MANAGER'S OFFICE	490.21

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	FALL FEST MATERIALS FOR ELECTRIC	MANAGER'S OFFICE	176.86
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	FIRE DEPARTMENT	310.31
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	FIRE DEPARTMENT	14.40
Total MENARDS INC:			1,468.74
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	850.00
Total METROPOLITAN INDUSTRIES INC:			850.00
MICHAEL BARTELSEN	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	625.63
Total MICHAEL BARTELSEN:			625.63
MICHAEL NICKOLAOU	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	258.06
Total MICHAEL NICKOLAOU:			258.06
MIDWEST OFFICE INTER	IT OFFICE FURNITURE	MANAGER'S OFFICE	3,759.06
Total MIDWEST OFFICE INTER:			3,759.06
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	15.64
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,300.00
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	1,633.87
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	13.42
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	39.99
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	75.90
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	30.99
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	46.32
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	15.64
Total MONARCH AUTO SUPPLY INC:			3,171.77
MUNICIPAL COLLECTION SERVI	MCS COLLECTION FEES -- ALARMS	POLICE DEPARTMENT	27.00
MUNICIPAL COLLECTION SERVI	MCS COLLECTION FEES -- MOVE	POLICE DEPARTMENT	149.09
Total MUNICIPAL COLLECTION SERVICES:			176.09
NADEAUS ICE SCULPTURE INC	LIVE ICE SCULPTING - HOLIDAY LIGHTS	MANAGER'S OFFICE	2,775.00
Total NADEAUS ICE SCULPTURE INC:			2,775.00
NATHAN BRUNI	REIMBURSEMENT FOR TRAINING EXPENSES	POLICE DEPARTMENT	550.12
Total NATHAN BRUNI:			550.12
NATIONAL BUSINESS FURNITU	OFFICE FURNITURE	PUBLIC WORKS	473.47
Total NATIONAL BUSINESS FURNITURE LLC:			473.47
NIX NAX	WORK SHIRT EMBROIDERY	PUBLIC WORKS	28.00
Total NIX NAX:			28.00
NORTHERN SAFETY CO.	EARPLUGS/PPE	PUBLIC WORKS	281.69
NORTHERN SAFETY CO.	WORK BOOTS	PUBLIC WORKS	378.14

Name	Description	DEPARTMENT	Net Invoice Amount
Total NORTHERN SAFETY CO.:			659.83
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	175.74
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	785.00
Total O'HERRON CO:			960.74
OLD NATIONAL BANK/FD	ICE FOR OPEN HOUSE	FIRE DEPARTMENT	28.59
OLD NATIONAL BANK/FD	FD OPEN HOUSE	FIRE DEPARTMENT	257.48
OLD NATIONAL BANK/FD	ICC CONFERENCE	FIRE DEPARTMENT	1,067.92
OLD NATIONAL BANK/FD	ESO CONFERENCE	FIRE DEPARTMENT	1,174.00
OLD NATIONAL BANK/FD	OPEN HOUSE FOOD	FIRE DEPARTMENT	391.07
OLD NATIONAL BANK/FD	OPEN HOUSE FOOD	FIRE DEPARTMENT	12.09
OLD NATIONAL BANK/FD	ICC CONFERENCE	FIRE DEPARTMENT	401.09
OLD NATIONAL BANK/FD	SANITATION SERVICES FOR OPEN HOUSE	FIRE DEPARTMENT	550.00
OLD NATIONAL BANK/FD	ICC CONFERENCE	FIRE DEPARTMENT	402.81
OLD NATIONAL BANK/FD	GIFT CARDS - OPEN HOUSE	FIRE DEPARTMENT	200.00
Total OLD NATIONAL BANK/FD:			4,485.05
OLD NATIONAL BANK/FIN	IGFOA CONFERENCE	MANAGER'S OFFICE	100.00
OLD NATIONAL BANK/FIN	IGFOA CONFERENCE	MANAGER'S OFFICE	139.08
Total OLD NATIONAL BANK/FIN:			239.08
OLD NATIONAL BANK/MO	CHILI COOK OFF CONTESTANT GIFT	MANAGER'S OFFICE	437.94
OLD NATIONAL BANK/MO	LOBBY MATERIALS	MANAGER'S OFFICE	22.04
OLD NATIONAL BANK/MO	APPLE MUSIC MONTHLY	MANAGER'S OFFICE	11.99
OLD NATIONAL BANK/MO	KIDS CORNER CRAFT	MANAGER'S OFFICE	630.00
OLD NATIONAL BANK/MO	LUNCH INTERVIEWS	MANAGER'S OFFICE	95.08
OLD NATIONAL BANK/MO	LUNCH INTERVIEW	MANAGER'S OFFICE	120.70
OLD NATIONAL BANK/MO	CIVICS ACADEMY FALL 2026	MANAGER'S OFFICE	131.23
OLD NATIONAL BANK/MO	ROCKWALL DEPOSIT	MANAGER'S OFFICE	512.50
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	1,851.23
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	21.62
OLD NATIONAL BANK/MO	CONSTANT CONTACT	MANAGER'S OFFICE	206.00
OLD NATIONAL BANK/MO	MARKETING MATERIALS	MANAGER'S OFFICE	85.82
OLD NATIONAL BANK/MO	MARKETING MATERIALS	MANAGER'S OFFICE	665.00
OLD NATIONAL BANK/MO	DOMAIN RENEWAL	MANAGER'S OFFICE	23.19
OLD NATIONAL BANK/MO	SYMPATHY GIFT	MANAGER'S OFFICE	83.58
OLD NATIONAL BANK/MO	MEMBERSHIP - VILLAGE MANAGER	MANAGER'S OFFICE	383.50
OLD NATIONAL BANK/MO	LUNCH INTERVIEW	MANAGER'S OFFICE	92.38
OLD NATIONAL BANK/MO	ENGINEER LUNCH MEETING	MANAGER'S OFFICE	83.46
OLD NATIONAL BANK/MO	NAMEPLATES	MANAGER'S OFFICE	69.52
OLD NATIONAL BANK/MO	SHAREPOINT PLAN RENEWAL	MANAGER'S OFFICE	600.00
OLD NATIONAL BANK/MO	EXCHANGE ONLINE REBALANCING	MANAGER'S OFFICE	90.74
OLD NATIONAL BANK/MO	E5 LICENSE RENEWAL FOR INSPECTORS	MANAGER'S OFFICE	34.40
OLD NATIONAL BANK/MO	PHYSICAL	MANAGER'S OFFICE	417.00
OLD NATIONAL BANK/MO	EXCHANGE LICENSE ADDITION	MANAGER'S OFFICE	4.74
OLD NATIONAL BANK/MO	EMPLOYEE PHYSICAL FEE	MANAGER'S OFFICE	3.99
OLD NATIONAL BANK/MO	FARMERS MARKET PHOTO OP	MANAGER'S OFFICE	88.56
OLD NATIONAL BANK/MO	FARMER'S MARKET GIVEAWAY	MANAGER'S OFFICE	62.91
OLD NATIONAL BANK/MO	FARMERS MARKET GIVEAWAYS	MANAGER'S OFFICE	80.08
OLD NATIONAL BANK/MO	HF SPORT COMPLEX FOR INDOOR MARKETS	MANAGER'S OFFICE	1,450.00
OLD NATIONAL BANK/MO	CHICAGO SOUTHLAND MEETING LUNCHEON	MANAGER'S OFFICE	41.50
OLD NATIONAL BANK/MO	ROTARY	MANAGER'S OFFICE	201.83

Name	Description	DEPARTMENT	Net Invoice Amount
OLD NATIONAL BANK/MO	FALL FEST RENTALS	MANAGER'S OFFICE	3,195.50
OLD NATIONAL BANK/MO	FALL FEST STAGE AND OTHER RENTALS	MANAGER'S OFFICE	5,463.00
OLD NATIONAL BANK/MO	FALL FEST DECOR	MANAGER'S OFFICE	2,232.50
OLD NATIONAL BANK/MO	ZOOM MONTHLY	MANAGER'S OFFICE	48.00
Total OLD NATIONAL BANK/MO:			19,541.53
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	39.98
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	119.00
OLD NATIONAL BANK/PD	RANGE SUPPLIES	POLICE DEPARTMENT	305.09
OLD NATIONAL BANK/PD	ANNUAL FEE	POLICE DEPARTMENT	120.00
OLD NATIONAL BANK/PD	IACP CONFERENCE	POLICE DEPARTMENT	500.00
OLD NATIONAL BANK/PD	IACP CONFERENCE	POLICE DEPARTMENT	500.00
OLD NATIONAL BANK/PD	TRAINING REGISTRATION	POLICE DEPARTMENT	175.00
OLD NATIONAL BANK/PD	POLICE LATERAL ADVERTISING	MANAGER'S OFFICE	447.00
OLD NATIONAL BANK/PD	OPERATING SUPPLIES	POLICE DEPARTMENT	511.64
Total OLD NATIONAL BANK/PD:			2,717.71
OLD NATIONAL BANK/PW	FD HANDICAP ACCESS BUTTONS	PUBLIC WORKS	778.75
OLD NATIONAL BANK/PW	NEW CARPET FOR FINANCE OFFICE	MANAGER'S OFFICE	3,246.56
OLD NATIONAL BANK/PW	BUILDING MAINT SUPPLIES	PUBLIC WORKS	41.82
OLD NATIONAL BANK/PW	FLEET REPAIRS	PUBLIC WORKS	1,300.00
OLD NATIONAL BANK/PW	FLEET REPAIRS	PUBLIC WORKS	1,362.32
OLD NATIONAL BANK/PW	CONCRETE REPAIR	PUBLIC WORKS	43.88
OLD NATIONAL BANK/PW	CONCRETE REPAIR	PUBLIC WORKS	146.66
OLD NATIONAL BANK/PW	CONCRETE REPAIR	PUBLIC WORKS	154.24
OLD NATIONAL BANK/PW	PD CEILING	PUBLIC WORKS	185.68
OLD NATIONAL BANK/PW	BUILDING MAINT TOOLS	PUBLIC WORKS	449.96
OLD NATIONAL BANK/PW	BUILDING MAINT TOOLS	PUBLIC WORKS	209.00
OLD NATIONAL BANK/PW	TRAINING	PUBLIC WORKS	325.00
OLD NATIONAL BANK/PW	TRAINING	PUBLIC WORKS	435.00
OLD NATIONAL BANK/PW	TRAINING	PUBLIC WORKS	435.00
OLD NATIONAL BANK/PW	FLEET REPAIRS	PUBLIC WORKS	957.02
Total OLD NATIONAL BANK/PW:			10,070.89
OTTOSEN DINOLFO HASENBAL	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	700.00
OTTOSEN DINOLFO HASENBAL	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	507.50
Total OTTOSEN DINOLFO HASENBALG & CASTALDO LTD:			1,207.50
PARK AVENUE RECOVERY	ME TRANSPORT	POLICE DEPARTMENT	475.00
Total PARK AVENUE RECOVERY:			475.00
PEGGY COLLIER	HOLIDAYS LIGHTS GIVEAWAY ITEM	MANAGER'S OFFICE	1,200.00
Total PEGGY COLLIER:			1,200.00
PYE BARKER FIRE & SAFETY	SCBA PARTS	FIRE DEPARTMENT	703.00
Total PYE BARKER FIRE & SAFETY:			703.00
RAYMOND MCCALLUM	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	824.30

Name	Description	DEPARTMENT	Net Invoice Amount
Total RAYMOND MCCALLUM:			824.30
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	250.74
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	259.24
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	293.73
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	499.97
Total RED WING BUSINESS ADVANTAGE:			1,303.68
REID & PEDERSON	PD EMERGENCY PLUMBING REPAIRS	PUBLIC WORKS	1,300.00
Total REID & PEDERSON:			1,300.00
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	PUBLIC WORKS	368.00
Total RELIANCE SAFETY LANE & SERVICE:			368.00
RUSSO POWER EQUIPMENT	CHAINSAW PARTS	PUBLIC WORKS	482.88
RUSSO POWER EQUIPMENT	CHAINSAW PARTS	PUBLIC WORKS	480.81
RUSSO POWER EQUIPMENT	CHAINSAW PARTS	PUBLIC WORKS	139.79
RUSSO POWER EQUIPMENT	CHAINSAW PARTS	PUBLIC WORKS	97.98
RUSSO POWER EQUIPMENT	CHAINSAW PARTS	PUBLIC WORKS	205.78
Total RUSSO POWER EQUIPMENT:			1,407.24
SAFETY KLEEN	CONTRACTUAL SERV - VM	PUBLIC WORKS	572.77
Total SAFETY KLEEN:			572.77
SAMSARA INC	VEHICLE GPS PW	PUBLIC WORKS	3,519.00
Total SAMSARA INC:			3,519.00
SEBIS - POSTAGE	SEBIS POSTAGE	PUBLIC WORKS	3,747.73
Total SEBIS - POSTAGE:			3,747.73
SEBIS DIRECT INC	SEBIS DIRECT	PUBLIC WORKS	714.61
Total SEBIS DIRECT INC:			714.61
SECRETARY OF STATE	DPW #21 - TITLE & PLATE TRANSFER	PUBLIC WORKS	165.00
Total SECRETARY OF STATE:			165.00
SERVICE SANITATION INC	PORTABLE SANTITATION	PUBLIC WORKS	145.00
SERVICE SANITATION INC	PORTABLE SANTITATION	MANAGER'S OFFICE	245.50
Total SERVICE SANITATION INC:			390.50
SOUTH SUBURBAN HUMANE S	ANIMAL IMPOUNDS	POLICE DEPARTMENT	250.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total SOUTH SUBURBAN HUMANE SOCIETY:			250.00
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	221.00
Total SOUTH SUBURBAN PADS:			221.00
STANARD & ASSOCIATES INC	FIREFIGHTER RECRUITMENT	MANAGER'S OFFICE	2,115.00
Total STANARD & ASSOCIATES INC:			2,115.00
STANDARD EQUIPMENT CO	CAMERA REPAIRS	PUBLIC WORKS	4,591.13
Total STANDARD EQUIPMENT CO:			4,591.13
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	272.50
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	255.28
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	133.56
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	46.93
Total THE SHERWIN-WILLIAMS CO INC:			708.27
THE STUTTLEY GROUP LLC	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	525.00
Total THE STUTTLEY GROUP LLC:			525.00
THIRD DISTRIC FIRE CHIEF AS	MABAS 24 DUES	FIRE DEPARTMENT	1,818.00
THIRD DISTRIC FIRE CHIEF AS	MABAS FEES	FIRE DEPARTMENT	200.00
Total THIRD DISTRIC FIRE CHIEF ASSOCIATION:			2,018.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	94,572.58
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	1,613.44
Total THORN CREEK BASIN SAN DISTRICT:			96,186.02
TPI BUILDING CODE CONSULT	PLAN REVIEWS SEPTEMBER 2026	FIRE DEPARTMENT	888.50
Total TPI BUILDING CODE CONSULTANTS:			888.50
TRIBUNE PUBLISHING CO LLC	LEGAL NOTICES	MANAGER'S OFFICE	91.76
TRIBUNE PUBLISHING CO LLC	LEGAL NOTICES	MANAGER'S OFFICE	110.99
TRIBUNE PUBLISHING CO LLC	LEGAL NOTICES	PUBLIC WORKS	228.26
Total TRIBUNE PUBLISHING CO LLC:			431.01
TRL TIRE SERVICE	STREET DEPT TIRES	PUBLIC WORKS	749.30
TRL TIRE SERVICE	POLICE DEPT TIRES	PUBLIC WORKS	698.60
Total TRL TIRE SERVICE:			1,447.90
UNCHECKED CAPITAL LLC	ARPA INCENTIVE 18201-18029 DIXIE HWY	MANAGER'S OFFICE	5,000.00
Total UNCHECKED CAPITAL LLC:			5,000.00
UNIVERSITY OF IL	CLASS - COMPANY FIRE OFFICER	FIRE DEPARTMENT	1,575.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total UNIVERSITY OF IL:			1,575.00
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	13.14
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	34.61
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	129.58
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	9.92
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	50.58
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	35.69
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	67.72
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	54.44
Total WAREHOUSE DIRECT OFFICE PDTS:			395.68
WENTWORTH TIRE SERVICE INC	VEHICLE TIRES	FIRE DEPARTMENT	1,074.36
Total WENTWORTH TIRE SERVICE INC:			1,074.36
WEST SIDE TRACTOR SALES	WATER DEPT REPAIR PARTS	PUBLIC WORKS	218.88
WEST SIDE TRACTOR SALES	WATER DEPT REPAIR PARTS	PUBLIC WORKS	67.69
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	465.90
Total WEST SIDE TRACTOR SALES:			752.47
WISCO	OXYGEN	FIRE DEPARTMENT	192.94
WISCO	OXYGEN	FIRE DEPARTMENT	12.66
WISCO	OXYGEN	FIRE DEPARTMENT	249.80
Total WISCO:			455.40
WRIGHT MATERIALS LLC	BLACK DIRT	PUBLIC WORKS	840.00
Total WRIGHT MATERIALS LLC:			840.00
WS DARLEY & CO	RUBBER BOOTS	PUBLIC WORKS	598.18
Total WS DARLEY & CO:			598.18
ZEP MANUFACTURING CO	DISPOSABLE COMMODITIES	PUBLIC WORKS	346.23
Total ZEP MANUFACTURING CO:			346.23
Grand Totals:			615,231.23

Dated: _____

Village Clerk: _____



ANNUAL REPORT | 2025 ECONOMIC DEVELOPMENT COMMITTEE

PURPOSE

The Economic Development Committee is designed to assisting with the promotion, encouragement and enhancement of quality economic development within the Village. The Committee consists of local Village residents, property and business owners who are tasked with working together to strengthen Homewood’s local economy, attract new investment and support existing businesses.

MEMBERSHIP: 7 Member Commission (Two Year Terms)

Member	Position	Appointment	Term Expiration
Terry Keigher	Chair	7/14/2026	7/14/2028
Craig Schmidt	Member	7/14/2026	7/14/2028
Phillip Kasonovich	Member	8/12/2025	8/12/2027
Valerie Warnsby	Member	1/14/2025	1/14/2027
Barbara Dawkins	Member	10/14/2025	10/14/2027
Kathleen Seidel	Member	6/23/2026	6/23/2028
Connie Callahan	Member	9/22/2026	9/22/2028

SCHEDULE OF MEETINGS

The Economic Development Committee holds a regularly scheduled meeting on the second Tuesday of every other month.

Meetings Held	Meetings Cancelled
January 14, 2025	
March 11, 2025	
May 13, 2025	
July 8, 2025	
September 9, 2025	
November 11, 2025	

ACCOMPLISHMENTS

2025 Spring Business Breakfast @ Ravisloe Country Club

The Village of Homewood hosted its bi-annual Spring Business Breakfast at Ravisloe Country Club. The breakfast was supported by Wind Creek Hotel and Casino, Canadian National, and numerous other local businesses and organizations. The breakfast was held on Wednesday, April 23, 2025. This breakfast provided an opportunity for local businesses to network and connect with one another, and to provide a bi-annual update on the improving business environment of Homewood.

Approximately 160 people attended. Terry Keigher, Chairperson of the Economic Development Committee, introduced the breakfast. Roger Koehn of Wind Creek Casino and Hotel was the



keynote speaker for the breakfast. Village President Rich Hofeld provided an update on economic development activity in the Village. Committee members and Village staff were present to engage with local business owners and prospective businesses interested in moving to Homewood.

Holiday Lights

Economic Development Committee members met in October 2025 to discuss volunteer opportunities for the Holiday Lights Festival held on December 5, 2025. Committee members volunteered to serve mulled wine at the event and engaged with Village residents throughout the event.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 27, 2026

To: Village President and Board of Trustees

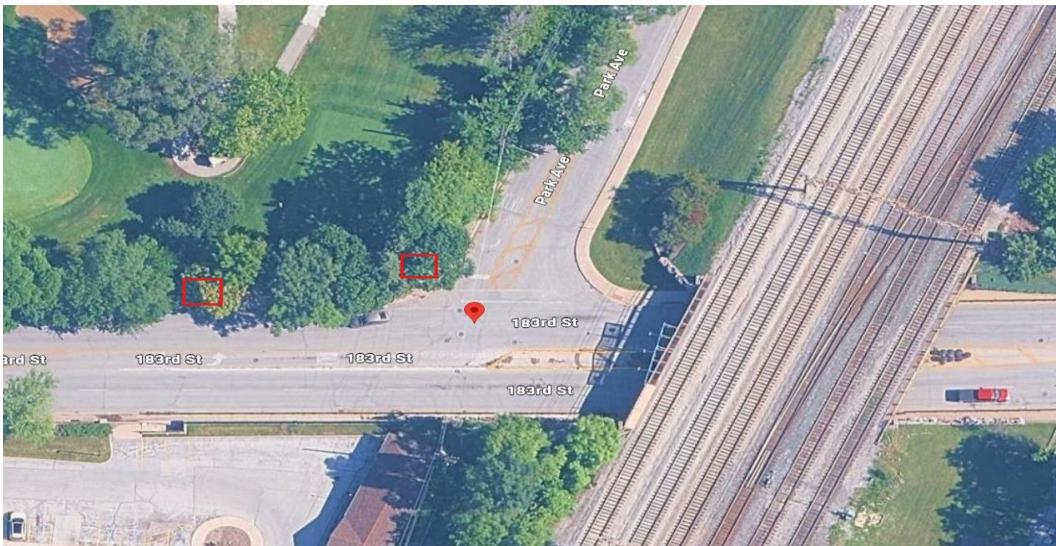
Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: No U-turn Sign Request

PURPOSE

At the request of the Police Department, Public Works staff installed two (2) “No U-turn” signs at the intersection of 183rd Street and Park Avenue (west of the viaduct). This installation assisted the Police Department in responding to resident concerns regarding traffic compliance and intersection safety. Staff is requesting that the Board pass an ordinance amending the Traffic Regulation Schedule to accommodate these changes.





PROCESS

In response to safety concerns expressed by local residents regarding frequent U-turns at 183rd Street and Park Avenue, the Police Department requested that Public Works install No U-turn signs on westbound 183rd Street (west of the viaduct) and on Park Avenue at 183rd Street.

The intersection is controlled by a stop sign and a No Left Turn sign. Despite these measures, residents and Village staff have observed motorists turning right from Park Avenue onto 183rd Street, then immediately making a U-turn—often utilizing the private driveway entrance to the Flosswood Condominiums. Notably, one motorist recently attempted a U-turn immediately past the delineators and struck the aluminum fencing along the south sidewalk on 183rd Street. This observed driver behavior demonstrates a clear need for regulatory signage.

Staff presents traffic sign requests to the Village Board when at least two warrants from the Illinois Department of Transportation (IDOT) Manual on Uniform Traffic Control Devices (MUTCD) are satisfied. Following staff review, the intersection was determined to meet the applicable criteria based on traffic volumes and the high frequency of U-turns.

Based on these observations and MUTCD guidance, Public Works installed the No U-turn signs to minimize vehicle conflicts and improve overall safety.

OUTCOME

The installation of the requested No U-turn signs will improve driver awareness, increase compliance at the intersection, and reduce the likelihood of future accidents. The change will enhance overall traffic safety while directly addressing the quality-of-life and safety concerns raised by neighborhood residents.

FINANCIAL IMPACT

None

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance amending the Village of Homewood Traffic Regulation Schedule for recently installed No U-turn signs at 183rd Street and Park Avenue.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M-2456**AN ORDINANCE REVISING SCHEDULES REGULATING
THE USE OF STREETS WITHIN THE VILLAGE OF HOMEWOOD**

WHEREAS, Section 11-80-2 of the Illinois Municipal Code (65 ILCS 5/11-80-2) authorizes the corporate authorities of each municipality to regulate the use of streets within the municipality; and

WHEREAS, the Board of Trustees for the Village of Homewood adopted a Traffic Regulation Schedule regulating the use of streets within the Village by passage of Ordinance M-2190; and

WHEREAS, the Board of Trustees has determined that it is necessary to revise Schedule F regulating "No Turn Signs" with the addition of No U-Turn signs at the intersection of 183rd Street and Park Avenue; and

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

SECTION ONE – REVISION OF TRAFFIC REGULATION SCHEDULE:

Schedule F of the Village of Homewood Traffic Regulation Schedule is attached to this Ordinance as Exhibit A with additions underlined and deletions ~~struckthrough~~.

All other sections of the Traffic Regulation Schedule not amended by this Ordinance remain in force.

SECTION TWO – EFFECTIVE DATE:

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

PASSED and APPROVED this 27th day of October, 2026.

Village President

ATTEST:

Village Clerk

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

Schedule F, No turn signs

The following signs regulating turning shall be erected, observed and enforced.

(1) No left turn:

Eastbound lane of Cherry Lane at Dixie Highway.
Southbound lane of Park Avenue at 183rd Street.

(2) Right turn only:

Southbound lane of Harwood Avenue at Dixie Highway.
Northbound Henry Street at 183rd Street.

Eastbound lanes of 175th Street at Halsted Street, between the hours of 4:00 p.m. and 6:00 p.m.,
each Monday through Friday.

(3) No turn on red:

Westbound Ridge Road at Dixie Highway.
Southbound Dixie Highway at Ridge Road.
Northbound Dixie Highway at 183rd Street.
Eastbound 183rd Street at Harwood Avenue.
Westbound 183rd Street at Dixie Highway.

(4) No turn on red on school days when children are present:

Eastbound 183rd Street at Aberdeen Street.
Westbound 183rd Street at Aberdeen Street.
Southbound Aberdeen Street at 183rd Street.
Northbound Aberdeen Street at 183rd Street.
Eastbound Willow Road at Dixie Highway.
Westbound Willow Road at Dixie Highway.
Southbound Dixie Highway at Willow Road.
Northbound Dixie Highway at Willow Road.
Southbound Riegel Road at 183rd Street.
Northbound Riegel Road at 183rd Street.
Eastbound Ridge Road at Riegel Road.
Westbound Ridge Road at Riegel Road.
Southbound Ashland Avenue at Ridge Road.
Northbound Riegel Road at Ridge Road.
Eastbound 183rd Street at Dixie Highway.

(5) No turn on red when pedestrians are present:

Eastbound 183rd Street at Governors Highway.
Westbound 183rd Street at Governors Highway.
Southbound Governors Highway at 183rd Street.
Northbound Governors Highway at 183rd Street.
Eastbound Ridge Road at Dixie Highway.
Northbound Dixie Highway at Ridge Road.

(6) No U-Turn:

Eastbound 183rd Street at Center Avenue.
Westbound 183rd Street at Center Avenue.

Exhibit A

Item 9. B.

Schedule F, No turn signs

Southbound Park Avenue at 183rd Street

Westbound 183rd Street at Park Avenue



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 27, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Public Works Director

Topic: Plumbing Repairs – Homewood Police Station

PURPOSE

Staff is requesting approval to proceed with plumbing repairs at the Homewood Police Station utilizing Reid & Pedersen Drainage of Crete, IL, for sewer lining and cleanout installations totaling \$49,220 and Brandenburger Plumbing of, Chicago, IL, for plumbing repairs totaling \$25,607. This work is necessary to address recurring sewage backups and ensure long-term reliability and compliance with current plumbing standards.

PROCESS

The need for the plumbing repairs stems from a history of ongoing infrastructure failures. In 2025, the sanitary sewer line backed up, causing extensive damage to the training room and women's locker room. At that time, staff reached out to R&R Plumbing, Aleck Plumbing, Reid & Pedersen Drainage, and Brandenburger Plumbing for proposals regarding potential emergency repairs and sewer lining, though subsequent evaluation indicated an emergency repair was not immediately warranted. However, over the past several months, the Homewood Police Station has experienced a new wave of multiple sewage backups affecting critical areas, including the training room and locker rooms. These recent incidents have caused unsanitary conditions, disrupted daily operations, and required repeated emergency cleanups, making the repairs critically necessary.

Investigations by Public Works revealed that the existing cast iron drain, waste and vent (DWV) piping is severely deteriorated, with corrosion, scaling, and partial collapses restricting flow. The compromised infrastructure has been unable to handle normal wastewater loads, leading to backups during peak usage. Given the operational importance of the affected spaces, particularly the locker rooms used by officers and the training room for departmental instruction, these failures have had a direct impact on staff readiness and facility operations.

Staff requested multiple proposals for the plumbing work and coordinated on-site walkthroughs with Aleck Plumbing, Brandenburger Plumbing, and Reid & Pedersen Drainage to review the existing conditions and discuss the necessary repairs. During the walkthrough with Reid & Pedersen, staff confirmed that the company does not perform overhead plumbing replacement but is commonly subcontracted by plumbing contractors to complete sewer cleanout



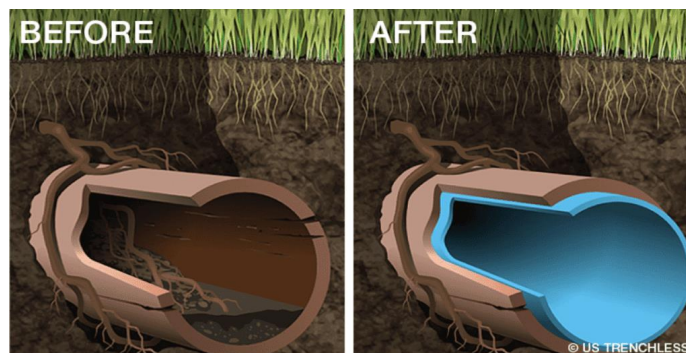
installations and slip lining. To avoid additional subcontracting markups and provide greater cost efficiency, Reid & Pedersen submitted a separate proposal directly to the Village for the sewer lining and cleanout work, while Brandenburger Plumbing provided a separate proposal for the overhead replacement of the deteriorated cast iron piping.

This approach provides the Village with the lowest responsible and responsive proposals for the respective scopes of work while avoiding additional subcontracting markups and ensuring the necessary repairs are completed by contractors experienced in their respective areas of expertise.

Plumbing Contractors	Proposal Cost
R&R Plumbing	No Response
Aleck Plumbing (overhead pipe replacement)	\$36,374
Brandenburger Plumbing (overhead pipe replacement)	\$25,607

Sewer Lining Work

The project will address the failing infrastructure through a two-part approach. Reid & Pedersen Drainage will perform sewer lining and cleanout installations to restore internal flow and establish proper maintenance access. This sanitary sewer slip lining process involves inserting a flexible, resin-saturated lining into the existing damaged pipe, which is then cured to create a durable, structural "pipe-within-a-pipe" without requiring extensive excavation. This methodology is identical to the Sanitary Slip Lining Project that the Board has previously approved and implemented successfully throughout Village neighborhoods. Brandenburger Plumbing will then replace the deteriorated cast iron above-ceiling basement infrastructure with PVC piping.



Sewer Slip Lining

Pipe Replacement Work

For the Brandenburger Plumbing Scope of Work totaling \$25,607, the firm will remove approximately 125 linear feet of 4" cast iron piping and connections above the ceiling in the basement. They will then provide and install approximately 125 linear feet of new 4" PVC sanitary piping, fittings, and hangers above the ceiling in the basement up to the first-floor connections.



4" PVC Sewer Pipe

For the Reid & Pedersen Drainage Scope of Work totaling \$49,220, the firm will install a primary outside PVC sewer cleanout at the excavation access point and a secondary outside PVC cleanout to serve the fire station bathroom line, which includes post-installation televising, descaling, and hydro-jetting as needed. They will install structural cured-in-place pipe liners, including a 40-foot main run liner from the Fire Station interior to the exterior access, a 20-foot downstream main run liner, a 40-foot branch line liner serving the police station women's locker room, and a branch line liner for the ejector pump discharge. Additionally, they will integrate two wye connections into the liner, reopen them using robotic cutting equipment, and verify the entire system with a final post-installation camera inspection.

Plumbing Contractor for Sliplining	Proposal Cost
Reid & Pedersen Drainage (lining and cleanout work)	\$49,220

The Village of Homewood will coordinate the project by providing concrete saw-cutting and removal, dumpsters, road plates, backfilling, and final concrete surface restoration.



PVC Sewer Cleanout



Televising a Sewer Cleanout

OUTCOME

Approval will allow staff to move forward with Reid & Pedersen Drainage and Brandenburger Plumbing to address the ongoing plumbing issues at the Homewood Police Station. By utilizing each contractor's area of expertise, the Village can address the deteriorated sewer piping, improve system reliability, and reduce the likelihood of future backups. This coordinated approach is intended to restore reliable use of the affected areas, minimize further disruptions to daily operations, and provide a lasting solution to the recurring issues.



FINANCIAL IMPACT

- **Funding Source:** 2024 General Obligation Bond Proceeds
- **Budgeted Amount:** \$80,000
- **Total Cost of Repairs:** \$74,827 (*reflects combined proposals of \$25,607 and \$49,220*)

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve a proposal from Brandenburger Plumbing of Chicago, IL the lowest responsible bidder, in the amount of \$25,607 for overhead pipe replacement; waive competitive bidding and, approve the proposal from Reid & Pedersen Drainage of Crete, IL in the amount of \$49,220 for slip lining and clean out installation work, for a total cost of plumbing repairs at the Homewood Police Station in the amount of \$74,827.

ATTACHMENT(S)

- Reid & Pedersen Drainage Proposal
- Brandenburger Plumbing Proposal



Reid & Pederson Drainage
 1762 S Dixie Highway, #1
 Crete, IL 60417
 Phone: 708-757-9040 IL
 Phone: 219-365-1130 IN
 Email: sales@reid-pederson.com
 www.reid-pederson.com

Estimate 143105402
 Job 142283494
 Estimate Date 12/19/2025
 Technician Rico G.
 Customer PO

Ask about our 20/20 referral program!

Billing Address

Homewood Police Department
 17950 Dixie Highway
 Homewood, IL 60430 USA

Job Address

Homewood Police Department
 17950 Dixie Highway
 Homewood, IL 60430 USA

Estimate Details

Install Outside Cleanouts / Sewer Lining: PROJECT SUMMARY

- Install new outside sewer clean-outs for permanent access
- Perform cured-in-place pipe (CIPP) sewer lining on multiple sanitary sewer lines
- Rehabilitate existing sewer infrastructure and restore structural integrity
- Install additional clean-out access points to eliminate future excavation needs
- Coordinate work with the Village of Homewood for excavation and restoration

SCOPE OF WORK

1. SITE LAYOUT & MUNICIPAL COORDINATION

- Layout and confirm excavation location in the concrete area in front of the Fire Station
- Coordinate all work with Village of Homewood personnel

Village of Homewood will provide:

- Concrete saw-cutting and removal
- Dumpster for excavated stone
- Road plate for excavation safety
- Backfilling of excavation upon completion
- Replacement of all removed concrete and surface restoration

2. OUTSIDE SEWER CLEAN-OUT INSTALLATIONS

A. Primary Outside Clean-Out (Main Sewer Access)

- Install new PVC outside sewer clean-out at excavation access point
- Connect to existing sewer using non-shear Mission couplings
- Bed clean-out assembly in ¾-inch stone for structural support and proper grade
- Perform sewer televising following installation
- Perform descaling and hydro jetting if necessary to remove scale, buildup, or debris and prepare line for lining

B. Secondary Outside Clean-Out – Fire Station Bathrooms (Future Lining Ready)

- Install second PVC outside clean-out within same excavation area
- Clean-out to serve Fire Station bathroom sewer line
- Installed to eliminate need for future excavation
- Connections made using non-shear Mission couplings
- Bed clean-out assembly in ¾-inch stone
- Perform sewer televising following installation
- Perform descaling and hydro jetting if necessary to remove scale, buildup, or debris and prepare line for future lining

3. SEWER LINING – MAIN RUN & BRANCH LINES

A. Main Run Liner – Fire Station Interior to Exterior Access

- Install fully structural cured-in-place pipe (CIPP) liner
- Extend from existing interior floor clean-out to exterior excavation access
- Approximate length: 40 feet

B. Downstream Main Run Liner

- Install structural liner from new outside clean-out
- Extend approximately 20 feet downstream
- Existing pipe material: 6-inch PVC sanitary sewer

C. Wye Connections (Installed with Lining)

Item 9. C.

- Install (2) wye connections as part of the lining process
- Fully integrate wye connections into liner
- Reopen connections using robotic cutting equipment
- Verify all openings with sewer camera inspection

D. Branch Line Liner – Police Station Women’s Locker Room

- Install structural liner on overhead sewer serving women’s locker room
- Extend liner from overhead sewer to main run
- Approximate length: 40 feet

E. Branch Line Liner – Police Station Ejector Pump

- Install structural liner from ejector pump discharge line
- Extend liner to main sewer run
- Final liner length to be verified on site

4. FINAL CAMERA INSPECTION

- Perform post-installation sewer camera inspection
- Verify proper liner cure and placement
- Verify all wye connections are fully open and flowing
- Confirm overall system integrity and proper flow

EXCLUSIONS / PROVIDED BY VILLAGE OF HOMEWOOD

- Concrete saw-cutting and removal
- Dumpster for excavated materials
- Road plate and excavation safety measures
- Backfilling and off-site hauling
- Concrete replacement and surface restoration

WARRANTY

- 50-Year Warranty on all sewer liners
- Covers materials and workmanship
- Excludes damage caused by settlement, misuse, abuse, or external forces beyond contractor control

TOTAL INVESTMENT

\$49,220.00

- Municipal permits or inspection fees not included unless otherwise stated

TERMS & CONDITIONS

- All work performed in a professional manner and in accordance with industry standards and applicable codes
- OSHA safety regulations and confined-space protocols will be followed where required
- Proposal valid for 90 days

UTILITY & SITE CONDITION DISCLAIMER

- Reid & Pederson Drainage is not responsible for damage to unmarked or unknown utilities
- Unforeseen site conditions may require a change in scope or pricing

Respectfully Submitted by:
Kevin Reid

Reid & Pederson Drainage

Service #	Description	Quantity	Your Price	Your Total
Inversion Lining	Lined sewer line	1.00	\$49,220.00	\$49,220.00
			Sub-Total	\$49,220.00
			Tax	\$0.00
			Total	\$49,220.00

Payment due upon receipt. Past due invoices may be subject to 1.5% monthly late charge.

The above prices/conditions are satisfactory and hereby accepted. Reid & Pederson Drainage is authorized to do the work as specified. Payment for work shall be remitted upon completion of the work.

Date: _____

Signature: _____

June 30, 2026

#26421

ATTN: Chris Dewall
Village of Homewood Public Works
cdewall@homewoodil.gov

RE: Homewood Police Department – Replace 4" CI Sanitary w/4" PVC
17950 Dixie Hwy, Homewood, IL 60430

We are pleased to submit our plumbing budget for the above-named project. This proposal is based on providing the following scope of work per walkdown with Public Works representative, existing as-built drawings and our understanding of work.

BID NOTES AND QUALIFICATIONS:

- DWV is currently cast iron, to be replaced with PVC
- Ceiling access and restoration provided by others
- Any de-energizing or relocation of electricity by others
- Work can be in phases with (1) mobilization (materials/equipment staging)
- No insulation included in this bid proposal
- No Premium Time Included
- Recommendation for UG 4" & 6" Sanitary piping below Fire Garage is listed as ALTERNATE #1

Scope:

- Provide labor, materials, equipment, consumables to demolish approximately 125 linear feet of 4" cast iron piping & connections above ceiling in basement.
- Provide and install approximately 125 linear feet of new 4" PVC sanitary piping, fittings, hangars, etc. above ceiling in basement up to connections on first floor (where applicable). See exhibit 1 below for piping scope of work.

We propose to provide the work as described above for the sum of Twenty-Five Thousand Six Hundred Seven Dollars and 00/100 (\$25,607.00)

ALTERNATE #1:

We propose to provide all labor, materials, equipment, consumables to reline approximately 130 linear feet of 4" underground cast iron and approximately 50 linear feet of 6" underground cast iron for the sum of Sixty Thousand One Hundred Dollars and 00/100 (\$60,100.00). Additional pipe lining will be charged at the cost of \$332.00/LF (4" pipe) and \$374.00 LF (6" pipe).

EXHIBIT 1

4" Sanitary replacement scope

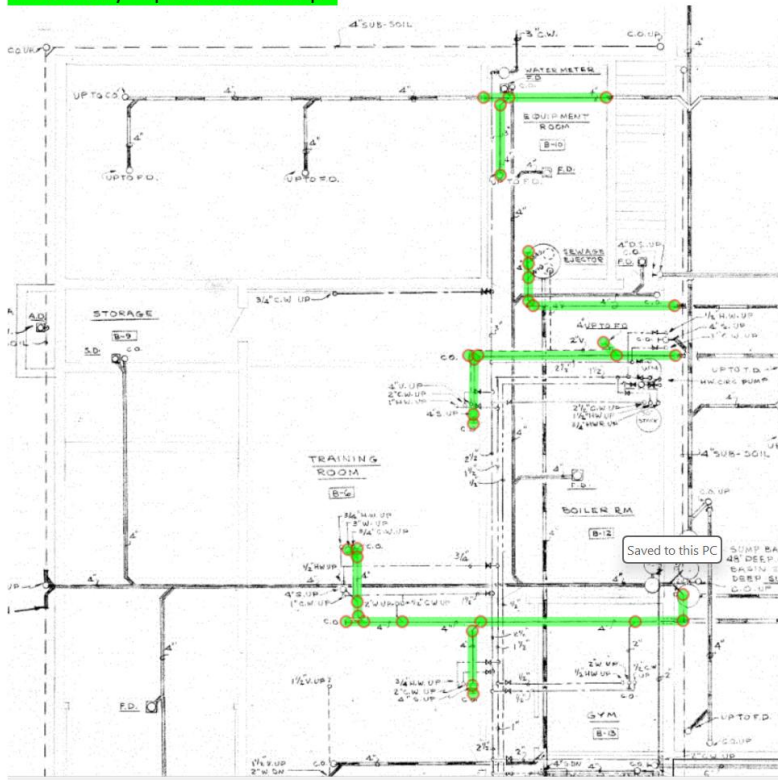
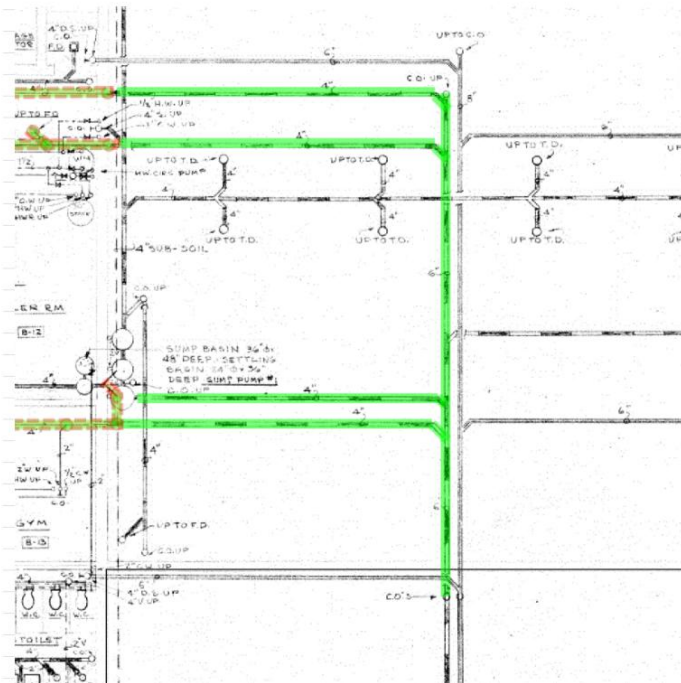


EXHIBIT 2

4" & 6" Sanitary pipe relining scope

**Exclusions:**

- Not included in this proposal are any repairs or restoration to any existing plumbing piping, fixtures, faucets or corrections to any **existing plumbing code violations**.
- Permits, fees, time spent and bonds.

- All work is figured to be performed during working hours on normal working days. No premium labor rates (**overtime**) figured in this proposal price **except if specified above**.
- Job subject to city review
- Any depth greater than 7', under cuts of unsuitable soil, well points, rock conditions, offsets, extensions, pipe sleeves, poor ground conditions, frost, RR tracks, contaminated soils, high water table, slag, running sand, excessive utilities, utility support, unforeseen encumbrances, old foundations or anything outside of above scope is to be an extra to the contract.
- Building/tenant will give access to parking spots and staging area
- Does not include any crossings or casing of pipe. If required there will be an additional charge. BPI will not know until excavation/exploration of excavation
- Not responsible for escalation for material beyond August 31, 2026
- Not responsible for escalation for labor beyond May 31, 2027

* The word "proposal" is defined as all terms included in this document including but not limited to terms listed under "scope of work" and "exclusions." ** Scope of work" includes all "exclusions" listed herein. All materials and the above work as specified will be guaranteed for one year from completion. *The work will be performed and completed in a substantial workmanlike manner. * Customer shall be liable for all attorney's fees and court costs if any dispute over payment arises and Brandenburger Plumbing, Inc. is deemed the prevailing party. *Any alteration or deviation from above specifications involving extra costs will be executed only as a written change order and will become an extra charge over and above the proposal. *The price quoted and materials in this proposal will be valid for 30 days. *We require that the General Contractor agrees to a monthly application for payment based on labor and materials provided. *Final payment is due 30 days from date of invoice. If you have any questions regarding this proposal, feel free to contact me.

Respectfully Submitted,

Richard Reyes

Estimator

rreyes@BrandenburgerPlumbing.com

Date Accepted: _____

Authorized Signature: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 27, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Purchase Approval – Safety Shoring Equipment

PURPOSE

Staff requests that the Village Board waive competitive bidding to purchase a Pro-Tec Aluminum Trench Shield shoring system from Lee Jensen Sales Co, Inc. of Mokena IL in the amount of \$30,933.94. Lee Jensen is the provider for the Pro-Tec and Pro-Span trenching and shoring system and they are the local distributor, which enables them to provide better customer service to the Village. This equipment will support safe and efficient trenching, excavation, and underground utility maintenance operations performed by the Village's Public Works Department while ensuring compliance with applicable Occupational Safety and Health Administration (OSHA) safety standards.

PROCESS

Trenching and Shoring

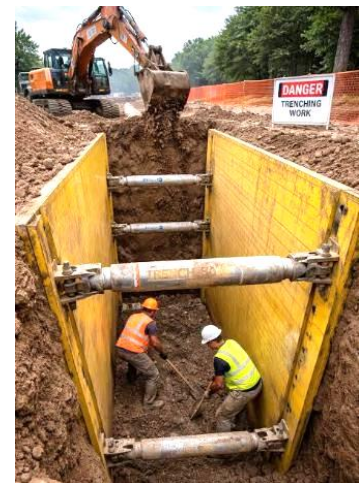
Trenching and shoring describes the measures used to brace and support below-ground excavation walls to prevent the soil from collapsing on workers. The Public Works Department commonly performs excavation and underground utility work associated with the maintenance, repair, and replacement of sanitary sewer, storm sewer, water main, and other municipal infrastructure. These operations require employees to work below in and around excavations where trench wall instability and cave-ins present major safety hazards.

Currently Used Trenching and Shoring System

Public Works currently utilizes an older, heavier gauge steel/aluminum system that is markedly heavier than the newer light-weight aluminum proposed system. The older, heavier “boxes” take time to be deployed, requiring additional staff to mechanically lift, block and transport the system to job sites.

Modern Aluminum Systems

The aluminum trenching and shoring systems are lightweight, high-strength protective equipment that are stackable which means they are able to allow for deeper ground wall





protection. The new light weight systems can be deployed faster from where they are stored to a dig site with fewer staff and equipment.

SELECTING A SYSTEM

Line staff members from the Public Works Safety Committee staffed by employees from each of the divisions (streets, utility, landscape & maintenance, etc.), collectively and collaboratively identified the need to upgrade the Village's existing shoring equipment as a critical priority. The safety committee focused on employee safety during excavation and underground utility work. Over the past several years, surrounding communities have experienced serious injuries and even fatalities associated with trench collapses. As the primary users of trenching and shoring systems, the utility staff took the lead on evaluating various systems. Staff was careful to evaluate and select a trenching and shoring system that could be sustainable and lasting.

Acquiring the best trench protection equipment provides the Village with the ability to protect employees during these digging and excavation activities while also improving jobsite compliance and safety requirements.



The purchase of a Pro-Tec Aluminum Trench Shield shoring system would provide the Village with a durable, reusable, and practical means of trench protection for qualifying excavation work. The addition of compatible Finform boards, Pro-Tec telescoping adjustable spreaders, and the associated controller and rubber air hose would provide the necessary components to configure and operate the system for approved applications and field conditions. This investment would enhance employee safety, improve operational efficiency, and support the reliable maintenance and repair of the Village's underground infrastructure.





OUTCOME

In summary, purchasing the proposed Pro-Tec Aluminum Trench Shield shoring system would provide several benefits:

- **Employee Safety and OSHA Compliance:** Helps protect employees from trench cave-ins and supports compliance with applicable OSHA excavation safety requirements.
- **Operational Efficiency:** Provides Public Works with readily available equipment to perform underground utility repairs and maintenance safely and efficiently.
- **Versatility and Readiness:** Includes compatible Finform boards, adjustable spreaders, controller, rubber air hose, and necessary accessories to accommodate approved trench configurations.
- **Long-Term Value:** Provides reusable equipment that may reduce rental costs and improve the Village's ability to respond promptly to emergency utility repairs.

FINANCIAL IMPACT

- **Funding Source:** Water & Sewer Capital
- **Budgeted Amount:** \$75,000.00
- **Cost:** \$30,933.94

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Waive competitive bidding to allow the purchase of a new trenching and shoring system known as the Pro-Tec Aluminum Trench Shield shoring system with supportive equipment through Lee Jensen Sales Co., Inc. of Mokena, IL as the sole source provider in the amount not to exceed \$30,933.94.

ATTACHMENT(S)

Lee Jensen Shoring Sales Proposal

LEE JENSEN SALES CO., INC.

8105 W. 189th St.
Mokena, IL 60448
Ph: 815-463-9530

PRICE QUOTE

Quote #	0004167	Item 9. D.
Date	10/15/26	
Ship Date		
Expiration Date	10/20/26	
P/O #	TBD	
Job #		

Bill To	Cust# VILL15
VILLAGE OF HOMEWOOD PUBLIC WORKS 17755 S. ASHLAND AVENUE HOMEWOOD IL 60430	
Ph: 708-206-2910	

Ship To
VILLAGE OF HOMEWOOD PUBLIC WORKS 17755 S. ASHLAND AVENUE HOMEWOOD IL 60430
Ph: 708-206-2910 CONNIE

Contact	Sls	Ship Via	F.O.B.	Terms		Pg#
	Bill	OUR TRUCK	ORIGIN	NET 30 DAYS		1

LN	Item #	Description	Qty.	UM	Unit Price	Total
001	CS	9/32" x 6' Chain Sling, Grade 100, TYPE QOSXK	2.00	EA	907.4700	1,814.94
002	PCATS-66	PROTEC: 6X6 PC ALUM TRENCH SHIELD, C60=21FT, 785LBS	1.00	EA	7,138.0000	7,138.00
003	PCATS-66	PROTEC: 6X6 PC ALUM TRENCH SHIELD, C60=21FT, 785LBS	1.00	EA	7,138.0000	7,138.00
004	TS4-3660	PRO-TEC: TELESCOPING ADJUSTABLE SPREADER (SET OF 4), 36"-60", FOR PRO-CLONE	2.00	EA	1,700.0000	3,400.00
005	80534	PRO-TEC: 24" ADJUSTABLE LEGS FOR ATS SHIELDS (SET OF 4)	2.00	EA	510.0000	1,020.00
006	80529	PRO-TEC: ALUM STACK PIN FOR ATS 2" X 2" X 18"	4.00	EA	111.7500	447.00
007	30.1PSP-PRO-3	PROSPAN 42.5" - 67" AIR SHORE	4.00	EA	1,238.0000	4,952.00
008	30.1PSP-PRO-WPSE	PROSPAN SWIVEL END WALE PLATE	8.00	EA	340.0000	2,720.00
009	30.1PSP-PRO-HA1B	(2) 20FT X 3/8" RUBBER AIR HOSE W/ QC COUPLERS & (1) TC1B CONTROLLER	2.00	EA	762.0000	1,524.00
010	0040050580	FINFORM BOARD, 4' X 8' X 3/4" CUT AND DRILLED WITH STRAPS	4.00	EA	195.0000	780.00
011	**	user will need an air source to utilize pneumatic shores				

Total Weight			0.00	Sub Total	30,933.94
				Discount	0.00
				Freight	0.00
				COD/Insu/Misc	0.00
				Tax (TE)	0
				Total	30,933.94



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 27, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Anne Mitchell, Assistant to the Village Manager

Topic: Budget Amendment – Generator Grant for Preparedness Program (G2P2 Program)

PURPOSE

Staff is requesting that the Village Board approve a Generator Grant for Preparedness Program and approve a budget amendment in the amount of \$50,000 to fund the program. The Generator Grant Program is being created to encourage residents to prepare for future emergencies following the impact of the weather events in July and August 2026.

PROCESS

Tornadoes

As of September 1, there have been 210 tornadoes in Illinois in 2026. Illinois is now being considered a part of “tornado alley” and is the “new normal” for the region, where tumultuous weather events happen every season. The Village of Homewood experienced two major weather events on July 27 and August 11, 2026, which left thousands of residents without power for days after the event. Energy availability is a major concern for the residents of Homewood, and the Village realizes the opportunity to encourage residents to participate in emergency preparedness through purchasing a home generator.

Access to Electrical Power/Emergency Readiness

During this summer’s storms, unexpected blackouts occurred that left residents without access to critical home systems, such as refrigerators, lights, and sump pumps. If these residents had home generators, they would have had access to these critical home systems while they were waiting for power to be restored to their homes. Emergency preparedness is the proactive process of preparing for disasters before they occur, and Homewood residents can engage in emergency preparedness by purchasing a generator for their homes. The Village seeks to encourage its residents in their emergency preparedness activities by launching the Generator Grant for Preparedness Program (G2P2 Program).

Generator Grant for Preparedness Program (G2P2 Program)

Staff is proposing that the Village create a temporary Generator Grant for Preparedness Program (G2P2 Program), where the Village would provide a rebate to residents for a portion of the cost to purchase a generator from a local retailer.



Generator Type	Proposed Village Rebate
Temporary/Mobile Generator	\$250
Permanent Generator	\$400

This program would only be available to the residents of Homewood who provide proof of purchase from a Homewood retailer during the program’s designated time period.

Similar programs have been implemented by other municipalities. For example, the City of Wood Dale currently offers an annual program that has assisted 217 residents with the purchase of generators, resulting in \$26,000 in reimbursements. The City of Des Plaines offered a program in late 2011 and early 2012, providing more than \$150,000 in reimbursements to participating residents.

How will it work?

The Village’s program would run until the end of the current fiscal year (April 30, 2027) or until the funds are depleted. Grants would be awarded based on the order in which applications are received. The Village would require residents to provide proof of residency and an original receipt of the generator purchase from a local retailer within the community, specifically the local Ace Hardware, Home Depot, or Menards. The program would be managed by the Village Manager’s Office.

Funding Source

In September 2025, the Board passed an ordinance approving the implementation of a 1% non-home rules sales tax effective January 1, 2026. The tax was intended to be used as a source for the Village’s capital improvement program. Considering the impact the recent storms have had on the residents, staff recommends allocating \$50,000 of the 2026 non-home rule sales tax revenue towards the Home Generator Rebate program.

OUTCOME

Approval of the budget amendment and support of the Generator Grant for Preparedness Program will encourage residents to prepare for future emergencies by purchasing a generator for their homes.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$0
- **Budgeted Amendment Requested:** \$50,000
- **Cost:** \$50,000

VILLAGE OF HOMEWOOD

Item 9. E.



LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve the Generator Grant for Preparedness Program; and, approve a budget amendment in the amount of \$50,000 to fund the program.

ATTACHMENT(S)

None



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 27, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Reconveyance Deed Release – 2018-2020 Ridge Road

PURPOSE

The Village has been actively involved in numerous redevelopment projects in the Downtown area over the past ten years to increase economic activity and to meet the goals of the 2024 Downtown TOD Master Plan and other Village plans and policies. On October 22, 2024, the Village entered into a redevelopment agreement with CIG 2020 Homewood LLC (Grace Cui and Cyrus Su) to rehabilitate the vacant property located at 2018-2020 Ridge Road. The agreement was created in support of plans by CIG 2020 Homewood LLC to build a Mongolian Barbeque restaurant, Jiao 66.



Ribbon cutting ceremony with Village officials and restaurant owners on Sept. 16, 2026.

Additionally, the Village required CIG 2020 Homewood LLC to place in escrow a reconveyance (reverter) deed, which would transfer the property back to the Village free of liens and encumbrances if the restaurant was not completed as promised or the developer went into default on the project. The Village is obligated to release the reconveyance deed to the developer within a reasonable time after the completion of the restaurant. The Village must pass a resolution from the Board of Trustees authorizing the release of the reconveyance deed to the developer.

PROCESS

The redevelopment agreement with CIG 2020 Homewood LLC included the sale of the property to the developer for \$1 as a development incentive. A covenant to support a Class 8 real estate tax incentive was also included in the redevelopment agreement. In exchange, the developer was required to complete the construction of the restaurant within 15 months of closing on the property. The developer delivered a recordable reconveyance deed with all required signatures after execution of the redevelopment agreement.



The developer closed on the property on March 14, 2025 and worked closely with the Village to complete required permitting to complete the project. While some delays were encountered during the project (including disruptions caused by a clay sanitary sewer line discovered under the building), the business received a final certificate of occupancy in September 2026 and opened for operation on September 16. This met the condition of project completion as written in the redevelopment agreement.

The redevelopment agreement provided that the Village would release the reconveyance deed to the developer upon completion of the project. The release of this deed ends all claim that the Village has to the property, and the property will be in unencumbered ownership of the property owner.

OUTCOME

The Village's release of the reconveyance deed to the developer will end all claims to the property by the Village. The developer will own the property with no encumbrances caused by the Village and will be free to sell or modify the property without Village consent.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A – The property was originally purchased for \$1, and a Class 8 incentive was approved.

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution authorizing the release of a reconveyance deed for the property located at 2018-2020 Ridge Road.

ATTACHMENT(S)

Resolution

RESOLUTION NO. R-3278**A RESOLUTION APPROVING PURCHASE CONTRACT FOR THE
BUILDING AT 1933 RIDGE ROAD,
HOMewood, COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Homewood (the “Village”) is a non-home rule unit of local government authorized by 65 ILCS 5/2-2-12 to acquire title to real property for legitimate public purposes; and

WHEREAS, the Village of Homewood, is authorized by 65 ILCS 5/11-74.4-4(c) to acquire real estate by purchase and to own, convey, lease, mortgage or dispose of property as reasonably necessary to achieve the objects of the redevelopment plan and project of a tax-increment financing district;

WHEREAS, the Village has identified that the acquisition of real property commonly known as 1933 Ridge Road, identified with Cook County PINs 29-31-408-013, 29-31-408-014, 29-31-408-015, and 29-31-408-016 legally described in Exhibit A attached (“the Property”), as necessary to support redevelopment of vacant property, to fulfill the purposes of the East Central CBD tax-increment financing district and its redevelopment plan, and to meet the goals of the Downtown Transit-Oriented Development (TOD) Master Plan adopted in 2024; and

WHEREAS, in the opinion of the corporate authorities of the Village of Homewood, it is in the Village’s best interests to acquire this property for legitimate public purposes, including economic development and mitigation of property vacancy and blight;

WHEREAS, the Village of Homewood has negotiated a purchase agreement with the owner of the property located at 1933 Ridge Road, Homewood, IL 60430; and

WHEREAS, the Board of Trustees has agreed to acquire the Property by purchase at a price reasonably necessary to achieve the objectives of the redevelopment plan and project; and

WHEREAS, the Village has reviewed the proposed purchase price and determined that the purchase price of \$400,000, not including authorized closing and transaction costs, is reasonable and appropriate for the acquisition of the property;

WHEREAS, the acquisition shall be funded from the Village General Fund as a general obligation of the Village;

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

SECTION ONE – RECITALS:

The Corporate Authorities find that the above recitals are full, true, and correct and incorporate them into this Resolution as legislative findings.

SECTION TWO – APPROVAL OF SPECIAL WARRANTY DEED:

The Corporate Authorities of the Village approve the Purchase Contract attached to this resolution as Exhibit A. The Village President, Village Manager, Village Attorney and all other necessary Village officials are authorized to execute and deliver the Purchase Contract attached and any customary closing documents, and to take any actions required to complete the sale of the property within the terms and limitations of this Resolution.

SECTION THREE – EFFECTIVE DATE:

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

PASSED and APPROVED this 27th day of October 2026.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 27, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Purchase and Sale Agreement, 1933 Ridge Road (American Dance Center)



Figure 1: Image of the American Dance Center (1933 Ridge Road) in May 2025.

PURPOSE

The Village has invested heavily in redevelopment efforts in the Downtown area. Anchored by the Village's transit center connecting Metra, Amtrak, and Pace services and historic development which grew around Homewood's rail station, Downtown Homewood serves as a prime location for "transit-oriented development" (TOD). Transit-oriented development encourages forms of property development which benefit from proximity to local transit services and the regional traffic generated by such a station. The Village Board adopted a Downtown transit-oriented development master plan in 2024 to guide future Downtown development.

The Village has acquired numerous properties across the Village, especially in this TOD area, as a method of economic development and revitalization. These properties typically have characteristics which make regular purchase on the private market challenging such as long-term vacancy, building code and maintenance issues, property tax delinquency, etc. The Village generally acquires properties located on major corridors where the Village is concentrating new reinvestment efforts such as the Downtown area, West 183rd Street corridor, and Southgate (south Dixie Highway).

The property located at 1933 Ridge Road is located near the Village's Downtown Core and has been vacant since 2023. The Village first approached the property owner, Villari Ltd. (Brian Villari) in 2025 to discuss options to purchase the building to further economic development goals in the Ridge Road corridor, which is identified as an area for focusing Village reinvestment efforts in the Downtown TOD Master Plan. The Village continued negotiation with the property owner throughout 2025 and 2026. In October 2026, the Village and the property owner agreed to a purchase price of \$400,000 for the entire property.

The Village Board is required to approve the purchase of the property and execute a commercial purchase and sale agreement to move forward with the sale of the property.



Property Profile

The existing building at 1933 Ridge Road was formerly occupied by the American Dance Center, a dance studio and training facility. The American Dance Studio originally moved into the building in 2001 and operated in the space through 2023. The building was vacated in 2023.

- **PINs:** 29-31-408-013, 29-31-408-014, 29-31-408-015, 29-31-408-016
- **Property Size:** 13,350 square feet (0.3 acres)
- **Building Size:** 7,200 square feet
- **Annual Property Tax Bill:** \$19,000 - \$21,000 (\$21,101 paid in 2025; tax bill was \$22,000 - \$24,000 when occupied prior to 2023)
- **Property Value (Assessed Value):** \$511,660 (previous comparative market analysis (CMA) completed by the Village valued the building at \$520,000)
- **Parking:** 24 spaces (up to 10 spaces currently obligated to Signature Smiles via parking agreement recorded in 2025)



Figure 2: Photo of the entire site under consideration for purchase at 1933 Ridge Road in June 2024, including parking lot and signage on the site.

PROCESS

The Village approached the property owner (Villari Ltd.) with an interest in acquiring and assisting in the reoccupancy or redevelopment of the property at 1933 Ridge Road. The Village's negotiation for acquisition of the property is as follows:

- **Summer 2025:** In preparation for a sales offer in 2025, the Village completed a comparative market analysis (CMA) of the property in 2025 which estimated the value of the building at \$520,000, based on recent property sales and valuations of comparable properties in Homewood.
- **July 22, 2025:** The Village approved a letter of intent (LOI) on July 22, 2025 to complete a due diligence period and analyze the property.



- **August 2025:** The Village completed a walkthrough of the existing building with the Fire Department, Building Division, Public Works, and Economic & Community Development. Staff noted current code deficiencies or work which will need to be completed prior to any redevelopment.
- **September 9, 2025:** The Village notified the property owner of the work which will be required to reoccupy the property at current code requirements, which was estimated at more than \$400,000 over the next 7-10 years.
- **September 2025:** The Village did not move forward with a purchase of the building and the letter of intent (LOI) expired.
- **Winter/Spring 2026:** The Village continued negotiation and maintained strong communication with the owner, Brian Villari.
- **April 24, 2026:** The Village submitted an offer to the property owner for a price not to exceed \$400,000. The offer was not accepted at that time.
- **October 1, 2026:** The Village submitted an updated offer letter to the property owner for an offer not to exceed \$400,000, after the property owner expressed that they would accept the offer for the property.
- **October 13, 2026:** The Village Board formally approved the offer letter and associated terms at a regular meeting.

The property purchase requires approval of a commercial purchase and sale agreement by the Village Board. The draft agreement is attached to this memo for approval. The agreement includes the following terms for consideration by the Village Board:

- Purchase price of \$400,000
- Closing date of November 30, 2026
- No tax prorations (all taxes currently up to date, no additional prorations due from the Village)

OUTCOME

Property Acquisition/Payment

The property owner has accepted a Village offer of \$400,000 for the property at 1933 Ridge Road. The Village has scheduled a closing date of November 30, 2026. This requires the Village to place \$1,000 in earnest money into an escrow within five days of the effective date of the purchase and sales agreement. The Village Attorney will coordinate all required closing documents and payments by wire transfer at the identified closing date.

Funding Source

The \$400,000 purchase price will be funded from General Fund Unassigned Fund Balance (reserves). The Village's Fund Balance Policy requires the General Fund to maintain a reserve equal to five months of budgeted operating expenses as protection against unforeseen changes or needs. As of the April 30, 2026 annual audit, the Village held approximately \$670,000 above



that minimum. The policy allows the Board to use funds above the minimum for designated priorities, including economic development, under which this purchase qualifies. After the \$400,000 purchase, approximately \$270,000 would remain above the required minimum in the General Fund Unassigned Fund Balance.

Redevelopment or Future Sale of Property

All property acquisitions must fulfill a public purpose, which may include municipal economic development and/or the revitalization of vacant property. The Village's purchase of this property is designed to support redevelopment following several years of property vacancy. The building has not been purchased by another private buyer since it was vacated in 2023. Should the Village acquire the property, the Village may begin efforts to redevelop the property by publicly soliciting proposals as required in the Illinois TIF Act for the sale of any Village-owned property located in a TIF district.

The Village has previously received interest from multiple parties for the redevelopment of the property. The property is zoned in the B-2 Downtown Transition zoning district, which can support a variety of uses such as restaurants, retail stores, multi-tenant commercial centers, mixed-use residential, and other uses. Any redevelopment of this property will also require approval of a Planned Development ordinance in addition to any other required agreements.

The property is located in the East Central CBD TIF district, which was established in November 2011, and there are eight years remaining in the TIF. The East Central CBD TIF district currently has a negative balance of -\$60,859 (audited balance as of April 30, 2026). Should the Village acquire this property, the balance will decrease due to the acquisition of the property and the valuation of the property at \$0 EAV as a tax-exempt parcel.

Since the funds required for this purchase originate from General Fund reserves (Unassigned Fund Balance) and the building is being purchased below market value, staff recommends that the Board consider cost recovery of the original \$400,000 purchase price in the selection of any future redevelopment proposal.

FINANCIAL IMPACT

- **Funding Source:** General Fund Unassigned Fund Balance (reserves)
- **Budgeted Amount:** \$0
- **Budget Amendment Requested:** \$400,000
- **Cost:** \$400,000

LEGAL REVIEW

Completed



RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount of \$400,000; and, pass an ordinance authorizing the Village President to enter a real estate purchase contract with Villari Ltd. (Brian Villari) for the property at 1933 Ridge Road, Homewood, IL.

ATTACHMENT(S)

- Ordinance
- Commercial Purchase and Sale Agreement
- Signed Offer Letter (approved October 13, 2026)
- Code Review Letter (dated September 11, 2025)

ORDINANCE NO. M-2457

AN ORDINANCE APPROVING A PURCHASE CONTRACT WITH VILLARI LTD.
FOR 1933 RIDGE ROAD, HOMEWOOD, COOK COUNTY, ILLINOIS

WHEREAS, the Village of Homewood (the “Village”) is a non-home rule unit of local government authorized by 65 ILCS 5/2-3-8 to acquire title to real property for its corporate purposes; and

WHEREAS, the Village is authorized by 65 ILCS 5/11-74.4-4(c) to purchase real property within a redevelopment project area at such price the municipality determines is necessary to achieve the objectives of a redevelopment plan and project; and

WHEREAS, the real property at 1933 Ridge Road in the Village of Homewood legally described in attached Exhibit A with PINs 29-31-408-013-0000, 29-31-408-014-0000, 29-31-408-015-0000, and 29-31-408-016-0000 (“the Property”) is in the East Central Business District Redevelopment Project Area; and

WHEREAS, the Village has determined that acquisition of the Property is necessary to achieve the objectives of the East Central Business District redevelopment plan and project, and to further the goals of the Downtown Transit-Oriented Development (TOD) Master Plan adopted in 2024; and

WHEREAS, the Village has negotiated a purchase agreement with the Property owner, Villari, Ltd., attached as Exhibit B; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the Village’s best interest to acquire the Property for the price and terms contained in the attached agreement.

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

SECTION ONE – INCORPORATION OF RECITALS:

The above recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth herein.

SECTION TWO – APPROVAL OF PURCHASE CONTRACT:

The Purchase Contract attached as Exhibit B is approved. The Village President, Village Manager, Village Attorney, and all other necessary Village officials are authorized to sign the Agreement and any customary closing documents, and to take any actions required to complete the sale of the property.

SECTION THREE – EFFECTIVE DATE:

This Ordinance shall be in full force and effect after its passage, approval, and publication as provided by law.

PASSED and APPROVED this 27th day of October 2026.

Village President

ATTEST:

Village Clerk

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

Exhibit A – Legal Description

PARCEL 1:

LOTS 21, 22 AND 23 IN HOMEWOOD REALTY TRUST RESUBDIVISION OF PART NORTH OF ROSE STREET OF LOT 8 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1925, AS DOCUMENT 8972425, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 25 FEET OF LOT 1 IN MUELLER'S SUBDIVISION OF A TRACT OF LAND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE OLD THORNTON ROAD (NOW CALLED MAIN STREET IN THE VILLAGE OF HOMEWOOD) WHICH POINT IS 330.77 FEET EAST OF THE WEST LINE AND 1482.81 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 187.4 FEET; THENCE RUNNING SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 362.12 FEET; THENCE RUNNING EAST FOR A DISTANCE OF 813.00 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 WHICH POINT IS 1117.38 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUNNING SOUTH ALONG SAID EAST LINE FOR A DISTANCE OF 660 FEET; THENCE RUNNING WEST ALONG A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SECTION 31, AFORESAID, FOR A DISTANCE OF 996.4 FEET; THENCE NORTH 1025.43 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

Common address: 1933 Ridge Road, Homewood, Illinois 60430

PINs: 29-31-408-013-0000, 29-31-408-014-0000, 29-31-408-015-0000, and 29-31-408-016-0000

Exhibit B – Purchase Contract



MAINSTREET ORGANIZATION OF REALTORS® COMMERCIAL SALES CONTRACT

Item 10. A.

REAL ESTATE
OPPORTUNITY

FROM: (Buyer) **Village of Homewood, an Illinois Municipal Corporation**

(Name)

TO: (Seller) **Villari Ltd.**

(Name)

DATE: **10-27-2026**

OFFER OF BUYER: I/We (Buyer) offer to purchase the Real Estate known as:

1933 Ridge Road **Homewood** **Cook** **Illinois** **60430**

Street

City

County

State

Zip

lot size approximately per survey, Permanent Index No.: **29-31-408-013, -014, -015, -016**, together with improvements thereon.

INCLUSIONS: The following shall be included: fixtures, equipment, appliances, security systems (owned) and personal property, if any, located on the Real Estate of the date hereof, for which a bill of sale will be given: screens, storm windows and doors; shades, window blinds; radiator covers; heating, central cooling, ventilating, lighting and plumbing fixtures; attached mirrors, shelving, interior shutters, cabinets and awnings; planted vegetation; smoke detectors; as well as the following specific items:

EXCLUSIONS: The following shall be excluded: all tenant owned personal property, tenant owned trade fixtures, and:

Any personal property not specifically included shall be deemed excluded. A system or item shall be deemed to be in operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a threat to health or safety.

1. PURCHASE PRICE: Purchase Price of \$ **400,000.00** shall be paid as follows: Initial Earnest Money of \$ **1000.00** shall be tendered to Escrowee on or before **5** day(s) after Date of Acceptance. Additional Earnest Money of \$ _____ shall be tendered by _____, 20 _____. Earnest Money shall be held in trust for the mutual benefit of the Parties by [check one] ☐ Seller's Brokerage ☐ Buyer's Brokerage ☒ As otherwise agreed by the Parties, as "Escrowee".

The balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing in the form of good funds by wire transfer of funds, or by Certified, Cashier's, Mortgagee Lender's or title company's check (provided that the title company's check is guaranteed by a licensed title insurance company).

2. CLOSING: Provided title conforms with this contract or has been accepted by Buyer, closing or escrow payout shall be on **November 30**, 20 **26**, by conveyance by stamped recordable warranty deed (or other appropriate deed if title is in trust or in an estate) and payment of purchase price. Title shall be conveyed at the time required by this contract subject only to: general Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies; the mortgage or trust deed if any, that may be assumed by Buyer as part of this transaction. However, Special Assessments, if any, for improvements not yet completed shall be paid by Seller at closing. This sale shall be closed at office of title insurance company or Seller's attorney's office as agreed or in escrow with the title company issuing the title commitment by deed and money escrow fee to be divided between Seller and Buyer. Seller and/or Buyer will pay their respective brokers' commissions as provided in their respective representation agreements or contracts and shall provide waiver of Brokers' liens at closing.

~~**3. FINANCING:** If this transaction is NOT CONTINGENT ON FINANCING, Optional Paragraph 28 a) OR Paragraph 28 b) MUST BE USED. If any portion of Paragraph 28 is used, the provisions of this Paragraph 3 are NOT APPLICABLE. This contract is contingent upon the ability of Buyer to secure within _____ days of the Date of Acceptance, a firm written commitment for a loan evidenced by a note to be secured by a mortgage or trust deed on the Real Estate in the amount of \$ _____, or such lesser amount as Buyer shall accept, with a fixed or initial interest rate (delete one) not to exceed _____%, said loan to be amortized over a minimum of _____ years, with a loan service charge not to exceed _____%. Seller and Buyer shall execute all documents and provide all information so that Buyer's lender can issue its commitment and close the transaction. If Buyer makes a good faith effort but is unable to obtain a commitment for the mortgage loan contemplated herein, Buyer shall so notify Seller in writing within the time specified in this Paragraph. IF SELLER IS NOT SO NOTIFIED WITHIN SUCH TIME PERIOD, BUYER SHALL FOR ALL PURPOSES BE DEEMED TO HAVE SECURED SUCH COMMITMENT OR TO HAVE AGREED TO PURCHASE THE REAL ESTATE WITHOUT MORTGAGE FINANCING OR BASED UPON THE MORTGAGE COMMITMENT ACTUALLY OBTAINED. If Seller is so notified, Seller may, at Seller's option, within 10 business days after Seller's receipt of said notice, elect to accept purchase money financing or to secure a mortgage commitment on behalf of Buyer upon substantially the same terms for the mortgage loan contemplated herein with such other material terms and conditions for comparable loans. If Seller is so notified, Buyer agrees to furnish to Seller all requested credit and financial information and to sign customary papers relating to the application for securing of a mortgage commitment. If Seller is thereafter unable or unwilling to secure such commitment or to accept purchase money financing as herein provided, this contract shall be null and void, and Buyer and Seller shall execute all necessary documents to refund earnest money to Buyer. This Contract shall not be contingent upon the sale and/or closing of any existing real estate.~~

4. PRORATIONS: Proratable items shall include, without limitation, Real Estate taxes based on _____% of most recent ascertainable taxes; assignable insurance policies, if requested by Buyer; rents and/or security deposits, if any; Special Service Area tax for the year of closing only; Condominium Association fees, if any; water taxes and other proratable items including flood hazard insurance shall be prorated to date of possession. The Parties hereto agree to re-prorate any unbilled real estate tax bill prior to the date of Closing. **NO TAX PRORATIONS**

5. POSSESSION: Possession shall be delivered at closing subject to existing leases and tenancies, unless otherwise agreed in writing.

Buyer Initial _____ Buyer Initial _____ Seller Initial _____ Seller Initial _____

Address **1933 Ridge Rd., Homewood IL 60430**

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6. **ATTORNEY REVIEW:** Within five (5) Business Days after the Date of Acceptance, the attorneys for the respective Parties, by Notice, may:

- (a) Approve this Contract; or
- (b) Disapprove this Contract, which disapproval shall not be based solely upon the Purchase Price and the earnest money refunded to the buyer upon written direction as required by law; or
- (c) Propose modifications except for the Purchase Price. If within ten (10) Business Days after the Date of Acceptance written agreement is not reached by the Parties with respect to resolution of the proposed modifications, then either Party may terminate this Contract by serving Notice, whereupon this Contract shall be null and void and earnest money refunded to the buyer upon written direction as required by law; or
- (d) Propose suggested changes to this Contract. If such suggestions are not agreed upon, neither Party may declare this Contract null and void and this Contract shall remain in full force and effect.

Unless otherwise specified, all Notices shall be deemed made pursuant to Paragraph 6(c). If Notice is not served within the time specified herein, the provisions of this paragraph shall be deemed waived by the Parties and this Contract shall remain in full force and effect.

7. **INSPECTION/ENVIRONMENTAL SITE ASSESSMENT:** This contract is contingent upon approval by Buyer of the condition of the Real Estate as evidenced by an inspection/environmental site assessment conducted at Buyer's expense and by contractor(s) selected by Buyer, within 21 business days after Seller's acceptance of this contract. Buyer shall indemnify Seller from and against any loss or damage to the Real Estate caused by the acts or negligence of Buyer or the person performing such inspection. If written notice of Buyer's disapproval is not served within the time specified, this provision shall be deemed waived by the Buyer and this Contract shall remain in full force and effect.

8. **DISCLOSURE:** Within five (5) business days after date of acceptance Seller shall provide to the Buyer all information relevant to the condition, use and operation of the Real Estate available to Seller including but not limited to: schedule of operating expenses, existing surveys, title policies and any and all recorded nonconsensual liens. Seller shall prepare, and deliver to Buyer, all documentation for the Real Estate as may be required by applicable disclosure laws in the jurisdiction the property is located. Seller shall also cooperate with Buyer to secure whatever environmental site assessment Buyer or Buyer's lender deems necessary or appropriate.

~~9. **CONDOMINIUM/Common Interest Associations:** (If applicable) The Parties agree that the terms contained in this paragraph, which may be contrary to other terms of this Contract, shall supersede any conflicting terms.~~

- ~~(a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.~~
- ~~(b) Seller shall be responsible for all regular assessments due and levied prior to Closing and for all special assessments confirmed prior to the Date of Acceptance.~~
- ~~(c) Buyer has, within five (5) Business Days from the Date of Acceptance, the right to demand from Seller items as stipulated by the Illinois Condominium Property Act, if applicable, and Seller shall diligently apply for same. This Contract is subject to the condition that Seller be able to procure and provide to Buyer, a release or waiver of any option of first refusal or other pre-emptive rights of purchase created by the Declaration of Condominium/Covenants, Conditions and Restrictions within the time established by the Declaration of Condominium/Covenants, Conditions and Restrictions. In the event the Condominium Association requires personal appearance of Buyer and/or additional documentation, Buyer agrees to comply with same.~~
- ~~(d) In the event the documents and information provided by Seller to Buyer disclose that the existing improvements are in violation of existing rules, regulations or other restrictions or that the terms and conditions contained within the documents would unreasonably restrict Buyer's use of the premises or would result in increased financial obligations unacceptable to Buyer in connection with owning the Real Estate, then Buyer may declare this Contract null and void by giving Seller written notice within five (5) Business Days after the receipt of the documents and information required by Subparagraph (c) above, listing those deficiencies which are unacceptable to Buyer. If written notice is not served within the time specified, Buyer shall be deemed to have waived this contingency, and this Contract shall remain in full force and effect.~~
- ~~(e) Seller shall not be obligated to provide a condominium survey.~~
- ~~(f) Seller shall provide a certificate of insurance showing Buyer (and Buyer's mortgagee, if any) as an insured.~~

10. **SELLER REPRESENTATION:** Seller represents that Seller has not received written notice from any Governmental body or Owner Association regarding (a) zoning, building, fire or health code violations that have not been corrected; (b) any pending rezoning; (c) any pending condemnation or eminent domain proceeding; or (d) a proposed or confirmed special assessment and/or Special Service Area affecting the Real Estate. Seller represents, however, that, in the case of a special assessment and/or Special Service Area, the following applies:

1. There [check one] ☐ is ☒ is not a proposed or pending unconfirmed special assessment affecting the Real Estate not payable by Seller after date of Closing.
2. The Real Estate [check one] ☐ is ☒ is not located within a Special Service Area, payments for which will not be the obligation of Seller after date of Closing.

If any of the representations contained herein regarding Owner Association special assessment or Special Service Area are not acceptable to Buyer, Buyer shall have the option to declare this Contract null and void. If written notice of the option to declare this Contract null and void is not given to Seller within ten (10) Business Days after Date of Acceptance or within the term specified in Paragraph 3 (whichever is later), Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect. Seller further represents that Seller has no knowledge of boundary line disputes, easements or claims of easement not shown by the public records or any hazardous waste on the Real Estate or any improvements for which the required permits were not obtained. Seller represents that there have been no improvements to the Real Estate which are not either included in full in the determination of the most recent Real Estate tax assessment. Notwithstanding anything to the contrary contained in this contract, Seller represents that to the best of Seller's knowledge, all heating, central cooling, ventilating, electrical and plumbing fixtures and systems on the Real Estate and all equipment to be transferred to Buyer pursuant to this contract are in working order and will be so at the time of closing.

Seller represents that, to the best of Seller's knowledge, there are not now, nor have there been, any underground storage tanks located on the Property and no chemicals or toxic waste have been stored or disposed of on the Property, except for: None

Buyer Initial _____ Buyer Initial _____ Seller Initial _____ Seller Initial _____

Address 1933 Ridge Rd., Homewood IL 60430

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Property has not been cited for any violation of any Federal, State, County or local environmental law, ordinance or regulation and the Property located within any designated legislative "superfund" area, except for: **None**

Seller represents that neither Seller nor Seller's agent has received notice of any dwelling zoning, building, fire and health code violations which exists on the date of this contract from any city, village, or other governmental authority.

11. LEASES: Seller will not enter into or extend any leases with respect to the Real Estate from and after the date Seller signs this contract without the express prior written consent of Buyer. All security deposits, damage deposits, or other deposits in the possession of Seller, including interest earned, if applicable, shall be assigned to Buyer at the time of closing. Seller is required to deliver assignments of leases and Rent Roll to Buyer at the time of closing. Seller shall deliver to Buyer, within five (5) business days after the Date of Acceptance, true and correct copies of all leases, schedule of expenses, survey, and real estate taxes; this contract is subject to Buyer's review and approval of same within ten (10) business days from Date of Acceptance. If written notice of Buyer's disapproval is not served within ten (10) business days after Date of Acceptance, this provision shall be deemed waived by the Buyer and this contract shall remain in full force and effect. Seller shall provide fully executed tenant estoppel certificates prior to closing.

12. TITLE: At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title insurance policy in the amount of the Purchase Price with extended coverage by a title company licensed to operate in the State of Illinois, issued on or subsequent to the Date of Acceptance, subject only to items listed in Paragraph 2. The requirement of providing extended coverage shall not apply if the Real Estate is vacant land. The commitment for title insurance furnished by Seller will be presumptive evidence of good and merchantable title as therein shown, subject only to the exceptions therein stated. If the title commitment discloses unpermitted exceptions, or if the Plat of Survey shows any encroachments which are not acceptable to Buyer, then Seller shall have said exceptions or encroachments removed, or have the title insurer commit to insure against loss or damage that may be caused by such exceptions or encroachments. If Seller fails to have unpermitted exceptions waived or title insured over prior to Closing, Buyer may elect to take the title as it then is, with the right to deduct from the Purchase Price prior encumbrances of a definite or ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of Closing, and shall sign any other customary forms required for issuance of an ALTA 2006 Insurance Policy.

13. PERFORMANCE: Time is of the essence of this Contract. In any action with respect to this Contract, the Parties are free to pursue any legal remedies at law or in equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney fees and costs from the non-prevailing Party as ordered by a court of competent jurisdiction. There shall be no disbursement of earnest money unless Escrowee has been provided written agreement from Seller and Buyer. Absent an agreement relative to the disbursement of earnest money within a reasonable period of time, Escrowee may deposit funds with the Clerk of the Circuit Court by the filing of an action in the nature of interpleader. Escrowee shall be reimbursed from the earnest money for all costs, including reasonable attorney fees, related to the filing of the interpleader action. Seller and Buyer shall indemnify and hold Escrowee harmless from any and all conflicting claims and demands arising under this paragraph.

14. NOTICE: All Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to any one of a multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

- (a) By personal delivery of such Notice; or
- (b) By mailing of such Notice to the addresses recited herein by regular mail and by certified mail, return receipt requested. Except as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
- (c) By sending facsimile transmission. Notice shall be effective as of date and time of facsimile transmission, provided that the Notice transmitted shall be sent on Business Days during Business Hours. In the event fax Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or
- (d) By sending e-mail transmission. Notice shall be effective as of date and time of e-mail transmission, provided that the Notice transmitted shall be sent during Business Hours, and provided further that the recipient provides written acknowledgment to the sender of receipt of the transmission (by e-mail, facsimile, regular mail or commercial overnight delivery). In the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or
- (e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following deposit with the overnight delivery company.

15. BUSINESS DAYS/HOURS: Business Days are defined as Monday through Friday, excluding Federal holidays. Business Hours are defined as 8:00 A.M. to 6:00 P.M. Chicago time.

16. FACSIMILE: Facsimile signatures shall be sufficient for purposes of executing, negotiating, and finalizing this Contract.

17. DAMAGE TO REAL ESTATE PRIOR TO CLOSING: If, prior to delivery of the deed, the Real Estate shall be destroyed or materially damaged by fire or other casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of either terminating this Contract (and receiving a refund of earnest money) or accepting the Real Estate as damaged or destroyed, together with the proceeds of the condemnation award or any insurance payable as a result of the destruction or damage, which gross proceeds Seller agrees to assign to Buyer and deliver to Buyer at closing. Seller shall not be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract, except as modified in this paragraph.

18. PLAT OF SURVEY: Prior to closing, Seller shall furnish at Seller's expense an ALTA-ACSM survey certified to Buyer, Buyer's lender (if any) and title insurance company dated not more than six (6) months prior to Date of Acceptance by a licensed land surveyor showing the location of the improvements thereon (including fences separating the Real Estate from adjoining properties) and showing all encroachments, if any. If the survey discloses improper location of improvements or encroachments and Seller is unable to obtain title insurance protection for the benefit of Buyer against loss resulting from such improper locations or encroachment, Buyer may, at his option, declare this contract to be null and void. Providing all existing improvements (including fences) and encroachments, if any, appear on the survey thus furnished, Buyer shall bear the cost of any later date survey which may be required by Buyer's lender or desired by Buyer.

19. BILL OF SALE: All of the items of personal property shall be transferred to Buyer by delivery at closing of Bill of Sale without warranty of merchantability or fitness for particular purpose.

Buyer Initial _____ Buyer Initial _____ Seller Initial _____ Seller Initial _____

Address **1933 Ridge Rd., Homewood IL 60430**

(Page 3 of 5) 6.2017- © MAINSTREET ORGANIZATION OF REALTORS®

20. CLEAN CONDITION: Seller shall remove all debris from the Real Estate and improvements by date of possession. Buyer shall have for inspect the Real Estate and improvements prior to closing to verify that the Real Estate, improvements and included personal property substantially the same condition as of the date of Seller's acceptance of this contract, normal wear and tear excepted.

21. MUNICIPAL ORDINANCES: Seller shall comply with the terms of any municipal ordinance relating to the transaction contemplated herein for the municipality in which the Real Estate is located and shall provide to Buyer at closing evidence of compliance with such ordinances. Transfer taxes required by local ordinance shall be paid by the party designated in such ordinance. Seller shall pay any transfer tax imposed by state law.

22. SPECIAL FLOOD HAZARD AREA: Buyer shall have the option to declare this Contract null and void if the Real Estate is located in a special flood hazard area which requires Buyer to carry flood insurance. **If written notice of the option to declare this Contract null and void is not given to Seller within ten (10) Business Days after Date of Acceptance or within the term specified in Paragraph 3 (whichever is later), Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect.**

23. TAX LAW COMPLIANCE: Seller agrees to provide to the Internal Revenue Service the Sale of Real Estate 1099 form as required by law. This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 and all amendments thereto (the "Act"). Seller and Buyer shall execute or cause to be executed all documents and take or cause to be taken all actions necessary in order that Buyer shall have no liability, either actual or potential, under the Act. Parties are cautioned that the Real Estate may be situated in a municipality that has adopted a pre-closing inspection requirement, municipal Transfer Tax or other similar ordinances. Transfer taxes required by municipal ordinance shall be paid by the party designated in such ordinance.

24. CAPTIONS: Captions are not intended to limit the terms contained after said caption and are not part of the contract.

25. TAX-DEFERRED EXCHANGE: Seller and Buyer agree to cooperate in any applicable tax-deferred Exchange, and shall execute all documents with respect thereto at their own expense, pursuant to the applicable provisions of the Internal Revenue Code, as amended from time to time.

Optional Provisions (Applicable ONLY if Initialed by All Parties)

26. _____ CONFIRMATION OF DUAL AGENCY: The Parties confirm that they have previously consented to _____ (Licensee) acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this contract.

27. _____ RIDERS: The terms of Rider(s) _____ attached hereto are made a part hereof.

28. _____ TRANSACTIONS NOT CONTINGENT ON FINANCING: IF EITHER OF THE FOLLOWING ALTERNATIVE OPTIONS IS SELECTED, THE PROVISIONS OF THE FINANCING PARAGRAPH 3 SHALL NOT APPLY [CHOOSE ONLY ONE]:

a) **Transaction With No Mortgage (All Cash):** If this selection is made, Buyer will pay at closing, in the form of "Good Funds" the difference (plus or minus prorations) between the Purchase Price and the amount of the Earnest Money deposited pursuant to Paragraph 1 above. Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds to close. Buyer understands and agrees that, so long as Seller has fully complied with Seller's obligations under this Contract, any act or omission outside of the control of Seller, whether intentional or not, that prevents Buyer from satisfying the balance due from Buyer at closing, shall constitute a material breach of this Contract by Buyer. The Parties shall share the title company escrow closing fee equally.

b) ~~Transaction, Mortgage Allowed: If this selection is made, Buyer will pay at closing, in the form of "Good Funds" the difference (plus or minus prorations) between the Purchase Price and the amount of the Earnest Money deposited pursuant to Paragraph 1 above. Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds to close. Notwithstanding such representation, Seller agrees to reasonably and promptly cooperate with Buyer so that Buyer may apply for and obtain a mortgage loan or loans including but not limited to providing access to the Real Estate to satisfy Buyer's obligations to pay the balance due (plus or minus prorations) to close this transaction. Such cooperation shall include the performance in a timely manner of all of Seller's pre-closing obligations under this Contract. This Contract shall NOT be contingent upon Buyer obtaining financing. Buyer understands and agrees that, so long as Seller has fully complied with Seller's obligations under this Contract, any act or omission outside of the control of Seller, whether intentional or not, that prevents Buyer from satisfying the balance due from Buyer at Closing shall constitute a material breach of this Contract by Buyer. Buyer shall pay the title company escrow closing fee.~~

Buyer Initial _____ Buyer Initial _____ Seller Initial _____ Seller Initial _____

Address **1933 Ridge Rd., Homewood IL 60430**

(Page 4 of 5) 6.2017- © MAINSTREET ORGANIZATION OF REALTORS®

THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED TO THE PARTIES OR THEIR AGENTS.

Date of Offer

DATE OF ACCEPTANCE

Buyer Signature

Seller Signature

Buyer Signature

Seller Signature

Village of Homewood, an Illinois Municipal Corporation

Villari Ltd.

Print Buyer(s) Name(s) [Required]

Print Seller(s) Name(s) [Required]

Corporation/Limited Liability Corporation (LLC)

Corporation/Limited Liability Corporation (LLC)

Richard A. Hofeld, Village President

By – Print Name

By – Print Name

2020 Chestnut Rd.

Address

Address

Homewood IL 60430

City

City State Zip

City State Zip

708-206-3377 nhaney@homewoodil.gov

Phone

Phone E-mail

Phone E-mail

FOR INFORMATION ONLY

Selling Office MLS #

Listing Office MLS #

Buyer's Designated Agent MLS #

Listing Designated Agent MLS #

Phone Fax

Phone Fax

E-mail

E-mail

Christopher J. Cummings chris@cjcummingslaw.com

Buyer's Attorney E-mail

Seller's Attorney E-mail

708-799-7575

Phone Fax

Phone Fax

Mortgage Company Phone/Fax

Management Co./Other Contact Phone/Fax

This Contract Approved by the DuPage County Bar Association.

Seller Rejection: This offer was presented to Seller on _____, 20__ at ____:____ AM/PM and rejected on _____, 20__ at ____:____ AM/PM _____ (Seller Initials).

Buyer Initial _____ Buyer Initial _____ Seller Initial _____ Seller Initial _____

Address **1933 Ridge Rd., Homewood IL 60430**

(Page 5 of 5) 6.2017- © MAINSTREET ORGANIZATION OF REALTORS®



October 1, 2026

Brian Villari
5100 Seiler Street
Melbourne Beach Florida 32951

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

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

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

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

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

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

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

Re: Conditional Offer to Purchase 1933 Ridge Road, Homewood, Illinois

Dear Mr. Villari:

On behalf of the Village of Homewood, I am pleased to present this letter outlining the Village's offer to purchase the property located at 1933 Ridge Road, Homewood; Illinois, commonly known as the former American Dance Center property.

The Village proposes to purchase the property for a total purchase price of Four Hundred Thousand Dollars (\$400,000.00).

This offer is expressly contingent upon formal consideration and approval by the Village President and Board of Trustees of the Village of Homewood at its Regular Board Meeting scheduled for October 13, 2026. Accordingly, this letter reflects the Village's proposed terms and does not constitute a binding purchase agreement or otherwise obligate the Village to acquire the property prior to formal Village Board approval.

Subject to Village Board approval, the Village will prepare a formal Purchase and Sale Agreement memorializing the terms and conditions of the proposed transaction. Any negotiations of terms, prorations, and closing obligations, will be discussed and settled during this phase of the transaction. The agreed upon Purchase and Sale Agreement with finalized and settled terms will then be provided to you for review and signature.

The Village appreciates your consideration of this offer and looks forward to working with you toward the successful completion of this transaction.

Sincerely,

Napoleon Haney, MPA
Village Manager

cc: Village Board of Trustees



ACKNOWLEDGMENT OF PROPOSED TERMS

I, Brian Villari, acknowledge and accept the proposed purchase price of \$400,000.00, for the property located at 1933 Ridge Road, Homewood, Illinois, subject to approval by the Village President and Board of Trustees and the subsequent execution of a mutually acceptable Purchase and Sale Agreement.

Brian Villari:

Brian Villari

Signature:

Brian Villari

Date:

10/3/2026



September 11, 2025

Brian Villari
5100 Seiler Street
Melbourne Beach Florida 32951
brianvillari@sbcglobal.net

*Copy to: Jack and Kathleen Villari
1037 Wingate Road, Olympia Fields IL 60461*

RE: 1933 Ridge Road, Homewood IL

As part of the due diligence for analysis and evaluation, the Village of Homewood's Fire Chief, Public Works Director, Village Engineer, and Chief Building Inspector conducted a comprehensive inspection of the property at 1933 Ridge Road. The purpose of this assessment was to identify updates and improvements needed to comply with current Village Building, Fire, and Life Safety Codes.

Cost Summary

This inspection identified both immediate and future improvements. The estimated cost for immediate code-required improvements is \$187,000. An additional \$300,000 will be required for major system replacements within the next 5–7 years.

Immediate Improvement Costs

The following updates are required for occupancy:

- Fire Suppression System: The existing system requires updates to meet current code. Estimated cost: \$100,000.
- ADA Accessibility: The property must be brought into compliance with current accessibility requirements. Estimated cost: \$35,000.
- Fire Alarm System: The existing system requires updates. Estimated cost: \$15,000.
- Parking Lot: The lot requires resurfacing. Estimated cost: \$32,000.
- Water Heater: A new water heater is required. Estimated cost: \$5,000.

Village Hall
2020 Chestnut
Road
Homewood, IL
60430
Phone

708-
798-3000
Fax 708-
798-4680

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

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

Future Expenses

The following major components are nearing the end of their service life and will require replacement within the specified timeframe:

- Roof: Repairs are needed on the parapet walls. The roof (including the skylights) is estimated to require a full tear-off and replacement within 7–10 years. Estimated replacement cost: \$200,000.
- HVAC System: The property's eight (8) air conditioning units have approximately 5 to 7 years of remaining life. Estimated replacement cost: \$80,000 to \$100,000.

To achieve code compliance, the property requires immediate improvements totaling an estimated \$187,000. Long-term planning would also account for approximately \$300,000 in major system replacements over the next 5 to 7 years.

Sincerely,



Napoleon Haney, MPA
Village Manager

Cc: Bob Grabowski, Fire Chief
Angela Mesaros, Director of Economic and Community Development



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 27, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Cook County Class 8 Incentive Request – 18250 Harwood Avenue (Bawadi Construction) - Thornton Twp.



Figure 1: Photo of the subject property at 18250 Harwood Avenue (2026)

PURPOSE

Project Information

Bawadi Construction Inc. is requesting a Cook County Class 8 property tax incentive for property located at 18250 Harwood Avenue. All Class 8 incentive requests require a resolution of support from the municipality that the property is located within. The applicant is requesting support from the Village of Homewood for a Class 8 incentive on the property currently occupied by Bawadi Construction.

Bawadi Construction has operated a construction firm office at the location since 2023. The building is 16,000 square feet. The building was substantially renovated in 2022-2023. The building was previously vacant for several years and was formerly occupied by Peerless Paper Company.

The project history for this business is as follows:

- **November 2021:** The first building permits are received to rehabilitate the building. The building had been vacant for several years prior.
- **October 2022:** Bawadi Construction Inc. purchases the building for \$236,000 and continues work to rehabilitate the building.
- **November 2023:** Bawadi Construction Inc. reoccupies the building. (Reassessment year)
- **Year 2024 and 2025:** Full business operation
- **September 29, 2026:** Munir Bawadi applies for a Class 8 property tax incentive. (Reassessment year)

The application states that the applicant believed that a Class 8 incentive would be granted after previous conversations with the Village President and Village staff. The Village did not enter into a redevelopment agreement or other written agreement to provide a Class 8 incentive for the project.



About Class 8 Incentives

The Cook County Class 8 incentive program is designed to encourage industrial and commercial development in areas of the County which are experiencing “severe economic stagnation.” Under this program, qualified commercial real estate is assessed at 10% of the market value for the first 10 years, 15% in the 11th year, and 20% in the 12th year. The Class 8 designation may be renewed during the 10th, 11th or 12th year of the incentive.

The incentive supports the following types of investment in areas deemed to be in need of substantial revitalization:

- New construction/redevelopment of abandoned property.
- “Substantial rehabilitation” or reutilization of abandoned buildings (for commercial or industrial use).
- Encourage property investment in vacant buildings which would otherwise not occur without property tax incentive assistance.

The Class 8 incentive is designed to support new construction and major rehabilitation of previously abandoned buildings (vacant at least 12 months). To receive a Class 8 incentive for property that has been vacant for less than 12 months, the Village must find that there are “*special circumstances*” which justify the need for a Class 8 incentive to be issued. Special circumstances may ***not*** be used to justify a Class 8 incentive when the following are true:

- A building was purchased but was not vacant/unused prior to the purchase.
- There has not been a purchase of the building and the building has been vacant for less than 12 months.

PROCESS

The Village received an application for a Class 8 property tax incentive on September 29, 2026. The applicant is eligible for consideration of a Class 8 application because the property was vacant for greater than 12 months at the time of sale of the property, and the property is located within a township deemed to be an area “in need of substantial revitalization” (Rich, Bloom, Thornton, Bremen, and Calumet townships). *If the Class 8 incentive were granted, the incentive would retroactively apply to tax years 2023-2025, and the County would rebate the applicant approximately 60% of current taxes paid in those years.*

Staff reviewed the application for conformance with Class 8 eligibility criteria and prepared recommendations to the Board based on the request.

OUTCOME

The Board reserves the right to approve or deny a resolution of support for a Class 8 incentive, which is a requirement for the incentive to be approved at the County level. Staff has provided the following analysis points for consideration by the Village Board:



1. The building was reoccupied in 2023 and the construction firm has continuously operated in the building for three years since the reoccupation. The applicant has paid property tax bills of \$30,000 - \$32,000 over the past three years since the reoccupation of the building.
2. The building was previously vacant for several years. The building's interior and exterior were substantially renovated. The project was completed in 2023.
3. The incentive application claims that the property tax bill on the property in 2026 (reassessment year) will be \$98,971 without the Class 8. The 2025 tax bill for the property was \$32,347. The application asserts that a **205% increase** in commercial taxes in 2026's reassessment.
4. Based on the application's numbers, the Class 8 incentive would reduce taxes from **\$98,971 to \$39,588.**
5. All property in Thornton Township is subject to the triennial assessments in 2026, 2029 and 2032. Is it feasible to believe that other improved commercial property will see similar 200% increases during the current or next assessment cycle?
6. The applicant requested that the Board add the following language to a resolution of support for the Class 8 incentive:

WHEREAS, the Village recognized that the incentive was necessary and the Village had prior discussions with the applicant about the Class 8 incentive prior to closing and re-occupancy of the subject property.

The Board had not previously agreed to a Class 8 incentive through a redevelopment agreement or any another written agreement.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** For context and as proposed by the application, by using \$98,971 as the increased tax numbers for 2026, the Village's portion of property taxes from our levy (approximately 11%) would be reduced from \$10,886 to \$4,355, a 60% decrease.

LEGAL REVIEW

Not required



RECOMMENDED BOARD ACTION

The Board may consider one of the following motions:

1. **Direct staff** to prepare a municipal resolution of support for the requested Cook County Class 8 property tax incentive.
2. **Deny the** request for a municipal resolution of support for the requested Cook County Class 8 property tax incentive.

ATTACHMENT(S)

Application Materials

September 29, 2026

Village of Homewood Village President and Board of Trustees
c/o Noah Schumerth
Director of Economic and Community Development
Village of Homewood
2020 Chestnut Rd
Homewood, IL 60430

Re: Request for Class 8 Property Tax Incentive
Address: 18250 Harwood Avenue, Homewood, IL
PIN(s): 29-31-312-030
Applicant: Rana Bawadi/Bawadi Construction, Inc.

Dear Mr. Schumerth:

I am writing on behalf of our client, Rana Bawadi and Bawadi Construction, Inc., to respectfully request the Village of Homewood's support for a Class 8 Property Tax Incentive at 18250 Harwood Avenue. By issuing a Resolution of Support and Consent based on the re-occupancy of a vacant property, the Village can secure a corporate headquarters, eliminate a long-standing vacancy, and reinforce Homewood's reputation as a business-friendly community.

Property Background

For more than a decade, the 16,000-square-foot warehouse and office building at 18250 Harwood Avenue sat completely vacant. Formerly occupied by the Peerless Paper Company, this dark storefront was a persistent detriment to the corridor's vitality.

Mayor Hofeld and Village staff recognized these challenges during meetings with the Applicant prior to closing to discuss the project and the potential Class 8 Incentive. Based on those discussions, the Applicant reasonably believed that the Class 8 would be granted.

Acquiring this severely neglected property required a significant commitment and investment risk. Bawadi Construction stepped forward with a plan to undertake substantial renovations, transforming a blighted and non-performing asset into a modern corporate facility. The project represents a meaningful public-private partnership aimed at revitalization, economic reinvestment, and the reduction of blight within the community.

Request for Class 8 Property Tax Incentive
Address: 18250 Harwood Avenue, Homewood, IL
PIN(s): 29-31-312-030
Applicant: Rana Bawadi/Bawadi Construction, Inc.
Page 2

Company Profile and Economic Impact

Securing Bawadi Construction's headquarters is a significant win for the local economy. Founded in 2015, Bawadi is a premier commercial, residential, and multi-unit builder with a portfolio of over 800 successfully completed projects across Illinois.

By finalizing their roots in Homewood, the Village secures much more than an occupied building. This operation will stimulate local job creation. It will drive daytime spending at Homewood's restaurants and retailers. It also anchors a growing, high-quality firm dedicated to building exceptional spaces. Furthermore, having an expert construction and remodeling firm headquartered locally provides a natural catalyst for further property improvements throughout the Village itself.

Tax Impact

The data underscores the absolute necessity of this incentive. Based on the property's last reassessment, the implied tax liability is approximately \$100,000 annually. This translates to \$6.25 per square foot in taxes alone.

For a small but growing construction company, a gross occupancy cost of this magnitude is unsustainable. Without the Class 8 Incentive, the cost to operate this facility vastly exceeds projected margins, threatening to stall the momentum of this revitalization. The Incentive is not a luxury. It is the crucial financial stabilizer required to help a small business absorb the massive capital costs of rehabilitating a decade-old vacancy.

Conclusion

We have enclosed a copy of the Class 8 Eligibility Application filed with the Cook County Assessor's office and property tax projections. We are, therefore, respectfully requesting that the Village of Homewood issue a Resolution supporting and consenting to a Class 8 Property Tax Incentive for the subject property based on occupancy of a vacant property. The Resolution will also need to include language similar to the following: *"WHEREAS, the Village recognized that the incentive was necessary and that the City had prior discussions with the applicant, about the Class 8 in October 2022 prior to Closing and re-occupancy of the subject property;"*

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.

Request for Class 8 Property Tax Incentive

Address: 18250 Harwood Avenue, Homewood, IL

PIN(s): 29-31-312-030

Applicant: Rana Bawadi/Bawadi Construction, Inc.

Page 3

Sincerely,

SANDRICK LAW FIRM, LLC

A handwritten signature in black ink, appearing to read "M. Pyrchalla", written over the printed name.

Michael J. Pyrchalla

Attorney

18250 Harwood Avenue, Homewood, IL

Aerial



Tax Projections

18250 Harwood Avenue, Homewood, IL

MODEL ASSUMPTIONS & VARIABLES

Assumed Assessed Value (TAV) Standard: \$203,159 | Incentive: \$81,264

Assumed Assessment Ratio Class 5: 25% | Incentive: 10%

Effective Tax Rate 48.716% (Based on last available)

As of 9/29/2026

Triennial Reassessment Impact

Please note that the **Base Year (2026)** is a designated reassessment year for this property.

To accurately forecast the tax burden over the 10-year term, subsequent reassessment intervals at **Year 4 (2029)**, **Year 7 (2032)**, and **Year 10 (2035)** have been modeled and are highlighted below to demonstrate the anticipated stepped increases in assessed value.

Projection Year	Estimated Calendar Year	Standard Class 5 (No Incentive)	Proposed Incentive Taxes
Base Year REASSESSMENT	2026	\$98,971	\$39,588
Year 2	2027	\$101,445	\$40,578
Year 3	2028	\$103,981	\$41,592
Year 4 REASSESSMENT	2029	\$114,379	\$45,752
Year 5	2030	\$117,238	\$46,895
Year 6	2031	\$120,169	\$48,068
Year 7 REASSESSMENT	2032	\$132,186	\$52,875
Year 8	2033	\$135,491	\$54,196
Year 9	2034	\$138,878	\$55,551
Year 10 REASSESSMENT	2035	\$152,766	\$61,106

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

Item 10. B.

September 23, 2026

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

Re: Class 8 Application
PIN: 29-31-312-030
Address: 18250 Harwood Avenue, Homewood
Applicant: Rana Bawadi/Bawadi Construction, Inc.

Dear Ira:

Enclosed, please find a Class 8 Application along with a check in the amount of \$1,000.00 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



Angela Mesaros
Director of Economic Development
AM/nrb

Enclosure



CLASS 8

ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of \$1,000.00***, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information Name: Rana Bawadi

Significant Information Name: Rana Bawadi Telephone: (,)

Company: **Bawadi Construction, Inc.**

Address.

City: **Orland Park** State: **IL** Zip Code: **60462**

Email: _____

Contact Person (if different than the Applicant)

Name: Angela Mesaros Telephone: (312) 867-1515

Company: **Sandrick Law Firm, LLC.**

Address: 1005 W. 175th Street

City: Homewood State: IL Zip Code: 60430

Email: amesaros@ksnlaw.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 18250 Harwood Avenue

Permanent Real Estate Index Number: 29-31-312-030-0000

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Homewood ZIP: 60430

Township: Thornton Existing Class: 5-93

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 Restaurant Coffee Business

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? 8

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

Full-time: 10 Part-time: 5

How many new permanent full-time jobs will be created by this proposed development? 10

How many new permanent part-time jobs will be created by this proposed development? 10

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. 1st 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?

Peerless Paper Company - property has been vacant for more than 10 years

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:	<u>TBD</u>
Date of Purchase:	<u>10/07/2022</u>
Name of purchaser:	<u>Bawadi Construction, Inc.</u>
Name of seller:	<u>Emerald City Services, Inc.</u>
Relationship of purchaser to seller:	<u>None</u>

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?

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: _____

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) to determine the allowable filing dates for such action.

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 the same to be true.

Angela Mesaros
Signature

Angela Mesaros
Print Name

09/23/2026
Date

Director of Economic Development
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 12/30/25

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 12/30/25