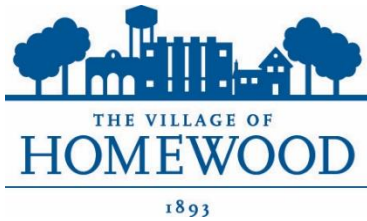


## MEETING AGENDA



### Board of Trustees Meeting

Village of Homewood

September 22, 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](mailto:comments@homewoodil.gov) or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Village Board members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes:  
Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on September 8, 2026.
6. Claims List:  
Consider a motion to approve the Claims List of September 22, 2026 in the amount of \$775,124.71.
7. Retirement Resolution:  
R-3268/Retirement/Matt Moran: Pass a resolution honoring Matt Moran on his retirement from the Homewood Fire Department.
8. Oaths of Office: The Village Clerk will administer the oath of office to:
  - A. Kevin Wake for the position of Lieutenant/Paramedic in the Homewood Fire Department.
  - B. Ryan Hope for the position of Firefighter/Paramedic in the Homewood Fire Department.
  - C. Regis Bowers for the position of Police Officer in the Homewood Police Department.
9. Hear from the Audience
10. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
  - A. Reappointments/Economic Development Committee/Planning and Zoning Commission/Tree Committee: Approve the reappointments of Connie Callahan to the Economic Development Committee for a two-year term ending on September 22, 2028, Dexter Johnson to the Planning and Zoning Commission for a five-year term ending on September 22, 2031, and Paul Kramer and Regina Zohfeld to the Tree Committee for a three-year term ending on September 22, 2029.

- B. M-2449/Raffle License/The Tim Early Foundation: Pass an ordinance authorizing the issuance of a multiple raffle license to The Tim Early Foundation with the following exception: waive the limit of conducting a raffle to once in any seven-day period between October 10, 2026 and November 15, 2026 at 18416 Governors Highway.
- C. M-2455/Surplus Property/Office Furniture: Pass an ordinance authorizing the Village Manager to sell, donate, or dispose of the equipment and personal property listed.
- D. Intergovernmental Agreement/Northern Illinois Transit Authority/Downtown Homewood Engineering Access to Transit Grant: Authorize the Village President to execute an Intergovernmental Agreement between the Village of Homewood and the Northern Illinois Transit Authority for the Downtown Homewood Engineering Access to Transit grant.
- E. R-3273/Proof of Financing Policy/Economic Development Projects: Pass a resolution approving the Proof of Financing Policy for Economic Development Projects for the Village of Homewood, establishing administrative procedures and minimum documentation requirements for demonstrating financial capability to complete any project receiving Village TIF incentives, property, or other forms of municipal development assistance.
- F. R-3275/Motor Fuel Tax Funds/2026 Street Resurfacing Program: Pass a supplemental resolution appropriating an additional \$41,000 of Motor Fuel Tax funds to fund the low bid award of the 2026 Motor Fuel Tax Funds Street Resurfacing Program.
- G. Bid Award/2026 Motor Fuel Tax Funds Street Resurfacing Program/Gallagher Asphalt Corporation: Award a bid for the 2026 Motor Fuel Tax Funds Street Resurfacing Program to Gallagher Asphalt Corporation of Thornton, IL, the lowest responsible bidder, for a contract amount of \$382,307.77.
- H. Budget Amendment/Sanitary Sewer Main Repair/Aleck Plumbing: Approve a budget amendment in the amount of \$55,000; waive competitive bidding to approve a critical/emergency repair of a collapsed sanitary sewer main; and, authorize payment to Aleck Plumbing of Homewood, IL in the amount of \$29,888 for the completed sanitary sewer repairs and \$25,000 to be used for restoration costs.

11. Presentation:

Staff will present their analysis of the four bids received for the sale of Village-owned property located at 18157 Dixie Highway.

12. General Board Discussion

13. Executive Session: Consider a motion to enter into executive session to discuss the following:  
Purchase or lease of real property under 5 ILCS 120/2(c)(5).

14. Adjourn

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

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

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

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

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

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

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VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, SEPTEMBER 8, 2026  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:01 p.m.

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

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

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Thomas Johnson, Director of Finance Amy Zukowski, Director of Economic and Community Development Noah Schumerth, Assistant Village Manager Terence Acquah, Assistant to the Village Manager Anne Mitchell.

MINUTES: The minutes of August 25, 2026 were presented. There were no comments or corrections.

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

**Roll Call: AYES --Trustees, Willis, Heiferman, Siemsen, Mason, Roman. NAYS –None. ABSENT-Trustee Siemsen.**

CLAIMS LIST: The Claims List in the amount of \$781,895.84 was presented. There were no questions from the Trustees.

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

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

President Hofeld said three items totaled 60 percent of the Claims List: \$348,000 to the City of Chicago Heights for water, \$339,000 for one month's employee health insurance, \$89,000 for one month to Thorn Creek Basin Sanitary District.

PRESENTATION: Napoleon Haney introduced Emma Bonanno-Lynch and Geoffrey Dickinson from SB Friedman. Napoleon Haney talked about utilizing processes that are different than the traditional route to fill the WalMart vacancy through TIF bonding. Noah Schumerth stated there is a 3.5% sales tax revenue deficit, which is about a one-million-dollar loss annually. Geoffrey Dickinson said WalMart is still paying their nine-year lease to the real estate company that owns the property and said SB Friedman can assist the Village with the best way to proceed. The Village could identify a partner to work with the Village to buy out Wal-Mart lease and/or let the nine-year lease "ride out" (allow the lease to naturally expire). SB Friedman can further analyze the TIF district structure and provide more definitive numbers on TIF bond feasibility. President Hofeld said a grocer looked at the property in the past, but they did not want it. He stated staff should continue to seek avenues to fill the vacancy. Trustee Heiferman said they should only buy out the WalMart lease if there is an end user for the space. Trustee Roman said they should work with the

bond underwriter. SB Friedman said that the Village could combine two districts to use TIF revenues to put towards the purchase of the property. Napoleon Haney said the Village needs to generate some form of significant revenue in order to attract the right end user for the space. Amy Crump asked what the harm would be in waiting for the lease to end and was answered that the Village would continue to lose \$1M in annual sales tax revenue.

HEAR FROM THE AUDIENCE: Roger Warner, who lives by the Idlewild golf course, said the volume of cars and speeding has been dangerous on Idlewild Lane and requested traffic calming measures. David Holst asked how the Village had “Flock” cameras approved and how many cameras there are. Amy Crump asked when the lead line project will begin and Napoleon Haney answered that contractors are currently verifying service line materials via hydro excavation. It is expected this work will take place later this week.

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

- A. Reappointment/Senior Advisory Committee/Alene Rutzky: Approve the reappointment of Alene Rutzky to the Senior Advisory Committee for a three-year term ending on September 8, 2029.
- B. M-2449/Multiple Raffle License/The Tim Early Foundation/18416 Governors Highway: Pass an ordinance authorizing the issuance of a multiple raffle license to The Tim Early Foundation with the following exception: waive the limit of conducting a raffle to once in any seven-day period between October 10, 2026 and November 15, 2026 at 18416 Governors Highway.
- C. R-3273/Proof of Financing Policy/Economic Development Projects: Pass a resolution approving the Proof of Financing Policy for Economic Development Projects for the Village of Homewood, establishing administrative procedures and minimum documentation requirements for demonstrating financial capability to complete any project receiving Village TIF incentives, property, or other public assistance.
- D. Approval/Public Art Installation/Homewood Wishing Tree/18136 Dixie Highway: Pass a motion approving a public art installation at 18136 Dixie Highway for the creation of the Homewood Wishing Tree by the Homewood Creative Alliance.
- E. Bid Award/2026 Motor Fuel Tax General Maintenance Pavement Patching Program/D. Construction: Award a bid for the 2026 Motor Fuel Tax General Maintenance Pavement Patching Program bid to D. Construction, Inc. of Coal City, IL, the lowest responsible bidder, for a contract amount not to exceed \$460,000.
- F. M-2450/Sale of Surplus Property/Whelen Light Bars: Pass an ordinance authorizing the Village Manager to sell six (6) Whelen light bars listed as surplus property to the City of Aurora for a total amount of \$1,800.
- G. R-3274/Renewal of Class 8 Real Estate Tax Classification/17759-17845 Bretz Drive: Pass a resolution supporting and consenting to the renewal of a Class 8 Cook County tax classification for the Homewood Business Park Condominium Association property located at 17759-17845 Bretz Drive.
- H. M-2451/Special Use Permit/Healthcare Innovator Institute/1820 Ridge Road: Pass an ordinance grant a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for Healthcare Innovator Institute at 1820 Ridge Road.



- I. Budget Amendment/Non-TIF Business Incentive Programs: Approve a budget amendment of \$50,000 to the General Fund to allocate additional funds to the Village's Non-TIF Business Incentive programs.
- J. M-2452/Variance/Indoor Place of Assembly/The Nap Lounge/18148 Martin Avenue: Pass an ordinance granting a variance from the Village Zoning Ordinance to allow the operation of an indoor commercial place of assembly on a local classification street for The Nap Lounge at 18148 Martin Avenue.
- K. M-2453/Special Use Permit/The Nap Lounge/18148 Martin Avenue: Pass an ordinance granting a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for The Nap Lounge at 18148 Martin Avenue.
- L. M-2454/Planned Development/1313-1351 175th Street: Pass an ordinance granting approval of an application for Planned Development zoning for the 6.38-acre site at 1313-1351 175th Street, located in the M-1 Limited Manufacturing zoning district, with modifications as proposed and subject to the stated conditions of the ordinance.

Item B. Trustee Heiferman asked that the item be pulled until a representative from the Tim Early Foundation could be present in order to provide background on the organization. The item was deferred.

Item C. President Hofeld asked that the item be deferred so revisions could be made to the document prior to it being voted upon by the Village Board. The item was deferred.

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

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

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

**NEW BUSINESS:** A. The staff analysis of the four bids received for the sale of Village-Owned property located at 18157 Dixie Highway was deferred since several of the bidders were unable to attend the meeting.

B. Amy Zukowski said that Reid's Southern Kitchen is requesting a class 4A liquor license for the property located at 2057-59 Ridge Road. The liquor commissioner is in support. Scott Donkel, the current owner of The Ridgewood property at 2059 Ridge Road and the former Primo's property at 2057 Ridge Road spoke on behalf of the business since Amanda Racz, the owner of the business, was not able to attend due to a family emergency. Scott Donkel shared that Reid's Southern Kitchen & Smokehouse currently operates in Peru, Illinois, and specializes in Southern-inspired cuisine, smoked meats, and signature cocktails.

A motion was made by Trustee Mason and seconded by Trustee Heiferman to direct staff to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one and issue a permit for outdoor sales. The ordinances will be agendized at a future Board meeting, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license and permit for outdoor sales.

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

**GENERAL BOARD DISCUSSION:** Trustees thanked residents for coming to the meeting and the staff from SB Friedman for their presentation. Trustee Heiferman asked for a policy or presentation on speed humps and a presentation on flock cameras to get a better understanding on how the Village started using them and how they are utilized within the Village. Trustee Roman agreed that speeding on Idlewild Lane has been an issue since she was in high school. President Hofeld let the audience know that Fila-A-Pita would have their official ribbon cutting after multiple delays due to the tornado events.

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

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

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Nakina Flores  
Village Clerk



## PUBLIC COMMENTS – for the Tuesday, September 8, 2026 Board Meeting

From: Mary Clare Houlihan  
Sent: Friday, September 4, 2026 9:00 PM  
To: PublicComments  
Subject: Comment to be read at 9/8 Trustee Meeting  
Dear Village Board Members,

I am writing to request that the following be read during the Village Board meeting on Tuesday, September 8, 2026.

First, I would like to acknowledge the significant challenges Homewood has faced this summer due to severe storms and tornadoes. I appreciate the efforts of Village leadership, staff, and emergency personnel as recovery continues.

I respectfully request that the Village consider reopening discussion regarding flooding, stormwater management, and wastewater infrastructure planning. It is possible these issues have been discussed recently; however, after reviewing Village Board agendas and meeting minutes, I have not seen substantial discussion focused on long-term flood mitigation or wastewater infrastructure. I also recognize I may have missed conversations, as I am not often able to attend evening meetings due to childcare responsibilities and instead rely on publicly available agendas and minutes to stay informed.

Many residents have experienced basement flooding and sewer backups during heavy rain events despite investing in sump pumps and other mitigation measures. While this summer's weather may be unusual, research suggests the Midwest is expected to experience increasingly intense precipitation events in the coming decades, placing additional strain on aging stormwater and wastewater systems (Vose et al., 2023).

I would encourage the Village to consider reconvening the Water/Sewer Committee, or hosting a public meeting focused on stormwater and wastewater infrastructure, to begin developing a long-term strategy for addressing these challenges.

I also encourage the Village to pursue available funding opportunities, including:

- Illinois EPA Wastewater and Stormwater Loans, which provide low-interest financing for sewer, drainage, and stormwater infrastructure improvements (Illinois Environmental Protection Agency [IEPA], 2026).
- MWRD Stormwater Partnership Program, which offers funding and technical assistance for municipal stormwater and flood-control projects (Metropolitan Water Reclamation District of Greater Chicago [MWRD], 2026).
- Illinois EPA Overflow and Sewer Grant Program, which supports projects addressing sewer overflows and stormwater management. Although the

current funding cycle is closed, future opportunities may become available (IEPA, 2025).

In addition, I encourage the Village to explore a homeowner flood-mitigation assistance program. Neighboring communities have used rebate or cost-sharing programs to help residents install backwater valves, overhead sewer systems, and battery backup sump pumps. Such programs can reduce the financial burden on residents while complementing broader municipal infrastructure improvements.

While I recognize that recovery from this summer's storms remains a priority, flooding and sewer backups are ongoing concerns that affect residents' safety, finances, and quality of life. Continued investment in stormwater and wastewater infrastructure will help ensure Homewood remains resilient in the face of increasingly severe weather events.

Thank you for your time and consideration. I would welcome the opportunity to participate in future discussions on this issue.

Sincerely,

Mary Clare Houlihan  
Homewood Resident

#### References

Illinois Environmental Protection Agency. (2025). Overflow and sewer grant (OSG) program. <https://epa.illinois.gov/topics/grants-loans/water-financial-assistance/osg-grant-program.html>

Illinois Environmental Protection Agency. (2026). Wastewater/stormwater and drinking water loans. <https://epa.illinois.gov/topics/grants-loans/state-revolving-fund.html>

Metropolitan Water Reclamation District of Greater Chicago. (2026). Stormwater partnerships. <https://mwrđ.org/stormwater/partnerships>

Vose, R. S., Wuebbles, D. J., Easterling, D. R., Fahey, D. W., Gleason, B., Hayhoe, K., Horton, R., Kossin, J. P., Loveland, T. R., Mote, P. W., Sweet, W., Weiskopf, S., & Wilbanks, T. (Eds.). (2023). Midwest. In Fifth National Climate Assessment. U.S. Global Change Research Program. <https://nca2023.globalchange.gov/chapter/24/>

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From: Roger Warner

Sent: Friday, September 4, 2026 10:49 AM

To: ManagersOffice

Subject: Board of Trustees Document

Attachments: TCM Idlewild Lane 090426.pdf

Please distribute the attached document and signature pages to the Board of Trustees prior to Sep 8, 2026 meeting. I will be presenting this at the open forum session.

Thank you,

Roger Warner  
Homewood, IL 60430

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From: Joan Stalick  
Sent: Sunday, August 30, 2026 3:50 PM  
To: PD Administration; PublicComments  
Subject: Dangerous Driving Speeding

Trees r Us has been speeding and driving with cell phone in hand down 187th Street all weekend. They are going 35 to 40mph past the speed sign near Highland and 187th Street. They often have full loads while they are barreling down the street and keep having near misses with other cars. They do not need to be doing work for the Parks or the Village if they are going to be dangerously driving in the town like this. It needs to stop. There is no emergency anymore regarding tree cleanup.

Sincerely,  
Joan Stalick

| Name                                     | Description                | DEPARTMENT        | Net<br>Invoice Amount |
|------------------------------------------|----------------------------|-------------------|-----------------------|
| ACCURATE EMPLOYMENT SCR                  | BACKGROUND                 | MANAGER'S OFFICE  | 77.30                 |
| Total ACCURATE EMPLOYMENT SCREENING LLC: |                            |                   | 77.30                 |
| AIR ONE EQUIPMENT INC                    | PRESSURE GAUGE COVER       | FIRE DEPARTMENT   | 436.00                |
| Total AIR ONE EQUIPMENT INC:             |                            |                   | 436.00                |
| AMAZON CAPITAL SERVICES IN               | POWER GRIP SUCTION CUP     | FIRE DEPARTMENT   | 192.08                |
| AMAZON CAPITAL SERVICES IN               | LARGE MAILING ENVELOPES    | FIRE DEPARTMENT   | 46.98                 |
| AMAZON CAPITAL SERVICES IN               | OFFICE SUPPLIES            | PUBLIC WORKS      | 39.19                 |
| AMAZON CAPITAL SERVICES IN               | BUILDING MAINT SUPPLIES    | PUBLIC WORKS      | 211.69                |
| AMAZON CAPITAL SERVICES IN               | OFFICE SUPPLIES            | PUBLIC WORKS      | 148.64                |
| AMAZON CAPITAL SERVICES IN               | DOOR STRIKES               | PUBLIC WORKS      | 1,112.22              |
| AMAZON CAPITAL SERVICES IN               | CALENDARS                  | PUBLIC WORKS      | 101.95                |
| AMAZON CAPITAL SERVICES IN               | 911 BRACELETS              | FIRE DEPARTMENT   | 24.28                 |
| Total AMAZON CAPITAL SERVICES INC:       |                            |                   | 1,877.03              |
| AMERICAN WATER WORKS AS                  | AWWA MEMBERSHIP DUES       | PUBLIC WORKS      | 89.00                 |
| Total AMERICAN WATER WORKS ASSOCIATION:  |                            |                   | 89.00                 |
| ANDREWS PRINTING                         | TRAFFIC STOP CARDS         | POLICE DEPARTMENT | 1,198.00              |
| Total ANDREWS PRINTING:                  |                            |                   | 1,198.00              |
| AURELIOS PIZZA INC                       | NETWORK 3 MEETING          | POLICE DEPARTMENT | 149.50                |
| Total AURELIOS PIZZA INC:                |                            |                   | 149.50                |
| AVALON PETROLEUM COMPAN                  | FUEL INVENTORY - GASOLINE  | ASSETS            | 14,612.00             |
| Total AVALON PETROLEUM COMPANY:          |                            |                   | 14,612.00             |
| B ALLAN GRAPHICS                         | BUSINESS CARDS - MITCHELL  | MANAGER'S OFFICE  | 65.00                 |
| B ALLAN GRAPHICS                         | FD ENVELOPES               | FIRE DEPARTMENT   | 400.00                |
| B ALLAN GRAPHICS                         | OFFICE SUPPLIES            | FIRE DEPARTMENT   | 65.00                 |
| Total B ALLAN GRAPHICS:                  |                            |                   | 530.00                |
| BERLANDS HOUSE OF TOOLS                  | BUILDING MAINTENANCE TOOLS | PUBLIC WORKS      | 779.99                |
| BERLANDS HOUSE OF TOOLS                  | BUILDING MAINTENANCE TOOLS | PUBLIC WORKS      | 275.93                |
| Total BERLANDS HOUSE OF TOOLS:           |                            |                   | 1,055.92              |
| BOUND TREE MEDICAL LLC                   | MEDICAL SUPPLIES           | FIRE DEPARTMENT   | 615.78                |
| Total BOUND TREE MEDICAL LLC:            |                            |                   | 615.78                |
| Brites TRANSPORATION LTD                 | STORM DEBRIS HAULING       | PUBLIC WORKS      | 9,004.69              |
| Brites TRANSPORATION LTD                 | STORM DEBRIS HAULING       | PUBLIC WORKS      | 3,072.00              |
| Brites TRANSPORATION LTD                 | STORM DEBRIS HAULING       | PUBLIC WORKS      | 3,024.00              |
| Brites TRANSPORATION LTD                 | STORM DEBRIS HAULING       | PUBLIC WORKS      | 6,048.00              |
| Brites TRANSPORATION LTD                 | STORM DEBRIS HAULING       | PUBLIC WORKS      | 6,048.00              |

| Name                                       | Description                          | DEPARTMENT        | Net Invoice Amount |
|--------------------------------------------|--------------------------------------|-------------------|--------------------|
| Total BRITES TRANSPORATION LTD:            |                                      |                   | 27,196.69          |
| C & M PIPE SUPPLY                          | 1260 OLIVE ROAD DRAINAGE MATERIALS   | PUBLIC WORKS      | 125.00             |
| Total C & M PIPE SUPPLY:                   |                                      |                   | 125.00             |
| C & T LAWN AND LANDSCAPE                   | REMOVE FALLEN TREE                   | FIRE DEPARTMENT   | 780.00             |
| C & T LAWN AND LANDSCAPE                   | MOWING                               | PUBLIC WORKS      | 2,442.00           |
| Total C & T LAWN AND LANDSCAPE:            |                                      |                   | 3,222.00           |
| CDW GOVERNMENT INC                         | ADOBE RENEWAL                        | MANAGER'S OFFICE  | 1,074.30           |
| Total CDW GOVERNMENT INC:                  |                                      |                   | 1,074.30           |
| CENTER FOR INTERNET SECU                   | MS-ISAC SECURITY MEMBERSHIP          | MANAGER'S OFFICE  | 3,495.00           |
| Total CENTER FOR INTERNET SECURITY INC:    |                                      |                   | 3,495.00           |
| CHANDLER SERVICES INC                      | REPAIR EXPANSION VALVE               | FIRE DEPARTMENT   | 325.00             |
| CHANDLER SERVICES INC                      | REPAIR EXPANSION VALVE               | FIRE DEPARTMENT   | 60.43              |
| Total CHANDLER SERVICES INC:               |                                      |                   | 385.43             |
| COMCAST BUSINESS CORP                      | PRI TELEPHONE SERVICE                | MANAGER'S OFFICE  | 5.36               |
| Total COMCAST BUSINESS CORP:               |                                      |                   | 5.36               |
| CORE & MAIN LP                             | TOUCHPADS                            | PUBLIC WORKS      | 1,739.60           |
| Total CORE & MAIN LP:                      |                                      |                   | 1,739.60           |
| CURRIE MOTORS                              | TRUCK #21 - WATER SUPERVISOR VEHICLE | PUBLIC WORKS      | 43,461.00          |
| Total CURRIE MOTORS:                       |                                      |                   | 43,461.00          |
| CVB                                        | HOTEL TAX - JULY 2026 WCC            | ASSETS            | 2,337.39           |
| Total CVB:                                 |                                      |                   | 2,337.39           |
| DACRA ADJUDICATION LLC                     | MOS/MOVE/ABC MONTHLY FEE             | POLICE DEPARTMENT | 1,500.00           |
| Total DACRA ADJUDICATION LLC:              |                                      |                   | 1,500.00           |
| DLT SOLUTIONS LLC                          | QUEST RAPID RECOVERY SOFTWARE        | MANAGER'S OFFICE  | 2,080.16           |
| Total DLT SOLUTIONS LLC:                   |                                      |                   | 2,080.16           |
| DONYEL HENRY WALKER                        | WATER DEPOSIT REFUND                 | ASSETS            | 14.99              |
| Total DONYEL HENRY WALKER:                 |                                      |                   | 14.99              |
| EAGLE ENVIRONMENTAL CON                    | SOIL BORING - PW FUEL ISLAND         | PUBLIC WORKS      | 4,000.00           |
| Total EAGLE ENVIRONMENTAL CONSULTANTS LLC: |                                      |                   | 4,000.00           |

| Name                                  | Description                           | DEPARTMENT        | Net<br>Invoice Amount |
|---------------------------------------|---------------------------------------|-------------------|-----------------------|
| EUROFINS DW AND WW CENT               | LAB SERVICES - PW                     | PUBLIC WORKS      | 1,790.80              |
| Total EUROFINS DW AND WW CENTRAL LLC: |                                       |                   | 1,790.80              |
| EVT TECH                              | VEHICLE UPFIT PW                      | PUBLIC WORKS      | 2,070.00              |
| EVT TECH                              | POLICE VEHICLE UPFIT                  | PUBLIC WORKS      | 112.90                |
| Total EVT TECH:                       |                                       |                   | 2,182.90              |
| FEDERAL EXPRESS                       | EXPRESS POSTAGE FEES                  | MANAGER'S OFFICE  | 3.90                  |
| Total FEDERAL EXPRESS:                |                                       |                   | 3.90                  |
| FLEET SAFETY SUPPLY                   | STREET DEPT REPAIR PARTS              | PUBLIC WORKS      | 2,446.92              |
| FLEET SAFETY SUPPLY                   | VEHICLE PARTS                         | FIRE DEPARTMENT   | 484.12                |
| Total FLEET SAFETY SUPPLY:            |                                       |                   | 2,931.04              |
| FORD OF HOMEWOOD                      | POLICE DEPT REPAIR PARTS              | PUBLIC WORKS      | 298.75                |
| FORD OF HOMEWOOD                      | POLICE DEPT REPAIR PARTS              | PUBLIC WORKS      | 249.97                |
| Total FORD OF HOMEWOOD:               |                                       |                   | 548.72                |
| GFC LEASING                           | TONER                                 | MANAGER'S OFFICE  | 118.00                |
| GFC LEASING                           | MONTHLY AGREEMENT                     | MANAGER'S OFFICE  | 1,409.59              |
| Total GFC LEASING:                    |                                       |                   | 1,527.59              |
| HARRY HAMMOCK                         | 80% MEDICARE SUPPLEMENT REIMBURSEMENT | MANAGER'S OFFICE  | 525.86                |
| Total HARRY HAMMOCK:                  |                                       |                   | 525.86                |
| HAWKINS INC                           | CHLORINE TANK RENTAL                  | PUBLIC WORKS      | 90.00                 |
| Total HAWKINS INC:                    |                                       |                   | 90.00                 |
| HISKES DILLNER O'DONNELL              | CONTRACT/CONSULTING SERVICE           | MANAGER'S OFFICE  | 1,032.68              |
| Total HISKES DILLNER O'DONNELL:       |                                       |                   | 1,032.68              |
| HOMEWOOD DISPOSAL                     | DEBRIS REMOVAL                        | PUBLIC WORKS      | 50.00                 |
| Total HOMEWOOD DISPOSAL:              |                                       |                   | 50.00                 |
| HOMEWOOD-FLOSSMOOR CH                 | H-F CHRONICLE AD                      | MANAGER'S OFFICE  | 420.00                |
| Total HOMEWOOD-FLOSSMOOR CHRONICLE:   |                                       |                   | 420.00                |
| HR GREEN INC                          | PLAN REVIEWS FOR AUGUST 2026          | FIRE DEPARTMENT   | 6,441.25              |
| Total HR GREEN INC:                   |                                       |                   | 6,441.25              |
| IDI                                   | BACKGROUND CHECKS                     | POLICE DEPARTMENT | 137.25                |
| Total IDI:                            |                                       |                   | 137.25                |
| ILCMA                                 | JOB AD POSTING FEE - AVM              | MANAGER'S OFFICE  | 50.00                 |



| Name                                          | Description                           | DEPARTMENT        | Net Invoice Amount |
|-----------------------------------------------|---------------------------------------|-------------------|--------------------|
| Total ILCMA:                                  |                                       |                   | 50.00              |
| ILLINOIS LAW ENFORCEMENT                      | POLICE RECRUITMENT & RETENTION GRANT  | ASSETS            | 1,812.27           |
| Total ILLINOIS LAW ENFORCEMENT TRAINING AND : |                                       |                   | 1,812.27           |
| 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      | 1,058.31           |
| JONES PARTS & SERVICE INC                     | WATER DEPT REPAIR PARTS               | PUBLIC WORKS      | 53.83              |
| Total JONES PARTS & SERVICE INC:              |                                       |                   | 1,112.14           |
| JOSEPH A SCHUDT & ASSOCIA                     | ALTA SURVEY 17701 BRETZ               | MANAGER'S OFFICE  | 4,800.00           |
| Total JOSEPH A SCHUDT & ASSOCIATES:           |                                       |                   | 4,800.00           |
| LAGESTEE LAND MANAGEMEN                       | STORM DEBRIS CLEANUP                  | PUBLIC WORKS      | 4,140.00           |
| LAGESTEE LAND MANAGEMEN                       | STORM DEBRIS CLEANUP                  | PUBLIC WORKS      | 16,462.50          |
| Total LAGESTEE LAND MANAGEMENT LLC:           |                                       |                   | 20,602.50          |
| LEEPS SUPPLY CO INC                           | PLUMBING REPAIRS - PUBLIC WORKS       | PUBLIC WORKS      | 217.84             |
| Total LEEPS SUPPLY CO INC:                    |                                       |                   | 217.84             |
| LEXISNEXIS RISK DATA MANAG                    | BACKGROUND CHECKS                     | POLICE DEPARTMENT | 200.00             |
| Total LEXISNEXIS RISK DATA MANAGEMENT:        |                                       |                   | 200.00             |
| LINDSAY CABAY                                 | 2026 CASELLE CONFERENCE - MILEAGE     | MANAGER'S OFFICE  | 349.60             |
| Total LINDSAY CABAY:                          |                                       |                   | 349.60             |
| M & J UNDERGROUND INC                         | IDLEWILD WATERMAIN - PAY ESTIMATE #3  | PUBLIC WORKS      | 69,176.70          |
| M & J UNDERGROUND INC                         | IDLEWILD WATERMAIN - PAY ESTIMATE #4  | PUBLIC WORKS      | 154,689.30         |
| Total M & J UNDERGROUND INC:                  |                                       |                   | 223,866.00         |
| M E SIMPSON CO INC                            | LEAK LOCATION                         | PUBLIC WORKS      | 645.00             |
| Total M E SIMPSON CO INC:                     |                                       |                   | 645.00             |
| MEADE ELECTRIC CO INC                         | STREET LIGHT REPAIR                   | PUBLIC WORKS      | 4,574.08           |
| MEADE ELECTRIC CO INC                         | STREET LIGHT REPAIR                   | PUBLIC WORKS      | 13,330.42          |
| Total MEADE ELECTRIC CO INC:                  |                                       |                   | 17,904.50          |
| MENARDS INC                                   | BUILDING MAINTENANCE                  | PUBLIC WORKS      | 11.42              |
| MENARDS INC                                   | OPERATING SUPPLIES                    | PUBLIC WORKS      | 63.96              |
| MENARDS INC                                   | OPERATING SUPPLIES                    | PUBLIC WORKS      | 177.18             |
| MENARDS INC                                   | BUILDING MAINTENANCE SUPPLIES         | PUBLIC WORKS      | 46.03              |
| MENARDS INC                                   | DISPOSABLES                           | PUBLIC WORKS      | 25.52              |
| MENARDS INC                                   | OPERATING SUPPLIES                    | PUBLIC WORKS      | 120.85             |

| Name                                     | Description                           | DEPARTMENT        | Net<br>Invoice Amount |
|------------------------------------------|---------------------------------------|-------------------|-----------------------|
| MENARDS INC                              | DEHUMIDIFIER HOSE                     | PUBLIC WORKS      | 25.98                 |
| MENARDS INC                              | DEHUMIDIFIER                          | PUBLIC WORKS      | 189.88                |
| MENARDS INC                              | VH PLUMBING                           | PUBLIC WORKS      | 343.99                |
| MENARDS INC                              | BUILDING MAINTENANCE SUPPLIES         | PUBLIC WORKS      | 230.84                |
| MENARDS INC                              | BUILDING MAINTENANCE SUPPLIES         | PUBLIC WORKS      | 349.99                |
| MENARDS INC                              | BUILDING MAINTENANCE SUPPLIES         | PUBLIC WORKS      | 87.53                 |
| MENARDS INC                              | BUILDING MAINTENANCE SUPPLIES         | PUBLIC WORKS      | 9.91                  |
| MENARDS INC                              | BUILDING MAINTENANCE SUPPLIES         | PUBLIC WORKS      | 43.29                 |
| MENARDS INC                              | OPERATING SUPPLIES                    | FIRE DEPARTMENT   | .99                   |
| MENARDS INC                              | BUILDING MAINTENANCE SUPPLIES         | PUBLIC WORKS      | 6.48                  |
| MENARDS INC                              | OPERATING SUPPLIES VM                 | PUBLIC WORKS      | 92.29                 |
| MENARDS INC                              | DISPOSABLES                           | PUBLIC WORKS      | 58.86                 |
| Total MENARDS INC:                       |                                       |                   | 1,884.99              |
| MICHAEL MACDONALD                        | 80% MEDICARE SUPPLEMENT REIMBURSEMENT | MANAGER'S OFFICE  | 1,416.50              |
| Total MICHAEL MACDONALD:                 |                                       |                   | 1,416.50              |
| MICHAEL NICKOLAOU                        | 80% MEDICARE SUPPLEMENT REIMBURSEMENT | MANAGER'S OFFICE  | 258.06                |
| Total MICHAEL NICKOLAOU:                 |                                       |                   | 258.06                |
| MILLENNIAL PIZZA LLC DBA DO              | FOOD FOR TORNADO                      | MANAGER'S OFFICE  | 524.00                |
| Total MILLENNIAL PIZZA LLC DBA DOMINO'S: |                                       |                   | 524.00                |
| MONARCH AUTO SUPPLY INC                  | OPERATING SUPPLIES VM                 | PUBLIC WORKS      | 54.94                 |
| MONARCH AUTO SUPPLY INC                  | STREET DEPT REPAIR PARTS              | PUBLIC WORKS      | 10.10                 |
| MONARCH AUTO SUPPLY INC                  | STREET DEPT REPAIR PARTS              | PUBLIC WORKS      | 75.98                 |
| MONARCH AUTO SUPPLY INC                  | STREET DEPT REPAIR PARTS              | PUBLIC WORKS      | 446.23                |
| MONARCH AUTO SUPPLY INC                  | WATER DEPT REPAIR PARTS               | PUBLIC WORKS      | 446.23                |
| Total MONARCH AUTO SUPPLY INC:           |                                       |                   | 1,033.48              |
| MOTOROLA SOLUTIONS INC                   | NETWORK 3 EXPENSE -- GLENWOOD PD      | POLICE DEPARTMENT | 1,808.55              |
| Total MOTOROLA SOLUTIONS INC:            |                                       |                   | 1,808.55              |
| MUNICIPAL CLERKS OF S&W S                | MEMBERSHIP-VIL CLRK/DEP CLRK          | MANAGER'S OFFICE  | 50.00                 |
| Total MUNICIPAL CLERKS OF S&W SUBURBS:   |                                       |                   | 50.00                 |
| MUNICIPAL COLLECTION SERVI               | MCSI COLLECTION FEES -- ABC           | POLICE DEPARTMENT | 169.37                |
| MUNICIPAL COLLECTION SERVI               | MCS COLLECTION FEES -- P/C TICKETS    | POLICE DEPARTMENT | 523.63                |
| Total MUNICIPAL COLLECTION SERVICES:     |                                       |                   | 693.00                |
| NERISSA MAJOR                            | 2026 CASELLE CONFERENCE-TRAVEL        | MANAGER'S OFFICE  | 349.60                |
| Total NERISSA MAJOR:                     |                                       |                   | 349.60                |
| O'HERRON CO                              | QUARTERMASTER-UNIFORMS-PD             | POLICE DEPARTMENT | 68.34                 |
| Total O'HERRON CO:                       |                                       |                   | 68.34                 |
| OLD NATIONAL BANK/FD                     | EXECUTIVE PORTFOLIOS                  | FIRE DEPARTMENT   | 323.89                |

| Name                         | Description                         | DEPARTMENT        | Net<br>Invoice Amount |
|------------------------------|-------------------------------------|-------------------|-----------------------|
| OLD NATIONAL BANK/FD         | DOORHANGERS                         | FIRE DEPARTMENT   | 46.33                 |
| OLD NATIONAL BANK/FD         | MINI FIRST AID KITS                 | FIRE DEPARTMENT   | 79.60                 |
| OLD NATIONAL BANK/FD         | JACKETS                             | FIRE DEPARTMENT   | 525.37                |
| OLD NATIONAL BANK/FD         | ICC CONFERENCE                      | FIRE DEPARTMENT   | 725.00                |
| Total OLD NATIONAL BANK/FD:  |                                     |                   | 1,700.19              |
| OLD NATIONAL BANK/FIN        | OFFICE SUPPLIES                     | PUBLIC WORKS      | 341.91                |
| OLD NATIONAL BANK/FIN        | IGFOA CONFERENCE                    | MANAGER'S OFFICE  | 425.00                |
| Total OLD NATIONAL BANK/FIN: |                                     |                   | 766.91                |
| OLD NATIONAL BANK/MO         | APPLE MUSIC MONTHLY                 | MANAGER'S OFFICE  | 11.99                 |
| OLD NATIONAL BANK/MO         | MARC SNACKS                         | MANAGER'S OFFICE  | 1,026.15              |
| OLD NATIONAL BANK/MO         | ICE FOR MIDDLE SCHOOL MELTDOWN      | MANAGER'S OFFICE  | 16.88                 |
| OLD NATIONAL BANK/MO         | COMCAST CONSOLIDATED BILLING        | MANAGER'S OFFICE  | 1,721.70              |
| OLD NATIONAL BANK/MO         | COMCAST CONSOLIDATED BILLING        | MANAGER'S OFFICE  | 21.62                 |
| OLD NATIONAL BANK/MO         | CONSTANT CONTACT MONTHLY            | MANAGER'S OFFICE  | 206.00                |
| OLD NATIONAL BANK/MO         | MIDDLE SCHOOL MELTDOWN              | MANAGER'S OFFICE  | 150.00                |
| OLD NATIONAL BANK/MO         | ACTIVITY FOR BACK TO SCHOOL         | MANAGER'S OFFICE  | 2,125.00              |
| OLD NATIONAL BANK/MO         | BREAKFAST MEETING                   | MANAGER'S OFFICE  | 251.08                |
| OLD NATIONAL BANK/MO         | IML CONFERENCE - VILLAGE CLERK      | MANAGER'S OFFICE  | 225.00                |
| OLD NATIONAL BANK/MO         | ILCMA & IAMMA MEMBERSHIP            | MANAGER'S OFFICE  | 178.75                |
| OLD NATIONAL BANK/MO         | EXCHANGE LICENSE REBALANCE          | MANAGER'S OFFICE  | 9.20                  |
| OLD NATIONAL BANK/MO         | EMAIL ANNUAL RENEWAL                | MANAGER'S OFFICE  | 22,560.00             |
| OLD NATIONAL BANK/MO         | E3 LICENSES FOR INSPECTORS          | MANAGER'S OFFICE  | 34.40                 |
| OLD NATIONAL BANK/MO         | SHRM MEMBERSHIP FEES                | MANAGER'S OFFICE  | 299.00                |
| OLD NATIONAL BANK/MO         | ICE CREAM SENIOR MARKET DAY         | MANAGER'S OFFICE  | 589.50                |
| OLD NATIONAL BANK/MO         | MIDDLE SCHOOL MELTDOWN              | MANAGER'S OFFICE  | 228.98                |
| OLD NATIONAL BANK/MO         | FOOD BOXES                          | MANAGER'S OFFICE  | 51.48                 |
| OLD NATIONAL BANK/MO         | FOOD BOXES                          | MANAGER'S OFFICE  | 229.58                |
| OLD NATIONAL BANK/MO         | FOOD BOXES                          | MANAGER'S OFFICE  | 104.88                |
| OLD NATIONAL BANK/MO         | FOOD BOXES                          | MANAGER'S OFFICE  | 104.89                |
| OLD NATIONAL BANK/MO         | TENT PART REPLACEMENTS              | MANAGER'S OFFICE  | 116.14                |
| OLD NATIONAL BANK/MO         | TENT TOPPER REPLACEMENTS            | MANAGER'S OFFICE  | 366.75                |
| OLD NATIONAL BANK/MO         | ARCADE GAMES MIDDLE SCHOOL MELTDOWN | MANAGER'S OFFICE  | 2,075.00              |
| OLD NATIONAL BANK/MO         | ZOOM MONTHLY                        | MANAGER'S OFFICE  | 48.00                 |
| Total OLD NATIONAL BANK/MO:  |                                     |                   | 32,751.97             |
| OLD NATIONAL BANK/PD         | OFFICE SUPPLIES                     | POLICE DEPARTMENT | 59.98                 |
| OLD NATIONAL BANK/PD         | SENIOR ID BRACELET                  | ASSETS            | 10.99                 |
| OLD NATIONAL BANK/PD         | OFFICE SUPPLIES                     | POLICE DEPARTMENT | 20.95                 |
| OLD NATIONAL BANK/PD         | OFFICE SUPPLIES                     | POLICE DEPARTMENT | 30.47                 |
| OLD NATIONAL BANK/PD         | OPERATING SUPPLIES                  | POLICE DEPARTMENT | 157.95                |
| OLD NATIONAL BANK/PD         | RETIREMENT                          | POLICE DEPARTMENT | 526.10                |
| OLD NATIONAL BANK/PD         | RETIREMENT                          | POLICE DEPARTMENT | 73.41                 |
| OLD NATIONAL BANK/PD         | OPERATING SUPPLIES                  | POLICE DEPARTMENT | 116.10                |
| OLD NATIONAL BANK/PD         | RETIREMENT                          | POLICE DEPARTMENT | 94.95                 |
| OLD NATIONAL BANK/PD         | TRAINING REGISTRATION               | POLICE DEPARTMENT | 445.00                |
| OLD NATIONAL BANK/PD         | INVESTIGATION                       | POLICE DEPARTMENT | 94.23                 |
| OLD NATIONAL BANK/PD         | IACP CONFERENCE                     | POLICE DEPARTMENT | 685.80                |
| OLD NATIONAL BANK/PD         | IACP CONFERENCE                     | POLICE DEPARTMENT | 685.80                |
| OLD NATIONAL BANK/PD         | POLICE APPLICANT ADVERTISING        | MANAGER'S OFFICE  | 447.00                |
| OLD NATIONAL BANK/PD         | INSTRUCTOR TRAINING                 | POLICE DEPARTMENT | 595.00                |
| OLD NATIONAL BANK/PD         | TIME CARDS                          | POLICE DEPARTMENT | 265.66                |
| OLD NATIONAL BANK/PD         | SHREDDING                           | POLICE DEPARTMENT | 80.32                 |

| Name                              | Description                           | DEPARTMENT       | Net<br>Invoice Amount |
|-----------------------------------|---------------------------------------|------------------|-----------------------|
| Total OLD NATIONAL BANK/PD:       |                                       |                  | 4,389.71              |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 480.00                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 480.00                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 613.00                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 514.00                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 514.00                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 577.80                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 399.00                |
| OLD NATIONAL BANK/PW              | BUILDING MAINT TOOLS                  | PUBLIC WORKS     | 310.88                |
| OLD NATIONAL BANK/PW              | BUILDING MAINT TOOLS                  | PUBLIC WORKS     | 482.20                |
| OLD NATIONAL BANK/PW              | BUILDING MAINT TOOLS                  | PUBLIC WORKS     | 89.94                 |
| OLD NATIONAL BANK/PW              | BUILDING MAINT TOOLS                  | PUBLIC WORKS     | 392.39                |
| OLD NATIONAL BANK/PW              | POSTAGE                               | PUBLIC WORKS     | 114.82                |
| OLD NATIONAL BANK/PW              | ISA RENEWAL                           | PUBLIC WORKS     | 190.00                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CLEANUP             | PUBLIC WORKS     | 698.45                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 797.40                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 642.00                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 761.40                |
| OLD NATIONAL BANK/PW              | WATER DELIVERY                        | PUBLIC WORKS     | 901.87                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 601.93                |
| OLD NATIONAL BANK/PW              | LUNCH - MUNICIPAL CREWS               | PUBLIC WORKS     | 618.00                |
| Total OLD NATIONAL BANK/PW:       |                                       |                  | 10,179.08             |
| PAMELA JACQUES                    | WATER DEPOSIT REFUND                  | ASSETS           | 93.94                 |
| Total PAMELA JACQUES:             |                                       |                  | 93.94                 |
| PENNY BRADSHAW                    | 80% MEDICARE SUPPLEMENT REIMBURSEMENT | MANAGER'S OFFICE | 1,852.00              |
| Total PENNY BRADSHAW:             |                                       |                  | 1,852.00              |
| PHILLIPS CHEVROLET                | VEHICLE PARTS                         | FIRE DEPARTMENT  | 101.36                |
| PHILLIPS CHEVROLET                | VEHICLE MAINTENANCE                   | FIRE DEPARTMENT  | 224.95                |
| Total PHILLIPS CHEVROLET:         |                                       |                  | 326.31                |
| PRAIRIE STATE COLLEGE             | TRAINING                              | FIRE DEPARTMENT  | 3,475.00              |
| Total PRAIRIE STATE COLLEGE:      |                                       |                  | 3,475.00              |
| PRECISE TREE CARE INC             | STORM DEBRIS REMOVAL                  | PUBLIC WORKS     | 90,987.50             |
| Total PRECISE TREE CARE INC:      |                                       |                  | 90,987.50             |
| PRECISION FENCE & IRON INC        | BCTC FENCE GATE REPAIR                | PUBLIC WORKS     | 1,925.00              |
| PRECISION FENCE & IRON INC        | FENCE INSTALL AT MSC                  | PUBLIC WORKS     | 4,875.00              |
| Total PRECISION FENCE & IRON INC: |                                       |                  | 6,800.00              |
| PRIMO WATER                       | WATER                                 | PUBLIC WORKS     | 234.61                |
| Total PRIMO WATER:                |                                       |                  | 234.61                |
| RED WING BUSINESS ADVANT          | WORK BOOTS                            | PUBLIC WORKS     | 331.48                |

| Name                                        | Description                           | DEPARTMENT       | Net Invoice Amount |
|---------------------------------------------|---------------------------------------|------------------|--------------------|
| Total RED WING BUSINESS ADVANTAGE:          |                                       |                  | 331.48             |
| RIDGELINE TRUCKING LTD                      | STORM DEBRIS HAULING                  | PUBLIC WORKS     | 42,487.50          |
| RIDGELINE TRUCKING LTD                      | STORM DEBRIS HAULING                  | PUBLIC WORKS     | 39,300.00          |
| Total RIDGELINE TRUCKING LTD:               |                                       |                  | 81,787.50          |
| ROBERT UTTER                                | 80% MEDICARE SUPPLEMENT REIMBURSEMENT | MANAGER'S OFFICE | 1,292.64           |
| Total ROBERT UTTER:                         |                                       |                  | 1,292.64           |
| RYZE AT HOMEWOOD LLC                        | REFUND OVERPAYMENT                    | ASSETS           | 41.40              |
| Total RYZE AT HOMEWOOD LLC :                |                                       |                  | 41.40              |
| SB FRIEDMAN DEVELOPMENT                     | TIF BOND ANALYSIS                     |                  | 6,955.00           |
| Total SB FRIEDMAN DEVELOPMENT ADVISORS LLC: |                                       |                  | 6,955.00           |
| SEBIS - POSTAGE                             | SEBIS POSTAGE                         | PUBLIC WORKS     | 3,750.83           |
| Total SEBIS - POSTAGE:                      |                                       |                  | 3,750.83           |
| SEBIS DIRECT INC                            | SEBIS DIRECT                          | PUBLIC WORKS     | 796.12             |
| Total SEBIS DIRECT INC:                     |                                       |                  | 796.12             |
| SECRETARY OF STATE                          | CONFIDENTIAL PLATE RENEWAL            | PUBLIC WORKS     | 151.00             |
| SECRETARY OF STATE                          | CONFIDENTIAL PLATE RENEWAL            | PUBLIC WORKS     | 151.00             |
| SECRETARY OF STATE                          | CONFIDENTIAL PLATE RENEWAL            | PUBLIC WORKS     | 151.00             |
| SECRETARY OF STATE                          | SQUAD #12 - TITLE & PLATE TRANSFER    | PUBLIC WORKS     | 165.00             |
| Total SECRETARY OF STATE:                   |                                       |                  | 618.00             |
| SERENDIPITY YOGA AND WELL                   | YOGA CLASSES                          | FIRE DEPARTMENT  | 180.00             |
| Total SERENDIPITY YOGA AND WELLNESS LLC:    |                                       |                  | 180.00             |
| SERVICE SANITATION INC                      | PORTABLE SANITATION                   | PUBLIC WORKS     | 145.00             |
| SERVICE SANITATION INC                      | PORTABLE SANITATION                   | PUBLIC WORKS     | 145.00             |
| SERVICE SANITATION INC                      | PORTABLE SANITATION                   | PUBLIC WORKS     | 2.18               |
| SERVICE SANITATION INC                      | PORTABLE SANITATION                   | PUBLIC WORKS     | 145.00             |
| SERVICE SANITATION INC                      | PORTABLE SANITATION                   | PUBLIC WORKS     | 4.35               |
| SERVICE SANITATION INC                      | PORTABLE SANITATION                   | PUBLIC WORKS     | 145.00             |
| SERVICE SANITATION INC                      | PORTABLE SANITATION                   | PUBLIC WORKS     | 6.53               |
| SERVICE SANITATION INC                      | PORTABLE SANITATION                   | PUBLIC WORKS     | 145.00             |
| SERVICE SANITATION INC                      | PORTABLE SANITATION                   | PUBLIC WORKS     | 155.90             |
| Total SERVICE SANITATION INC:               |                                       |                  | 893.96             |
| SHARK SHREDDING INC                         | MONTHLY SHREDDING                     | FIRE DEPARTMENT  | 69.00              |
| SHARK SHREDDING INC                         | MONTHLY SHREDDING                     | FIRE DEPARTMENT  | 69.00              |
| Total SHARK SHREDDING INC:                  |                                       |                  | 138.00             |
| SOUND INCORPORATED                          | MONTHLY HOSTING SERVICES              | MANAGER'S OFFICE | 495.00             |

| Name                                 | Description                        | DEPARTMENT        | Net<br>Invoice Amount |
|--------------------------------------|------------------------------------|-------------------|-----------------------|
| Total SOUND INCORPORATED:            |                                    |                   | 495.00                |
| SOUTH SUBURBAN HUMANE S              | ANIMAL IMPOUNDS                    | POLICE DEPARTMENT | 500.00                |
| Total SOUTH SUBURBAN HUMANE SOCIETY: |                                    |                   | 500.00                |
| STRYKER SALES CORPORATIO             | CARDIAC MONITOR LEASE (PMT 2 OF 4) | FIRE DEPARTMENT   | 29,140.43             |
| Total STRYKER SALES CORPORATION:     |                                    |                   | 29,140.43             |
| TERMINIX PROCESSING CNTR             | PEST CONTROL SERVICE               | PUBLIC WORKS      | 135.80                |
| TERMINIX PROCESSING CNTR             | PEST CONTROL SERVICE               | PUBLIC WORKS      | 136.89                |
| TERMINIX PROCESSING CNTR             | PEST CONTROL SERVICE               | PUBLIC WORKS      | 324.19                |
| Total TERMINIX PROCESSING CNTR:      |                                    |                   | 596.88                |
| THE EAGLE UNIFORM CO INC             | QUARTERMASTER UNIFORMS             | FIRE DEPARTMENT   | 451.20                |
| Total THE EAGLE UNIFORM CO INC:      |                                    |                   | 451.20                |
| THE SHERWIN-WILLIAMS CO IN           | PAINT                              | PUBLIC WORKS      | 100.72                |
| THE SHERWIN-WILLIAMS CO IN           | PAINT                              | PUBLIC WORKS      | 133.84                |
| THE SHERWIN-WILLIAMS CO IN           | PAINT                              | PUBLIC WORKS      | 57.20                 |
| Total THE SHERWIN-WILLIAMS CO INC:   |                                    |                   | 291.76                |
| THE STUTTLEY GROUP LLC               | ADMINISTRATIVE HEARING OFFICER     | MANAGER'S OFFICE  | 525.00                |
| Total THE STUTTLEY GROUP LLC:        |                                    |                   | 525.00                |
| THOMAS JOHNSON                       | QUARTERMASTER-UNIFORMS-PD          | POLICE DEPARTMENT | 299.98                |
| Total THOMAS JOHNSON:                |                                    |                   | 299.98                |
| THOMAS K MELVIN                      | MURAL TUCKPINTING /PAINTING-MO     | MANAGER'S OFFICE  | 6,400.00              |
| Total THOMAS K MELVIN:               |                                    |                   | 6,400.00              |
| THOMPSON ELEVATOR INSPEC             | ELEVATOR INSPECTIONS               | FIRE DEPARTMENT   | 178.00                |
| Total THOMPSON ELEVATOR INSPECTION:  |                                    |                   | 178.00                |
| TPI BUILDING CODE CONSULT            | PLAN REVIEWS AUGUST 2026           | FIRE DEPARTMENT   | 582.50                |
| Total TPI BUILDING CODE CONSULTANTS: |                                    |                   | 582.50                |
| TREES R US INC                       | STORM DEBRIS CLEANUP               | PUBLIC WORKS      | 64,500.00             |
| Total TREES R US INC:                |                                    |                   | 64,500.00             |
| TRIBUNE PUBLISHING CO LLC            | LEGAL NOTICES                      | PUBLIC WORKS      | 89.99                 |
| TRIBUNE PUBLISHING CO LLC            | LEGAL NOTICES                      | PUBLIC WORKS      | 205.49                |
| TRIBUNE PUBLISHING CO LLC            | LEGAL NOTICES                      | PUBLIC WORKS      | 791.75                |
| TRIBUNE PUBLISHING CO LLC            | LEGAL NOTICES                      | MANAGER'S OFFICE  | 100.49                |

| Name                                        | Description                            | DEPARTMENT        | Net<br>Invoice Amount |
|---------------------------------------------|----------------------------------------|-------------------|-----------------------|
| Total TRIBUNE PUBLISHING CO LLC:            |                                        |                   | 1,187.72              |
| TRUGREEN                                    | LAWN CARE - BCTC                       | FIRE DEPARTMENT   | 67.33                 |
| Total TRUGREEN:                             |                                        |                   | 67.33                 |
| USA BLUEBOOK                                | MATERIALS/CHEMICALS                    | PUBLIC WORKS      | 1,117.45              |
| Total USA BLUEBOOK:                         |                                        |                   | 1,117.45              |
| UTERMARK & SONS QUALITY L                   | GRASS CUTTING                          | FIRE DEPARTMENT   | 403.24                |
| Total UTERMARK & SONS QUALITY LAWN CARE CO: |                                        |                   | 403.24                |
| VILLAGE OF LYNWOOD                          | RANGE FEE                              | POLICE DEPARTMENT | 2,400.00              |
| Total VILLAGE OF LYNWOOD:                   |                                        |                   | 2,400.00              |
| VITAL RECORDS CONTROL                       | SHREDDING                              | POLICE DEPARTMENT | 80.32                 |
| Total VITAL RECORDS CONTROL:                |                                        |                   | 80.32                 |
| WAREHOUSE DIRECT OFFICE                     | OFFICE SUPPLIES                        | PUBLIC WORKS      | 114.22                |
| WAREHOUSE DIRECT OFFICE                     | OFFICE SUPPLIES                        | PUBLIC WORKS      | 222.06                |
| WAREHOUSE DIRECT OFFICE                     | OFFICE SUPPLIES                        | PUBLIC WORKS      | 21.39                 |
| WAREHOUSE DIRECT OFFICE                     | OFFICE SUPPLIES                        | PUBLIC WORKS      | 104.00                |
| WAREHOUSE DIRECT OFFICE                     | OFFICE SUPPLIES                        | PUBLIC WORKS      | 17.05                 |
| Total WAREHOUSE DIRECT OFFICE PDTS:         |                                        |                   | 478.72                |
| WEATHERPROOFING TECHNO                      | MUNICIPAL FACILITIES ROOF REPLACEMENTS | PUBLIC WORKS      | 4,800.00              |
| Total WEATHERPROOFING TECHNOLOGIES INC:     |                                        |                   | 4,800.00              |
| WEST SIDE TRACTOR SALES                     | STREET DEPT REPAIR PARTS               | PUBLIC WORKS      | 534.32                |
| WEST SIDE TRACTOR SALES                     | STREET DEPT REPAIR PARTS               | PUBLIC WORKS      | 32.32                 |
| Total WEST SIDE TRACTOR SALES:              |                                        |                   | 566.64                |
| WISCO                                       | OXYGEN                                 | FIRE DEPARTMENT   | 254.74                |
| Total WISCO:                                |                                        |                   | 254.74                |
| WS DARLEY & CO                              | RUBBER BOOTS                           | PUBLIC WORKS      | 853.54                |
| WS DARLEY & CO                              | RUBBER BOOTS                           | PUBLIC WORKS      | 836.85                |
| WS DARLEY & CO                              | RUBBER BOOTS                           | PUBLIC WORKS      | 689.85                |
| Total WS DARLEY & CO:                       |                                        |                   | 706.54                |
| Grand Totals:                               |                                        |                   | 775,124.71            |

| Name | Description | DEPARTMENT | Net<br>Invoice Amount |
|------|-------------|------------|-----------------------|
|------|-------------|------------|-----------------------|

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

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



## **Resolution R-3268**

### ***A Resolution Honoring Matthew Moran on his retirement from the Village of Homewood***

---

- WHEREAS,** *Matthew Moran* began his career with the Homewood Fire Department in 1999 as a paid-on-call volunteer firefighter;
- WHEREAS,** *Matthew Moran* received his Bachelor of Science Degree in Mathematics from the University of Chicago in 1993 and his Master of Science Degree in Accounting in 2023 from Governor's State University; and
- WHEREAS,** *Matthew Moran* was certified as an Emergency Medical Technician in 2001 and as a fully certified Paramedic in 2004; and
- WHEREAS,** *Matthew Moran* holds firefighter certifications in Hazardous Materials Awareness and Operation; and
- WHEREAS,** *Matthew Moran* holds additional certifications as a Fire Service Vehicle Operator and Apparatus Engineer; and
- WHEREAS,** *Matthew Moran* is a Technical Rescue specialist in Ropes and Rigging, High-Angle Rescue, and Confined Space Rescue. He is further skilled in Trench Operations; and
- WHEREAS,** *Matthew Moran* is certified by the State of Illinois Fire Marshal as a Fire Service Instructor I and II; and
- WHEREAS,** *Mathew Moran* holds certifications for Fire Officer I, Advanced Fire Officer, and Fire Department Incident Safety; and
- WHEREAS,** *Matthew Moran* retired on July 5, 2026, after twenty years of dedicated service to the fire department and the citizens of Homewood, and is hereby recognized.

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

### **Matthew Moran**

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

This Resolution passed this 22<sup>nd</sup> day of September, 2026.

ATTEST:

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

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



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 22, 2026

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

**Through:** Napoleon Haney, Village Manager

**From:** Bob Grabowski, Fire Chief

**Topic:** Oath of Office – Lieutenant/Paramedic Kevin Wake

### PURPOSE

Staff requests that the Village Clerk administer the Oath of Office to Lieutenant/Paramedic Kevin Wake.

### PROCESS

Firefighter/Paramedic Kevin Wake began his employment with the Village in July 2010. Over the past several years Kevin has obtained several fire certifications including Fire Apparatus Engineer, Advanced Fire Fighter, Fire Instructor I & II, Basic Fire Officer, and Advanced Fire Officer.

In addition to his daily assignment as a firefighter/paramedic, Kevin has also played a significant role in the department's Public Education Division. He is actively involved with turnout gear/and uniform tracking for the quartermaster program, which includes cancer prevention within the structural firefighting gear that is worn. He has been serving in the role of acting shift officer for the last few years and has just completed a 60-day rotation as shift lieutenant.

In addition to his multiple State certifications, Kevin also holds a Bachelor of Arts Degree in Communications From Eastern Illinois University.

### OUTCOME

Firefighter/Paramedic Kevin Wake is the newest fire lieutenant for the Village of Homewood.

### FINANCIAL IMPACT

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

### LEGAL REVIEW

Not Required

## VILLAGE OF HOMEWOOD

Item 8. A.



### **RECOMMENDED BOARD ACTION**

Request that the Village Clerk administer the Oath of Office to Fire Lieutenant/Paramedic Kevin Wake.

### **ATTACHMENT(S)**

None



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 22, 2026

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

**Through:** Napoleon Haney, Village Manager

**From:** Bob Grabowski, Fire Chief

**Topic:** Oath of Office – Firefighter/Paramedic Ryan Hope

### PURPOSE

Staff requests that the Village Clerk administer the oath of office to Firefighter/Paramedic Ryan Hope.

### PROCESS

Ryan began his career with the Homewood Fire Department in April 2025. He was the department's first non-EMS Firefighter/Paramedic hire in more than 20 years. Shortly after joining the department, Ryan attended the Romeoville Fire Academy, where he was selected by his peers to serve as the class Sergeant-at-Arms. He graduated in July 2025, earning his Basic Firefighter certification and receiving the academy's Class Leadership Award in recognition of his outstanding leadership and commitment throughout the program.

Ryan then shifted his focus to advancing his medical training by testing for and earning acceptance into the Ingalls Paramedic Program, which he began in August 2025. After nearly a year of rigorous coursework and clinical training, Ryan graduated from the program on August 5, 2026. He was awarded the Dr. Heilicser award, which recognizes a graduating student for academic achievement as well as being one who exemplifies the highest standards of clinical excellence, leadership, and an unwavering commitment to compassion and patient care.

Ryan is the son of Bill and Valerie Hope, and has two brothers in the fire service. Chandler, his oldest brother formerly worked in Homewood and is now a Firefighter/Paramedic in Berwyn, IL. His twin brother, Corey, is a Firefighter/EMT in Champaign, IL.

Ryan was raised in Carol Stream, IL and attended Glenbard North High School, where he wrestled all four years. After high school, Ryan attended Northern Michigan University and competed for Team USA as part of the United States Olympic Education Center in Greco Roman wrestling and was a 2016 Olympic Trials Qualifier. After wrestling, Ryan joined the United States Navy and attended the Basic Underwater Demolition SEAL Training. After completion of training, Ryan reported as a member of SEAL Team 5.



After his military service, Ryan began the journey to become a firefighter/paramedic in August 2024. Ryan completed EMT school through Pelham Emergency Medical Training and shortly after, he was hired in Homewood. Ryan will begin his full-time career on Red Shift.

## OUTCOME

Welcome Firefighter/Paramedic Ryan Hope to the Fire Department and Village.

## FINANCIAL IMPACT

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

## LEGAL REVIEW

Not Required

## RECOMMENDED BOARD ACTION

Request that the Village Clerk administer the Oath of Office to Firefighter/Paramedic Ryan Hope.

## ATTACHMENT(S)

None



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 22, 2026

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

**Through:** Napoleon Haney, Village Manager

**From:** Thomas Johnson, Chief of Police

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

### PURPOSE

Staff requests that the Village Clerk administer the oath of office to Regis Bowers for the position of Police Officer.

### PROCESS

Officer Regis Bowers is a graduate of Marian Catholic High School. He went on to attend Southern Illinois University Edwardsville where he graduated and received a Bachelor of Science Degree in Business Administration. He graduated from the Suburban Law Enforcement Academy in April 2019 and began working at the Park Forest Police Department.

Regis applied for the position of Police Officer through the Board of Fire and Police Commissioners' Police Officer Lateral Application process. Through that process, the Board of Fire and Police Commission met on June 19, 2026 and voted unanimously in favor of extending an offer of conditional employment, which was contingent upon successful completion of polygraph, psychological, and medical exams.

Officer Regis Bowers is a certified police officer and does not require any additional training prior to serving with the Homewood Police Department. He began his employment with the department on August 17, 2026.

### OUTCOME

Welcome Officer Regis Bowers to the Police Department and Village.

### FINANCIAL IMPACT

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

### LEGAL REVIEW

Not required

## VILLAGE OF HOMEWOOD

Item 8. C.



### **RECOMMENDED BOARD ACTION**

Request that the Village Clerk administer the Oath of Office to Officer Regis Bowers for the position of Police Officer.

### **ATTACHMENT(S)**

None



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 22, 2026

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Raffle License

### PURPOSE

The Tim Early Foundation has applied for a multiple raffle license to be conducted at 18416 Governors Highway. Since they are requesting an exception to the requirements, Board approval is required.

The Tim Early Foundation is a private nonprofit organization based in Illinois, dedicated to supporting scuba diving education and related initiatives in the Midwest. Established in 2001, the foundation has raised over \$500,000 to fund various regional projects and educational programs. The foundation also sponsors scuba classes for veterans at no cost, reflecting its commitment to community support and engagement.

### PROCESS

The Tim Early Foundation proposes to conduct a cash split the pot raffle on twelve (12) dates between October 10, 2026 and November 15, 2026. The raffle tickets will be sold for \$5 each, and the aggregate value of all prizes will be approximately \$4,200. The drawings will be held at 18416 Governors Highway.

The Homewood Municipal Code limits licensees to conduct a raffle only once in any seven-day period. The Tim Early Foundation has requested to hold more than one raffle per week, on Saturdays and Sundays; therefore, they are requesting a waiver of this requirement.

### OUTCOME

Approval of this raffle license request will enable a local non-profit organization to obtain additional funds to assist with programming and resources needed for therapeutic services.

### FINANCIAL IMPACT

None

### LEGAL REVIEW

Not Required





### **RECOMMENDED BOARD ACTION**

Pass an ordinance authorizing the issuance of a multiple raffle license to The Tim Early Foundation with the following exception: waive the limit of conducting a raffle to once in any seven-day period between October 10, 2026 and November 15, 2026 at 18416 Governors Highway.

### **ATTACHMENT(S)**

- Ordinance waiving requirement
- Raffle application
- Letter requesting exception

**ORDINANCE NO. M- 2449**

**AN ORDINANCE TEMPORARILY SUSPENDING THE SALE DATE  
LIMITATIONS IN THE HOMEWOOD MUNICIPAL CODE FOR THE SPLIT  
THE POT RAFFLE CONDUCTED  
BY THE TIM EARLY FOUNDATION**

---

**WHEREAS**, Sections 6-315 through 6-371 of the Homewood Municipal Code regulate raffle licenses; and

**WHEREAS**, The Tim Early Foundation has requested that the sale date limitations in the Homewood Municipal Code be modified so they can conduct a split the pot raffle; and

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

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

**SECTION ONE – EXCEPTIONS TO REQUIREMENTS**

Homewood Municipal Code Section 6-370(5) limits a licensee from conducting a raffle more than once in any seven-day period during the term of the license. For the period of October 10, 2026 through November 15, 2026, the above limitations are waived for the Split the Pot raffle conducted by The Tim Early Foundation.

**SECTION TWO - EFFECTIVE DATE:**

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

PASSED AND APPROVED this 22<sup>nd</sup> day of September 2026.

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

ATTEST:

\_\_\_\_\_

Village Clerk

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



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

Item 10. B.

**MULTIPLE/SERIAL RAFFLE LICENSE APPLICATION**

This license was prepared pursuant to  
Illinois P.A. 81-1365 passed on August 5, 1980

**I. GENERAL INFORMATION**

A. Name of Organization Tim Early Foundation

Address [REDACTED]

Telephone [REDACTED]

(Please attach a statement attesting to the not-for-profit charter of your organization signed by the presiding officer and secretary of your organization.)

B. Type of Organization (Circle one) [REDACTED]

Religious ☐  
Fraternal ☐  
Business ☐

Charitable ☒  
Educational ☐

Labor ☐  
Veteran ☐

C. Has the organization been in existence for a minimum of five continuous years?

Yes ☒

No ☐

If no, is the organization affiliated with and chartered by another organization that has been in existence for a minimum of five continuous years?                     

D. What are the objectives of the organization and how long has your organization been pursuing them? To provide therapeutic services through water related activities for members

of the public and or veterans that served our country and community

**II. RAFFLE BACKGROUND INFORMATION**

A. Person responsible for conducting the raffle

Name Kirk Fallah

Address [REDACTED]

City Homewood

State Illinois

Telephone Number [REDACTED]

B. Where will the raffle drawing(s) be held? 18416 Governors Highway Homewood Illinois

C. Are the premises where the raffle drawing(s) will be held owned by your organization?

Yes ☐ No ☒

D. On what date(s) and at what times will the raffle drawing(s) be held? Attach a list if necessary. 3pm and 8pm on the following dates. October 10, 11, 17, 18, 24, 25, 31

November 1, 7, 8, 14, 15

E. At what location(s) will the raffle chances be sold?

Split the Pot Raffle Tickets will be sold on location during events held on the property

F. By whom will raffle chances (tickets) be sold? Please list names and addresses.

Kirk Fallah 15725 E. 116th Ave. Homewood IL 60430

Jack Overturf 2100 E. 116th Ave. Hammond IN 46323

James Skiniotes 340 E. 116th Ave. Valparaiso IN 46385

G. Between what dates will raffle chances (tickets) be sold?

October 10th thru November 15th

(The maximum period is 90 days)

H. What will be the price for each raffle chance (ticket)? \$5

(The maximum price charged for each raffle chance (ticket) cannot exceed \$10.00)

I. What is the aggregate retail value of all prizes? Approx \$350 Max

(The total aggregate retail value of all prizes in each raffle cannot exceed \$5,000; the value of any single prize in each raffle cannot exceed \$1,000 without approval of the Board of Trustees)

J. Please list each prize to be awarded and its retail value. Attach a list if necessary.

Prize

Retail Value

Cash Split the Pot Raffle

Expected to never exceed \$350

### III. PROCEEDS OF THE RAFFLE

- A. Where will be proceeds of the raffle go? Tim Early Foundation
- B. How will the proceeds be used? To fund program and resources needed for theraputic services  
and make charitable contributions to other not for profit illinois groups we support

Each organization licensed to conduct multiple raffles shall report quarterly to its membership and to the village its gross receipts, expenses and net proceeds from raffles, and the distribution of net proceeds itemized as required in this article. Such multiple or serial raffle license reports shall be filed with the village no later than 30 days after each three-month period of the license term. All financial records for the raffle are to be kept separate and only the person authorized to conduct the raffle is to prepare and maintain the records.

### IV. OTHER INFORMATION

- A. If a waiver of the fidelity bond is being requested, the process of obtaining a raffle license will be longer. This action requires Village Board approval. Village Board meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month.
- B. No person participating in the management or operation of the raffle is to receive remuneration for his or her services.
- C. No person under the age of 18 may participate in the management or operation of the raffle.
- D. No person under the age of 18 may be sold a raffle chance (ticket).
- E. A person under 18 may be within the area where the raffle drawing takes place only when accompanied by his or her parent or guardian.
- F. The Village requires that your organization post a bond with the Village of Homewood within one week after the license application is approved in an amount equal to the aggregate retail value of all prizes and merchandise to be awarded. The bond shall provide that notice be given in writing to the Village not less than 30 days prior to its cancellation. The bond will be released when the Village receives the financial statement referenced in section III (c). This bond requirement may be waived by the Village under certain conditions.
- G. A determination to approve or deny this application will be made within 30 days of the application is received by the Village.
- H. A license fee of \$100.00 must be paid to the Village within one week after the license application is approved.

V. AFFIDAVIT

Under penalties of perjury, I hereby certify that:

- A. The organization to whom the requested license is to be issued is of a not-for-profit character.
- B. No person participating in the management or organization of the raffle: 1) has been convicted of a felony; 2) has been a professional gambler or gambling promoter; or 3) has been determined to be of bad moral character.
- C. No firm or corporation participating in the management or organization of the raffle shall have an employee or person with a proprietary, equitable or credit interest in the company and who has been convicted of a felony, has been a professional gambler or gambling promoter or has been determined to be of bad moral character.
- D. No organization participating in the management or organization of the raffle has an officer, director or employee, whether compensated or not, who has been convicted of a felony, has been a professional gambler or gambling promoter, or has been determined to be of bad moral character.
- E. There are no willful misrepresentations or falsifications of the above statements, answers and attachments. I am aware that should investigation disclose such misrepresentations and falsifications, my application will be rejected or, if already issued, my license will be subject to revocation.
- F. The raffle will be conducted in accordance with all requirements and conditions as set forth in Chapter 6 of the Homewood Municipal Code.



Organization President

6-22-2026

Date



Organization Secretary

6-22-2026

Date



Kirk Fallah

Authorized Person Conducting Raffle

6-22-2026

Date

From: Tim Early Foundation  
13135 Eliza Ct. Lemont IL 60439  
CG-02634

Dear Village Board of Homewood,

The Tim Early Foundation submits this letter to request a waiver to allow for our raffle license to operate on Saturdays and Sundays on the dates listed on our application (and below).

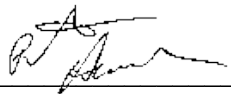
This request is due to the need for hosting these small split the pot raffles under one single application for the 12 total days planned as opposed to having second application and an additional \$100 fee.

We anticipate around \$600 in total revenue from these raffles (\$500 net profit) during that time at 18416 Governors Highway Homewood and are looking to be as efficient as possible so that the funds can go towards our organizations goals and help fund the resources we need.

These split the pot raffles are smaller raffles designed to add a few bucks to the overall fundraising goals as opposed to being a large multi location organized raffle that would award prizes of significant value such as trips or vehicles.

We appreciate the opportunity to host the raffle and to ask for the slight adjustments per the intention of our application.

Sincerely,  
Patrick Hammer  
June 22<sup>nd</sup>, 2026

Signature 

Signature 

Planned Event Dates: October 10, 11, 17, 18, 24, 25, 31 - November 1, 7, 8, 14, 15





## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 22, 2026

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

**Through:** Napoleon Haney, Village Manager

**From:** Amy Zukowski, Finance Director

**Topic:** Disposal of Surplus Property

### PURPOSE

Staff requests that the Village Board pass an ordinance authorizing the disposal of surplus property.

### PROCESS

The Finance Department has purchased new desk furniture for the first floor office staff. The previous desks, over 20 years old, show significant wear and have exceeded their functional lifespan.

The following items are to be disposed of either by intergovernmental sale, auction, trade-in, private sale or donation:

- 2 L-shaped desks
- 1 L-shaped desk with hutch
- 1 U-shaped desk with hutch
- 1 six-drawer file cabinet
- 1 four-drawer file cabinet

### OUTCOME

Approval of the ordinance will enable the Finance Department to oversee the sale, trade-in, disposal, or donation of the furniture.

### FINANCIAL IMPACT

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

### LEGAL REVIEW

Not required



### **RECOMMENDED BOARD ACTION**

Pass an ordinance authorizing the Village Manager to sell, donate, or dispose of the equipment and personal property listed.

### **ATTACHMENT(S)**

Ordinance

**AN ORDINANCE PROVIDING FOR  
THE DISPOSAL OF CERTAIN PERSONAL PROPERTY OWNED BY  
THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS**

---

WHEREAS, 65 ILCS5/11-76-4 authorizes a village to dispose items of personal property no longer deemed necessary or useful to that village; and

WHEREAS, the Village of Homewood, Cook County, Illinois owns certain items of personal property which it desires to dispose as therein provided.

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

**SECTION ONE – DECLARATION OF SURPLUS PROPERTY:**

The following personal property, presently owned by the Village of Homewood, Illinois is hereby deemed to be no longer useful to this Village and it is deemed in the best interest of this Village that such property be disposed.

**Village Items:**

- 2 L-shaped desks
- 1 L-shaped desk with hutch
- 1 U-shaped desk with hutch
- 1 six-drawer file cabinet
- 1 four-drawer file cabinet

**SECTION TWO – METHOD OF DISPOSAL:**

The Village Manager is hereby authorized to conduct the disposal or sale of the said personal property. With the assistance of his administrative staff, he shall sell or dispose the items, either together or separately, by intergovernmental sale or auction, trade-in, private sale or sealed bid. If by sealed bid, the proposed sale shall be advertised in a newspaper of general circulation within the Village. Should any such proposed sale not produce a buyer for in item of personal property, the Manager or his agent shall then be free to negotiate the sale of such item of personal property to obtain the best possible price for such item on behalf of the Village.

**SECTION THREE – EFFECTIVE DATE:**

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

PASSED and APPROVED this 22<sup>nd</sup> day of September 2026.

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

ATTEST:

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

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



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 22, 2026

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Intergovernmental Agreement – Access to Transit Grant for Downtown Crosswalk Project

### PURPOSE

Staff requests that the Village Board authorize the Village President to enter into an Intergovernmental Agreement (IGA) between the Village of Homewood and the Northern Illinois Transit Authority (NITA) for a \$55,000 Access to Transit grant.

The grant will reimburse eligible engineering costs associated with pedestrian safety and ADA compliance improvements along portions of Ridge Road and Dixie Highway in Downtown Homewood. Under the IGA, NITA will provide an amount not to exceed \$55,000, representing 100% of eligible project costs covered by the agreement.

### PROCESS

As part of the Village's ongoing Downtown Crosswalk Improvement Project, staff has been working to improve pedestrian safety, accessibility, and connectivity throughout Downtown Homewood. The improvements are consistent with recommendations identified in the Village's Downtown Transit-Oriented Development (TOD) Master Plan.

#### *Funding for Downtown Crosswalk Improvement Project*

The crosswalk improvements are TIF eligible and will be funded through the Downtown TOD TIF.

The Village Board previously authorized (budgeted) \$100,000 for engineering and design services associated with Phase II of the Downtown Crosswalk Improvement Project. The five locations identified for this phase are:

- Dixie Highway and Olive Road
- Dixie Highway and Hickory Road
- Ridge Road and Gottschalk Avenue
- Ridge Road and Highland Avenue
- Ridge Road and Gladville Avenue



HR Green is currently conducting the engineering and design work associated with these locations. The total cost for Phase II engineering services is \$97,477. The Village's \$55,000 Access to Transit grant will offset a significant portion of these costs, reducing the Village's out-of-pocket expense for Phase II engineering services to \$42,477.

#### *Key provisions of the Intergovernmental Agreement*

- **Grant Amount:** NITA will provide reimbursement of up to \$55,000, representing 100% of the eligible project costs covered by the IGA. The Village is responsible for any project costs exceeding the \$55,000 grant amount.
- **Reimbursement Basis:** The grant is reimbursement-based. The Village must first incur eligible costs and submit the required documentation to NITA. Eligible expenses must be necessary, reasonable, properly documented, and generally incurred after the effective date of the agreement.
- **Payment Milestones:** Engineering costs are eligible for invoicing at 50% project completion and 100% project completion. Reimbursement requests must include supporting documentation such as contractor invoices, proof of payment, expenditure information, project schedule updates, and applicable photographs.
- **Reporting:** The Village is required to submit quarterly progress reports addressing project status, work completed, percent complete, schedule, budget status, challenges or delays, and anticipated activities for the next quarter. Failure to submit the required reports may delay reimbursement.
- **Agreement Term:** The agreement becomes effective upon final execution by both parties and remains in effect through December 31, 2027, unless extended by NITA. Either party may terminate the agreement upon 90 days' written notice.
- **Record Retention:** The Village must maintain applicable books, records, and supporting documentation related to the agreement and expenditures for a minimum of three years following completion of the agreement.

#### **OUTCOME**

Approval of the IGA will allow the Village to formally accept the \$55,000 Access to Transit grant and seek reimbursement for eligible engineering expenses associated with the Downtown Homewood pedestrian improvements. The funding will help reduce the Village's local financial contribution while advancing improvements intended to enhance pedestrian safety, ADA accessibility, and connections to public transportation.

## VILLAGE OF HOMEWOOD

Item 10. D.



### FINANCIAL IMPACT

- **Funding Source:** Downtown TOD TIF – Special Allocation TIF Fund
- **Budgeted Amount:** \$100,000
- **Cost:** N/A

### LEGAL REVIEW

Complete

### RECOMMENDED BOARD ACTION

Authorize the Village President to execute an Intergovernmental Agreement between the Village of Homewood and the Northern Illinois Transit Authority for the Downtown Homewood Phase I Engineering Access to Transit grant.

### ATTACHMENT(S)

Intergovernmental Agreement

**INTERGOVERNMENTAL AGREEMENT**  
**between**  
**THE NORTHERN ILLINOIS TRANSIT AUTHORITY**  
**and**  
**VILLAGE OF HOMEWOOD, ILLINOIS**  
**Contract No.: A2T-2026-02**

This Intergovernmental Agreement (“Agreement”) is entered into by and between the Northern Illinois Transit Authority (“NITA”), formerly the Regional Transportation Authority, a municipal corporation created under the laws of the State of Illinois, and Village of Homewood, Illinois (“Grantee”), a municipal corporation created under the laws of the State of Illinois (NITA and the Grantee are each referred to herein individually as a “Party” and collectively as the “Parties”).

This Agreement is entered into by the Parties pursuant to Article VII, Section 10 of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act, as amended (5 ILCS 220/1 et seq.).

**SECTION 1. NATURE AND PURPOSE OF AGREEMENT**

The Parties to this Agreement desire to ensure the completion of a project, which will include conducting Phase I engineering for pedestrian safety and ADA compliance improvements along portions of Ridge Road and Dixie Highway in Downtown Homewood (“Project”).

NITA and the Grantee each have the statutory authority to sponsor, participate in, and support the Project and to enter into this Agreement. The purpose of this Agreement is to set forth the Parties’ respective understandings, covenants, and obligations with respect to the Project.

**SECTION 2. FUNDING THE PROJECT**

- a. NITA will provide an amount not to exceed \$55,000 for the Project, which represents 100% of the total Project costs.
- b. NITA is responsible for the reimbursement of all necessary, proper, and allowable costs to the Grantee in the manner and within the parameters specified herein.
- c. The Grantee is responsible for 100% of any overage should the total Project costs exceed \$55,000 as a result of a Project amendment.

### SECTION 3. PAYMENT CONDITIONS AND PROCEDURES

- a. Allowable costs shall be limited to those necessary in order to accomplish the Project.
- b. Allowable costs shall be reasonable in amount for the goods or services purchased.
- c. Allowable costs shall be actual net costs to the Grantee (i.e., the price paid minus any refunds, rebates, or other items of value received by the Grantee which have the effect of reducing the cost actually incurred).
- d. Allowable costs shall be incurred (and for work performed) after the effective date of this Agreement, unless specific authorization from NITA to the contrary is received (in no event will NITA provide funding to reimburse expenses incurred after expiration of this Agreement).
- e. To the extent applicable, and in order to preserve eligibility for potential future state funding, allowable costs shall conform with the standards for allowability of costs established by the Illinois Department of Transportation ("IDOT"). State of Illinois reimbursement rates apply for travel, lodging, meals, and other expenses, as applicable.
- f. Allowable costs shall be satisfactorily documented.
- g. Allowable costs shall be treated uniformly and consistently under accounting principles and procedures approved or prescribed by generally accepted accounting principles, and those approved or prescribed by the Grantee for its contractors.
- h. Allowable costs shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers evidencing in detail the nature and propriety of the charges. If it may be impractical to determine exact costs of indirect or service functions, allowable costs will include such allowances for these costs as may be approved by NITA.
- i. In order to receive payments, the Grantee shall execute and submit to NITA a requisition for approval by NITA. Grant funds are reimbursed based on completion of approved project milestones identified in Exhibit A. The Grantee shall use a reimbursement template provided by NITA and submit invoices only after eligible work has been completed.
- j. Upon receipt of a completed requisition form and the satisfactory supporting information, NITA shall process the requisition. If the Grantee is complying with its obligations pursuant to this Agreement, NITA shall reimburse the Grantee the apparent allowable costs incurred by the Grantee, up to the maximum amount provided under this



Agreement. However, reimbursement of any cost pursuant to this Paragraph shall not constitute a final determination by NITA of the allowability of such cost and shall not constitute a waiver of any violation of the terms of this Agreement committed by the Grantee.

#### **SECTION 4. GENERAL TERMS AND CONDITIONS**

a. Amendment.

The Parties agree that no change or modification of this Agreement shall be of any force or effect unless such amendment is dated, reduced to writing, executed by all Parties, and attached to and made a part of this Agreement. Any request to modify the Scope of Work or Project location must be submitted to NITA in writing.

b. Indemnification.

The Grantee will indemnify, defend and hold harmless NITA, its officials, agents and employees against any and all liabilities, losses, damages, claims, injuries, deaths, suits, costs, payments and expenses of every kind and nature, including reasonable attorneys' fees and disbursements, as a result of claims, demands, actions, suits, proceedings, judgments or settlements, that result from or arise out of any acts or omissions to act by the Grantee, its corporate authorities, employees, agents and assigns in the performance of this Agreement. The Grantee will appear and defend all suits brought upon all such claims, demands, actions and proceedings and shall pay all costs and expenses incidental thereto, but NITA will have the right, at its sole option and expense, to participate in the defense of any suit, without relieving the Grantee of any of its obligations hereunder. The indemnification obligation contained in this Paragraph will survive termination or expiration of this Agreement.

c. Confidentiality.

Any documents, data, records, or other information given to or prepared by the Parties pursuant to this Agreement shall be maintained in a confidential manner and shall not be made available to any individual or organization (other than NITA or the Grantee) without prior written approval by NITA, except to the extent required by law.

d. Documents Forming this Agreement.

The Parties agree that this constitutes the entire Agreement between the Parties hereto, that there are no agreements or understandings, implied or expressed, except as specifically set forth in this Agreement.

e. Warranties and Representations.

In connection with the execution of this Agreement, NITA and the Grantee each warrant and represent that it is legally authorized to execute and perform or cause to be performed this Agreement under the terms and conditions stated herein.

f. Non-liability of Public Officials.

No official, employee or agent of NITA or the Grantee will be charged personally by the other Party with any liability or expense of defense or be held personally liable under any term or provision of this Agreement or because of NITA'S or the Grantee's execution or attempted execution of this Agreement or because of any breach hereof.

g. Counterparts.

This Agreement may be comprised of several identical counterparts, each of which may be fully executed by the Parties hereto and, once executed, will be deemed an original having identical legal effect.

h. Severability.

If any provisions of this Agreement will be held or deemed to be or will in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all cases because it conflicts with any other provision or provisions hereof or of any constitution, statute, ordinance, rule of law or public policy, or for any other reason, such circumstances will not have the effect of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatsoever. The invalidity of any one or more phrases, sentences, clauses, or sections contained in this Agreement will not affect the remaining portions of this Agreement or any part thereof.

i. Interpretation.

Any headings of this Agreement are for convenience of reference only and do not define or limit the provisions thereof. Words of any gender will be deemed and construed to include correlative words of the other gender. Words importing the singular number will include the plural number and vice versa, unless the context will otherwise indicate. All references to any exhibit or document will be deemed to include all supplements and amendments to any such exhibits or documents entered into in accordance with the terms and conditions thereof. All references to any person or entity will be deemed to include any person or entity succeeding to the rights, duties and obligations of such persons or entities in accordance with the terms and conditions of this Agreement or by operation of law.

j. Cooperation.

NITA and the Grantee agree at all times to cooperate fully with one another in the implementation of this Agreement.

k. Assignment.

Neither NITA nor the Grantee will assign, delegate, or otherwise transfer all or any part of their rights or obligations under this Agreement, or any part hereof, unless as approved in writing by the other Party. The absence of written consent will void the attempted assignment, delegation or transfer and will render it of no effect.

l. Force Majeure.

Neither NITA nor the Grantee will be obligated to perform any of their obligations hereunder if prevented from doing so by reasons outside of their reasonable control, including, but not limited to, events of force majeure.

m. Governing Law

The Parties agree that, notwithstanding conflict of law principles, disputes which arise as a result of this Agreement will be heard in an Illinois court of competent jurisdiction and that Illinois law will be applied.

n. Third Parties.

Nothing in this Agreement is intended to create rights in any parties other than NITA and the Grantee.

o. Appropriation.

If the term of this Agreement extends beyond NITA's current fiscal year (the current fiscal year being the year in which the first date of the term of this Agreement falls), this Agreement is subject to the appropriation of funds by the NITA's Board of Directors for each subsequent year. If NITA fails to make such an appropriation, NITA may terminate this Agreement with no further funds due and owing the Grantee.

p. Audit and Document Retention.

Each Party, to the extent applicable, shall maintain for a minimum of three (3) years after completion of this Agreement, adequate books, records and supporting documents related to the Agreement and any associated expenditures; the Agreement shall be available for review and audit by each party, their internal or external auditors and the

Auditor General of the State of Illinois; and each party shall cooperate fully with any audit and provide full access to all relevant materials.

q. Notices.

All notices, other communications and approvals required or permitted by this Agreement shall be in writing and shall be delivered, sent by certified or registered mail (return receipt requested and postage prepaid) or electronic mail addressed as follows:

If to NITA: 175 West Jackson Boulevard, Suite 1550  
Chicago, Illinois 60604  
Attention: Michael Horsting, Manager, Local Planning  
Michael.Horsting@rtachicago.org

If to the Grantee: 2020 Chestnut Rd.  
Homewood, IL 60430  
Attention: Noah Schumerth  
nschumerth@homewoodil.gov

or to such other persons or addresses as either Party may from time to time designate by notice to the other. All notices required hereunder shall be in writing and shall be deemed properly served if delivered in person or if sent by registered or certified mail, with postage prepaid and return receipt requested, to the addresses specified. All notices sent via electronic mail shall be deemed received as of the date an acknowledgment of receipt, via electronic mail reply, is sent by the original recipient to the original sender. All hard copy notices required hereunder shall be deemed received on the date of delivery, or attempted delivery, if delivered in person, or if mailed, on the date which is two (2) days after the date such notice is deposited in the mail.

r. Electronic or Digital Signatures.

The Parties hereby agree that either or both Parties may sign this Agreement by an electronic or digital signature. The parties further agree that the electronic or digital signatures appearing on and affixed to this Agreement are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility, and are acknowledged as secure, genuine electronic signatures attributable to the Parties executing below, pursuant to the Uniform Electronic Transactions Act (815 ILCS 333/1 et seq.) or any successor law.

**SECTION 5. TERM/TERMINATION**a. Term.

This Agreement will commence as of the date of final execution by both Parties and will continue until December 31, 2027 . This Agreement may be extended at the sole discretion of NITA, by advance written notice to the Grantee.

b. Termination.

This Agreement may be terminated by either NITA or the Grantee upon ninety (90) days written notice sent to the other Party in accordance with Subsection 4(q) of this Agreement.

**IN WITNESS WHEREOF**, the Northern Illinois Transit Authority and the Grantee have caused this Agreement to be executed, as of the last date of execution set forth below, by their duly authorized officers.

**VILLAGE OF HOMEWOOD****NORTHERN ILLINOIS TRANSIT AUTHORITY**

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

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

Name: RICH HOFELD

Name: LEANNE P. REDDEN

Title: VILLAGE PRESIDENT

Title: EXECUTIVE DIRECTOR

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

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

## EXHIBIT A- PHASE I ENGINEERING ACCESS TO TRANSIT

**Milestone Invoicing:** Grant funds are reimbursed based on completion of approved project milestones. Awardees shall use a reimbursement template provided by NITA and submit invoices only after eligible work has been completed. Each invoice shall include:

- Invoice cover
- Summary of milestone completed
- Itemized project expenditures for labor and materials
- Copies of contractor invoices
- Proof of payment
- Project schedule updates
- Photographs documenting completed work, when applicable.

NITA will review a draft of submitted invoices for completeness and eligibility prior to reimbursement. Incomplete or inaccurate invoices may be returned for corrections, and accurate invoices will be uploaded for payment to the NITA's invoice payment processing system. Payment will generally be issued after approval in accordance with NITA financial procedures.

### **Phase I Engineering projects are eligible for invoicing at:**

- 50% project completion
- 100% project completion

**Quarterly Progress Reporting:** Awardees shall submit quarterly progress reports throughout the duration of the project. Reports should include:

- Project status
- Activities completed during the reporting period
  - Awardees shall explain the reason if no work occurred during the reporting period
- Percent complete
- Updated project schedule
- Budget status
- Challenges or delays
- Anticipated activities for the next quarter
- Updated project photographs, if applicable

Failure to submit required reports may delay reimbursement payments.



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 22, 2026

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

**Through:** Napoleon Haney, Village Manager

**From:** Noah Schumerth, Director of Community and Economic Development

**Topic:** Proof of Financing Policy – Economic and Community Development

### PURPOSE

The Village of Homewood regularly engages in a variety of economic development activities, including the sale and development of Village property, support of large-scale development projects, and other development activities. The Village pursues such projects for a variety of purposes, such as increasing municipal revenue, providing necessary services for Village residents, or improving overall quality of life in the Village.

The vast majority of the Village’s economic development projects require some sort of Village assistance, including TIF incentives, the purchase of Village-owned property, and other forms of assistance. The Village currently does not have a policy for requiring proof of financial capability to complete projects performed in partnership with the Village. The ability to show the financial capability to complete a project is important for ensuring that projects are completed successfully and in a timely manner, and that Village incentives are used for their intended purpose.

Staff has prepared a draft “proof of financing policy” for new developments receiving any sort of Village financial assistance or support. This policy is designed to establish when and how the Village will verify financial capability at common “benchmarks” of the development process. This policy presents three key steps in the development process where Village staff will confirm proof of financing. Not all projects will require all three steps.

This policy ensures that projects are completed successfully in a timely manner. The policy is also designed to ensure that incentives or other agreements are not executed in a manner that opens the Village to undue risks, including loss of revenue, abandoned or incomplete projects, or loss of control of Village-owned property without a positive development outcome.

### *Economic Development Policies*

Staff will be providing drafts of various economic development policies to the Board over the next several months. These policies are designed to clarify and solidify “standard procedures” for economic development activities completed by the Village. These are designed to serve as



policies, not an ordinance or requirement specific to any one project – the Village Board reserves the right to modify these requirements as is appropriate for a specific project in order to maximize public benefit.

## PROCESS

The Village has the authority, as provided by State statute (65 ILCS 5/8-1-2.5 and 65 ILCS 5/11-74.4-1), to require “proof of financing” for projects which have a public purpose (including economic development projects requiring public assistance or development of public property).

Staff performed careful review of current economic development policies and reviewed best practices from other municipalities which perform large-scale economic development activities to create this policy. Staff identified several key benchmarks that are common to most development projects and represent milestones at which proof of financing may be most beneficial to the Village in assessing the likelihood of successful and timely project completion.

## OUTCOME

The Village has developed the following policy that may apply to many Village economic development projects, including:

- Any development project receiving tax-increment financing (TIF) assistance, whether through reimbursable “pay-as-you-go” payments or up-front payments.
- Any development project requiring the purchase of Village-owned property.
- Any development project being funded through one or more additional public assistance programs which require Village support (Low-Income Housing Tax Credits (LIHTC), New Market Tax Credits (NMTC), DCEO funding, federal Small Business Administration (SBA) loans/incentives, etc.).
- Any other development project or business receiving Village incentives, upon request of the Village Board or Village Manager’s Office, when deemed necessary to safeguard Village resources.
- Cook County property tax incentives are exempt from this policy because those incentives have a separate review and approval process.

Under this policy, the Village should expect any developer or bidder who is receiving Village assistance or attempting to purchase Village property to provide clear evidence of funding, prior to any commitments being approved for Village resources, incentives, or property. The policy details how proof of financing will be embedded into various Village economic development processes and procedures.



## VILLAGE OF HOMEWOOD

Item 10. E.



### FINANCIAL IMPACT

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

### LEGAL REVIEW

Not Required

### RECOMMENDED BOARD ACTION

Pass a resolution approving the Proof of Financing Policy for Economic Development Projects for the Village of Homewood, establishing administrative procedures and minimum documentation requirements for demonstrating financial capability to complete any project receiving Village TIF incentives, property, or other forms of public development assistance.

### ATTACHMENT(S)

- Resolution
- Proposed Policy

**RESOLUTION NO. R-3273****RESOLUTION ESTABLISHING THE VILLAGE OF HOMEWOOD PROOF OF DEVELOPMENT FINANCING POLICY FOR PROJECTS OR IMPROVEMENTS RECEIVING PUBLIC INCENTIVES OR OTHER FORMS OF PUBLIC FUNDING OR ASSISTANCE**

WHEREAS, the Village of Homewood provides incentives, sells property, and provides other forms of Village assistance for economic development in order to encourage development within Village limits which may provide public benefit, whether by increasing municipal revenues, providing necessary services, or improving quality of life for Village residents;

WHEREAS, it has been deemed to be in the best interest of the Village of Homewood to ensure that any development or project receiving municipal incentives or other Village assistance is completed in a manner which is financially feasible, timely, and capable of providing public benefit;

WHEREAS, all developments or projects which receive Village assistance in order to complete a project must be completed in partnership with individuals and developers outside of the Village of Homewood, who must provide other financial resources in order to complete a project;

WHEREAS, it has been deemed to be in the best interest of the Village of Homewood to adopt a policy which requires any individual, company or agency receiving incentives or other forms of development assistance from the Village to demonstrate financial capacity to complete the proposed development or project as proposed to and approved by the Village;

WHEREAS, a failure to demonstrate financial capability to complete a project prior to acquiring Village property or receiving Village incentives may result in abandoned or partially completed projects, disruptions to public services, severe reductions in the public return for projects receiving incentives, or other substantial costs to the Village;

WHEREAS, it is practically necessary for the Village of Homewood to provide such a policy in a manner which requires proof of financing at various stages of the entitlement and development process, in order to ensure that a project receiving public assistance is financially feasible and able to be completed in a manner agreed upon through Village agreements, ordinances, or resolutions;

WHEREAS, it is the Village of Homewood's intent to create a proof of financing policy which includes requirements that are fair, transparent, and equitably applied to

any recipient of public incentives or assistance, and that such requirements are able to be communicated effectively to anyone interested in partnering with the Village to complete a publicly beneficial development or economic development project;

WHEREAS, the residents of the Village of Homewood will benefit from such a policy through protection of Village resources and a greater assurance of the completion of projects which will provide a public benefit or return;

WHEREAS, this proof of financing policy is a portion of a broader effort to establish and clarify procedures for economic and community development efforts which require Village resources.

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

1. That the Village of Homewood establishes the Proof of Financing Policy for Economic Development Projects, which sets minimum requirements for demonstrating proof of financial capability and capacity for a proposed project or development prior to receiving any Village incentive, closure of sale of Village-owned property, or other approval of Village resources to be utilized to incentivize and encourage economic development in the Village;
2. That the Proof of Financing Policy for Economic Development Projects will apply henceforth to all current and future developments and projects which require Village incentives, property sale or other public resources;
3. That the Proof of Financing Policy for Economic Development Projects shall not be interpreted to conflict with any previously approved ordinance, resolution, or adopted code of the Village of Homewood;
4. That the specific policy is designed for the benefit of Homewood residents through greater assurance that projects will be completed with minimal delay or appropriation of additional public resources, and will be completed in a manner consistent with the original approved proposal or project and its anticipated public benefit;
5. That the Proof of Financing Policy for Economic Development Projects shall be made available at no cost and without delay to any individual, company or agency requesting public assistance for any economic development project in the Village;
6. That the President and Clerk and other appropriate Village of Homewood officials are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed this 22<sup>nd</sup> day of September, 2026.

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

ATTEST:

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

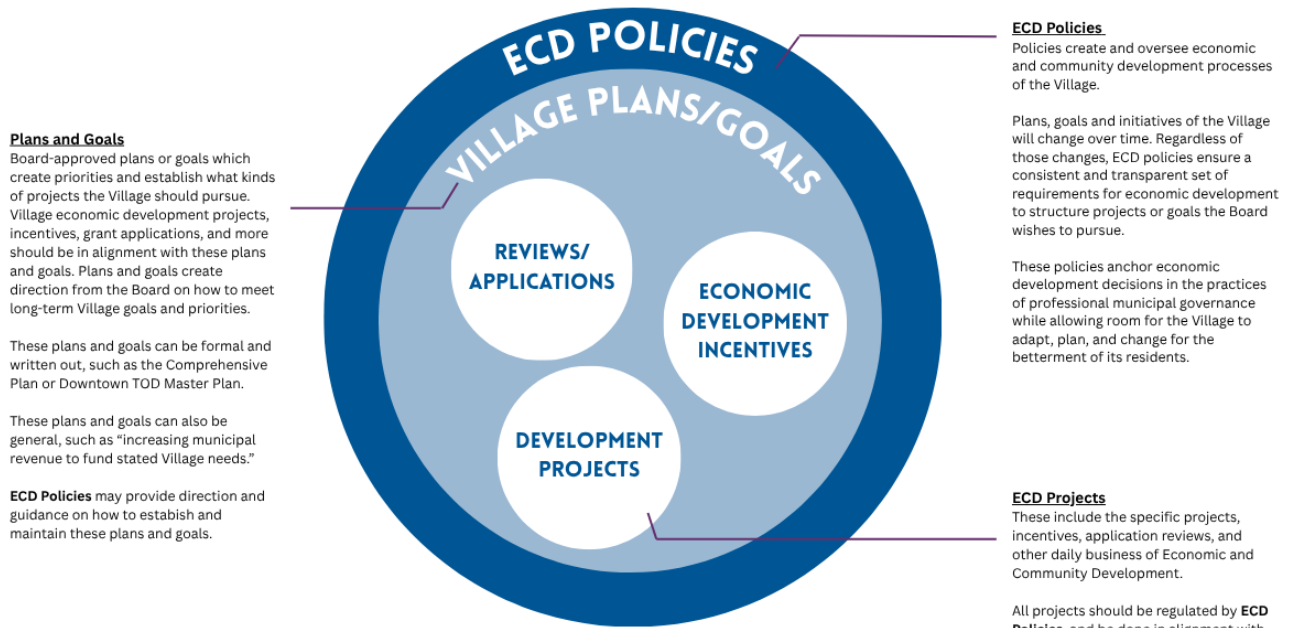
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**VILLAGE OF HOMEWOOD**  
**PROOF OF FINANCING POLICY (ECONOMIC DEVELOPMENT)**  
**ADOPTED BY RESOLUTION R-\_\_\_\_\_ [DATE]**



## 1.0 INTRODUCTION AND OBJECTIVES

The Village of Homewood engages in a variety of economic development activities to achieve a variety of goals, including increasing municipal revenue, improving quality-of-life for Village residents, and creating regional community attractiveness. These activities are regulated by policies and procedures established by the Village Board. These policies provide clarity and transparency for those involved in Village economic development decisions, while also creating standards for economic development decisions which maximize public benefit and quality-of-life gains for the Village.



Economic development policies are unique because their focus (and impact) is very long-term. Economic development projects support Village goals and priorities which can take years or decades to realize. Impacts of economic development decisions unfold over several decades – development projects can take years to complete, Village priorities change and evolve over long periods of time, and redevelopment agreements and incentive programs are measured in decades instead of years.

The results of economic development decisions (whether positive or negative) are usually only discovered years in the future, when resources are needed to achieve new Village goals and priorities or unforeseen challenges arise from projects. Economic development policies are needed to ensure that decisions made today can maximize opportunities to create long-term growth and positive development outcomes.

The Village Board sets forth the following requirements for those involved in the oversight and management of economic development decisions at all levels of the organization:

- Carry out long-term plans and goals of the Village Board.

- Clearly demonstrate and maximize public benefit
- Strengthen the Village's financial capacity and quality of municipal services
- Provide equitable and consistent application of economic development processes and procedures for all projects
- Embed accountability, transparency, and strong public communication in all economic development processes and decisions

## 2.0 PURPOSE

It is the intent of the Village of Homewood to assist economic development projects and create incentive programs that ensure high-quality development projects which are completed in a timely manner. The ability to show the financial capability to complete a project is critical to creating positive development activity in the Village and ensuring Village incentives are used for their intended purposes.

The Economic and Community Development Director is responsible for ensuring that proposed economic development projects are feasible, and that any project partner has demonstrated the financial capability to complete an economic development project prior to the sale of Village-owned property, issuance of Village incentives, or the commitment of other Village resources to any project.

This policy is designed to establish when and how the Village will verify financial capability for any project requiring Village involvement. This policy requires proof of financing at common "benchmarks" of the development process, to ensure that projects can be completed successfully, in a timely manner, and in a way which does not open the Village up to undue risks or negative future economic impacts.

Additionally, all Village incentives rely on an assessment of "project need" (including the "but for" argument for incentives). Proof of financing is essential for verifying need for a specific project by requiring an individual, business or developer to demonstrate project budgets, pro forma and financial sources to create a clear understanding of project need for Village staff when analyzing a project.

## 2.1 APPLICABILITY

The Village has the authority, as provided by state statute (65 ILCS 5/8-1-2.5 and 65 ILCS 5/11-74.4-1), to require "proof of financing" for projects which have a public purpose (including economic development projects requiring public assistance or development of public property). The Village's proof of financing policy is designed to apply to a variety of Village economic development initiatives and projects, including:

- Any development project receiving tax-increment financing (TIF) assistance, whether through reimbursable "pay-as-you-go" payments or up-front payments.
- Any development project requiring the purchase of Village-owned property.

- Any development project being funded through one or more additional public assistance programs which require Village support (Low-Income Housing Tax Credits (LIHTC), New Market Tax Credits (NMTC), DCEO funding, federal Small Business Administration (SBA) loans/incentives, etc.).
- ~~Any project requesting municipal support for Cook County property tax abatements or assessments (i.e. Class 6b, Class 8, etc.).~~
- ~~Any business receiving property improvement assistance or other business development incentives offered by the Village.~~
- Any other development project or business receiving Village incentives, upon request of the Village Board or Village Manager's Office, when deemed necessary to safeguard Village resources.

## 2.2 OUTCOME

This policy requires individuals or developers using Village economic development programs to provide clear evidence of funding *before* any Village resources are committed to a project or a Village property is transferred to a developer or new owner. This policy provides the Village Board with clear guidance for how to require any developer partnering with the Village or receiving substantial investment from the Village to demonstrate that they have the finances and resources to complete a project.

This policy assists the Board in asking the following question for any developer or project partner:

***Does the developer have a credible, documented path to funding the entire project?***

## 3.0 DEFINITIONS

Definitions are provided in this section to ensure clear administration and communication of requirements between the Board/Village staff and potential developers/project partners.

**3.1 Proof of Financing** - Documentation reasonably satisfactory to the Village demonstrating that sufficient funds or financing are available or committed to complete the project.

**3.2. Developer** – The person or legal entity responsible for developing, constructing, or financing the project. The Developer may or may not be the property owner.

**3.3. Total Project Cost** - The complete projected cost of the project, regardless of whether individual costs are eligible for municipal reimbursement or incentives.

**3.4. Unfunded Project Costs** – Project costs which have been identified to not have an adequate funding source.



**3.4. Debt Financing** - Financing provided by a bank, financial institution, private lender, or other lender that must be repaid

**3.5. Conditional Financing** - Financing that is subject to specified conditions, approvals, due diligence, or other requirements before funds become available (often final approval of Village incentives or planning approvals from the Village)

**3.6. Committed Debt** – Loan financing which has a written commitment from a qualified lender or financial institution.

**3.7. Committed Equity Capital** – Equity capital (such as value of other projects or committed revenue from another project from the same developer) that has been contractually committed to a project and is reasonably able to be spent on the costs of the project.

**3.6. Committed Financing** - Financing for which the applicant has received sufficient documentation demonstrating that the funds are reasonably available for the project, including committed debt or committed equity capital.

**3.7. Loan Commitment** - A written and signed commitment from a lender specifying the amount and material terms of financing available to the applicant/project.

**3.8. Gap Financing** - The amount by which identified sources of financing are insufficient to cover identified project costs which require funding commitments from an outside source (such as Village, County or state incentives).

**3.9. Third-Party Verification** - Independent confirmation of financing, funds, account balances, commitments, or other financial information by a lender, financial institution, accountant, or other qualified third party.

#### **4.0 PROOF OF FINANCING POLICY**

This policy requires individuals or developers using Village economic development programs to provide clear evidence of funding *before* any Village resources are committed to a project or a Village property is transferred to a developer or new owner.

This policy creates proof of financing requirements at common “benchmarks” in the development process. These are “benchmarks” where the Village’s involvement in a publicly assisted development project are the greatest, such as awarding bids for publicly-owned property or approving a redevelopment agreement for a project. Just as not every development project will go through each of these “benchmarks,” not every development project will be subject to the full set of requirements in this policy.

This policy is not an ordinance or code which is specific to any one project. The Village Board reserves the right to modify these requirements as is appropriate for a specific project in order to maximize public benefit.

#### **4.1 SOLICITATIONS OF PROPOSALS/REQUESTS FOR PROPOSALS (RFP)**

The sale of Village-owned property generally occurs through a competitive process, such as a Solicitation of Alternate Proposals (Inside of TIFs) Request for Proposals (any development), or Solicitation of Bids and Proposals (Outside of TIFs). If the Village Board initiates one of these methods of property sale, or another similar competitive process for selling public property, the Village shall require the bidder or proposer to provide initial proof of financing.

As initial proof of financing, the bidder or proposer “**shall demonstrate the financial readiness to complete the proposed development and associated public improvements.**” Assessing financial readiness involves determining whether a potential developer/property buyer has considered the full costs of the property and proposed improvements, and has determined where financing could come from should they be approved to purchase the property.

For all projects, the proposer/bidder shall provide all of the following:

- Preliminary pro forma and project budget
- Ledger of planned or approved funding sources
- Grants awarded/applied for (with clear timeline of approval if not yet awarded)
- Detailed timeline of anticipated receipt of funding or completion of financial commitments
- Examples of other past or current projects where funding was successfully provided

These requirements ensure that bidders/proposers are carefully consider their financial needs and how feasible their proposal is before large amounts of Village staff time and resources are committed to reviewing and developing a proposal. This allows for financial flexibility through the entitlement review process, as project costs and demands often change during the negotiation of entitlements such as development agreements or zoning reviews.

#### **4.2 DEVELOPMENT/REDEVELOPMENT AGREEMENTS, PURCHASE AND SALE AGREEMENTS, OR OTHER INCENTIVE AGREEMENTS**

When the Village negotiates an agreement (redevelopment agreements, purchase and sale agreements, incentive agreements, etc.), any individual or developer participating with the Village in the agreement shall provide concrete proof of committed or approved funding.

As proof of committed financing, the bidder or proposer “**shall demonstrate their current financial capability to complete the proposed development and associated**

**public improvements.”** Assessing current financial capability is necessary to communicate to the Village that a project as agreed upon can be completed in a reasonable amount of time and meet any development conditions without coming back to the Board for frequent amendments or additional incentive requests. This review also ensures that a proposed financing strategy (or “funding stack”) does not conflict with Village redevelopment agreements or

To demonstrate current financial capability, all projects requiring participation in an agreement with the Village shall provide the following:

- Finalized pro forma and project budget
- Final financing ledger of all funding sources (including name of agency/lending institution where funding originates from)

As applicable, the following may be accepted at this stage to demonstrate current financial capability:

- Approved loan commitments, or signed letters demonstrating that project lending has been approved
- Credit commitments (committed or conditionally committed), and/or signed letters demonstrating that credit has been awarded or is conditionally awarded
- Escrow deposits for the property (if applicable)
- Effective tax credit allocations/approval letters
- Signed approval letters for any grants or program funding through state/federal programs
- Proof of committed equity capital (such as bank statements, wire transfer receipts, or documentation from a lending institution or corporation) or signed statements demonstrating sufficient available equity

All documents provided at this stage of development shall demonstrate amounts which match those found in the final financing ledger and finalized pro forma for the project. If gap financing is identified which requires Village incentives (i.e. TIF reimbursement), it is the responsibility of the developer to demonstrate access to loan or credit commitments which still provide capital to meet project needs without requiring capital injections or up-front payments for project costs (unless otherwise approved by the Board).

The following may NOT be accepted at this stage to demonstrate current financial capability, as these documents lack any guarantee of funds or provide incomplete financing information:

- Letter from bank or other lending institution stating that funding is under review or that a deal is under consideration
- Grant applications or partial approvals of grant/program funding
- Loan applications

- Tax credit program applications or preliminary approvals for tax credit programs
- Valuations of property or other assets to be utilized as “collateral” or being borrowed against
- Existing business cash flow documents

The Village may require other documents, such as market analyses or tax forecasts, as is appropriate to demonstrate feasibility of financing and financial capability for any development. The Board and Village management reserve the right to request additional information as necessary.

#### **4.3 PLANNED DEVELOPMENT REVIEW**

Planned Development reviews are a significant part of the entitlement review process, which often changes the design or layout of a development significantly. Not all projects are subject to these reviews – though all downtown projects and projects larger than a ½ acre do require them. These applications are generally reviewed at the same time as a redevelopment agreement.

The Planned Development process often significantly changes the final site design – and thus changes the cost of a development. As such, a developer should be prepared to amend the documents initially submitted before the signing of a redevelopment agreement.

For all projects, the developer shall provide the following with a Planned Development application:

- Finalized pro forma and project budget incorporating changes from the review
- Final financing ledger of all funding sources (including name of agency/lending institution where funding originates from)

**If costs have changed following Planned Development review and approval:** The developer shall provide amended documents from the list of allowed documents in the “SET” category and provide them to the Village (or incorporate them into a final development/redevelopment agreement or similar agreement).

**If costs have NOT changed following Planned Development review and approval:** No additional action is required for this step. Developer shall provide proof to staff verifying that project costs have not substantially changed.

#### **4.4 PROPERTY CLOSING/SALE OF PROPERTY**

The Village closes on property when a Purchase and Sale Agreement (or a similar agreement) is signed and the buyer fulfills any conditions of the sale of the property, including escrow payments, studies/surveys, or other necessary steps to purchasing the property.

The Village shall require proof of financing commitment within an agreed-upon time (generally 30-60 days) after the approval and execution of a Purchase and Sale Agreement or similar agreement completing the sale of Village-owned property. Such language shall be added to Purchase and Sale Agreements or similar agreements regulating the sale of Village-owned property. This step ensures that the developer is able to demonstrate readily-available financing to purchase the property and complete the project for which the property is being sold.

If Village-owned property is being sold for another purpose without a development or “end user” being supported, this step may not apply.

#### **4.5 VILLAGE INCENTIVE REVIEWS**

Many projects in the Village require assistance from Village incentive programs, or Village support for other incentives (such as Cook County or State of Illinois programs). Many of these projects are smaller investments which require less direct involvement from the Village, or are projects which do not involve the sale of Village-owned property. While most Village incentives are “performance-based” (meaning they are not distributed unless the work being incentivized is completed), providing some financing information is essential for ensuring the successful use of Village or Village-supported incentives.

#### **~~For Cook County Incentives (Class 6b, Class 8, etc.) supported by the Village:~~**

- ~~• Project budget summarizing proposed investment into property~~
- ~~• Ledger of planned or approved funding sources~~

#### **For all Village incentives:**

- Business plan (current or proposed) showing proposed sales/revenue from business or development
- Project budget summarizing proposed investment into property
- Narrative including information on planned funding sources

While the level of documentation needed is lower for Village and Village-supported incentives, it is critical to the success of incentives to ensure that the

#### **5.0 OTHER NOTES/PARAMETERS**

The Village Board of Trustees are the final decision-making body on projects which are subject to proof of financing review. As such, the Village Board reserves the right to modify these requirements as is appropriate for a specific project in order to **maximize public benefit**.

When managing proof of financing documents, Village staff shall consider the following:

- Any documentation of proof of financing shall be shared with Trustees and Village management staff upon receipt.

- Any documentation of proof of financing shall be treated as confidential commercial information and be provided proper confidentiality and protection of personal information. Documentation shall not be presented publicly unless otherwise authorized by the Developer or it is deemed necessary for the protection or welfare of Village residents. Any release into the public record shall be redacted as appropriate to protect sensitive personal or financial information.
- The Village may waive or provide alternative methods of providing financial information (such as performance guarantees or clear phased funding plans) as appropriate for the success of a project



## **BOARD AGENDA MEMORANDUM**

**DATE OF MEETING:** September 22, 2026

**To:** Village Board of Trustees

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Supplemental Resolution - 2026 MFT Street Resurfacing Program

### **PURPOSE**

Pass a supplemental resolution appropriating an additional \$41,000 of Motor Fuel Tax (MFT) funds to fund the low bid of Gallagher Asphalt Corporation for the 2026 MFT Street Resurfacing Program.

### **PROCESS**

Funding for the construction and materials testing of this project currently consists of \$350,000 of Motor Fuel Tax funds which was approved by resolution at the August 11, 2026 Board Meeting. Due to MFT funding requirements, a municipality may increase funding for a bid award by 25% of the original appropriation. In this case, the original appropriation was \$350,000. Therefore, an additional \$41,000 of Motor Fuel Tax funds needs to be appropriated to fund the low bid award of Gallagher Asphalt Corporation.

### **OUTCOME**

Once this supplemental resolution is approved by the Board, the Public Works Engineering Division will prepare contracts and forward to the contractor and the Illinois Department of Transportation for execution. The projected start date for this project is October 2026.

### **FINANCIAL IMPACT**

- **Funding Source:** Motor Fuel Tax Funds
- **Approved Amount:** \$350,000.00
- **Low Bid Cost:** \$382,307.77
- **Additional MFT Appropriation Request:** \$41,000.00

### **LEGAL REVIEW**

Not Required



### **RECOMMENDED BOARD ACTION**

Pass a supplemental resolution appropriating an additional \$41,000 of Motor Fuel Tax funds to fund the low bid award of the 2026 MFT Street Resurfacing Program to Gallagher Asphalt Corporation.

### **ATTACHMENT(S)**

Supplemental Resolution





Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

**Supplemental**

Resolution Number

**R-3275**

Section Number

**26-00156-00-RS**

BE IT RESOLVED, by the **President and Board of Trustees**

Governing Body Type

of the **Village**

Local Public Agency Type

of **Homewood**

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by **Contract**

Contract or Day Labor

For Roadway/Street Improvements:

| Name of Street(s)/Road(s) | Length<br>(miles) | Route | From | To |
|---------------------------|-------------------|-------|------|----|
| (See Attachment 1)        |                   |       |      |    |

For Structures:

| Name of Street(s)/Road(s) | Existing<br>Structure No. | Route | Location | Feature Crossed |
|---------------------------|---------------------------|-------|----------|-----------------|
|                           |                           |       |          |                 |

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

**Various street resurfacing**

2. That there is hereby appropriated the sum of **Forty-One Thousand and No/100**

Dollars ( **\$41,000.00** ) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

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

I, **Nakina Flores**

Name of Clerk

**Village**

Local Public Agency Type

Clerk in and for said **Village**

Local Public Agency Type

of **Homewood**

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

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

**President and Board of Trustees** of **Homewood**

Governing Body Type

Name of Local Public Agency

at a meeting held on **September 22, 2026**

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this **22nd** day of **September, 2026**

Day

Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

**Approved**

Regional Engineer Signature & Date

Department of Transportation

## **RESOLUTION ATTACHMENT 1**

### **Section # 26-00156-00-RS**

**The project includes the resurfacing of the following various street sections:**

| <b>STREET</b>         | <b>FROM</b>                    | <b>TO</b>             | <b>LENGTH (FT)</b> |
|-----------------------|--------------------------------|-----------------------|--------------------|
| <b>Kimball Avenue</b> | <b>184<sup>th</sup> Street</b> | <b>Knollwood Lane</b> | <b>488</b>         |
| <b>Maple Road</b>     | <b>Lincoln Avenue</b>          | <b>Dead End</b>       | <b>220</b>         |
| <b>Maple Road</b>     | <b>Dundee Avenue</b>           | <b>Dead End</b>       | <b>193</b>         |
| <b>Maple Road</b>     | <b>Western Avenue</b>          | <b>Dead End</b>       | <b>121</b>         |
| <b>Olive Road</b>     | <b>Perth Avenue</b>            | <b>Stewart Avenue</b> | <b>255</b>         |
| <b>Olive Road</b>     | <b>Rockwell Avenue</b>         | <b>Dead End</b>       | <b>132</b>         |
| <b>Stewart Avenue</b> | <b>Alexander Street</b>        | <b>Heather Road</b>   | <b>700</b>         |
| <b>Poplar Court</b>   | <b>Loomis Avenue</b>           | <b>Cul-de-sac</b>     | <b>474</b>         |
| <b>TOTAL LENGTH:</b>  |                                |                       | <b>2,583 Feet</b>  |



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 22, 2026

**To:** Village Board of Trustees

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Bid Award Recommendation - 2026 MFT Street Resurfacing Program

### PURPOSE

Staff requests that the Village Board award the 2026 Motor Fuel Tax (MFT) Street Resurfacing Program to Gallagher Asphalt Corporation of Thornton, IL in the amount of \$382,307.77. The project will consist of resurfacing eight (8) residential streets sections throughout the Village.

### PROCESS

The Motor Fuel Tax Funds that the Village of Homewood receives are distributed by the State of Illinois from taxes on gasoline and diesel fuel. The allotment of each municipality is not based on the total fuel tax collected within that municipality's boundary; rather, it is based on Statewide sales. Although the funds are deposited with the municipality, the expenditure of MFT funds requires the approval and supervision of the Illinois Department of Transportation (IDOT). The Village must adopt a resolution appropriating the MFT funds. The resolution must state how the funds will be used and the resolution is submitted to the appropriate IDOT district office for approval.

#### *Resolution Authorizing Expenditures*

On August 11, 2026 the Board passed a resolution appropriating \$350,000 for the 2026 MFT Street Resurfacing Program. The resurfacing project will consist of repairing distressed curb and sidewalk, adjusting drainage structure, and finishing the roadway surface with an asphalt overlay after milling for the following eight (8) residential street sections throughout the Village.

| Street         | From                     | To             |
|----------------|--------------------------|----------------|
| Kimball Avenue | 184 <sup>th</sup> Street | Knollwood Lane |
| Maple Road     | Lincoln Avenue           | Dead End       |
| Maple Road     | Dundee Avenue            | Dead End       |
| Maple Road     | Western Avenue           | Dead End       |
| Stewart Avenue | Alexander Street         | Heather Road   |
| Poplar Court   | Loomis Avenue            | Cul-de-sac     |
| Olive Road     | Stewart Avenue           | Perth Avenue   |
| Olive Road     | Rockwell Avenue          | Dead End       |



## *Bid Process*

The Public Works Engineering Division completed detailed bid documents which were then approved by the Illinois Department of Transportation. After proper advertising, bids were opened and read aloud at Public Works on September 15, 2026. The results of the two (2) bidders are as follows:

| CONTRACTOR        | AMOUNT       |
|-------------------|--------------|
| Gallagher Asphalt | \$382,307.77 |
| D. Construction   | \$415,197.27 |

## *Over Budget Bid*

Currently, \$350,000 in Motor Fuel Tax funds have been appropriated for the construction and materials testing of this project. An additional \$41,000 in Motor Fuel Tax funds will need to be appropriated to cover the recommended lowest bid award. This is completed through a supplemental resolution which is being brought to the Board for approval on this agenda.

## OUTCOME

Gallagher Asphalt Corporation is recommended for the contract as they are a regional firm that has established a record of satisfactory performance on similar projects and are IDOT-prequalified to perform work of this nature. Staff believes they are capable of performing the contract work in a manner that is consistent with the plans and specifications.

## FINANCIAL IMPACT

- **Funding Source:** Motor Fuel Tax Funds
- **Appropriated Amount:** \$350,000
- **Additional Appropriation Amount Needed:** \$41,000

## LEGAL REVIEW

Not Required

## RECOMMENDED BOARD ACTION

Award a bid for the 2026 MFT Street Resurfacing Program to Gallagher Asphalt Corporation of Thornton, IL, the lowest responsible bidder, for a contract amount of \$382,307.77.

## ATTACHMENT(S)

Bid Tabulation

**PUBLIC WORKS DEPARTMENT**  
**17755 Ashland Avenue, Homewood, IL 60430**  
**2026 MFT STREET RESURFACING PROGRAM**  
**SECTION NO.: 26-00156-00-RS**



**BID #:** 25-06 PW

**Bid Opening:** 9/15/26 @ 10:00am

**BID TABULATION SHEET**

| ITEM NO                          | DESCRIPTION                                             | UNIT | ENGINEER'S ESTIMATE |             |                     | Gallagher Asphalt |                     | D Construction |                     |
|----------------------------------|---------------------------------------------------------|------|---------------------|-------------|---------------------|-------------------|---------------------|----------------|---------------------|
|                                  |                                                         |      | CONTRACT QTY        | UNIT PRICE  | ESTIMATED COST      | UNIT PRICE        | TOTAL COST          | UNIT PRICE     | TOTAL COST          |
| 1                                | PARKWAY RESTORATION                                     | SY   | 358.00              | \$30.00     | \$10,740.00         | \$49.20           | \$17,613.60         | \$77.00        | \$27,566.00         |
| 2                                | SUPPLEMENTAL WATERING                                   | UNIT | 18.00               | \$60.00     | \$1,080.00          | \$307.35          | \$5,532.30          | \$385.00       | \$6,930.00          |
| 3                                | BITUMINOUS MATERIAL (TACK COAT)                         | LBS  | 4,261.00            | \$2.00      | \$8,522.00          | \$1.35            | \$5,752.35          | \$0.01         | \$42.61             |
| 4                                | HOT-MIX ASPHALT SURFACE REMOVAL, 1"                     | SY   | 123.00              | \$1.50      | \$184.50            | \$11.90           | \$1,463.70          | \$12.00        | \$1,476.00          |
| 5                                | HOT-MIX ASPHALT SURFACE REMOVAL, 2-1/4"                 | SY   | 6,187.00            | \$3.00      | \$18,561.00         | \$4.25            | \$26,294.75         | \$4.52         | \$27,965.24         |
| 6                                | HOT-MIX ASPHALT SURFACE COURSE, MIX "D", IL-9.5 N50     | TON  | 552.00              | \$110.00    | \$60,720.00         | \$121.60          | \$67,123.20         | \$129.00       | \$71,208.00         |
| 7                                | POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50 | TON  | 280.00              | \$120.00    | \$33,600.00         | \$195.20          | \$54,656.00         | \$145.00       | \$40,600.00         |
| 8                                | DETECTABLE WARNINGS                                     | SF   | 110.00              | \$35.00     | \$3,850.00          | \$24.60           | \$2,706.00          | \$27.50        | \$3,025.00          |
| 9                                | COMB. CONCRETE CURB & GUTTER REM. & REPL. (VAR. TYPES)  | LF   | 1,014.00            | \$48.00     | \$48,672.00         | \$51.40           | \$52,119.60         | \$47.30        | \$47,962.20         |
| 10                               | SIDEWALK REMOVAL                                        | SF   | 3,100.00            | \$3.00      | \$9,300.00          | \$4.20            | \$13,020.00         | \$2.20         | \$6,820.00          |
| 11                               | PCC DRIVEWAY REMOVAL & REPLACEMENT                      | SY   | 24.00               | \$130.00    | \$3,120.00          | \$142.70          | \$3,424.80          | \$140.80       | \$3,379.20          |
| 12                               | HMA DRIVEWAY REMOVAL AND REPLACEMENT                    | SY   | 216.00              | \$75.00     | \$16,200.00         | \$69.00           | \$14,904.00         | \$60.00        | \$12,960.00         |
| 13                               | INLET TO BE ADJUSTED W/EXISTING FRAME & GRATE           | EA   | 6.00                | \$500.00    | \$3,000.00          | \$396.90          | \$2,381.40          | \$429.00       | \$2,574.00          |
| 14                               | VALVE BOX TO BE ADJUSTED                                | EA   | 3.00                | \$500.00    | \$1,500.00          | \$288.45          | \$865.35            | \$209.00       | \$627.00            |
| 15                               | SANITARY MH TO BE ADJUSTED W/NEW FRAME & CLOSED LID     | EA   | 2.00                | \$1,200.00  | \$2,400.00          | \$1,884.50        | \$3,769.00          | \$1,650.00     | \$3,300.00          |
| 16                               | PORTLAND CEMENT CONCRETE SIDEWALK, 8 INCH               | SF   | 225.00              | \$15.00     | \$3,375.00          | \$17.50           | \$3,937.50          | \$11.88        | \$2,673.00          |
| 17                               | PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH               | SF   | 2,800.00            | \$12.00     | \$33,600.00         | \$9.00            | \$25,200.00         | \$9.79         | \$27,412.00         |
| 18                               | CLASS D PATCHES, TYPE IV, 8 INCH                        | SY   | 225.00              | \$48.00     | \$10,800.00         | \$50.00           | \$11,250.00         | \$90.00        | \$20,250.00         |
| 19                               | CLASS D PATCHES, TYPE IV, 5 INCH                        | SY   | 1,827.00            | \$30.00     | \$54,810.00         | \$25.00           | \$45,675.00         | \$51.00        | \$93,177.00         |
| 20                               | PAINT PAVEMENT MARKING - LINE 24"                       | LF   | 10.00               | \$10.00     | \$100.00            | \$57.00           | \$570.00            | \$275.00       | \$2,750.00          |
| 21                               | TRAFFIC CONTROL & PROTECTION, STANDARD 701501           | LS   | 1.00                | \$10,000.00 | \$10,000.00         | \$22,499.22       | \$22,499.22         | \$10,000.00    | \$10,000.00         |
| 22                               | TRAFFIC CONTROL & PROTECTION, STANDARD 701701           | LS   | 1.00                | \$1,000.00  | \$1,000.00          | \$100.00          | \$100.00            | \$0.01         | \$0.01              |
| 23                               | TRAFFIC CONTROL & PROTECTION, STANDARD 701801           | LS   | 1.00                | \$5,000.00  | \$5,000.00          | \$100.00          | \$100.00            | \$0.01         | \$0.01              |
| 24                               | MIXTURE FOR CRACKS, JOINTS AND FLANGWAYS                | TON  | 5.00                | \$100.00    | \$500.00            | \$270.00          | \$1,350.00          | \$500.00       | \$2,500.00          |
| <b>AS-READ BIDDER'S PROPOSAL</b> |                                                         |      |                     |             | <b>\$340,634.50</b> |                   | <b>\$382,307.77</b> |                | <b>\$415,197.27</b> |



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 22, 2026

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Critical Sanitary Sewer Repairs and Restoration

### PURPOSE

Public Works requests approval of a budget amendment in the amount of \$55,000, authorization to waive competitive bidding for the critical repair of a collapsed sanitary sewer main, and authorization for payment to Aleck Plumbing, of Homewood, IL for completed sanitary sewer repairs.

### PROCESS

Sanitary Sewer Lining is a trenchless rehabilitation process used to repair existing sanitary sewer pipes within a municipal network, without the need for large excavations. The Village hired Insituform Technologies of Romeoville, IL to perform various sanitary sewer slip-lining operations. In the course of their work, the contractor notified the Village of three locations with significant sanitary sewer issues that required excavation. Public Works crews made every reasonable effort to address these issues without extensive excavation. However, due to the depths, collapses, and general failed condition of the sewer infrastructure, contractor assistance was ultimately necessary.

#### *Challenging Repairs*

The costs of two of the three excavations were covered within the previously approved budget. The repair of the third location, at 18406 Western Avenue, required two separate excavations (18406 & 18408 Western) to address the collapsed and damaged sanitary sewer pipe. The repair was further complicated by the need to remove the jetting equipment that had become lodged within the collapsed sewer main.

Public Works crews made multiple attempts to retrieve the jetting equipment and move it through the sewer without excavating the site, but those efforts were unsuccessful. Due to the failed condition of the sanitary sewer and the depth of the sanitary main, excavation was necessary to complete the repairs and remove the jammed equipment.

#### *Critical Repair by Contractor*

The repair work was completed by Aleck Plumbing of Homewood, IL. Because the sanitary sewer main is owned and maintained by the Village, the costs associated with repairing the damaged pipe and removing the lodged equipment are the Village's responsibility.





The Village is also responsible for restoring the affected properties and parkways following this type of work. Due to the size and complexity of the disturbed areas, professional landscape restoration services are necessary to return the affected areas to their original condition.



*This picture is not of the actual repairs. The picture is a rendering of the repairs*

## Budget Amendment

The budget amendment request includes two primary components:

- **Emergency Sewer Repairs (\$30,000):** Work completed by Aleck Plumbing of Homewood, IL, to repair a damaged and collapsed sanitary sewer main and remove jetting equipment lodged inside the collapse.
- **Restoration Services (\$25,000):** Funding for turf and planting restoration in areas impacted by emergency sewer excavations completed to date, as well as anticipated restoration needs from other sanitary sewer repairs.

The requested amendment will address the completed emergency repair costs and restoration work of impacted sewer work. The initial \$25,000 budgeted amount has been expended for previous sanitary sewer repair work.



## OUTCOME

Approval of the budget amendment will allow the Village to address the costs associated with the completed critical/emergency sewer repairs and authorize payment to Aleck Plumbing for the work performed. The repairs were necessary to address damaged sanitary sewer infrastructure and remove lodged jetting equipment, helping maintain reliable sewer service and reduce the potential for future blockages or backups.

The requested funding will also support restoration of areas disturbed by the excavations completed to date and provide funding for additional necessary repair or restoration costs that may be identified. This will allow the Village to address the financial obligations associated with the emergency work while ensuring affected properties and parkways are restored appropriately.

## FINANCIAL IMPACT

- **Funding Source:** Water & Sewer Fund
- **Budgeted Amount:** \$25,000 (has been fully expended)
- **Current Budget:** \$0
- **Budget Amendment Requested:** \$55,000

## LEGAL REVIEW

Not Required

## RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount of \$55,000; waive competitive bidding to approve a critical/emergency repair of a collapsed sanitary sewer main; and, authorize payment to Aleck Plumbing of Homewood, IL in the amount of \$29,888 for the completed sanitary sewer repairs and \$25,000 to be used for restoration costs.

## ATTACHMENT(S)

Aleck Plumbing Invoice





Aleck Plumbing  
18027 Crawford Ave, Homewood, Illinois  
60430 United States  
(708) 799-4670

Item 10. H.

**BILL TO**  
Village of Homewood  
2020 Chestnut Road  
Homewood, IL 60430 USA

**INVOICE**  
54251161

**INVOICE DATE**  
8/19/2026

**JOB ADDRESS**  
Sewer Repair  
18406 & 18408 Western Avenue  
Homewood, IL 60430 USA

**Completed Date** 8/19/2026  
**Customer PO #**  
**Payment Term** Due Upon Receipt  
**Due Date** 8/19/2026

| TASK  | DESCRIPTION                                                                                                                                                                                                                                                                                                       | QTY  | PRICE       | TOTAL       |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|-------------|
| ROD16 | Televised Line at 19411 Dundee ave. 4" cleanout underneath deck. Could not make 1.00 turn into main.                                                                                                                                                                                                              |      | \$0.00      | \$0.00      |
| SEW4  | Dig down 12' to top of sanitary main. Broke open main and found jetter hose. Tried pulling but wouldn't move. Camera up line. Could get 39' and stopped against something. Fenced off hole and covered excavation.                                                                                                | 1.00 | \$0.00      | \$0.00      |
| SEW4  | Pull out jetter hose going to North. Run fish tape up jetter hose to south and locate end 42' south. Make repair on 8" sewer main. Stone around pipe and backfill with spoil from dig. Move everything over and dig 11' down to 8" sewer. Break top off and remove jetter hose and head. Cover hole and fence off | 1.00 | \$0.00      | \$0.00      |
| SEW4  | Homewood jetted from manhole to past break to help clear line. Cut clay and installed 36" of sdr26 with no shears. Bedded and covered in 3/4" stone. Backfilled with spoil from excavation. Cleaned up mats and box.                                                                                              | 1.00 | \$29,888.00 | \$29,888.00 |

|                    |             |
|--------------------|-------------|
| <b>SUB-TOTAL</b>   | \$29,888.00 |
| <b>TAX</b>         | \$0.00      |
| <b>TOTAL DUE</b>   | \$29,888.00 |
| <b>PAYMENT</b>     | \$0.00      |
| <b>BALANCE DUE</b> | \$29,888.00 |

Thank you for choosing Aleck Plumbing Inc

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 22, 2026

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

**Through:** Napoleon Haney, Village Manager

**From:** Noah Schumerth, Director of Economic and Community Development

**Topic:** Presentation – Bids/Proposals for Village-Owned Property at 18157 Dixie Highway

### PURPOSE

The Village purchased the property at 18157 Dixie Highway (formerly Repeat Boutique) in May 2026 for \$100,000. The property was acquired with the purpose of redevelopment along the Dixie Highway corridor, an area where the Village has supported multiple redevelopment projects in the past several years (Homewood Brewing Company, and proposed Grill ‘n’ Dip Mediterranean Restaurant, etc.)

The Village Board passed a resolution on June 23, 2026 to sell the property through a competitive process (solicitation of bids and proposals). The Board directed the Village Manager to post required notices and advertise the solicitation of bids to attract potential bid interest. The Village formally posted the solicitation of bids on the Village website and social media on June 24, 2026. Formal legal notices were posted on June 26, July 3, and July 10 in accordance with State statute for sale of public property. The solicitation was closed on July 28, 2026.

Staff opened bids at the July 28, 2026 meeting of the Village Board. The Village received **four (4) bids** for the property ranging from \$15,000 to \$40,000. All four bids proposed substantial and immediate reinvestment in the property.

**Table 1: Bid Information**

| Bidder Name      | Proposed Purchase Price | Proposed Use                                         |
|------------------|-------------------------|------------------------------------------------------|
| Munir Bawadi     | \$40,000                | Coffee shop or restaurant (use initially not listed) |
| Justin Mahwikizi | \$35,000                | New York-style pizza restaurant                      |
| Jerry Castro     | \$15,000                | Frank’s (Seafood market and restaurant)              |
| Tracy Lance      | \$15,000                | VIPique (Spa/wellness center)                        |

At the July 28, 2026 meeting, the Village Board directed staff to perform analysis of each of the bids and present findings at a future Board meeting. Staff performed an initial analysis of bids and held interviews with each of the bidders for the property. The initial analysis focused on an

## VILLAGE OF HOMEWOOD



assessment of basic information about each of the bids, including **preliminary financial analysis, background/financial capacity, and alignment of bids with Village plans/goals**. A detailed description of each of the four bids received is included below.

### **Bid 1 – Munir Bawadi, Coffee Shop/Restaurant**

Munir Bawadi, of Bawadi Construction, has offered \$40,000 for the building. Mr. Bawadi has proposed the construction of an Arab-inspired coffee shop and restaurant. While the name or final concept of the coffee shop and restaurant have not been disclosed, Mr. Bawadi has shared that the proposed business would be the first location for this particular Middle Eastern business in the United States. Mr. Bawadi shared with staff that the goal of the business would be to provide new coffee offerings to residents in the south suburbs, using a concept which has proven popular in the western and southwestern suburbs. Mr. Bawadi has been involved in similar coffee shop projects in Bridgeview, Lombard, and Orland Park.

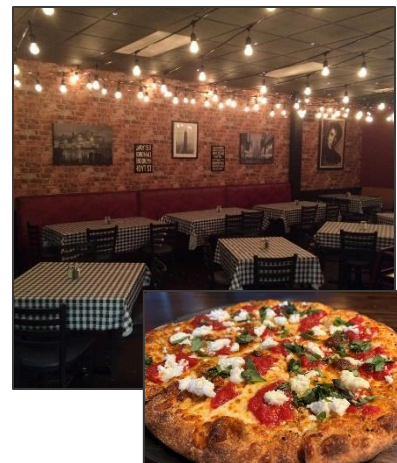


*Figure 1: Haraz Coffee House, a similar project by Bawadi Construction in Aurora, IL*

The bid included a request for a Class 8 property tax incentive and other potential incentives (if available). Mr. Bawadi anticipates an average of \$750,000 to \$1,000,000 annually in sales by 2028. Mr. Bawadi has shared that if he is not awarded the building, he will likely incorporate portions of the coffee shop business into his neighboring Mediterranean restaurant “Grill ‘n’ Dip”, which is under construction at 18155 Dixie Highway.

### **Bid 2 – Justin Mahwikizi, New York Pizza Restaurant**

Justin Mahwikizi of Mahwikizi and Co., a boutique investment group based in Homewood, has offered \$35,000 for the building. Mr. Mahwikizi has proposed the construction of a pizza restaurant. According to Mr. Mahwikizi, the restaurant would be designed to provide a “safe place” for families and high school students looking for a place to spend time. Mr. Mahwikizi has shared that the restaurant would be a “high-volume restaurant model” from a popular restaurant brand in the west suburbs of Chicago, which will increase downtown traffic and municipal revenue. Mr. Mahwikizi stated that the restaurant is not planned to have alcohol service.



*Figure 2: A similar New York-style pizza restaurant in Chicago’s western suburbs*

Mr. Mahwikizi has proposed a partnership with RSD Construction, a general contractor which has provided services for other Village-supported projects (Ollie’s/Brunswick Zone, etc.). Mr.

## VILLAGE OF HOMEWOOD

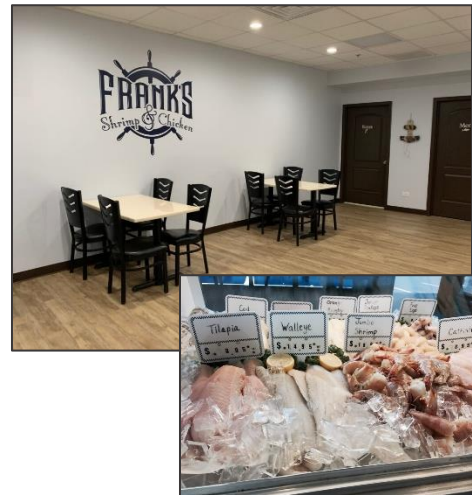


Mahwikizi has not been involved previously in a large restaurant redevelopment but has regularly provided services as a broker for restaurants and commercial property.

The bid included a request for a Class 8 property tax incentive. The applicant shared with staff that this would be the only incentive required but is open to other incentive assistance if available. Mr. Mahwikizi anticipates approximately \$1,300,000 in annual sales by 2028. Mr. Mahwikizi has shared that he would be open to relocation to another site in Homewood if his proposal is not accepted, but would like to purchase property in the Village to operate the business rather than lease a space in the Village. Mr. Mahwikizi hopes the restaurant concept is successful and expands to other nearby communities.

### **Bid 3 – Jerry Castro, Frank’s Shrimp and Chicken**

Jerry Castro, co-owner of Frank’s Shrimp and Chicken of Mokena, has offered \$15,000 for the building. Mr. Castro has proposed the construction of a seafood market and restaurant in the building. Mr. Castro shared with staff that the business would be primarily focused on the restaurant, while retail would be a smaller aspect of the business. The retail sales would consist of fish and other seafood, with additional retail sales of products such as seasonings, sauces and other supplies. An additional restaurant concept is proposed, providing a small number of “more upscale” menu items focused on grilled or fried seafood from the market. A small bar concept is also proposed with the restaurant. Mr. Castro stated that he hopes to emulate popular suburban businesses such as Boston Fish Market and DiCola’s Fish Market and provide an alternative to seafood counters at large grocery stores.



*Figure 3: Frank’s Shrimp and Chicken location in Mokena, IL.*

Mr. Castro has proposed a partnership with contractors who have assisted in constructing the two (2) existing Frank’s locations. Mr. Castro is the operator of two other locations of Frank’s in Mokena, including an express fast-food location.

The bid included a request for a sales or places for eating tax rebate incentive (five years/\$100,000) to support the construction of the business build-out (particularly the restaurant portion of the business). The bid also requests additional incentives if they are available. Mr. Castro anticipates approximately \$650,000 in sales by 2027, with buildout estimated to take three to six months. Mr. Castro has expressed interest in another location in Homewood if the bid for the building is not selected.

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### **Bid 4 – Tracy Lance, VIPique Wellness**

Tracy Lance, owner of a regionally-acclaimed salon/spa based with multiple locations (including Homewood) called Facially Skin Bar, has offered \$15,000 for the building. Mrs. Lance has proposed the construction of a large “community-centered wellness club” focused on promoting holistic wellness and personal health. The proposed business would offer luxury facial treatments, infrared therapies, spaces for independent wellness professionals to operate and wellness classrooms and a variety of other services. Mrs. Lance has described the facility as being set apart from other spas and salons through thoughtful and relaxing design – highlighting Lance’s emphasis on wellness and self-care. Mrs. Lance has shared that the business would be designed to promote visitors spending time in Downtown Homewood and “attract a regional clientele” that will provide additional traffic into the Downtown area. Mrs. Lance has proposed to work with G-IV Properties LLC, a real estate investment company, to fund and complete the project.



Figure 4: Facially Skin Bar location in Highland, IN

The bid included a request for a Cook County tax incentive, as well as any additional façade improvement incentives available from the Village. The bid did not include sales figures, but the use would not provide operating tax revenue for the Village. Mrs. Lance anticipates the buildout for the business taking approximately nine months. Mrs. Lance has expressed interest in another location in Homewood if the bid for the building is not selected.

### **PROCESS**

This memo and presentation provides a summary of initial findings for review by the Village Board.

### **Financial Analysis**

Each bid has been reviewed for potential financial impact that each bid will have on the Village. The property was tax-exempt under previous ownership by a non-profit organization, and remains tax-exempt under Village ownership. All four (4) bids offered a cash purchase price and substantial reinvestment in the property, but also requested incentives which could offset revenues. A brief financial analysis of bids is provided below.

### **Purchase Price**

The Village invested \$100,000 in purchase price on May 12, 2026. The property has been vacant for over two years. Interest in commercial real estate in Downtown Homewood is increasing, and several properties in the vicinity have recently sold to private buyers:

- Travel Brokers Building (1956 Ridge): \$950,000
- 2023-2025 Ridge Road: \$605,000
- Woori Tae-Kwon-Do (18027 Dixie Highway): \$360,000



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The neighboring 1,250 square-foot building at 18159 Dixie Highway (formerly occupied by American Family Insurance) is currently listed for sale by private seller for \$198,000. The Village-owned building available for bid is approximately 2,600 square feet. The Village sold the neighboring 2,200 square-foot building at 18155 Dixie Highway for \$15,000 to Munir Bawadi, who is currently constructing a Mediterranean restaurant at this location.

The following purchase prices were offered for each bid on the property:

**Table 2: Proposed Details of Purchase**

|                                                  | <b>Bid 1: Munir Bawadi (Unnamed Coffee Shop or Restaurant)</b>                                             | <b>Bid 2: Justin Mahwikizi (NY Pizza Restaurant)</b> | <b>Bid 3: Jerry Castro (Frank's)</b> | <b>Bid 4: Tracy Lance (VIPique Wellness)</b> |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------|----------------------------------------------|
| <b>Purchase Price</b>                            | \$40,000                                                                                                   | \$35,000                                             | \$15,000                             | \$15,000                                     |
| <b>Bid Payment Method to Village</b>             | Cash (the Village required cash bids for this property due to the limited size of the property to be sold) |                                                      |                                      |                                              |
| <b>Ability to Close within 60 Days</b>           | Yes                                                                                                        |                                                      |                                      |                                              |
| <b>Agreed to Proof of Financing Requirements</b> | Yes                                                                                                        |                                                      |                                      |                                              |

Cash bids were required with the solicitation of bids and cash payments required within 60 days of closing on the property.

### Level of Proposed Investment

The building at 18157 Dixie Highway has deteriorated and is not currently compliant with Village building and life safety codes. While few known structural issues exist within the building, substantial renovation to building systems will be required. Staff from Public Works, Fire, and Village Manager's Office completed walkthroughs of the building when it was initially purchased. Minimum upgrades will include:

- **Fire alarm system:** An alarm required for all commercial buildings (<5,000 square feet).
- **HVAC system:** The HVAC system will require substantial upgrades. The system will also likely require reconfiguration (as portions of the system overhang in the center of the space less than five feet from the floor).
- **Electrical system:** The building will require upgrades to electrical panels, breaker systems, and wiring.

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- **ADA accessibility:** Entrances and restrooms will need to be moved or upgraded to meet current ADA accessibility requirements.

All applicants have proposed large private investment to improve the property, including code compliance upgrades and large-scale commercial tenant buildouts.

**Table 3: Proposed Private Investment in Property**

|                                                     | Bid 1: Munir Bawadi (Coffee Shop/Restaurant) | Bid 2: Justin Mahwikizi (NY Pizza Restaurant)            | Bid 3: Jerry Castro (Frank's)           | Bid 4: Tracy Lance (VIPique Wellness) |
|-----------------------------------------------------|----------------------------------------------|----------------------------------------------------------|-----------------------------------------|---------------------------------------|
| <b>Estimated Total Investment</b>                   | \$800,000                                    | \$680,000                                                | \$200,000                               | \$450,000                             |
| <b>Method of Estimate</b>                           | Comparison (neighboring business)            | Contractor visit to site                                 | Comparison (existing location)          | Contractor visit to site              |
| <b>Construction/Contracting Partner Identified?</b> | Yes (Bawadi Construction)                    | Yes (RSD Construction)                                   | Yes (Contractors from previous project) | No                                    |
| <b>Proposal Addresses Village Code Concerns?</b>    | Yes                                          | Yes                                                      | Unknown                                 | Yes                                   |
| <b>Method of Financing Renovations?</b>             | Construction loan and investment partners    | Low-interest small business loan and investment partners | Personal cash/available equity          | Cash and construction loan            |

All four bidders mentioned in interviews that the proposed investment costs are rough estimates, and may be subject to change as more formal inspections are completed and plans are formalized for the building.

### Incentive Requests

The Village requested that all bidders provide any information for incentive requests with the original bid for the property. Providing incentive information at the start of the process ensured that future financial return from the property could be properly measured for this review.

Because the property at 18157 Dixie Highway is not located within a tax-increment financing (TIF) district, the Village is more limited in the incentives which can be provided for the property. The following incentives could be requested for this property under current Village policies and programs:

- **Cook County Property Tax Incentives:** Municipal support for Cook County tax incentives for commercial redevelopment (Class 7c or Class 8 incentives could apply to this project).

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*A Class 7 or 8 incentive will decrease the tax assessment for 18157 Dixie Highway from approximately \$23,000 to approximately \$9,000, based on estimates from Ryan LLC.*

- **Non-TIF Business Incentive Programs:** Reimbursements for up to 50% of property improvement work through three programs (Façade and Property Improvement, Retail Enhancement, Go Green Program) up to \$25,000.
- **Places for Eating Tax Rebates:** Rebates of places for eating taxes (2%) to assist with construction of grease traps and other required improvements for restaurants.
- **Sales Tax Rebates:** Rebates of sales taxes (1%) to assist with property improvements.
- **Cal-Sag Enterprise Zone:** Properties within the Cal-Sag Enterprise Zone (including the property at 18157 Dixie Highway) may receive 50% discounted permit fees, sales tax exemptions on construction materials and supplies, and other benefits. *This incentive is administered by the Cal-Sag Enterprise Zone, one of 93 Enterprise Zones established by the State Department of Economic Opportunity (DCEO) for business development in areas with high unemployment and/or lagging development. This incentive is NOT controlled by the Village.*

**Table 4: Requested Incentives**

|                                            | Bid 1: Munir Bawadi (Coffee Shop/Restaurant) | Bid 2: Justin Mahwikizi (NY Pizza Restaurant) | Bid 3: Jerry Castro (Frank's) | Bid 4: Tracy Lance (VIPique Wellness) |
|--------------------------------------------|----------------------------------------------|-----------------------------------------------|-------------------------------|---------------------------------------|
| <b>Cook County Property Tax Incentives</b> | Yes (Class 8 identified)                     | Yes (Class 8 identified)                      | No                            | Yes                                   |
| <b>Non-TIF Business Incentives</b>         | Yes (amount negotiable)                      | No                                            | Yes (amount negotiable)       | Yes                                   |
| <b>Places for Eating Tax Rebates</b>       | No                                           | No                                            | Yes (five year, \$100,000)    | No                                    |
| <b>Sales Tax Rebates</b>                   | No                                           | No                                            | No                            | No                                    |
| <b>Cal-Sag Enterprise Zone Incentives</b>  | Yes                                          | No                                            | Yes                           | No                                    |

The Village does not offer additional funding assistance from the General Fund to redevelopment projects, nor provide any other general obligation incentives. Due to the importance of sales and places for eating taxes on Village revenues and the limited size of the property, incentives rebating sales/places for eating taxes will have a far greater impact on the overall financial impact of any project at this property than property tax incentives.



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### Financial Summary

A full financial analysis of each bid is attached with this memo as an exhibit. A summary of findings from this financial analysis is presented below.

**Table 5: Financial Analysis Summary**

|                                                                                                                 | Bid 1: Munir Bawadi (Coffee Shop/Restaurant) | Bid 2: Justin Mahwikizi (NY Pizza Restaurant) | Bid 3: Jerry Castro (Frank's)                  | Bid 4: Tracy Lance (VIPique Wellness) |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------|------------------------------------------------|---------------------------------------|
| <b>Purchase Price</b>                                                                                           | \$40,000                                     | \$35,000                                      | \$15,000                                       | \$15,000                              |
| <b>Total Property Taxes</b>                                                                                     | \$23,000                                     | \$23,000                                      | \$23,000                                       | \$23,000                              |
| <b>Class 7/Class 8 Incentive Requested?</b>                                                                     | Yes                                          | Yes                                           | No                                             | Yes                                   |
| <b>Total Property Taxes After Incentives</b>                                                                    | \$9,000                                      | \$9,000                                       | \$23,000                                       | \$23,000                              |
| <b>Total Village Property Tax Generated</b>                                                                     | \$1,030                                      | \$1,030                                       | \$2,576                                        | \$1,030                               |
| <b>Projected Annual Sales</b>                                                                                   | \$910,000                                    | \$1,300,000                                   | \$645,000                                      | \$100,000                             |
| <b>Annual Operating Taxes Generated</b>                                                                         | \$27,300                                     | \$39,000                                      | \$19,350                                       | \$0                                   |
| <b>Tax Rebate Incentive Requested?</b>                                                                          | No                                           | No                                            | Yes (Place of Eating Tax, Five Year/\$100,000) | \$0                                   |
| <b>Annual Operating Taxes Generated After Incentives</b>                                                        | \$27,300                                     | \$39,000                                      | \$6,450                                        | \$1,000                               |
| <b>Additional Annual Revenue</b>                                                                                | \$0                                          | \$0                                           | \$6,000 (gaming)                               | \$0                                   |
| <b>Annual Yield</b>                                                                                             | \$28,330+                                    | \$40,030+                                     | \$15,026+                                      | \$2,030+                              |
| <b>Total 5-Year Yield (including proposed purchase price, and subtracting \$100,000 Village purchase price)</b> | \$87,491                                     | \$178,520                                     | -\$20,802                                      | -\$74,271                             |

*\*full financial analysis documents attached*

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### SUMMARY/ANTICIPATED IMPACTS

The Village received four unique bids for the 18157 Dixie Highway property. These bids each provide unique benefits or opportunities for the Village. A summary of anticipated positive impacts or concerns with each bid is provided below.

**Bid 1: Bawadi Construction (Coffee Shop or Restaurant):** Provides highest purchase price (\$40,000) and high sales tax yield (~\$900,000 annually). The bid requires few incentives (only a Class 8 is specifically requested), though the developer requests information about other incentives. Between purchase price, incentives and projected tax revenue, the business is likely to recover the initial cost of the building paid by the Village. The bid as proposed is likely to provide long-term financial benefit to the Village.

The use would be well-suited to capture downtown walking traffic in the Downtown. However, Bawadi has not identified an exact tenant user, nor identified an exact mix of incentives. Bawadi has said that if not selected, this business will be incorporated into his business under construction next door at 18155 Dixie Highway.

**Bid 2: Justin Mahwikizi (NY Pizza Restaurant):** Provides a higher purchase price than other bids (\$35,000) and is projected to have the highest sales tax yield (~\$1.3 million annually). The bid requires few incentives (only a Class 8 requested). Between purchase price, incentives, and projected tax revenue, the business is likely to recover the initial cost of the building paid by the Village. The bid as proposed is likely to provide positive long-term financial benefit to the Village.

The use would likely appeal to new demographics in the Downtown (families and teens), and would be well-suited to capture downtown walking traffic along Dixie Highway. There is uncertainty in the exact tenant, and this would be the bidder's first direct experience managing a restaurant buildout. Another pizza restaurant in development nearby (2124 W. 183<sup>rd</sup> Street).

**Bid 3: Jerry Castro:** Provides a lower purchase price (\$15,000) and lower sales tax revenue (~\$650,000 annually). The bid includes a request for place of eating tax incentives which will limit revenues from the property. Between the purchase price, incentives, and projected tax revenue, the use is anticipated to only mostly cover the initial cost of the property paid by the Village.

The use would be unique to Homewood as a seafood retailer and restaurant. The bidder wants to emulate popular seafood market/restaurant businesses found in other suburbs. The use is likely to capture new shoppers and visitors in the Downtown, though the retail component may only shift sales from other Homewood grocery stores. The use is likely to capture downtown walking traffic along Dixie Highway. The bidder has extensive experience operating similar market/restaurant concepts.

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**Bid 4: Tracy Lance:** Provides a lower purchase price (\$15,000) and very limited sales tax revenue. The only revenue from the property would be property tax and a small amount of retail sales. The bid requires some incentives. Between the purchase price, incentives, and anticipated tax revenues, the use is unlikely to recover the initial cost of the building or provide long-term financial return.

The Downtown area has a large number of salon/spa uses, though this would provide a unique destination-style spa experience which would be different than other similar businesses in the Downtown. The use is less likely than other uses to rely on “walk-in” traffic or capture downtown walking traffic along Dixie Highway.

### OUTCOME

The analysis in this memo is designed to provide initial information for review by the Village Board. Bidders will present information about their business proposals at this Board meeting. Based on the provided information provided by staff, the Board may consider a motion in response to these bids. If the Board wishes to consider a motion, the Village Board may select one of the following options:

**Approve/Accept a Bid:** The Board of Trustees may make a motion to select a bid and direct the Village Manager to prepare a purchase and sale agreement (and redevelopment agreement, as necessary) to sell the property at the proposed price to a bidder. *Approval of a bid requires 3/4<sup>th</sup> vote of the “corporate authorities” (minimum 6 “ayes” from Board of Trustees and Village President).*

**Continue/Request Additional Information:** The Board of Trustees may direct the Village Manager to prepare additional information as necessary to describe the bids. This may include providing staff with additional criteria to review or other requests for additional information.

**Reject All Bids:** The Board of Trustees may make a motion to reject all bids. The property could be sold or solicited for bids at a future date.

**No Motion:** No motion is required or recommended at this meeting. A motion to select a bid, request additional information, or reject bids may be made at a future meeting.

### FINANCIAL IMPACT

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

### LEGAL REVIEW

Not required

## VILLAGE OF HOMEWOOD



### **RECOMMENDED BOARD ACTION**

No motion required.

### **ATTACHMENT(S)**

- Financial Analysis Documents
- Original Bid Submissions

### Bid 1: Munir Bawadi (Coffee Shop/Restaurant)

| Line Item                                                     | Initial Purchase Price (2026) | 2027        | 2028        | 2029        | 2030        | 2031        | Total 5-Year Village Yield |
|---------------------------------------------------------------|-------------------------------|-------------|-------------|-------------|-------------|-------------|----------------------------|
| <b>Purchase Price</b>                                         |                               |             |             |             |             |             |                            |
| Offered Price                                                 | \$40,000                      |             |             |             |             |             |                            |
| <b>Property Tax Revenue</b>                                   |                               |             |             |             |             |             |                            |
| Property Taxes (anticipated)                                  |                               | \$23,000    | \$23,000    | \$23,000    | \$26,000    | \$26,000    |                            |
| Property Taxes (Class 8)                                      |                               | \$9,200     | \$9,200     | \$9,200     | \$10,400    | \$10,400    |                            |
| Village P Tax Levy (11.2%)                                    |                               | \$1,030     | \$1,030     | \$1,030     | \$1,165     | \$1,165     | \$5,421                    |
| <b>Operating Tax Revenue (Sales, Places for Eating, etc.)</b> |                               |             |             |             |             |             |                            |
| Expected Sales Revenue                                        |                               | \$910,000   | \$928,200   | \$946,764   | \$965,699   | \$985,013   | \$4,735,677                |
| Sales Tax (1%)                                                |                               | \$9,100.00  | \$9,282.00  | \$9,467.64  | \$9,656.99  | \$9,850.13  | \$47,357                   |
| Place of Eating Tax (2%)                                      |                               | \$18,200.00 | \$18,564.00 | \$18,935.28 | \$19,313.99 | \$19,700.27 | \$94,714                   |
| Total Operating Tax Income (3%)                               |                               | \$27,300.00 | \$27,846.00 | \$28,402.92 | \$28,970.98 | \$29,550.40 | \$142,070                  |
| <b>Requested Incentives</b>                                   |                               |             |             |             |             |             |                            |
| No additional incentives requested                            |                               |             |             |             |             |             |                            |
| <b>Net Fiscal Impact</b>                                      |                               |             |             |             |             |             |                            |
| Total Net Village Revenue/"Yield"                             | \$40,000                      | \$28,330.40 | \$28,876.40 | \$29,433.32 | \$30,135.78 | \$30,715.20 | \$187,491                  |
| Village Purchase Price                                        |                               |             |             |             |             |             | (\$100,000)                |
| Total Net Village Fiscal Impact                               |                               |             |             |             |             |             | \$87,491                   |

This number is the offered purchase price by the bidder.

This number is the total property tax revenue to the Village based on the bidder's incentive request (Class 8 or no Class 8).

This number is the total amount of operating taxes (sales taxes, place of eating tax, etc.) generated by the use based on estimated sales.

This number the total net revenue generated by the project.

This number is what the Village paid for the property on May 12, 2026 from the General Fund.

This number is the total yield of the property over 5 years (net revenue - Village's purchase price already paid)

## Bid 2: Justin Mahwikizi (NY Pizza)

| Line Item                                                     | Initial Purchase Price (2026) | 2027        | 2028        | 2029        | 2030        | 2031        | Total 5-Year Village Yield |
|---------------------------------------------------------------|-------------------------------|-------------|-------------|-------------|-------------|-------------|----------------------------|
| <b>Purchase Price</b>                                         |                               |             |             |             |             |             |                            |
| Offered Price                                                 | \$35,000                      |             |             |             |             |             |                            |
| <b>Property Tax Revenue</b>                                   |                               |             |             |             |             |             |                            |
| Property Taxes (anticipated)                                  |                               | \$23,000    | \$23,000    | \$23,000    | \$26,000    | \$26,000    |                            |
| Property Taxes (Class 8)                                      |                               | \$9,200     | \$9,200     | \$9,200     | \$10,400    | \$10,400    |                            |
| Village P Tax Levy (11.2%)                                    |                               | \$1,030     | \$1,030     | \$1,030     | \$1,165     | \$1,165     | \$5,421                    |
| <b>Operating Tax Revenue (Sales, Places for Eating, etc.)</b> |                               |             |             |             |             |             |                            |
| Expected Sales Revenue                                        |                               | \$1,300,000 | \$1,430,000 | \$1,573,000 | \$1,730,300 | \$1,903,330 | \$7,936,630                |
| Sales Tax (1%)                                                |                               | \$13,000.00 | \$14,300.00 | \$15,730.00 | \$17,303.00 | \$19,033.30 | \$79,366                   |
| Place of Eating Tax (2%)                                      |                               | \$26,000.00 | \$28,600.00 | \$31,460.00 | \$34,606.00 | \$38,066.60 | \$158,733                  |
| Total Operating Tax Income (3%)                               |                               | \$39,000.00 | \$42,900.00 | \$47,190.00 | \$51,909.00 | \$57,099.90 | \$238,099                  |
| <b>Requested Incentives</b>                                   |                               |             |             |             |             |             |                            |
| No additional incentives requested                            |                               |             |             |             |             |             |                            |
| <b>Net Fiscal Impact</b>                                      |                               |             |             |             |             |             |                            |
| Total Project Yield                                           | \$35,000                      | \$40,030.40 | \$43,930.40 | \$48,220.40 | \$53,073.80 | \$58,264.70 | \$278,520                  |
| Village Purchase Price                                        |                               |             |             |             |             |             | (\$100,000)                |
| Total Net Village Fiscal Impact                               |                               |             |             |             |             |             | \$178,520                  |

This number is the offered purchase price by the bidder.

This number is the total property tax revenue to the Village based on the bidder's incentive request (Class 8 or no Class 8).

This number is the total amount of operating taxes (sales taxes, place of eating tax, etc.) generated by the use based on estimated sales.

This number the total net revenue generated by the project.

This number is what the Village paid for the property on May 12, 2026 from the General Fund.

This number is the total yield of the property over 5 years (net revenue - Village's purchase price already paid)

### Bid 3: Jerry Castro (Seafood Market/Restaurant)

| Line Item                                                     | Initial Purchase Price (2026) | 2027        | 2028        | 2029        | 2030        | 2031        | Total 5-Year Village Yield |
|---------------------------------------------------------------|-------------------------------|-------------|-------------|-------------|-------------|-------------|----------------------------|
| <b>Purchase Price</b>                                         |                               |             |             |             |             |             |                            |
| Offered Price                                                 | \$15,000                      |             |             |             |             |             |                            |
| <b>Property Tax Revenue</b>                                   |                               |             |             |             |             |             |                            |
| Property Taxes (anticipated)                                  |                               | \$23,000    | \$23,000    | \$23,000    | \$26,000    | \$26,000    |                            |
| Village P Tax Levy (11.2%)                                    |                               | \$2,576     | \$2,576     | \$2,576     | \$2,912     | \$2,912     | \$13,552                   |
| <b>Operating Tax Revenue (Sales, Places for Eating, etc.)</b> |                               |             |             |             |             |             |                            |
| Expected Sales Revenue                                        |                               | \$645,095   | \$677,350   | \$711,217   | \$746,778   | \$784,117   | \$3,564,557                |
| Sales Tax (1%)                                                |                               | \$6,450.95  | \$6,773.50  | \$7,112.17  | \$7,467.78  | \$7,841.17  | \$35,646                   |
| Place of Eating Tax (2%)                                      |                               | \$12,901.90 | \$13,547.00 | \$14,224.34 | \$14,935.56 | \$15,682.34 | \$71,291                   |
| Gaming Revenue (x)                                            |                               | \$6,000.00  | \$6,000.00  | \$6,000.00  | \$6,000.00  | \$6,000.00  | \$30,000                   |
| Total Operating Tax Income (3%)                               |                               | \$25,352.85 | \$26,320.49 | \$27,336.52 | \$28,403.34 | \$29,523.51 | \$136,937                  |
| <b>Requested Village Incentives</b>                           |                               |             |             |             |             |             |                            |
| Façade and Property Improvement Program                       | (\$25,000)                    |             |             |             |             |             | (\$25,000)                 |
| Place of Eating Tax Rebate (5Y/\$100,000)                     |                               | (\$12,902)  | (\$13,547)  | (\$14,224)  | (\$14,936)  | (\$15,682)  | (\$71,291)                 |
| Total Incentive Value                                         | (\$25,000)                    | (\$12,902)  | (\$13,547)  | (\$14,224)  | (\$14,936)  | (\$15,682)  | (\$96,291)                 |
| <b>Net Fiscal Impact</b>                                      |                               |             |             |             |             |             |                            |
| Total Project Yield                                           | \$15,000                      | \$15,026.95 | \$15,349.50 | \$15,688.17 | \$16,379.78 | \$16,753.17 | \$79,198                   |
| Village Purchase Price                                        |                               |             |             |             |             |             | (\$100,000)                |
| Total Net Village Fiscal Impact                               |                               |             |             |             |             |             | (\$20,802)                 |

This number is the offered purchase price by the bidder.

This number is the total property tax revenue to the Village based on the bidder's incentive request (Class 8 or no Class 8).

This number is the total amount of operating taxes (sales taxes, place of eating tax, etc.) generated by the use based on estimated sales.

This number is the total value of incentives offered by the Village which would need to be paid directly by the Village.

This number the total net revenue generated by the project.

This number is what the Village paid for the property on May 12, 2026 from the General Fund.

This number is the total yield of the property over 5 years (net revenue - Village's purchase price already paid)

## Bid 4: Tracy Lance (Spa/Wellness)

| Line Item                                                     | Initial Purchase Price (2026) | 2027       | 2028       | 2029       | 2030       | 2031       | Total 5-Year Village Yield |
|---------------------------------------------------------------|-------------------------------|------------|------------|------------|------------|------------|----------------------------|
| <b>Purchase Price</b>                                         |                               |            |            |            |            |            |                            |
| Offered Price                                                 | \$15,000                      |            |            |            |            |            |                            |
| <b>Property Tax Revenue</b>                                   |                               |            |            |            |            |            |                            |
| Property Taxes (anticipated)                                  |                               | \$23,000   | \$23,000   | \$23,000   | \$26,000   | \$26,000   |                            |
| Property Taxes (Class 8)                                      |                               | \$9,000    | \$9,000    | \$9,000    | \$9,000    | \$9,000    |                            |
| Village P Tax Levy (11.2%)                                    |                               | \$1,030    | \$1,030    | \$1,030    | \$1,165    | \$1,165    | \$5,420                    |
| <b>Operating Tax Revenue (Sales, Places for Eating, etc.)</b> |                               |            |            |            |            |            |                            |
| Expected Sales Revenue                                        |                               | \$100,000  | \$103,000  | \$106,090  | \$109,273  | \$112,551  | \$530,914                  |
| Sales Tax (1%)                                                |                               | \$1,000.00 | \$1,030.00 | \$1,060.90 | \$1,092.73 | \$1,125.51 | \$5,309                    |
| Total Operating Tax Income (3%)                               |                               | \$1,000.00 | \$1,030.00 | \$1,060.90 | \$1,092.73 | \$1,125.51 | \$5,309                    |
| <b>Requested Incentives</b>                                   |                               |            |            |            |            |            |                            |
| No additional incentives requested                            |                               |            |            |            |            |            |                            |
| <b>Net Fiscal Impact</b>                                      |                               |            |            |            |            |            |                            |
| Total Net Village Revenue/"Yield"                             | \$15,000                      | \$2,030.00 | \$2,060.00 | \$2,090.90 | \$2,257.73 | \$2,290.51 | \$25,729                   |
| Village Purchase Price                                        |                               |            |            |            |            |            | (\$100,000)                |
| Total Net Village Fiscal Impact                               |                               |            |            |            |            |            | (\$74,271)                 |

This number is the offered purchase price by the bidder.

This number is the total property tax revenue to the Village based on the bidder's incentive request (Class 8 or no Class 8) .

This number is the total amount of operating taxes (sales taxes, place of eating tax, etc.) generated by the use based on estimated sales.

This number the total net revenue generated by the project.

This number is what the Village paid for the property on May 12, 2026 from the General Fund.

This number is the total yield of the property over 5 years (net revenue - Village's purchase price already paid)



# REDEVELOPMENT PROPOSAL

## 18157 Dixie Highway

**Submitted by:**  
Bawadi Construction Inc.  
**Submitted to:**  
Village of Homewood

### 1. Executive Summary

Bawadi Construction Inc. respectfully submits this proposal to purchase and redevelop the property located at 18157 Dixie Highway. As the owner and general contractor currently redeveloping the former Delanoe's property immediately adjacent to this site, we have already made a significant investment in the Village of Homewood and are committed to its long-term growth. Acquiring the neighboring property will allow us to create a cohesive commercial destination that enhances the corridor, creates jobs, increases tax revenue, and encourages continued private investment. Bawadi Construction Inc. is a licensed, bonded, and insured Illinois general contractor specializing in commercial construction, design-build services, and complete project management.

### 2. Proposed Purchase Price

Purchase Offer: **\$40,000**. Bawadi Construction Inc. respectfully submits a purchase offer of Forty Thousand Dollars (\$40,000) for the property located at 18157 Dixie Highway.

### 3. Proposed Development

Redevelopment into a modern commercial business complementing the former Delanoe's property. Potential uses include a coffee shop/cafe, restaurant or food service, retail space, outdoor seating, modern facade improvements, landscaping, parking lot improvements, and energy-efficient building upgrades.

### 4. Project Vision

Continue investing in the Dixie Highway corridor through high-quality construction, modern architecture, ADA-compliant accessibility, attractive landscaping, energy-efficient systems, improved parking, and durable, low-maintenance construction.

### 5. Preliminary Development Budget

Estimated total investment: **Approximately \$800,000**, including acquisition, architectural and engineering services, permits, site preparation, utilities, construction, interior build-out, parking improvements, landscaping, fixtures, finishes, and contingency.

### 6. Economic Impact

Approximately 3 construction jobs; 8–10 permanent jobs; increased local tax revenue; revitalization of a vacant property; attraction of additional private investment; increased foot traffic for neighboring businesses; and long-term economic growth.

### 7. Requested Incentives

Tax Increment Financing (TIF), if available; Class 8 Property Tax Incentive (or other applicable property tax incentive); permit fee assistance; infrastructure assistance; utility improvements; and any other applicable redevelopment incentives.

## **8. Estimated Project Schedule**

Property closing: 30–60 days. Design & Engineering: 1–2 months. Permitting: 2–3 months.  
Construction: 4–6 months. Estimated grand opening: 8–10 months after acquisition.

## **9. Why Bawadi Construction Inc.**

Complete turnkey commercial construction services including design-build, project management, architectural and engineering coordination, permit expediting, site development, commercial construction, interior build-out, and project closeout. Our adjacent investment demonstrates our long-term commitment to the Village.

## **10. Commitment**

Bawadi Construction Inc. is committed to creating another successful commercial development that enhances the Dixie Highway corridor, provides employment opportunities, increases economic activity, and contributes to the continued revitalization of the Village. Thank you for your consideration.

**Respectfully submitted,**  
Munir Bawadi  
President  
Bawadi Construction Inc.

# Mahwikizi & Co

## **FORMAL PROPOSAL FOR ACQUISITION AND COMPREHENSIVE EXTERIOR & INTERIOR DEVELOPMENT**

**Subject Property:** 18157 Dixie Highway, Homewood, IL 60430

**Submission Date:** July 28, 2026

**To:**

**The Village of Homewood Selection Committee**

2020 Chestnut Rd,  
Homewood IL, 60430

**From:**

**Mahwikizi & Co**

Homewood IL, 6430

Dear Esteemed Members Of The Homewood Village Board & Administration,

Mahwikizi & Co. is pleased to submit this formal proposal, articulating our strong interest in acquiring and redeveloping the property at 18157 Dixie Highway, Homewood, IL. We have reviewed the Village's solicitation for bids and recognize the significant potential this location holds as a vibrant commercial anchor for Dixie Highway. We hereby present an offer of \$35,000.00 for its purchase, contingent upon the successful conclusion of due diligence and negotiation processes.

As an experienced boutique investment bank that has made a name for bringing together partners and completing seemingly impossible projects and deals, we possess the talent and extensive expertise to bring on the right partners in experienced general contractors, and operator/advisors that enable the transformation of this commercial space into a high-performing, welcoming establishment. Our concept for a modern dine-in, New York-style Pizzeria is designed to complement the existing culinary landscape while filling a distinct market niche along the Metra line. We are drawn to Homewood due to its dynamic community and are fully committed to delivering a project that will generate substantial economic benefits, enhance the streetscape, and serve as a catalyst for continued local revitalization.

# Mahwikizi & Co

## 1. Exterior Renovation:

Our objective is to create an inviting and iconic facade that draws patrons and elevates the aesthetic presence of Dixie Highway. We will respect Homewood's architectural standards while introducing a modern, classic design that evokes the traditional New York pizzeria experience. This includes:

- **Façade Modernization:** A complete overhaul of the front façade with a mix of brick, large storefront windows for visibility, and a distinctive awning or canopy to establish a strong street presence.
- **Outdoor Dining:** We propose a vibrant outdoor front patio seating area (approx. 12-18 seats) to activate the streetscape and capitalize on the community's desire for al fresco dining. This will be submitted as a Limited Use for approval, consistent with the B-2 Downtown Transition district requirements.
- **Signage & Lighting:** High-quality illuminated signage and architectural lighting to ensure the property is an attractive and safe destination in the evening hours.

## 2. Interior Renovation:

We will meticulously reconfigure the interior space to maximize operational efficiency and create an unforgettable guest experience. The plan, based on our architect's draft, will focus on:

- **Full Interior Build-out:** Complete gut renovation of the interior, including new flooring, walls, and ceilings.
- **New York-Style Kitchen:** Installation of a high-efficiency kitchen designed for high-volume pizza production, including a specialized pizza oven, prep areas, and all necessary cooking, storage, and dishwashing stations.
- **Customer Experience:** A comfortable, modern dining room with a mix of seating options (booths, tables, and a counter) designed for families and groups. This will be a counter-service restaurant with a high focus on quality and speed of service.
- **Code Compliance:** We will ensure full compliance with all health, safety, and building codes, including ADA-compliant restrooms, a new HVAC system, plumbing upgrades, and a new fire alarm system.

# Mahwikizi & Co

## **Benefits to Homewood Village:**

We believe a partnership with Mahwikizi & Co. will provide substantial and measurable returns for the Village:

- **Economic Revitalization:** This new dining destination will create immediate local jobs and generate significant tax revenue for the Village. As detailed in the attached analysis, our projections show a strong 5-year tax yield for the Village.
- **Enhanced Community Appeal:** Our design will transform a long-vacant building into a visually appealing, lively hub, improving the character of Dixie Highway and aligning with the goals of the Downtown Transit-Oriented Development Plan.
- **Filling a Culinary Niche:** The community has expressed a desire for new culinary options. A dedicated, high-quality New York-style pizzeria fulfills this demand and provides a unique "third space" for residents to gather.
- **Proven Partners:** Our partners and advisors have a successful track record in the restaurant industry, ensuring the long-term viability and success of this establishment.

## **Our Commitment and Future Vision:**

Mahwikizi & Co.'s construction partner will be RSD Construction. RSD is committed to delivering construction services of the highest caliber, with a focus on transparency and strict adherence to all regulations. RSD will work closely with the Village to ensure this project is a resounding success. RSD has experience completing projects in Homewood, IL including restaurant franchise locations like 7 Brews throughout IL, and the Ollie's location.

Mahwikizi & Co.'s master developer vision extends beyond a single restaurant. We are confident that a successful redevelopment will spur further investment in the area. We are prepared to partner with the Village to create a premier dining destination that the Homewood community will be proud of for years to come.

In furtherance of our long-term investment, we would be requesting a Cook County Class 8 Real Estate Tax Incentive. This incentive is crucial for offsetting the high initial costs of construction and the Cook County tax burden, allowing us to reinvest in the property and ensure its long-term economic vitality.

## Mahwikizi & Co

We sincerely appreciate your time and thoughtful consideration. We are eager to discuss this proposal, present our comprehensive plans, and address any questions the Board may have. Please contact us at your earliest convenience to arrange a meeting.

Please accept our highest regards for the men and women who help the leadership of the Village of Homewood deliver on its mission every single day.

Respectfully,

A handwritten signature in black ink, appearing to read "Justin Mahwikizi", written in a cursive style.

Justin Mahwikizi  
President  
Mahwikizi & Co  
(312) 380-1369 (Office)

## **Appendix A: Comparative Yield and Criteria Analysis for RFP Response**

This analysis is modeled on the Homewood Staff Review Committee's evaluation methodology process. It demonstrates the relative strength of our proposal.

### **1. Supports Suitable and Successful Uses**

***Proposed Use:*** A New York-style Pizzeria is a permitted use in the B-2 Downtown Transition district, aligning precisely with the Village's stated intent to "accommodate the variety of... uses on the periphery of the Downtown Core" and "support the adaptive reuse of existing buildings for a mix of residential and non-residential uses in a pedestrian-oriented environment that supports the vibrancy of the Downtown Core." As a revenue-generating commercial establishment, our concept directly advances the district's core purpose of "protecting areas for commercial development and the generation of property tax revenue from the encroachment of nontaxable bodies."

Our proposed pizzeria represents the "highest and best use" for this property; a use that will positively affect the immediate area and the community as a whole. The concept is squarely aligned with the Comprehensive Plan's vision for Dixie Highway and the Downtown Transit-Oriented Development (TOD) Plan, which specifically recommends "new dining options – variety of restaurants," "cultivating the growth of small businesses," and "family-friendly activities" that strengthen the downtown core. By introducing a new uniquely New York culinary option that does not currently exist in this corridor, we are filling a distinct market gap while complementing the existing dining landscape.

Furthermore, the B-2 district explicitly encourages "contextually sensitive infill development," and our design approach; utilizing high-quality materials, significant streetscape improvements, and an inviting outdoor dining area, will contribute to the pedestrian-oriented environment that the Village has prioritized. Our proposed hours of operation (10 AM to 12 AM, seven days a week) are consistent with standard commercial use and will not impose undue demands on municipal services, as the property is already zoned and served by existing infrastructure for restaurant use. The on-site parking and access points are existing and established, requiring no new curb cuts or modifications that would impact traffic flow.

## Mahwikizi & Co

***Parking Compliance:*** The property provides approximately 21 unmarked parking spaces, which significantly exceeds the Zoning Code requirement for a restaurant use. Under Section 44-02-02 of the Zoning Ordinance, the parking ratio for a restaurant is one space per 200 square feet of gross floor area. With a building of 2,262 square feet, the total required parking is 11 spaces ( $2,262 \text{ sq. ft.} / 200 = 11.31$ , rounded up to 12). Our site provides 21 spaces, nearly double the requirement, ensuring ample parking for patrons and employees alike. This surplus parking capacity alleviates any concerns about spillover into adjacent residential or commercial areas, reducing neighborhood impact and ensuring a seamless integration into the existing streetscape.

***Traffic Impact and Operational Model:*** Our dine-in focused model, with a projected 60% dine-in to 40% take-out ratio, will result in moderate traffic turnover, creating a steady and predictable flow of patrons throughout the day. Unlike high-turnover takeout models that generate constant vehicular ingress and egress, our balanced approach ensures that the property remains a stable, welcoming destination for the community without imposing undue strain on surrounding streets. This operational model has been carefully designed to respect the residential and commercial neighbors directly to the west, ensuring that our presence enhances rather than disrupts the character and tranquility of the area.



# Mahwikizi & Co

## 2. Maximizes Yield

This category analyzes the financial return to the Village.

| Criteria                            | Our Proposal (NY Pizza) |
|-------------------------------------|-------------------------|
| Purchase Offer                      | \$35,000                |
| Annual Sales Revenue                | \$1,300,000             |
| Total Annual Tax Revenue to Village | \$39,000                |
| 5-Year Yield Projection             | High                    |
| Sales Tax (1%)                      | \$13,000                |
| Places of Eating Tax (2%)           | \$26,000                |
| Village Portion of Property Tax     | \$1,500                 |

**Analysis:** Our proposal offers a high 5-year yield for the Village. The combination of a strong purchase offer and the highest projected annual sales (driven by the high-demand unique NY pizza concept) results in a superior financial outcome.

### **3. Improves Property Conditions**

- **Total Property Improvements:** We project a renovation budget of \$680,368.24.
- **Staff-Critical Improvements:** Our budget includes all items identified by the Village staff as critical Code needs: new HVAC, including supply, test and balance, hood, ansul system and MAU (\$93,887), Sprinkler system (\$20,000), parking lot (\$40,000), a new fire alarm (\$10,000), and a grease interceptor (approx. \$30,000).
- **Conclusion:** Our investment fully addresses the deferred maintenance issues, transforming a blighted property into a valuable, code-compliant asset.

### **4. Ensures Sustainable Commercial Development**

- **Experience:** Our General Contractor, RSD Construction, brings a significant portfolio of recent construction and renovation projects completed since 2013, including being the team behind Ollie's, and several Chicago area 7 Brews locations.
- **Business Operations:** Our operator partner and advisor possesses current, hands-on experience in food service operation and restaurant management focused on a unique NY Pizzeria experience in the greater Chicago area, ensuring the long-term viability of the business.
- **Financing Source:** Mahwikizi & Co. has assembled a financing plan that combines private investment capital with a commercial construction loan from a qualified lender. The funds necessary to complete this project are committed contingent upon Mahwikizi & Co. being selected as the successful bidder. Upon Village Board approval and execution of a purchase and sale agreement, we will finalize our financing arrangements and provide a formal commitment letter, including proof of funds, as part of the due diligence process. Mahwikizi & Co. has sufficient capital and access to financing to complete the acquisition and all necessary property improvements, as outlined in the attached preliminary budget prepared by RSD Construction.
- **Estimated Completion Date:** Upon execution of a purchase and sale agreement with the Village, Mahwikizi & Co. anticipates the following timeline: Due Diligence Period: 30 days to complete inspections and finalize financing. Closing: Within 60 days of Board approval. Construction: Approximately 14 weeks. Grand Opening: Estimated within 8-10 months of Village Board approval, subject to final permitting and construction scheduling.

## Mahwikizi & Co

- **Conclusion:** The team assembled by the master developer, Mahwikizi & Co, has recent and relevant experience and is strongly aligned with the scope of this property, positioning us as a reliable partner for the Village.

### **5. Responds to Community Needs**

- **Community Desire:** A New York-style pizza restaurant is a community-proven favorite and the community has expressed a desire for new dining options. It serves as an excellent "third space" for families and friends to gather.
- **Local Support:** We are committed to being a community partner, sourcing from local farms and vendors where possible and creating 10-15 new local jobs.
- **Conclusion:** This proposal directly addresses the desires of the Homewood community for a unique, local, and family-friendly dining destination, with a NY Twist.

## 5-Year Pro Forma – 18157 Dixie Highway

**Assumptions:** The following assumptions underpin this financial projection:

| Assumption                       | Value / Description                             |
|----------------------------------|-------------------------------------------------|
| Gross Floor Area                 | 2,600 SQ FT                                     |
| Seating Capacity                 | 48 Indoor Seats                                 |
| Service Model                    | Counter-service with 60% dine-in / 40% take-out |
| Year 1 Annual Sales              | \$1,300,000                                     |
| Annual Sales Growth (Years 2-5)  | 10% annually                                    |
| Purchase Offer                   | \$35,000                                        |
| Total Construction Budget        | \$680,368.24                                    |
| Cook County Class 8 Incentive    | Sought (10% assessment for 10 years)            |
| Sales Tax Rate (Village Portion) | 1.00%                                           |
| Places for Eating Tax            | 2.00%                                           |

# Mahwikizi & Co

## 5-Year Revenue & Tax Projection

| Line Item                                 | Year 1          | Year 2          | Year 3          | Year 4          | Year 5          | 5-Year Total     |
|-------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Gross Sales Revenue                       | \$1,300,000     | \$1,430,000     | \$1,573,000     | \$1,730,300     | \$1,903,330     | \$7,936,630      |
| Sales Tax to Village (1%)                 | \$13,000        | \$14,300        | \$15,730        | \$17,303        | \$19,033        | \$79,366         |
| Places of Eating Tax to Village (2%)      | \$26,000        | \$28,600        | \$31,460        | \$34,606        | \$38,067        | \$158,733        |
| Property Tax to Village (Village Portion) | \$1,500         | \$1,500         | \$1,500         | \$1,500         | \$1,500         | \$7,500          |
| <b>TOTAL ANNUAL TAX REVENUE</b>           | <b>\$40,500</b> | <b>\$44,400</b> | <b>\$48,690</b> | <b>\$53,409</b> | <b>\$58,600</b> | <b>\$245,599</b> |

## Mahwikizi &amp; Co



|                              |                                              |                      |
|------------------------------|----------------------------------------------|----------------------|
| <b>Demo</b>                  |                                              |                      |
| Site                         |                                              | \$ 10,000.00         |
| Building                     |                                              | \$ 5,000.00          |
| <b>Carpentry</b>             |                                              |                      |
| Framing/Drywall/Insulation   |                                              | \$ 34,500.00         |
| Millwork / Countertop        |                                              | \$ 10,200.00         |
| Door Install                 |                                              | \$ 2,500.00          |
| FRP                          |                                              | \$ 18,000.00         |
| Drop Ceiling                 |                                              | \$ 12,500.00         |
| <b>Doors and Hardware</b>    |                                              |                      |
| New Doors and Frames         |                                              | \$ 5,000.00          |
| <b>Flooring</b>              |                                              |                      |
| LVT                          |                                              | \$ 19,064.00         |
| Porcelain/Ceramic Tile       |                                              | \$ 1,980.00          |
| Floor Prep                   |                                              | \$ 4,500.00          |
| Vinyl Base                   | Included                                     | \$ -                 |
| <b>Painting</b>              |                                              |                      |
| Interior                     | Included in Carpentry                        | \$ -                 |
| <b>Specialties</b>           |                                              |                      |
| Lockers / Install Appliances |                                              | \$ 8,200.00          |
| Appliances / Kitchen tables  | Allowance ( Owner Selection )                | \$ 175,000.00        |
| Fire Extinguishers           |                                              | \$ 1,500.00          |
| <b>Sprinkler</b>             |                                              |                      |
| New System                   |                                              | \$ 20,000.00         |
| <b>Plumbing</b>              |                                              |                      |
| Plumbing                     |                                              | \$ 66,238.00         |
| Gas lines                    | Included in Plumbing                         | \$ -                 |
| <b>Refrigeration</b>         |                                              |                      |
| Install Cooler & Equipment   | Install Only                                 | \$ 7,500.00          |
| <b>HVAC</b>                  |                                              |                      |
| Supply                       |                                              | \$ 42,037.00         |
| Test and Balance             |                                              | \$ 2,800.00          |
| Hood, ansul system, and MAU  | 8' hood budget with ansul system and new MAU | \$ 49,050.00         |
| <b>Electrical</b>            |                                              |                      |
| Electrical Supply            |                                              | \$ 58,500.00         |
| Fire Alarm                   |                                              | \$ 18,000.00         |
| Low Voltage                  | Not Included                                 | \$ -                 |
| <b>Sub Total</b>             |                                              | <b>\$ 572,069.00</b> |
| General Conditions           |                                              | \$ 55,111.00         |
| Insurance                    |                                              | \$ 5,720.69          |
| OH&P                         |                                              | \$ 47,467.55         |
| Architectural Services       | Design, Construction Documents, Permitting   | \$ 11,000.00         |
| <b>Total</b>                 |                                              | <b>\$ 680,368.24</b> |

|    |                                                                                                                                                                                                                                                                                                                                         |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Items listed within that are allowances are subject to change based on scope and market price.                                                                                                                                                                                                                                          |
| 2  | Budget is good for 30 days. Market pricing subject to change after this period of time.                                                                                                                                                                                                                                                 |
| 3  | All pricing subject to change based on final permitted plans. Once permit set is issued, RSD Construction will have a chance to review and price and changes that have been made if required.                                                                                                                                           |
| 4  | Base budget figured on an 14 week schedule from the time all material is available.                                                                                                                                                                                                                                                     |
| 5  | Base budget was priced as an open shop project.                                                                                                                                                                                                                                                                                         |
| 6  | Pricing based on site walk and concept drawing provided by RSD Construction.                                                                                                                                                                                                                                                            |
| 7  | Millwork is to be furnished by owner installed by GC                                                                                                                                                                                                                                                                                    |
| 8  | All equipment and fixturing in this budget is figured as being furnished by GC based on owner selection.                                                                                                                                                                                                                                |
| 9  | We have not allocated any cost for permit fees in this proposal.                                                                                                                                                                                                                                                                        |
| 10 | No owner subcontractors listed in the bid and therefor not figured into our pricing.                                                                                                                                                                                                                                                    |
| 11 | No information has been provided stating that this project is subject to the requirements enumerated under the Illinois Prevailing Wage Act 820 ILCS 130?1.01 et Seq. The Davis Bacon Act 40 U.S.C 3141 or such other similar law requiring payment of a prevailing wage to workers or Contractor, Subcontractor, or sub-subcontractor. |
| 12 | This proposal contains confidential information and is intended only for the party named. The information contained herein is the property of RSD Construction LLC. This document shall not be copied, altered, or disseminated without express consent of RSD Construction LLC.                                                        |
| 13 | Winter conditions not included.                                                                                                                                                                                                                                                                                                         |



To: Village of Homewood,

Frank's Shrimp & Chicken has been in Mokena for 24 years serving fresh, grilled, and fried Seafood. Additionally, we serve fried chicken, chicken wings, and tenders all made to order. The last two years, we've won Best Fried Chicken, Best Fish Fry, and Best Chicken Wing for the Best of Lincoln Way Readers' Choice Awards. This year, we won one of the best Catering.

We pride ourselves on always serving the highest quality and freshest products, which has allowed us to grow from one store to two and a food truck.

If you allow us to bring our business to Homewood, we will continue these practices ensuring all food is cooked to order and we're only using the highest quality. Our vision for 18157 Dixie Highway is a full-service restaurant and seafood market. Customers will be able to grab fresh seafood to cook at home, dine in with us, or take their food home to enjoy. At both of our brick and motor locations, we currently serve beer and have video gaming which we would like to have as well.

Every year, we sponsor local; charities, golf outings, sports teams, VFW events, and Village events. We plan to continue these sponsorships to be as part of the community as much as possible.

I have attached our 2025 P&L, catering menu, regular menu, along with a few pictures of our store.

We're offering \$15,000 for 18158 Dixie Highway. Speaking with our contractor, it will cost us an additional \$200,000 to build out our restaurant.

We're asking for the following from Village of Homewood:

- Place of eating tax rebate (2%)
  - 5 years up to \$100,000
- 50% Property Improvement return on all electrical, roof, and plumbing

Our vision is to purchase this building at a low cost and fund the build out predominately by ourselves. We hope to be a long-time restaurant in Homewood as we have been in Mokena!

Thank you,

Jerry & Nick Castro



# SEAFOOD

\*\*All Food Is Weighed  
Prior To Cooking  
All Prices Are  
Subject To Change\*\*

**BY THE POUND DINNER**

|                            |       |       |
|----------------------------|-------|-------|
| JUMBO SHRIMP               | 22.95 | 16.95 |
| CHICAGO STYLE SHRIMP       | 19.95 | 15.95 |
| BUFFALO SHRIMP             | 20.95 | 15.95 |
| COD FILETS/FISH CHIPS      | 17.95 | 15.95 |
| LAKE PERCH                 | 30.95 | 21.95 |
| CATFISH                    | 14.95 | 13.95 |
| ORANGE ROUGHY              | 19.95 | 16.95 |
| WALLEYE                    | 18.95 | 15.92 |
| LAKE SMELT                 | 13.95 | 12.95 |
| FROG LEGS                  | 15.95 | 12.95 |
| CALAMARI                   | 18.95 | 14.95 |
| FRIED OYSTERS              | 18.95 | 14.95 |
| GROUPE                     | 19.95 | 15.95 |
| SALMON                     | 17.95 | 15.95 |
| TILAPIA                    | 14.95 | 13.95 |
| AHI TUNA                   | 15.95 | 12.95 |
| JUMBO SCALLOPS             | 39.95 | 23.95 |
| FISH CHIP & CHICAGO SHRIMP |       | 15.95 |
| CHICAGO SHRIMP & PERCH     |       | 19.95 |

**Quench Specials \$49.95**

**CHOICE OF:**

- 4 FISH CHIP - 5 TENDERS
- 5 SHRIMP - 5 WINGS

**INCLUDES FRIES & DRINK**

**10AM-2PM DAILY**

# CAESAR SALADS

INCLUDES PARMESAN CHEESE, CROUTONS & GARLIC BREAD

- PLAIN 10.95 GRILLED CHICKEN 13.95
- GRILLED SHRIMP 14.95 BLACKENED SALMON 15.95

# SANDWICHES

INCLUDES FRIES & DRINK

|                        |       |
|------------------------|-------|
| SHRIMP POORBOY         | 14.95 |
| ARTIC COD              | 13.95 |
| CATFISH                | 13.95 |
| WALLEYE                | 14.95 |
| ORANGE ROUGHY          | 14.95 |
| OYSTERS                | 14.95 |
| BREADED/GRILLED RIBEYE | 14.95 |
| FRIED/GRILLED CHICKEN  | 13.95 |
| SURF & TURF            | 16.95 |
| GROUPE                 | 15.95 |
| HAMBURGER              | 11.95 |
| DOUBLE CHEESEBURGER    | 13.95 |
| ADD CHEESE TO SANDWICH | 0.50  |



# SIDES

MADE FRESH TO ORDER!

|                              |       |
|------------------------------|-------|
| FRIES                        | 3.75  |
| ONION RINGS 1/2 LB.          | 3.50  |
| MAC SALAD & SLAW 1/2 LB.     | 3.70  |
| CHEESE STICKS 5 PC           | 4.95  |
| MUSHROOMS 10 PC              | 4.50  |
| BOSCO STICKS 2 PC            | 4.95  |
| HUSH PUPPIES 10 PC           | 4.95  |
| CLAM STRIPS 1/2 LB.          | 10.95 |
| JALAPENO CHEDDAR BITES 10 PC | 4.95  |
| CLAM STRIPS                  | 10.95 |





# FRIED CHICKEN

HOT, PLAIN, BBQ OR NAKED

## FAMOUS WINGS

| SERVED W/ FRIES |      |       |       |
|-----------------|------|-------|-------|
| 3 PC            | 7.95 | 8 PC  | 14.95 |
| 5 PC            | 9.95 | 10 PC | 16.95 |

## TENDERS

| SERVED W/ FRIES & SAUCE |       |       |       |
|-------------------------|-------|-------|-------|
| 5 PC                    | 9.95  | 10 PC | 15.95 |
| 8 PC                    | 13.95 | 12 PC | 17.95 |

## INDIVIDUAL

|           |       |
|-----------|-------|
| WINGS     | 2.00  |
| LEGS      | 2.15  |
| THIGHS    | 2.15  |
| BREASTS   | 3.25  |
| 8 PC MIX  | 17.95 |
| 12 PC MIX | 26.95 |
| 16 PC MIX | 33.95 |
| 24 PC MIX | 44.95 |

## CHICKEN DINNERS

SERVED W/ FRIES,  
COLE SLAW, & BREAD ROLLS

|                            |       |
|----------------------------|-------|
| 2 PC LEG & THIGH           | 7.25  |
| 3 PC LEG/THIGH/WING        | 8.25  |
| 4 PC LEG/THIGH/WING/BREAST | 10.95 |
| 8 PC MIX                   | 22.95 |
| 12 PC MIX                  | 32.95 |
| 16 PC MIX                  | 39.95 |
| 24 PC MIX                  | 49.95 |
| GRILLED DBL CHICKEN BREAST | 13.95 |



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## FRIED CHICKEN

### GOLDEN FRIED CHICKEN

|       |       |        |        |
|-------|-------|--------|--------|
| 25 PC | 35.50 | 100 PC | 139.95 |
| 50 PC | 69.95 | 150 PC | 179.95 |
| 75 PC | 99.95 | 200 PC | 255.95 |

### FAMOUS WHOLE WINGS

SERVED PLAIN W/ BBQ, HOT, OR  
LEMON PEPPER ON THE SIDE

|           |        |
|-----------|--------|
| 50 WINGS  | 74.95  |
| 100 WINGS | 149.95 |
| 200 WINGS | 250.00 |

### CHICKEN TENDERS

|       |       |        |        |
|-------|-------|--------|--------|
| 25 PC | 34.50 | 100 PC | 125.95 |
| 50 PC | 65.95 | 150 PC | 175.95 |
| 75 PC | 99.95 | 200 PC | 225.95 |

## SIDES & SALADS

### MAC SALAD, COLESLAW, POTATO SALAD

|           |       |           |       |
|-----------|-------|-----------|-------|
| HALF TRAY | 34.95 | FULL TRAY | 61.95 |
|-----------|-------|-----------|-------|

### MACARONI & CHEESE

|           |       |
|-----------|-------|
| HALF TRAY | 34.95 |
| FULL TRAY | 61.95 |

### MASHED POTATOES

|           |       |
|-----------|-------|
| HALF TRAY | 34.95 |
| FULL TRAY | 61.95 |

### POTATO WEDGES

HOUSE SEASONED, CAJUN,  
GARLIC PARMESAN

|           |       |
|-----------|-------|
| HALF TRAY | 24.95 |
| FULL TRAY | 42.95 |

### CILANTRO LIME RICE

|           |       |
|-----------|-------|
| HALF TRAY | 24.95 |
| FULL TRAY | 42.95 |

### CAESAR SALAD

FULL TRAY 41.95

ADD GRILLED CHICKEN FOR \$15  
ADD GRILLED SHRIMP FOR \$25

## APPETIZERS

### SHRIMP COCKTAIL PLATTERS

|       |        |
|-------|--------|
| 35 PC | 60.00  |
| 70 PC | 115.00 |

### CRAB SALAD

|           |        |
|-----------|--------|
| HALF TRAY | 65.00  |
| FULL TRAY | 120.00 |

### SNOW AND KING CRAB LEGS

MARKET PRICE

### HOMEMADE CHICKEN SALAD

|           |       |
|-----------|-------|
| HALF TRAY | 45.00 |
| FULL TRAY | 80.00 |



3 GALLON ICE CREAM TUBS \$39.95





## PASTAS

### BAKED MOSTACCIOLI

HALF TRAY 35.00

FULL TRAY 60.00

ADD MEAT \$10 HALF \$15 FULL

### RIGATONI ALA VODKA

HALF TRAY 35.00

FULL TRAY 60.00

ADD MEAT \$10 HALF \$15 FULL

### FETTUCCHINE ALFREDO

HALF TRAY 35.00

FULL TRAY 60.00

ADD CHICKEN \$10 HALF \$15 FULL

### SPAGHETTI AGLIO E OLIO

HALF TRAY 35.00

FULL TRAY 60.00

ADD CHICKEN \$10 HALF \$15 FULL

ADD SHRIMP \$15 HALF \$25 FULL

## ENTREES

### ITALIAN SAUSAGE & PEPPERS

HALF TRAY 55.95

FULL TRAY 100.95

### CHICKEN PARMESAN

HALF TRAY 55.95

FULL TRAY 100.95

### ITALIAN BEEF

HALF TRAY 60.95

FULL TRAY 110.95

REQUIRES HEATING

### BONELESS CHICKEN BREAST WITH RICE

HALF TRAY 45.00

FULL TRAY 80.00

### *#1 Starter Package*

25 PC FRIED CHICKEN

1/2 TRAY MOSTACCIOLI

1/2 TRAY MAC SALAD

20 ROLLS

**109.95**

### *#2 Deluxe Package*

50 PC FRIED CHICKEN

1/2 TRAY ITALIAN SAUSAGE

OR ITALIAN BEEF

1/2 TRAY MOSTACCIOLI

1/2 TRAY COLESLAW OR MAC SALAD

30 ROLLS

**199.95**

### *#3 Premium Package*

100 PC FRIED CHICKEN

FULL TRAY ITALIAN SAUSAGE

OR ITALIAN BEEF

1/2 TRAY MOSTACCIOLI

TWO 1/2 TRAY COLESLAW OR MAC SALAD

50 ROLLS

**299.95**

### *#4 Ultimate Package*

200 PC FRIED CHICKEN

FULL TRAY ITALIAN SAUSAGE

FULL TRAY ITALIAN BEEF

FULL TRAY CAESAR SALAD

1/2 TRAY MOSTACCIOLI

TWO 1/2 TRAY COLESLAW OR MAC SALAD

75 ROLLS

**499.95**





VIPIQUE  
Luxury Wellness Social Club

## REDEVELOPMENT PROPOSAL

Acquisition & Redevelopment of  
18157 Dixie Highway  
Homewood, IL

Submitted to  
Village of Homewood

Submitted by  
Tracy D. Lance  
Founder & Visionary

## Executive Summary

### PROJECT OVERVIEW

VIPiqué respectfully submits this proposal to acquire and redevelop the Village-owned property located at 18157 Dixie Highway into a first-of-its-kind luxury holistic wellness destination in Downtown Homewood.

Our proposal includes a \$15,000 cash purchase offer and a planned private investment of approximately \$400,000 - \$475,000 to transform the existing 2,600-square-foot commercial building into a vibrant wellness destination that will attract residents and visitors from throughout the south suburbs.

VIPiqué is envisioned as more than a spa. It will be a community-centered wellness club that combines advanced skincare, holistic therapies, recovery experiences, wellness education, boutique retail, and entrepreneurial opportunities under one roof.

As an existing Homewood business owner, my goal is to make a permanent investment in the Village by creating a destination business that complements Downtown Homewood's continued revitalization while supporting surrounding restaurants, retailers, and community events.

A Destination for Wellness. A Commitment to Homewood

## WHY HOMEWOOD?

Homewood is more than the location of my business—it is the community where I have chosen to invest my future.

After successfully operating my award-winning skincare business for seven years in Northwest Indiana, I intentionally relocated Facially Skin Bar to Homewood because I recognized the Village's commitment to thoughtful redevelopment, entrepreneurship, and community investment.

Since arriving, I have experienced firsthand the excitement surrounding Downtown Homewood's continued growth. The redevelopment occurring throughout the downtown district presents an opportunity to establish a destination business that complements the Village's long-term vision while providing an amenity that currently does not exist within the community.

Rather than viewing this property as simply another commercial building, I see it as an opportunity to create a landmark wellness destination that serves residents, attracts visitors, and contributes to Homewood's reputation as one of the South Suburbs' most vibrant downtown districts.



## Proposed Use of the Property

The approximately 2,600-square-foot building will be transformed into VIPiqué, featuring thoughtfully designed spaces that promote health, wellness, beauty, education, and community engagement.

The redevelopment will include:

- Luxury facial treatment suites
- Holistic massage and body therapy rooms
- Infrared sauna
- Cold plunge therapy
- Contrast wellness experiences
- Relaxation lounge
- Retail boutique featuring private-label skincare products developed in-house
- Wellness classroom for educational workshops and community programming
- Flexible treatment space for independent wellness professionals
- Reception and concierge area designed to create a luxury client experience

VIPiqué will become a modern wellness social club focused on preventive health, self-care, education, and community connection. Every aspect of the design will emphasize comfort, accessibility, and an elevated customer experience while maintaining compatibility with the character and aesthetic of Downtown Homewood.



# COMMUNITY IMPACT

VIPiqué is designed to be more than a wellness business. It will become a community asset that contributes to the economic, social, and cultural vitality of Downtown Homewood.

The project will:

- Increase pedestrian activity throughout the downtown business district.
- Encourage visitors to spend additional time shopping and dining at neighboring businesses.
- Create new employment opportunities.
- Support independent beauty and wellness professionals by providing premium workspace.
- Host community wellness events, educational seminars, and local partnerships.
- Feature products from local artisans and entrepreneurs.
- Promote preventive health and wellness education for residents of all ages.

VIPiqué will complement—not compete with—the existing downtown business community by attracting a regional clientele that will also patronize surrounding restaurants, boutiques, and entertainment venues.

# JOB CREATION

## Initial employment includes:

- Club Director
- Front Desk Concierge
- Membership Coordinator
- Licensed Estheticians
- Licensed Massage Therapists
- Wellness Instructors

## Total employment impact:

- 5-7 direct employees
- 2-5 independent professionals
- Additional local contractor opportunities during renovation

# ECONOMIC INVESTMENT

The proposed acquisition represents the beginning of a substantial private investment into Downtown Homewood.

While the purchase offer for the property is \$15,000 cash, the redevelopment is anticipated to represent a total private investment of approximately \$450,000, including:

- Building renovation
- Mechanical, electrical, and plumbing upgrades
- Interior construction
- Equipment
- Luxury finishes
- Furniture
- Retail fixtures
- Technology
- Business startup expenses

This investment demonstrates my long-term commitment to Homewood and confidence in its continued growth.



# REDEVELOPMENT BUDGET

|                        |          |
|------------------------|----------|
| Building Purchase      | \$15000  |
| Architectural Design   | \$7000   |
| Demolition             | \$20000  |
| Equipment              | \$75000  |
| Build Out              | \$150000 |
| Plumbing/Electrical    | \$50000  |
| Luxury Interior Finish | \$80000  |
| Retail Fixtures        | \$20000  |

## REDEVELOPMENT BUDGET

|                            |                         |
|----------------------------|-------------------------|
| Marketing/Launch           | \$20000                 |
| Contingency                | \$30000                 |
|                            |                         |
| Total Estimated Investment | Approximately \$467,000 |

This aligns well with the Village's request for a preliminary redevelopment budget and funding plan.

# FUNDING SOURCES

Funding will consist of:

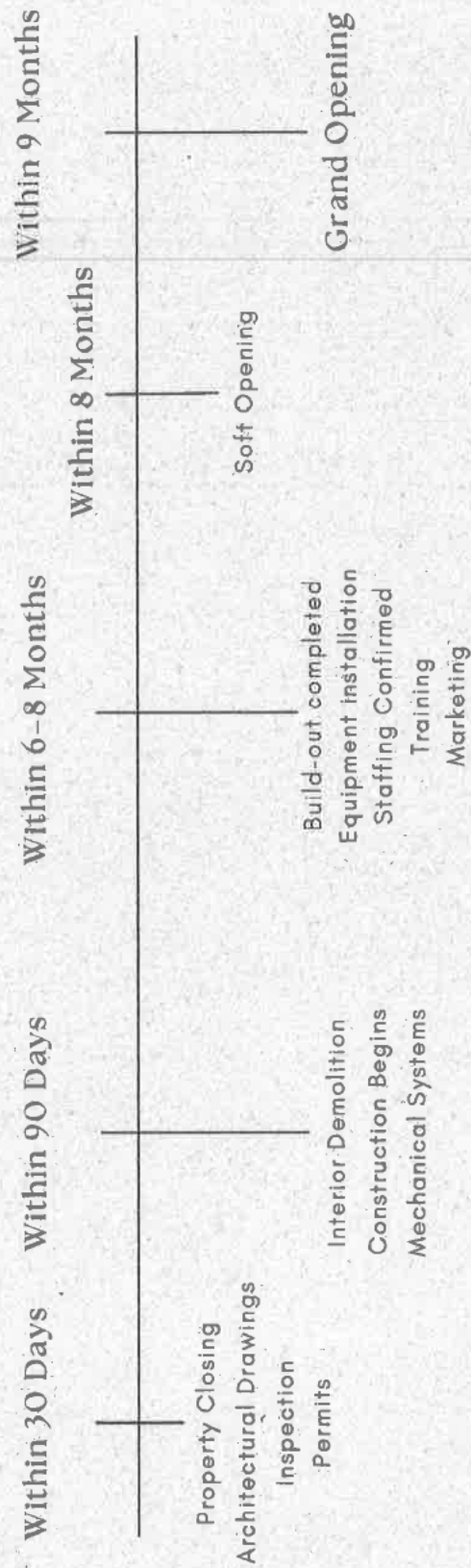
- Personal investment
- G-IV Properties LLC
- Commercial financing
- Potential Cook County and State incentive programs
- Available economic development assistance

**\*Supporting documentation attached separately.**

Since the property is not located within a TIF district, I would request consideration for other available assistance such as:

- Cook County incentive programs
- Building permit assistance
- Façade improvement grants (if available)
- Economic development incentives
- Expedited permitting and plan review

# TIMELINE





## BUSINESS EXPERIENCE

I bring over thirty years of professional business experience and nearly nine years of success as a licensed esthetician and business owner.

My qualifications include:

- Founder of award-winning skincare business, Facially Skin Bar
- Licensed Esthetician in Illinois and Indiana
- Bachelor's Degree with Honors in Business Organization and Management
- Master's Degree with Honors in Jurisprudence
- Author of award-winning memoir, *SHOTS Fired: A Heroine's Memoir*
- Proven record of building a loyal client base and delivering exceptional 5-star client experiences

My husband, Edward Lance, is an experienced corporate attorney who will provide legal guidance throughout the acquisition and redevelopment process.

Together, we possess the professional experience, financial resources, and long-term commitment necessary to successfully complete this project.

# PLAN OVERVIEW/PROPOSAL

## Reception Lounge

Luxury concierge desk  
Retail boutique/displays  
Waiting lounge  
Coffee & tea bar

## Recovery Lounge

Infrared Sauna  
Cold Plunge  
Relaxation seating  
Recovery therapies

## Skin Bar/Facial Suites

Open treatment area  
HydraFacial  
Dermaplaning  
Chemical Peels  
LED Therapy  
Massage  
Body treatments  
Waxing

## Mixing Suite

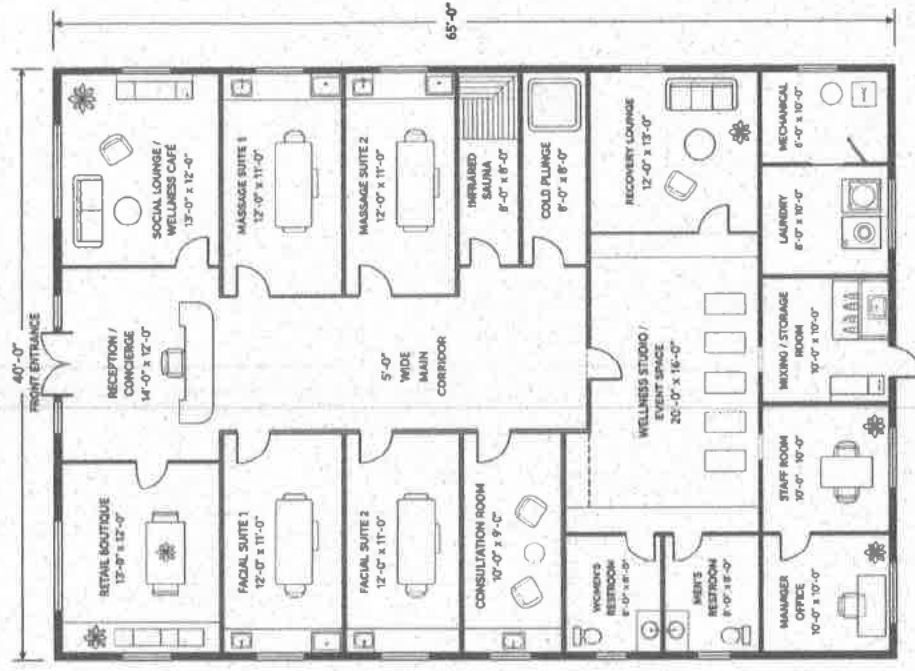
Private-label skincare  
Wellness products  
Storage

## Community Wellness Studio

Stretch classes  
Breathwork  
Meditation  
Nutrition talks  
Author events  
Women's networking

## VIPIQUÉ LUXURY WELLNESS SOCIAL CLUB

CONCEPTUAL FLOOR PLAN  
18157 DIXIE HIGHWAY, HOMERWOOD, IL



TOTAL APPROXIMATE AREA:  
2,600 SQ. FT.

NOTE: THIS IS A CONCEPTUAL PLAN FOR DEVELOPMENT PURPOSES ONLY. DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION AND ARCHITECTURAL REVIEW.

## COMMITMENT TO REDEVELOPMENT

Should my proposal be accepted, I am prepared to begin planning and permitting immediately following closing.

My goal is to complete the renovation efficiently while maintaining the highest standards of construction, design, and quality.

VIPiqué is intended to become a permanent investment in Downtown Homewood that will continue serving the community for many years.

## CLOSING STATEMENT

I respectfully submit this proposal and my \$15,000 cash offer to purchase 18157 Dixie Highway. This proposal represents far more than the acquisition of commercial real estate. It represents an investment in the future of Downtown Homewood and a commitment to creating a destination that reflects the Village's vision of innovation, entrepreneurship, and community. VIPiqué will provide residents with a first-of-its-kind luxury wellness experience while generating economic activity, creating jobs, supporting neighboring businesses, and contributing to the continued success of Downtown Homewood.

I appreciate the Village's consideration and welcome the opportunity to discuss this proposal further.

Respectfully,  
Tracy D. Lance  
Founder and Visionary



## CONTACT DETAILS

Website

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Email Address

[fuelyourface@faciallyskinbar.com](mailto:fuelyourface@faciallyskinbar.com)

Phone Number