

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

July 09, 2024

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Introduction of Staff

5. Minutes:

Consider a motion to approve the minutes from the public hearing held on June 25, 2024 and the regular meeting of the Board of Trustees held on June 25, 2024.

6. Claims List:

Consider a motion to approve the Claims List of Tuesday, July 9, 2024 in the amount of \$812,497.20.

7. Hear from the Audience

8. Meet Your Merchants

9. Appointment(s):

Consider a motion to approve the appointment of Naomi Perkins to the Events Committee for a three-year term ending on July 9, 2027.

10. Presentation(s):

President Hofeld will present a donation check from the sale of the cicada promotional merchandise to Anew: Building Beyond Violence and Abuse.

11. Oaths of Office: The Village Clerk will administer the oath of office to:

Andrew Sline for the position of Firefighter/Paramedic.

12. New Business:

Consultant Agreement/Tax Increment Financing Designation/Ryan LLC: Consider a motion to authorize the Village Manager to enter into a consultant agreement with Ryan LLC of Chicago, IL to initiate a tax increment financing designation for certain properties on the west side of Halsted Street, south of 175th Street, including the former Walmart property in the amount of \$23,500, with a 15% cost contingency in the amount of \$3,525 for a total of \$27,025.

Old Business:

[Staff](#) Recommendation/Submitted Proposals/2018-2020 Ridge Road: Make a motion to accept staff's recommendation regarding submitted proposals and direct staff to negotiate a purchase and sale agreement and a redevelopment agreement with Grace Yan Cui, CIG (Chicago Investment Group), 2018 Homewood LLC.

13. General Board Discussion

14. Adjourn

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, JUNE 25, 2024
VILLAGE HALL BOARD ROOM

PUBLIC HEARING

President Hofeld called the public hearing on the Proposed 183rd West TIF District to order at 7 p.m.

Attorney Christopher Cummings said the proposal before the Village Board is to continue the public hearing again because Cook County has not provided a certified Equalized Assessed Valuation for the property commonly referred to as the Brunswick Zone and American Bagel Plaza, the two properties that would be in the TIF.

Attorney Cummings said on the board's June 25, 2024, Omnibus Report is an item to continue the TIF public hearing to July 23, 2024, by which time Cook County should be able to provide the necessary information for the Village Board to take action on the TIF district.

President Hofeld called for comments from the public. None was offered.

President Hofeld called for comments from the members of the Village Board. None was offered.

A motion was made by Trustee Lauren Roman and seconded by Trustee Phillip Mason to adjourn the public hearing.

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

BOARD MEETING

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:05 p.m.

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

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

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

MINUTES: The minutes of the June 11, 2024, regular Village Board meeting were presented. There were no comments or corrections.

A motion was made by Trustee Willis and seconded by Trustee Harris-Jones to approve the minutes as presented.

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

CLAIMS LIST: The Claims List in the amount of \$278,916.84 was presented. There were no questions from the Trustees.

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

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

President Hofeld said the \$82,128.90 payment to Thorn Creek Basin Sanitary District totaled nearly a third of the total Claims List.

HEAR FROM THE AUDIENCE: President Hofeld invited any audience member to address the board on any subject not on the agenda.

Adrienne River addressed the board on what she called noise pollution from landscape contractors' riding mowers and leaf blowers. She said the noise is having an ecological impact and a social impact on people who live near the locations where they work. She asked Trustees to consider limiting the operations to a specific time of day. She said some towns are prohibiting leaf blowers and suggested the Village Board consider that restriction.

A resident came forward to complain about the impact of July 4th fireworks on neighbors. She said 2023 was the worst year she could remember. Fireworks are illegal, and even those items that are legal, like sparklers, can be fire hazards. She suggested the Village post signs reminding residents about the illegal nature of fireworks and asked that Homewood do something similar. She also wanted extra police patrols.

President Hofeld told her because Homewood is not a home rule community, the Village is limited about fireworks beyond enforcing the law prohibiting their use. Chief McGrath assured the resident that police will be on patrol July 4 intending to keep neighborhoods safe.

MEET THE MERCHANTS: Joann and Bill Sticha introduced themselves as the new owners of Eighner's Florist, 17928 Dixie Highway. Joann has worked there for years with her aunt, the previous owner, who is retiring from the business. Eighner's will continue as a full-service florist and gift shop open 9 a.m. to 4 p.m. Monday through Friday, and 9 a.m. to 1 p.m. Saturdays.

APPOINTMENT: President Hofeld asked the Board to approve the appointment of Kathleen Seidel to the Economic Development Committee for a two-year term ending June 25, 2026.

A motion was made by Trustee Roman and seconded by Trustee Mason to approve the appointment of Kathleen Seidel.

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

Clerk Thomas administered the oath of office to Ms. Seidel.

PRESENTATION: As Public Works Director John Schaefer's retirement from the Village of Homewood after 42 years approaches (June 28), President Hofeld asked the board to approve Resolution R-3188 honoring Schaefer for his outstanding service.

A motion was made by Trustee Heiferman and seconded by Trustee Mason to approve R-3188.

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

Clerk Thomas read the resolution.

The Village Board and staff then paid tribute to Director Schaefer by outlining his outstanding efforts. Director Schaefer said he appreciated that he was given the chance to work with the water crew and was able to work his way up to director. He lauded his staff who he said work as a team and treat each other like family. That work ethic has made his job as director easier and it is why Homewood Public Works is considered the best Public Works Department in the South Suburbs.

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

- A. R-3189/Executive Session/Approval of Minutes/Authorize Recording Destruction: Pass a resolution approving executive session minutes from September 12, 2023 to April 23, 2024 and authorizing the destruction of executive session audio recordings from May 2022 through October 2022.
- B. R-3190/Release of Executive Session Minutes: Pass a resolution determining minutes or portions thereof from executive sessions no longer requiring confidential treatment.
- C. MC-1081/Fine Payment Schedule/Seat Belt Violations: Pass an ordinance amending the Homewood Municipal Code to setting the fine for failure to wear a seat belt at \$25 as provided in the Illinois Vehicle Code, 625 ILCS 5/12-603.1(d).
- D. M-2299/Special Use Permit/Obsidian Holistic Services, LLC/930 W. 175th Street: Pass an ordinance granting a Special Use Permit for a massage therapy use in the B-4 Shopping Center zoning district for Obsidian Holistic Services, LLC at 930 W. 175th Street, Suites 1E and 1NE.
- E. R-3191/Public Hearing Continuance/Proposed 183rd West Tax Increment Financing District: Pass a resolution continuing the March 12, 2024 Public Hearing on the proposed 183rd West Tax Increment Financing District to July 23, 2024.
- F. R-3192/Class 8 Real Estate Tax Incentive/18225 Dixie Highway: Pass a resolution supporting Class 8 status under the Cook County Real Property Assessment classification ordinance for real estate located at 18225 Dixie Highway (Homewood Brewing Company).
- G. Staff Recommendation/Submitted Proposals/2018-2020 Ridge Road: Make a motion to accept staff's recommendation regarding submitted proposals and direct staff to negotiate a purchase and sale agreement and a redevelopment agreement with Grace Yan Cui, CIG (Chicago Investment Group), 2018 Homewood LLC.

Economic Development Director Mesaros addressed Trustees on Item G. She said the Village had received three written proposals for the property at 2018-2020 Ridge Road and staff assessed the three uses, including best use in accordance with the Village's Master Plan; the future tax revenues the business would generate; its impact on the downtown; sustainability; adequate use of space.

Her recommendation was for the building to be sold to Grace Yan Cui for development as a restaurant. The chef Cyrus Su came forward and explained his concept for the restaurant. He owns two restaurants in Oak Park. This restaurant would be Mongolian BBQ; in addition, the menu would have noodles and dumplings.

After that presentation, President Hofeld allowed Tim Kidwell to address the board. Kidwell said he missed the June 11 deadline for proposals for the 2018-2020 property. He said he had asked to take over the space for a restaurant several months ago when Karate Kids gave the building to the Village, but at that time the Homewood Science Center was slated to use the building. HSC no longer needs the space, and the Village has made it available for development.

Kidwell said he is still proposing a restaurant for the space and would donate his properties at 2022 and 2026 Ridge Road to the Village. He said tearing down those buildings would expand the space for Martin Square, a space used for various Village activities, including the Farmer's Market.

President Hofeld said Kidwell is welcome to look at other spaces in the Village for his restaurant idea, but he missed the deadline for 2018-2020 Ridge Road ideas and did not feel the Board should consider Kidwell's idea.

However, Trustee Roman asked if the Board was under a legal obligation to consider only the three proposals submitted by the June 11 deadline, or if the board could consider Kidwell's proposal. She said she liked the idea of open space in downtown Homewood and wanted to learn more. Trustee Opyd agreed. She said she remembered Kidwell talking about a restaurant at the time Karate Kids vacated the space. Attorney Cummings advised the Board could consider Kidwell's idea, even though he brought it to the Board after the deadline.

A motion was made by Trustee Mason and seconded by Trustee Roman to accept items A through F on the Omnibus Report.

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

President Hofeld asked for action on Item G on the Omnibus Report (sale of the property at 2018-2020 Ridge Road).

No Trustee made a motion to accept the Item G proposal to sell the building to Grace Yan Cui. No action was taken on item G.

NEW BUSINESS: Finance Director Amy Zukowski said Paul Spass is asking for a liquor license for a restaurant he is calling 69 PRIME that will be using the space occupied by La Voute Restaurant in the La Banque Building. Spass said he operates Primal Cut Restaurant in Tinley Park, and he is anxious to bring a restaurant to Homewood. He will be doing some remodeling in the space and expects to have the business open by Fall 2024. The board agreed with Spass's proposal. With their vote, Trustees directed staff to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one, and to issue a permit for outdoor sales, pending approval of his application.

A motion was made by Trustee Opyd and seconded by Trustee Harris-Jones to direct staff to increase the number of available Class 4A liquor licenses for approval at a future meeting.

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

GENERAL BOARD DISCUSSION: Trustees continued their thanks to John Schaefer for his outstanding service to the Village lauding him for building a strong foundation for Public Works to continue its outstanding work for the Village.

Trustee Heiferman invited the public to the July 18 Summer Fest fundraiser for the Homewood Science Center.

He reiterated the resident’s concerns about fireworks on July 4th saying he is annoyed by those who set off fireworks and considers their actions disrespectful of their neighbors.

EXECUTIVE SESSION: A motion was made by Trustee Mason and seconded by Trustee Opyd to move to Executive Session to discuss pending litigation.

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

The Board went into Executive Session at 7:40 p.m.

The Board returned from Executive Session at 8 p.m.

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

The meeting adjourned on voice vote at 8 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk



PUBLIC COMMENTS –
for the Tuesday, June 25, 2024 Board Meeting

Good Evening, President Hofeld and Members of the Board of Trustees:

The July 4 holiday is approaching. Similarly, my concern is approaching about a repeat of a 2023 Southgate/Smith's Third Addition fireworks melee. These illegal fireworks, which included Roman candles and bottle rockets shot between power transformer lines and down a 10-foot property line between two houses to see whether they could land on my patio, caused property damage to my frame garage, put two fully-fueled vehicles and my neighbor's new wooden deck at risk of igniting, and left Section 20-27 of the Village Code unenforced despite three contacts to law enforcement.

To Chief McGrath's credit, she not only listened to my concerns with what I believe will be a genuine attempt to have different patrolling in our neighborhood this July 4. Additionally, she offered me some very helpful advice on the ways in which I can help law enforcement to help me, all of which I will implement. I take her at her word, trust her representations, and believe her when she says she and DC Johnson will use the enclosed email trail to inform HPD's next steps this Independence Day.

Additionally, it is to Trustee Heiferman's credit that he went on the record in 2023 to appeal to residents' sensibilities and good judgment this July 4 holiday. As you can see from the e-mail trail to this body and to Village administration from 2023, an opportunity exists for the rest of this Board and the Village President to similarly appeal to residents. I hope the entire body will take the opportunity to do just that at the June 25 meeting.

Respectfully, Kristine Condon

Dr. Kristine M. (Kris) Condon
Homewood, IL 60430

Hi All

My name is Thomas Kidwell, my company Factum LLC owns the parcel of land that contains 2024-2026 Ridge Road and 18033 Martin Ave, see attached photo.

We are interested in building a restaurant in the building at 2020 Ridge Road. We have built, owned and operated full-service restaurants since 1994. The following is what we operate today:

Chant Restaurant
1509 E 53rd Street in Chicago
<https://www.chantchicago.com>

Noodles Etc
1333 E 53rd Street in Chicago
<http://noodlesetc.com>

GroundLevel 105
105 W St. Charles in Lombard
<https://www.groundlevel105.com>

We also operate in the two food court locations on the campus The University Of Chicago.

Since purchasing our Homewood property in 2018 I've always admired the building next door at 2020 Ridge road and thought it has fantastic bones to put a cool vibrant full-service restaurant, bright industrial open floor plan concept with exposed Chicago brick and expose that beautiful vaulted ceiling, the artistic options are endless.

Another issue, I found out last March is that the main sewer line from our existing building is tied together with the 2020 Ridge Road building (see attached invoice from Reid & Pederson Drainage). That's going to be a huge problem for our existing building with basement sewage backups if a different restaurant goes next door that we don't operate & maintain.

The fact that we already own the property next door, share the parking lot, the years of restaurant experience we can bring with 100+ restaurant employees to tap to get restaurant up and running quickly, we seem a perfect fit for this location. I've express this to Village officials at a meeting we had back around 2021, that's how much I've been interested in this building for a restaurant.

Please consider all of the above and feel free to call me anytime.

Thank You
Thomas Kidwell

Name	Description	DEPARTMENT	Net Invoice Amount
ACCURATE EMPLOYMENT SCR	BACKGROUND CHECKS	MANAGER'S OFFICE	163.27
Total ACCURATE EMPLOYMENT SCREENING LLC:			163.27
AIR ONE EQUIPMENT INC	BOOTS	FIRE DEPARTMENT	606.00
AIR ONE EQUIPMENT INC	GAS MONITOR EQUIPMENT	FIRE DEPARTMENT	2,268.00
Total AIR ONE EQUIPMENT INC:			2,874.00
AIRYS INC	EMERGENCY REPAIR LIFT STATION 6	PUBLIC WORKS	3,080.40
Total AIRYS INC:			3,080.40
ALEXANDER EQUIPMENT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	106.95
Total ALEXANDER EQUIPMENT:			106.95
AMAZON CAPITAL SERVICES IN	FIREWALL FOR BCTC	MANAGER'S OFFICE	706.38
AMAZON CAPITAL SERVICES IN	BOARD ROOM CAMERA	MANAGER'S OFFICE	93.12
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	FIRE DEPARTMENT	186.98
AMAZON CAPITAL SERVICES IN	IT SUPPLIES	MANAGER'S OFFICE	118.97
Total AMAZON CAPITAL SERVICES INC:			1,105.45
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	200.00
Total AMERICAN LAWN LLC:			200.00
AMERICAN PRINTING TECHNO	WEBSITE MAINTENANCE	MANAGER'S OFFICE	86.00
AMERICAN PRINTING TECHNO	WEBSITE MAINTENANCE	MANAGER'S OFFICE	86.00
AMERICAN PRINTING TECHNO	VEHICLE STICKER FULFILLMENT SVCS-JUN 2024	MANAGER'S OFFICE	142.61
Total AMERICAN PRINTING TECHNOLOGIES INC:			314.61
ANTHONY GALLO	CREDIT BALANCE REFUND	PUBLIC WORKS	32.66
Total ANTHONY GALLO:			32.66
BARBARA OTTO	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	608.00
Total BARBARA OTTO:			608.00
BATTERIES PLUS	BATTERIES	PUBLIC WORKS	16.56
Total BATTERIES PLUS:			16.56
BLUE COLLAR SUPPLY COMPA	UNIFORM ALLOWANCE - PW	PUBLIC WORKS	379.87
BLUE COLLAR SUPPLY COMPA	UNIFORM ALLOWANCE - PW	PUBLIC WORKS	119.99
Total BLUE COLLAR SUPPLY COMPANY:			499.86
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	275.25
Total BOUND TREE MEDICAL LLC:			275.25
BRIAN HANKEY (HSA)	SEMI-ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	500.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total BRIAN HANKEY (HSA):			500.00
Brites Transportation Ltd	SPOIL HAUL OUT	PUBLIC WORKS	2,000.00
Brites Transportation Ltd	SPOIL HAUL OUT	PUBLIC WORKS	1,000.00
Brites Transportation Ltd	SPOIL HAUL OUT	PUBLIC WORKS	3,561.10
Total Brites Transportation Ltd:			6,561.10
Buckeye Power Sales Co I	CONTRACTUAL SERVICE PW	PUBLIC WORKS	990.00
Buckeye Power Sales Co I	GENERATOR TESTING	PUBLIC WORKS	920.00
Buckeye Power Sales Co I	CONTRACTUAL SERVICE PW	PUBLIC WORKS	990.00
Buckeye Power Sales Co I	CONTRACTUAL SERVICE PW	PUBLIC WORKS	920.00
Buckeye Power Sales Co I	GENERATOR TESTING	PUBLIC WORKS	1,080.00
Buckeye Power Sales Co I	GENERATOR TESTING	PUBLIC WORKS	940.00
Buckeye Power Sales Co I	GENERATOR TESTING	PUBLIC WORKS	955.00
Buckeye Power Sales Co I	CONTRACTUAL SERVICE PW	PUBLIC WORKS	1,360.00
Total Buckeye Power Sales Co Inc:			8,155.00
C & M Pipe Supply	SHOP STOCK	PUBLIC WORKS	1,470.00
Total C & M Pipe Supply:			1,470.00
C & T Lawn and Landscape	RAVISLOE FENCE TRIMMING	PUBLIC WORKS	6,378.00
Total C & T Lawn and Landscape:			6,378.00
Chandler Services Inc	MAINTENANCE AGREEMENT	FIRE DEPARTMENT	2,924.23
Total Chandler Services Inc:			2,924.23
Charlene Dyer	80% Medicare Supplement Reimbursement	MANAGER'S OFFICE	296.19
Total Charlene Dyer:			296.19
Chemsearch	OPERATING SUPPLIES PW	PUBLIC WORKS	279.87
Chemsearch	OPERATING SUPPLIES PW	PUBLIC WORKS	243.87
Total Chemsearch:			523.74
Chicago Tire Inc	PUBLIC WORKS TIRES	PUBLIC WORKS	290.00
Total Chicago Tire Inc:			290.00
Christopher J Cummings P	PROSECUTIONS	MANAGER'S OFFICE	1,760.00
Christopher J Cummings P	GENERAL LEGAL	MANAGER'S OFFICE	12,894.67
Christopher J Cummings P	GENERAL LEGAL	MANAGER'S OFFICE	166.33
Total Christopher J Cummings PC:			14,821.00
City of Chicago Heights	WATER PURCHASED 5/1/2024-5/31/2024	PUBLIC WORKS	314,516.05
Total City of Chicago Heights:			314,516.05
Comed	UTILITIES	PUBLIC WORKS	1,152.71

Name	Description	DEPARTMENT	Net Invoice Amount
Total COMED:			1,152.71
CORE & MAIN LP	2 INCH METER HEAD	PUBLIC WORKS	3,921.24
Total CORE & MAIN LP:			3,921.24
CORE INTEGRATED MARKETIN	SIGNS	PUBLIC WORKS	249.11
Total CORE INTEGRATED MARKETING:			249.11
D CONSTRUCTION INC	ASPHALT	PUBLIC WORKS	450.24
D CONSTRUCTION INC	ASPHALT	PUBLIC WORKS	693.45
Total D CONSTRUCTION INC:			1,143.69
DANIEL UHLMANN - HSA CONT	SEMI-ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	500.00
Total DANIEL UHLMANN - HSA CONTRIBUTION:			500.00
DARLENE LEONARD (HSA	SEMI-ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	500.00
Total DARLENE LEONARD (HSA:			500.00
DAVID NELSON (HSA)	SEMI-ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	1,500.00
Total DAVID NELSON (HSA):			1,500.00
DAVID VITOLKA (HSA)	SEMI-ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	1,500.00
Total DAVID VITOLKA (HSA):			1,500.00
DELTA SONIC CAR WASH	POLICE VEHICLE WASHES	PUBLIC WORKS	359.82
Total DELTA SONIC CAR WASH:			359.82
EBELS ACE HARDWARE	TRUCK SUPPLIES	PUBLIC WORKS	25.18
Total EBELS ACE HARDWARE:			25.18
EMPERIAL	COMMERCIAL CUTS	FIRE DEPARTMENT	617.54
EMPERIAL	COMMERCIAL CUTS	FIRE DEPARTMENT	168.42
Total EMPERIAL:			785.96
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	418.32
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	298.52
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	596.52
Total EXPERT CHEMICAL:			1,313.36
FAIRVIEW REALTY GROUP	POLICE APPLICANT BACKGROUND CHECK	MANAGER'S OFFICE	50.00
Total FAIRVIEW REALTY GROUP:			50.00
FLEET SAFETY SUPPLY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	94.39
FLEET SAFETY SUPPLY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	275.94

Name	Description	DEPARTMENT	Net Invoice Amount
Total FLEET SAFETY SUPPLY:			370.33
FORD OF HOMEWOOD	A28 - BULB	FIRE DEPARTMENT	26.00
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	123.11
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	23.34
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	108.13
FORD OF HOMEWOOD	VEHICLE PARTS - FD	FIRE DEPARTMENT	79.96
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	236.51
Total FORD OF HOMEWOOD:			597.05
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	348.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	216.66
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	1,633.92
Total GALLAGHER MATERIALS:			2,198.58
GERALD TIENSTRA	PLUMBING INSPECTIONS	FIRE DEPARTMENT	2,000.00
Total GERALD TIENSTRA:			2,000.00
GOLDY LOCKS INC	DOOR REPLACEMENT	PUBLIC WORKS	3,018.25
Total GOLDY LOCKS INC:			3,018.25
GOOD KARMA BROADCASTING	ADVERTISING FOR POLICE HIRING	MANAGER'S OFFICE	7,350.00
Total GOOD KARMA BROADCASTING LLC:			7,350.00
GRAINGER INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	275.28
GRAINGER INC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	328.71
GRAINGER INC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	35.24
Total GRAINGER INC:			639.23
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	62.25
Total HELSEL JEPPERSON ELECTRICAL:			62.25
HINCKLEY SPRINGS	WATER	PUBLIC WORKS	202.31
Total HINCKLEY SPRINGS:			202.31
HOME CLEANING CENTER OF	BCTC MONTHLY CLEANING	FIRE DEPARTMENT	300.00
Total HOME CLEANING CENTER OF AMERICA:			300.00
HOMEWOOD DISPOSAL	DEBRIS REMOVAL	PUBLIC WORKS	80.00
Total HOMEWOOD DISPOSAL:			80.00
HOMEWOOD ROTARY CLUB	MEMBERSHIP DUES	MANAGER'S OFFICE	195.00
Total HOMEWOOD ROTARY CLUB:			195.00
HR GREEN INC	PLAN REVIEW - CASINO	FIRE DEPARTMENT	1,817.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total HR GREEN INC:			1,817.00
IL ASSN COP	POLICE APPLICANT ONLINE WRITTEN EXAM	MANAGER'S OFFICE	960.00
Total IL ASSN COP:			960.00
ILEAS	ANNUAL MEMBERSHIP DUES	POLICE DEPARTMENT	240.00
Total ILEAS:			240.00
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	149.95
Total INTERSTATE BATTERY:			149.95
INTERSTATE POWER SYSTEMS	CONTRACTUAL SERVICE PW	PUBLIC WORKS	2,371.47
Total INTERSTATE POWER SYSTEMS INC:			2,371.47
IPBC	JULY INSURANCE PREMIUM	MANAGER'S OFFICE	3,667.41
IPBC	JULY INSURANCE PREMIUM	MANAGER'S OFFICE	2,965.46
IPBC	JULY INSURANCE PREMIUM	MANAGER'S OFFICE	5.60
IPBC	JULY INSURANCE PREMIUM	MANAGER'S OFFICE	1,933.04
IPBC	JULY INSURANCE PREMIUM	MANAGER'S OFFICE	1,996.33
IPBC	JULY INSURANCE PREMIUM	MANAGER'S OFFICE	983.14
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	650.41
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	5,955.23
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	2,304.10
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	4,590.50
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	3,115.38
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	1,259.54
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	4,070.23
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	6,995.25
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	8,399.23
IPBC	JULY INSURANCE PREMIUM	FIRE DEPARTMENT	32,007.17
IPBC	JULY INSURANCE PREMIUM	FIRE DEPARTMENT	6,174.84
IPBC	JULY INSURANCE PREMIUM	FIRE DEPARTMENT	2,832.60
IPBC	JULY INSURANCE PREMIUM	POLICE DEPARTMENT	52,109.50
IPBC	JULY INSURANCE PREMIUM	POLICE DEPARTMENT	13,675.54
IPBC	JULY INSURANCE PREMIUM	POLICE DEPARTMENT	3,489.67
IPBC	JULY INSURANCE PREMIUM	POLICE DEPARTMENT	5,005.43
IPBC	JULY INSURANCE PREMIUM	MANAGER'S OFFICE	63,824.66
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	1,887.43
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	9,105.17
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	4,323.03
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	3,909.18
IPBC	JULY INSURANCE PREMIUM	PUBLIC WORKS	7,340.59
Total IPBC:			254,575.66
IRMA	MAY DEDUCTIBLE	MANAGER'S OFFICE	13,784.26
IRMA	MAY DEDUCTIBLE	POLICE DEPARTMENT	35.00
IRMA	MAY DEDUCTIBLE	FIRE DEPARTMENT	4.56
IRMA	MAY DEDUCTIBLE	PUBLIC WORKS	6,108.36
IRMA	MAY DEDUCTIBLE	PUBLIC WORKS	4,000.57

Name	Description	DEPARTMENT	Net Invoice Amount
Total IRMA:			23,932.75
JAMES ANDERSON (HSA)	SEMI-ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	1,500.00
Total JAMES ANDERSON (HSA):			1,500.00
JAMES STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	230.29
Total JAMES STRAYER:			230.29
JDM COATINGS INC	POWDER COAT BIKE RACKS	PUBLIC WORKS	2,460.00
JDM COATINGS INC	POWDER COAT	PUBLIC WORKS	380.00
Total JDM COATINGS INC:			2,840.00
JOHN M ELLSWORTH CO INC	OPERATING SUPPLIES PW	PUBLIC WORKS	765.25
Total JOHN M ELLSWORTH CO INC:			765.25
JOHN SATHER	FARMERS MARKET ENTERTAINMENT	MANAGER'S OFFICE	300.00
Total JOHN SATHER:			300.00
JONES CHRISTOPHER	WATER DEPT REPAIR PARTS	PUBLIC WORKS	92.37
Total JONES CHRISTOPHER:			92.37
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	41.01
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	77.55
Total JONES PARTS & SERVICE INC:			118.56
JOSEPH HUPFER (HSA)	SEMI ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	500.00
Total JOSEPH HUPFER (HSA):			500.00
JOSHUA BURMAN (HSA)	SEMI ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	1,000.00
Total JOSHUA BURMAN (HSA):			1,000.00
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,437.50
Total KANKAKEE TRUCK EQUIPMENT:			1,437.50
KARA COMPANY	SURVEY MARKING PAINT (PINK)	PUBLIC WORKS	352.68
Total KARA COMPANY:			352.68
KATHERINE BECKER - HSA CO	SEMI ANNUAL HSA VILLAGE CONTRIBUTION	ASSETS	500.00
Total KATHERINE BECKER - HSA CONTRIBUTION:			500.00
KEVIN WAKE (HSA)	SEMI-ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	1,500.00
Total KEVIN WAKE (HSA):			1,500.00

Name	Description	DEPARTMENT	Net Invoice Amount
LASER TECHNOLOGY INC	TRUSPEED LIDAR	POLICE DEPARTMENT	1,435.00
Total LASER TECHNOLOGY INC:			1,435.00
LAURA FRITZ	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	118.00
Total LAURA FRITZ:			118.00
LAUTERBACH & AMEN LLP	GASB 67/68 - FIRE PENSION	MANAGER'S OFFICE	2,490.00
LAUTERBACH & AMEN LLP	GASB 67/68 - POLICE PENSION	MANAGER'S OFFICE	2,490.00
Total LAUTERBACH & AMEN LLP:			4,980.00
LAW OFFICES OF DENNIS G GI	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	555.00
Total LAW OFFICES OF DENNIS G GIANOPOLUS PC:			555.00
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	106.50
Total LBM TOOLS LLC:			106.50
LEXIPOL LLC	POLICY MANUAL	POLICE DEPARTMENT	4,755.30
LEXIPOL LLC	DAILY TRAINING BULLETINS	POLICE DEPARTMENT	6,303.53
Total LEXIPOL LLC:			11,058.83
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	52.20
Total LOTT #1 INC:			52.20
LOUISE PAVALON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	847.20
Total LOUISE PAVALON:			847.20
M M GLASS	POLICE REPAIR PARTS	PUBLIC WORKS	450.00
Total M M GLASS:			450.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,667.07
Total MEADE ELECTRIC CO INC:			1,667.07
MELANIE HAMILTON	SEMI-ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	500.00
Total MELANIE HAMILTON:			500.00
MENARDS INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	12.99
MENARDS INC	VEHICLE MAINT DEPT SUPPLIES	PUBLIC WORKS	115.96
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	63.26
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	32.37
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	253.23
MENARDS INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	10.77
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	43.07

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	112.61
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	88.37
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	57.72
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	11.96
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	35.25
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	62.47
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	93.96
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	59.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	15.98
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	9.98
MENARDS INC	AUDITORIUM HVAC	PUBLIC WORKS	35.98
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	23.18
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	45.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	14.78
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	65.76
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	23.52
MENARDS INC	BIKE RACKS	PUBLIC WORKS	31.92
MENARDS INC	BIKE RACKS	PUBLIC WORKS	54.54
MENARDS INC	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	206.13
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	13.98
MENARDS INC	STORAGE	PUBLIC WORKS	29.99
MENARDS INC	COMMUNITY ENGAGEMENT	MANAGER'S OFFICE	41.90
MENARDS INC	SAFETY SUPPLIES	PUBLIC WORKS	83.53
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	57.91
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	7.98
Total MENARDS INC:			1,816.99
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	300.00
Total METROPOLITAN INDUSTRIES INC:			300.00
MICHAEL CHMIELEWSKI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	129.99
Total MICHAEL CHMIELEWSKI:			129.99
MIDLAND EQUIPMENT COMPA	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	306.90
Total MIDLAND EQUIPMENT COMPANY OF MI INC:			306.90
MINUTEMAN SECURITY TECHN	LPR CONNECTION & ANNUAL FEE	POLICE DEPARTMENT	1,000.00
Total MINUTEMAN SECURITY TECHNOLOGIES:			1,000.00
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	21.42
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	79.20
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	16.16
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	32.27
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	95.98
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	31.38
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	101.52
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	28.92
Total MONARCH AUTO SUPPLY INC:			406.85
MOTOROLA SOLUTIONS INC	RADIO BATTERIES	POLICE DEPARTMENT	1,644.15

Name	Description	DEPARTMENT	Net Invoice Amount
Total MOTOROLA SOLUTIONS INC:			1,644.15
NANCY ADAMS - HSA	SEMI-ANNUAL VILLAGE HSA CONTRIBUTION	ASSETS	1,000.00
Total NANCY ADAMS - HSA:			1,000.00
NATHAN B OLSON	DJ FOR MARTIN SQUARE BLOCK PARTY	MANAGER'S OFFICE	400.00
Total NATHAN B OLSON:			400.00
NICOR	UTILITIES	PUBLIC WORKS	1,180.27
NICOR	UTILITIES	PUBLIC WORKS	190.50
NICOR	UTILITIES	PUBLIC WORKS	79.74
NICOR	UTILITIES	PUBLIC WORKS	271.74
NICOR	UTILITIES		148.28
Total NICOR:			1,870.53
NORTH EAST MULTI-REGIONAL	SUPERVISING/MANAGING THE FIELD TRAINING PROCES	POLICE DEPARTMENT	225.00
NORTH EAST MULTI-REGIONAL	REPORT REVIEW AND APPROVAL FOR SUPERVISORS	POLICE DEPARTMENT	300.00
Total NORTH EAST MULTI-REGIONAL TRAINING:			525.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	55.37
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	780.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	171.82
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	307.67
Total O'HERRON CO:			1,314.86
PETTY CASH	PETTY CASH - PW	MANAGER'S OFFICE	50.00
PETTY CASH	PETTY CASH - PW	PUBLIC WORKS	30.00
PETTY CASH	PETTY CASH - PW	PUBLIC WORKS	116.99
PETTY CASH	PETTY CASH - PW	PUBLIC WORKS	35.00
PETTY CASH	PETTY CASH - PD	MANAGER'S OFFICE	73.94
PETTY CASH	PETTY CASH - PD	POLICE DEPARTMENT	96.36
PETTY CASH	PETTY CASH - FIN	MANAGER'S OFFICE	15.00
Total PETTY CASH:			417.29
PITNEY BOWES	POSTAGE METER RENTAL	MANAGER'S OFFICE	35.77
Total PITNEY BOWES:			35.77
PROSHRED SECURITY	SHREDDING	POLICE DEPARTMENT	80.32
Total PROSHRED SECURITY:			80.32
PUBLIC SAFETY DIRECT	NETWORK 3 EXPENSE -- CCHPD	POLICE DEPARTMENT	6,997.64
Total PUBLIC SAFETY DIRECT:			6,997.64
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	194.48
Total RED WING BUSINESS ADVANTAGE:			194.48

Name	Description	DEPARTMENT	Net Invoice Amount
SERVICE SANITATION INC	PORTABLE SANITATION - FARMERS MARKET	MANAGER'S OFFICE	262.20
Total SERVICE SANITATION INC:			262.20
SHARK SHREDDING INC	DOCUMENT SCANNING	FIRE DEPARTMENT	329.66
Total SHARK SHREDDING INC:			329.66
SHERWIN WILLIAMS	PAINT	PUBLIC WORKS	48.89
Total SHERWIN WILLIAMS:			48.89
SHOREWOOD HOME AND AUT	WATER DEPT REPAIR PARTS	PUBLIC WORKS	1,599.00
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	85.65
Total SHOREWOOD HOME AND AUTO INC:			1,684.65
SNAP-ON INDUSTRIAL	VEHICLE MAINTENANCE TOOL	PUBLIC WORKS	1,624.02
Total SNAP-ON INDUSTRIAL:			1,624.02
STANARD & ASSOCIATES INC	ENTRY LEVEL ORAL INTERVIEWS	MANAGER'S OFFICE	4,208.04
Total STANARD & ASSOCIATES INC:			4,208.04
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	450.00
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	1,100.00
Total SUBURBAN LABORATORIES INC:			1,550.00
SUPERIOR TOOL REPAIR LLC	CONTRACTUAL SERVICE PW	PUBLIC WORKS	292.00
Total SUPERIOR TOOL REPAIR LLC:			292.00
SWIFT SAW & TOOL SUPPLY	BUILDING MAINT SUPPLIES	PUBLIC WORKS	303.00
Total SWIFT SAW & TOOL SUPPLY:			303.00
TERMINAL SUPPLY COMPANY	VEHICLE MAINT SHOP SUPPLIES	PUBLIC WORKS	692.79
Total TERMINAL SUPPLY COMPANY:			692.79
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	314.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	298.00
Total TERMINIX PROCESSING CNTR:			612.00
THE BREWER COMPANY	PROPANE	PUBLIC WORKS	59.50
Total THE BREWER COMPANY:			59.50
THOMPSON PUMP & MANUFAC	EQUIPMENT PURCHASE PW	PUBLIC WORKS	32,313.00
Total THOMPSON PUMP & MANUFACTURING CO INC:			32,313.00
T-MOBILE	T-MOBILE CELL PHONES AND IPADS	MANAGER'S OFFICE	996.40

Name	Description	DEPARTMENT	Net Invoice Amount
Total T-MOBILE:			996.40
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	552.50
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	466.66
Total TRL TIRE SERVICE:			1,019.16
TWO WAY DIRECT INC	NETWORK 3 EXPENSE -- EHCPD	POLICE DEPARTMENT	727.74
Total TWO WAY DIRECT INC:			727.74
UNITED RENTALS NORTH AME	EMERGENCY REPAIRS PW	PUBLIC WORKS	5,744.33
Total UNITED RENTALS NORTH AMERICA INC:			5,744.33
USA BLUEBOOK	WATER DEPT REPAIR PARTS	PUBLIC WORKS	690.92
USA BLUEBOOK	WATER DEPT REPAIR PARTS	PUBLIC WORKS	213.88
Total USA BLUEBOOK:			904.80
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	25.75
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	211.36
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	428.08
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	1,110.98
Total UTERMARK & SONS QUALITY LAWN CARE CO:			1,776.17
VESTIS GROUP INC	JUN 2024	PUBLIC WORKS	66.84
VESTIS GROUP INC	JUN 2024	PUBLIC WORKS	83.09
VESTIS GROUP INC	JUN 2024	PUBLIC WORKS	134.31
VESTIS GROUP INC	JUN 2024	PUBLIC WORKS	176.64
VESTIS GROUP INC	JUN 2024	PUBLIC WORKS	362.95
VESTIS GROUP INC	JUN 2024	PUBLIC WORKS	9.00
VESTIS GROUP INC	JUN 2024	PUBLIC WORKS	58.50
VESTIS GROUP INC	JUN 2024	PUBLIC WORKS	1,082.00
VESTIS GROUP INC	JUN 2024	PUBLIC WORKS	117.06
Total VESTIS GROUP INC:			2,090.39
VIGILANT SOLUTIONS LLC	NETWORK 3 EXPENSE -- COUNTY CLUB HILLS PD	POLICE DEPARTMENT	1,968.00
VIGILANT SOLUTIONS LLC	NETWORK 3 EXPENSE -- EAST HAZEL CREST PD	POLICE DEPARTMENT	1,968.00
VIGILANT SOLUTIONS LLC	NETWORK 3 EXPENSE -- FLOSSMOOR PD	POLICE DEPARTMENT	2,952.00
VIGILANT SOLUTIONS LLC	NETWORK 3 EXPENSE -- GLENWOOD PD	POLICE DEPARTMENT	2,952.00
VIGILANT SOLUTIONS LLC	NETWORK 3 EXPENSE -- HAZEL CREST PD	POLICE DEPARTMENT	1,968.00
VIGILANT SOLUTIONS LLC	NETWORK 3 EXPENSE -- HOMEWOOD PD	POLICE DEPARTMENT	3,936.00
VIGILANT SOLUTIONS LLC	NETWORK 3 EXPENSE -- LYNWOOD PD	POLICE DEPARTMENT	1,968.00
VIGILANT SOLUTIONS LLC	NETWORK 3 EXPENSE -- THORNTON PD	POLICE DEPARTMENT	1,968.00
Total VIGILANT SOLUTIONS LLC:			19,680.00
WALTS FOOD CENTER	RETIREMENT REFRESHMENTS	PUBLIC WORKS	52.99
Total WALTS FOOD CENTER:			52.99
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	48.00
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	90.63

Name	Description	DEPARTMENT	Net Invoice Amount
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	9.99
Total WAREHOUSE DIRECT OFFICE PDTS:			148.62
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	629.25
Total WEST SIDE TRACTOR SALES:			629.25
WEX BANK	POLICE DEPT FUEL	PUBLIC WORKS	372.51
Total WEX BANK:			372.51
WISCO	OXYGEN - FD	FIRE DEPARTMENT	129.65
Total WISCO:			129.65
WRIGHT MATERIALS LLC	BLACK DIRT	PUBLIC WORKS	125.00
Total WRIGHT MATERIALS LLC:			125.00
Grand Totals:			812,497.20

Dated: _____

Village Clerk: _____

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 9, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Robert Grabowski, Fire Chief

Topic: Oath of Office – Firefighter/Paramedic Andrew Sline

PURPOSE

To administer the oath of office to Andrew Sline for the position of Firefighter/Paramedic.

PROCESS

Andrew worked as a part-time Firefighter/EMT for the Homewood Fire Department from 2021 until the part-time program was disbanded in August 2023. During that time, Andrew received his Paramedic license. He applied for the position of Firefighter/Paramedic with the Homewood Fire Department in fall 2022, passed his exam, and placed number six (6) on the eligibility list.

From August 2023 until June 2024, Andrew worked full time with the Crete Township Fire Protection District. This past spring, an opening became available with the Homewood Fire Department, making Andrew the next available candidate on the current list. The Fire and Police Commission met on April 19, 2024 and voted to extend an offer of conditional approval contingent on the successful completion of a psychological, polygraph, and medical exam.

Firefighter/Paramedic Sline completed all exams and began working full time for the Village on June 3, 2024.

FINANCIAL IMPACT

- **Funding Source:** N/A

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Request the Village Clerk to administer the oath of office to Andrew Sline for the position of Firefighter/Paramedic.

ATTACHMENT(S)

None

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 9, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Contract – New TIF District - Halsted & 175th Street

PURPOSE

Staff is proposing to engage Ryan LLC (formerly Kane, McKenna, and Associates, Inc.) to conduct the required steps to establish a new tax increment financing (TIF) district for the properties on the west side of Halsted Street, south of 175th Street, including the former Walmart property. The purpose of the TIF is to provide a flexible mechanism for incentivizing the redevelopment of the former Walmart at 17550 Halsted Street. Board approval is required for this contract.

PROCESS

In early 2023, Walmart announced the closing of its Homewood store at 17550 Halsted Street on March 10, 2023. The Village has been actively working to redevelop the space since the closure. From recent discussions and meetings, staff is comfortable in recommending that the area be considered as a Tax Increment Financing district. Tax incremental financing (TIF) is an important tool for local governments to better attract economic development projects, create jobs, foster infrastructure investment, and/or redevelop spaces that are blighted, undeveloped and/or vacant. It is important to note that any potential redevelopment project at or about the vacant Walmart site will require a financial investment by the Village. This investment can be accomplished by the creation of a Tax Increment Financing District.

To effectively negotiate with the owner of a business, a potential developer for the property and even the current owners of the Walmart property, staff must know the amount of incentives (investment) that will be available and, as a result, recommends that the Village move forward to evaluate the feasibility of establishing a TIF district for the space.

TIF Consulting Work Past and Present

In the past, Homewood contracted with the reputable TIF consultants Kane McKenna & Associates, Inc. (KMA) of Chicago, IL to perform our TIF consulting work (*TIF creation and project TIF analysis*). KMA is a specialized consulting firm focused on delivering economic development solutions and providing municipal financing strategies for development projects. In 2022, Ryan LLC of Dallas TX, announced the acquisition of Kane, McKenna & Associates, Inc. Staff proposes that the Village contracts with Ryan LLC of Chicago, IL to complete this current TIF work.

VILLAGE OF HOMEWOOD



The Process

A letter of engagement is provided which details the proposed work. The services are in two phases: Phase I – review of qualification factors and economics of the proposed TIF (estimated to be \$10,000), and Phase II – implementation of a redevelopment plan and project (\$13,500). The services are as follows:

1. Prepare a TIF eligibility analysis;
2. Prepare a Redevelopment Plan for the proposed area;
3. Prepare Required Notices and Mailing Lists; and
4. Complete Public Approval Process.

The initial phase of work is a formal TIF eligibility study. If it is determined that the area is not eligible to be designated as a TIF district, Ryan’s work will not continue with Phase II.

The letter of agreement is attached and includes the scope of work. The total cost of the project is an “*estimate*” of \$23,500. Staff recommends that the Village Board approve a 15% cost contingency of \$3,525 for potential unforeseen costs. This contingency funding will not be used or be available to the consultant unless staff absolutely agrees and deems that there are critical and unforeseeable circumstances that require the consultant to go above and beyond the initial scope of work.

OUTCOME

The property includes a large commercial building and gas station that, when occupied, serve as a significant source of sales tax revenue for the Village. The area is on Halsted Street, a major commercial thoroughfare in the Village. The redevelopment will result in the revitalization of a prominent commercial property.

FINANCIAL IMPACT

- **Budgeted Amount:** \$30,000
- **Total Potential Cost:** \$27,025 (*\$23,500 contract + \$3,525 contingency costs*)

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Authorize the Village Manager to enter into an agreement with Ryan LLC of Chicago, IL to conduct the steps required to establish a tax increment financing designation for certain properties on the west side of Halsted Street, south of 175th Street, including the former Walmart property, in an amount of \$23,500, with a 15% cost contingency in the amount of \$3,525 for a total of \$27,025.

VILLAGE OF HOMEWOOD



ATTACHMENT(S)
Letter of agreement



227 West Monroe Street
Suite 4200
Chicago, IL 60606
Tel. 312.980.1122
Fax 312.980.1132
www.ryan.com

June 24, 2024

Mr. Napoleon Haney
Village Manager
The Village of Homewood
2020 Chestnut Road
Homewood, Illinois 60430

Re: Economic Development Finance Consulting Services

Dear Mr. Haney:

Thank you very much for the opportunity to assist The Village of Homewood, including subsidiaries and/or affiliates thereof (“Village”), with economic development finance services. This letter of agreement (the “Agreement”) outlines the terms of our engagement to assist Village with economic development services.

ENGAGEMENT SCOPE

Ryan, LLC (“Ryan”) will assist the Village to start a Tax Increment Financing (TIF) Designation, as well as a review of related economic development programs, pertaining to the redevelopment and/or improvement of certain parcels of property that are located along the west side of Halsted Street and south of 175th Street (three tax parcels).

Ryan’s Services will include the following:

PHASE I– Preliminary New TIF and Related Fiscal Impact Review

- Assist the Village in investigating the feasibility of utilizing Tax Increment Financing ("TIF") or other appropriate economic development incentives for funding certain redevelopment costs related to redevelopment of the Project.
- Review the characteristics of the Project site in order to recommend the specific boundaries for a TIF district or related economic development programs, and to assess the potential qualification factors (strengths and weaknesses) of any identified area under Illinois law.
- Prepare a Preliminary analysis which assesses the pros and cons of pursuing TIF or other forms of economic incentives. At a minimum, the Report will include the following:
 - a. Review area for land use and conditions and summarize results.

- b. Establish preliminary project boundaries.
 - c. Determine area qualifications for a potential TIF District.
 - d. Prepare survey analysis and identify necessary documentation to back up any findings.
- For presentation to the Village, prepare the initial tax revenue projections and prepare related financing alternatives. Identify potentially eligible public improvements and other activities as well as potential public financing options.

PHASE II – Complete New Redevelopment Plan and Project

Under Village direction, complete the redevelopment plan and project required by the TIF law. Among other elements the redevelopment plan prepared for the Proposed TIF District will include:

- A statement of redevelopment goals and objectives.
- Examination of TIF qualification factors and presentation of rationale for basis under which the TIF District is to be justified under State law.
- A statement of eligible redevelopment activities the Village may allow under the plan.
- Presentation of estimated costs for the redevelopment projects contemplated for implementation under the plan.
- A detailed discussion of impediments to the successful redevelopment of the project area and the measures the Village could undertake to eliminate such barriers so to promote economic revitalization of the project area.
- Assist the Village by participating in required public hearings, and Joint Review Board meetings, as well as helping to insure preparation and execution of proper notification as required for all meetings.
- Assist the Village in participating in meetings with all interested and affected parties, including property owners, and overlapping tax jurisdictions. Ryan will help the Village to follow the procedures for such gatherings as required by State law.
- Work with the Village's counsel to meet all the requirements of Illinois law so to insure proper establishment of the TIF District.
- Assist Client's counsel in preparation of the appropriate Ordinances required for adoption of the redevelopment plan and project by the Village to legally put in place the TIF District.

- Assist the Village to establish and maintain complete documentation files to assure proper support of eligibility findings in order to support legal standing for establishment of the TIF District.

Neither Ryan nor any of its employees will provide any legal or accounting services to Village in connection with this engagement. Neither Ryan nor any employee of Ryan will serve in a representative capacity on behalf of before the Internal Revenue Service (IRS), nor will Ryan or any employee of Ryan obtain a power of attorney (on IRS Form 2848 or otherwise) authorizing Ryan or such employee to represent Village before the IRS. If it becomes necessary for Village to have a representative before the IRS or if it becomes necessary for Ryan to engage a party to provide professional services in support of Ryan's obligations under this Agreement, Ryan may, at its option, engage a representative or such third party on behalf of Village to represent Village before the IRS or provide such professional services, as the case may be. Such engagement shall (i) be at Ryan's expense, provided that in the case of an Adjudication, Ryan's fee shall be adjusted as set forth below; and (ii) be subject to Village's approval, provided that Village agrees not to unreasonably withhold or condition such approval. Ryan will provide assistance to such representative, but such assistance shall be limited to providing the factual basis for the filing of claims for refund and other tax returns filed by Village pursuant to this agreement and the information supplied on such returns.

ENGAGEMENT PERIOD

Upon written pre-authorization and approval, Ryan may begin its Services to Village while Village seeks requisite approval from any applicable municipality leadership, governing body, or the like. Compensation for such Services shall be due and payable to Ryan, per the payment terms described below, regardless of such requisite approval being in place at the time such Services were performed.

This engagement is effective as of the date of Village's execution of this Agreement (the "Effective Date") and will terminate three (3) years from such Effective Date (the "Termination Date"). The engagement period may extend beyond the Termination Date, if Services have not been met and upon approval of Village.

ELECTRONIC DATA FILES

Village agrees to provide electronic data files to Ryan that will facilitate the identification and location of records to be reviewed. Ryan will assist Village's information systems personnel with determining the appropriate system file layouts, required data fields, and file types. Any out-of-pocket costs of preparing, modifying, or transferring such data will be the responsibility of Ryan. Village further agrees to assist Ryan in using Ryan's data extraction applications and other tools

Mr. Napoleon Haney
The Village of Homewood
June 24, 2024
Page 4 of 7

by providing all necessary access and configurations. Village acknowledges that Ryan's data extraction applications and other tools are proprietary to Ryan, and Village shall acquire no rights whatsoever with respect to such applications and other tools.

Village agrees that all electronic data files shall be transferred by Village to Ryan through a secure transfer site and by methods approved in advance by Ryan and Village. The following data sites are approved by Ryan for such transfer: SFS and SFTP. In facilitation of this transfer, Ryan shall provide specific transfer instructions to Village when the electronic data files are prepared for delivery. Village further agrees that neither Village nor any employee or agent of Village shall transmit PII (as defined below) to Ryan without first (a) having reached an agreement with Ryan as to the date, time, and method of such transmission; (b) identified the particular types of PII; and (c) represented to Ryan that Village is not restricted from transferring the PII. "PII" or "Personally Identifiable Information" is any information that can be used to identify, contact, or locate an individual, either alone or combined with other easily accessible sources, or as defined by applicable law. PII includes information that is linked or linkable to an individual, such as medical, educational, financial, and employment information.

RESPONSIBILITIES

All services will be conducted under the supervision of Ms. Sharon Roberts, Principal who serves as Client Principal for Village. Ms. Sharon Roberts, Principal, will serve as the Engagement Principal for this project. Mr. Charles Durham, Manager will serve as Project Manager for this engagement and will be responsible for staffing, project coordination, technical direction, and related issues. Additionally, throughout the course of this engagement, we will make every effort to arrange and schedule all work to avoid interruption to Village's normal business operations.

COMPENSATION

Village agrees to pay Ryan an hourly rate of \$305 for the Services based on the time that our professionals spend performing them. Billed monthly at the hourly rate for each individual, multiplied by the time Ryan professional expend to perform the services. Ryan's hourly rate fees will increase annually.

- Ryan estimates that the cost for Phase I services to be \$10,000.
- Ryan estimates that the cost for Phase II services to be \$13,500, Phase II to commence upon approval of the Village.
 - Phase II fees assume:

Mr. Napoleon Haney
The Village of Homewood
June 24, 2024
Page 5 of 7

- a) Only one JRB meeting, one Public Hearing and no additional public meetings are required.
- b) No specific projection of incremental property taxes are provided.

In addition, Village shall reimburse Ryan for direct expenses incurred in connection with the performance of the Services. Direct expenses include reasonable and customary out of pocket expenses for items such as filing, application fees, mailers postage, external printing and copying services, third party fees and conferencing services. Ryan's compensation will not be reduced by any such expenses.

All invoices are due and payable in full within sixty (60) days of Village's receipt of invoice(s), in accordance with the Illinois Prompt Payment Act. Village agrees to pay interest of one percent (1%) per month on any past due fees, capped at nine percent (9%) annually on any individual invoice that is past due. Village further agrees to pay all costs of collection, including, but not limited to, any collection agency or attorneys' fees, incurred by Ryan in connection with fees more than sixty (60) days past due. Ryan's preferred method of payment is via electronic funds transfers ("EFT"), and EFT instructions will be provided to Village on each invoice. In the event Village is unable to remit payment via EFT, Ryan will accept checks, credit cards, or purchasing cards; however, if payment is made using a credit card or purchasing card, Village authorizes Ryan to add a processing fee to the payment. Such processing fee is currently three percent (3%) of the payment amount and is subject to change upon thirty (30) days prior notice. Ryan and Village shall abide by the rules of the National Automated Clearing House Association (or other similar local regulator) and the banking laws of the United States (or other applicable jurisdiction) when performing EFT (or similar electronic payment) transactions.

The rates used to calculate Ryan's Fixed Fees and Hourly Fees will automatically increase by four percent (4%) effective each January 1. In addition, Ryan's Hourly Fee rate table may be increased from time-to-time by email notification, but no more frequently than once every twelve (12) months.

NOTICE

Any notice to be given under this Agreement shall be given in writing and may be made by personal delivery or hand delivery by courier, by overnight reputable national courier, or by placing such in the United States certified mail, return receipt requested. Notices to Village should be sent to the address indicated on the first page of this Agreement and notices to Ryan should be addressed as follows:

Mr. Napoleon Haney
The Village of Homewood
June 24, 2024
Page 6 of 7

Ryan, LLC
Three Galleria Tower
13155 Noel Road
Suite 100
Dallas, Texas 75240
Attn: Chairman and CEO

With copy to: Attn: General Counsel

INTEGRITY AND CONFIDENTIALITY

We guarantee that all matters associated with the professional services we render will be directed with the highest degree of professional integrity. Accordingly, all information that Village makes available to Ryan shall be considered confidential, proprietary information, and Ryan shall not disclose such information to any third party except as required in fulfilling duties described by this Agreement or to comply with an official order of a court of law.

Additionally, Village agrees that Ryan's work product, including specific engagement procedures and techniques, constitutes proprietary and exclusive information, and Village further agrees not to disclose such information to any third party without obtaining prior written approval from Ryan. Additionally, Ryan's tax saving strategies constitute proprietary and exclusive information; provided, however, that notwithstanding the foregoing, Ryan does not limit Village's disclosure of the tax treatment or the tax structures of the transactions. This Agreement does not include information independently developed by Village, information previously known to Village or information rightfully received by Village from a third party without confidential limitations.

LIMITATION OF LIABILITY

Ryan does not guarantee a particular result as part of the services and Ryan shall not be liable for an adverse or unsatisfactory result unless such result is solely and directly caused by Ryan's negligence. Ryan shall not be liable for the following: (i) any failure or delay by Village in executing returns, forms or letters of authorization; (ii) inaccurate, untimely, incomplete, or otherwise unreliable information provided by Village or third-parties engaged by Village; (iii) inaccuracies in data or forms published by taxing authorities; or (iv) statutory, administrative, or judicial changes occurring after the submission of claims or filings to the taxing authority.

Ryan shall not be liable to Village for any claim, liability, damage or expense under any theory ("Claim" or "Claims") in excess of the following: (i) for any single Claim, \$20,000; and, (ii) for all Claims occurring in a twelve (12) month period, the lesser of \$100,000, or the fees paid by Village to Ryan for the specific services giving rise to the Claim during the preceding twelve (12) months. Village may not assert any cause of action against Ryan more than one (1) year after the

Mr. Napoleon Haney
The Village of Homewood
June 24, 2024
Page 7 of 7

date the cause of action accrues. IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES OR COSTS, INCLUDING LOST OR DAMAGED DATA, LOSS OF PROFIT OR GOODWILL, WHETHER FORESEEABLE OR NOT, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

LAW GOVERNING AGREEMENT

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. Exclusive venue for any dispute with respect to this Agreement shall reside in a court of competent jurisdiction in Chicago, Cook County, State of Illinois.

ACKNOWLEDGMENT

Thank you for the opportunity to assist you with this project. If the above terms and conditions meet with your approval, please sign and return a copy of this Agreement at your convenience. Upon acceptance, we will contact you to arrange a mutually acceptable time to begin our review. If you have any questions, or if you would like to discuss this Agreement further, please contact Mr. Sharon Roberts at 225.334.0040 Ext. 11-3446.

RYAN, LLC:

THE VILLAGE OF HOMEWOOD:

By: _____

By: _____

Name: Sharon Roberts

Name: Napoleon Haney

Title: Principal

Title: Village Manager

Date: _____

Date: _____

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 9, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Sale of Village-Owned Property at 2018-2020 Ridge Road

PURPOSE

The Village received three proposals for the purchase and renovation of the Village-owned property at 2018-2020 Ridge Road. Staff completed their evaluation of the proposals using three criteria: (1) best use, (2) community and Village benefit, (3) sustainability, and (4) best fit. Staff's methodology of evaluation/analysis and recommendation is outlined below. If staff's recommendation is accepted, the Village Board should direct staff to negotiate a purchase and sale agreement with the owner of the successful proposal. The purchase and sale agreement would be presented at a future board meeting.

BACKGROUND

In 2020, the former owner of Karate for Kids at 2018-2020 Ridge Road donated the building to the Village of Homewood. In October 2020, the Village amended our lease with the Homewood Science Center to add the donated property to the lease with the Homewood Science Center. The intended use of the building was to expand the Science Center's educational programs and sale of merchandise into that space.

Upon inspection of the property, the Village determined that the building required major repairs and updates for occupancy. In 2022, the Village completed roof replacement, tuckpointing, rear deck removal, replacement of the rear door, and demolition of the interior space. Several upgrades remain, including ADA bathroom installation, HVAC purchase and installation, asbestos remediation, and plumbing, electrical, and gas upgrades. The building was separated from the Science Center's lease agreement on April 23, 2024.

In April 2024, Grace Yan Cui, CIG (Chicago Investment Group) 2018 Homewood LLC, submitted a proposal to purchase and renovate the property at 2018-2020 Ridge Road. The proposal involves renovation and interior build-out of the existing commercial building into a Mongolian BBQ restaurant.

At the May 14, 2024, Village Board meeting, the Board passed Ordinance M-2294 directing staff to publish a solicitation for alternate proposals. The solicitation was published in the Daily

VILLAGE OF HOMEWOOD



Southtown on May 16, 2024. The proposed development plan and solicitation have been available at the Village Clerk’s Office and on the Village website since May 16, 2024. In addition, the Village posted the solicitation on its social media forums on May 22, 2024 and June 5, 2024.

The Village received two additional proposals by the close of the submission deadline on June 11, 2024, at 5:00 p.m. At its last meeting, the Village Board directed staff to evaluate the proposals and make a recommendation on which proposal should be considered as the next use for the 2018-2020 Ridge Road property.

PROPOSALS

The three proposals are:

1. Gyumon: Grace Yan Cui of Chicago Investment Group proposal for a Mongolian barbecue restaurant.
2. Peeled & Pressed Juice and Smoothie Bar: Ninety Two Minerals LLC proposal for a juice and smoothie bar serving Acai bowls and a fresh salad bar.
3. Black House Community Studios: Josh Argue proposed a creative studio, production company, audio recording/mixing studio, and educational incubator for “Black Awesomeness FilmWorks.”

METHODOLOGY/EVALUATION/ANALYSIS

Staff evaluated each proposal based on the following criteria:

- I. **Best Use** – The Best Use criteria evaluates whether or not the proposed business is appropriately zoned, any public benefit it may have, and whether the business aligns with the downtown vision or any study or plan that may exist.
 - Zoning: Gyumon and Peeled & Pressed are categorized as eating places and are permitted uses in the B-1 district. Black House is not a permitted use in the B-1 district. The use as described falls within the “co-working space over 2,500 square feet” category. Operation of this use would require an amendment to the text of the zoning ordinance.
 - Public Benefit: All three uses would benefit the public: encourage social gatherings, cultural experiences, arts, creative production, and healthy food options. All uses are non-tax exempt, which puts the property back on the tax rolls. All three uses would serve as unique destinations and bring visitors to Homewood.
 - Alignment with the downtown plan: The TOD Master Plan (adopted in 2024) states a desire for new dining options, including a variety of restaurants, grab-and-go

VILLAGE OF HOMEWOOD



meals, and sit-down cafes. Both restaurants are consistent with this vision. In addition, the TOD plan supports adaptive reuse of vacant properties and all three proposals meet this vision.

II. Yield (Village and community, area benefit) – The criteria in this category analyze the financial viability of the proposed developments. These criteria items include, “return on investment” and other positive net funding impacts that the businesses may have on the Village’s bottom line. The analysis may review the total cost of the project, projected revenue to the Village, any ancillary and downtown indirect revenue, and/or benefits and incentives that may or may not be considered for the developments.

- **Impact on EAV:** The Equalized Assessment Value (EAV) is related to property taxes. Any increase in the value of a property would increase the assessed value of the property. The greater investment in the property equates to a greater increase in value. Gyumon proposes \$1,030,000 costs for the improvement of the building, which is by far more of an investment than the other two proposals. (Peeled & Pressed = \$324,000 and Black House = \$315,500.)
- **Purchase Price:** The purchase price of the property would be \$1, though it is not specifically listed in all proposals.
- **Annual Revenue (Sales Tax):**

New business revenue	<u>Gyumon</u>	<u>Peeled & Pressed</u>	<u>Black House</u>
Estimated annual retail sales	\$ 2,160,000	\$ 1,500,000	\$ 4,500
Sales Tax to the Village (1% of sales)	\$ 21,600	\$ 15,000	\$ 45
Places of Eating Tax (2% of sales)	\$ 43,200	\$ 30,000	\$ 90
Other	\$ -	\$ -	\$ -
TOTAL annual projected revenue to the Village	\$ 64,800	\$ 45,000	\$ 135

Based on the proposals' estimated annual revenue, the Village would receive the greatest sales tax benefit from Gyumon. Staff reviewed similar existing businesses' sales revenue to validate the proposed sales tax revenues. Upon comparison, staff found that Village revenue from similar businesses (juice/smoothie bar/grab-and-go cafes) located in Homewood generate far less revenue than the estimates

VILLAGE OF HOMEWOOD



provided by Peeled & Pressed. Staff believes that the Village could expect to receive approximately \$9,000 in total annual sales/places of eating tax revenue from similar businesses versus the \$45,000 projected by Peeled & Pressed.

- Ancillary/indirect revenue: Based on the projected number of guests, each business would bring people downtown who would support the existing local businesses. Employees would dine at local restaurants and diners could support local retailers.
- Job Creation – Each of the proposals would create new jobs downtown. Gyumon restaurant would employ managers, cooks, servers, kitchen staff, etc. Peeled & Press would likely have fewer staff than the Mongolian restaurant since it has a smaller menu and seating area. Black House would be an incubator for content creators, podcasts, and creative artists – creating even fewer traditional jobs.

III. Sustainability – This criterion evaluates the viability of the business, and whether the business can sustain itself within the current market environment. The criterion include the experience of the business owner, funding sources of the potential developments, the anticipated sales volume, and the economic feasibility of the proposed developments.

- Experience of the business owner:
 - Gyumon: the owner is a long-time restaurateur who operates two successful restaurants in Oak Park, IL.
 - Peeled & Pressed: the proposal states that this is the “3rd business endeavor.” One of the businesses is located at the Shops on Sterling in Flossmoor, “9inety 2wo Minerals and More,” a holistic care store. The juice bar would be a new endeavor for the applicant.
 - Black House: the owner has experience as a freelance photographer, etc., but does not have experience in the operation of this business.

- Anticipated Sales/Revenue Volume:

New business revenue	<u>Gyumon</u>	<u>Peeled & Pressed</u>	<u>Black House</u>
Projected annual revenue to the business	\$ 2,160,000	\$ 1,500,000	\$ 579,600

VILLAGE OF HOMEWOOD



- Market Feasibility/longevity:
 - Gyumon: this proposal is estimated to have a high probability of success based on the success of other restaurants in downtown Homewood. This type of restaurant is not yet in the Homewood area market which makes it another complimentary food option in the downtown.
 - Peeled & Pressed: The Village currently has two similar uses. It is unproven if the market can support another one.
 - Black House: This market is unproven in Homewood. The use would be more appropriate in a location outside of the core downtown retail district.
- Adequate/maximized use of space: The Mongolian restaurant and the Black House would utilize the 3,800 square feet of space. However, similar uses to Peeled & Pressed are typically in smaller spaces. For example, Smoothie King is 1,440 square feet; Epiq Nutrition is 1,460 square feet and Frozen Yogurt (at Cherry Creek) is 1,100 square feet.

IV. Best Fit – Best Fit evaluates and analyzes those intrinsic components of the business that are not easily quantified. Best Fit looks at the impact on municipal services and how the potential businesses may impact or complement other surrounding businesses.

- Municipal Services: The uses would have minimal impact on Police, Fire, and Public Works services.
- Complementary to other businesses: Each proposal would renovate and improve a vacant space in the center of downtown Homewood with an active use that benefits the community.
- Impacts on surrounding uses: Parking is provided in the back of the building, which could accommodate employees. Customers (estimated at 200 per day for Gyumon and 30 per hour at Peeled & Pressed) would rely on public parking lots and on-street parking.

Each of the proposals would be a wonderful addition to the community. However, based on the evaluation criteria for this specific location, 2018-2020 Ridge Road, Staff recommends the selection of Gyumon as the preferred proposal. Gyumon consistently meets the evaluation criteria for this project.

VILLAGE OF HOMEWOOD



FINANCIAL IMPACT

- **Funding Source:** No Financial Impact
- **Budgeted Amount:** N/A
- **Cost:** \$0

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Make a motion to accept staff's recommendation regarding submitted proposals and direct staff to negotiate a purchase and sale agreement and a redevelopment agreement with Grace Yan Cui, CIG (Chicago Investment Group), 2018 Homewood LLC.

ATTACHMENT(S)

Evaluation Criteria
Proposals

1. Best Use

Appropriately Zoned
Public Benefit
Alignment with Downtown Plans

2. Yield (Village, community, area benefit)

Impact on the Equalized Assessed Value (EAV)
Purchase Price
Annual Revenue to the Village (sales tax, places of eating tax)
Ancillary/Indirect Revenue (does it bring people downtown to support other businesses?)
Job Creation

3. Sustainability

Experience of business owner
Anticipated Sales Revenue
Market/Economic Feasibility/longevity
Adequate/maximized use of the space

4. Best Fit

Impact on municipal services (Police, Fire)
Complements area businesses
Impact on surrounding area (parking, traffic)