

## MEETING AGENDA



### Board of Trustees Meeting

Village of Homewood

April 08, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes: Consider a motion to approve the following minutes:
  - A. From the Public Hearing held on Tuesday, March 18, 2025.
  - B. From the regular meeting of the Board of Trustees held on Tuesday, March 25, 2025.
6. Claims List:

Consider a motion to approve the Claims List of Tuesday, April 8, 2025 in the amount of \$543,690.27.
7. Hear from the Audience
8. Appointment(s):

Consider a motion to approve the appointment of Melinda Conner to the Events Committee for a three-year term ending on April 8, 2028.
9. Presentation(s):

Executive Director Edie Dobrez will present the 2024 annual report of the Homewood Science Center.
10. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
  - A. 2024 Annual Report/Appealance Commission: Accept the 2024 annual report of the Appealance Commission.
  - B. 2024 Annual Report/Planning and Zoning Commission: Accept the 2024 annual report of the Planning and Zoning Commission.
  - C. Agreement/Plan Review and Inspection Services/TPI Building Code Consultants Inc.: Approve the renewal of an agreement for plan review and inspection services with TPI Building Code Consultants Inc. of South Elgin Illinois, IL for Fiscal Year 2025-2026.

- D. Agreement/Plan Review and Inspection Services/HR Green LLC: Approve the renewal of an agreement for plan review and inspection services with HR Green LLC of New Lenox, IL for Fiscal Year 2025-2026.
- E. Bid Award/Water Distribution System Leak Survey Project/M.E. Simpson Company, Inc.: Award a bid to M.E. Simpson Company, Inc. of Valparaiso, Indiana, the lowest responsible bidder, to perform the annual Water Distribution System Leak Survey Project, in an amount not to exceed \$31,075.
- F. Contract Renewal/Street Sweeping Services/Advance Sweeping Services, Inc.: Authorize the Village Manager to renew the contract with Advance Sweeping Services, Inc. for street sweeping services for five (5) residential and fifteen (15) commercial sweeps between May 1, 2025 and April 30, 2026, in an amount not-to-exceed \$8,692.96 per residential sweep and \$865.83 per commercial sweep.
- G. Bid Award/2025 General Maintenance Pavement Patching Program/D. Construction: Award a bid for the 2025 MFT 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 \$642,000.
- H. Contract Renewal/Leaf Pickup Services/Homewood Disposal, Inc.: Renew the contract for leaf pickup services with Homewood Disposal, Inc. in the amount of \$30,561.29 for the dates of November 12, 19, and 26, 2025.
- I. Contract Renewals/Tree Work/Homer Tree Care/Winkler's Tree Service: Authorize the Village Manager to renew the tree work contract for tree removal, stump removal, spot trimming, and emergency tree removal services with Homer Tree Care of Lockport, IL, the lowest responsible bidder; and, approve the renewal of the tree work contract for sectional tree trimming with Winkler's Tree Service of LaGrange Park, IL, the lowest responsible bidder; for a total amount not to exceed \$264,000.
- J. Bid Award/Bituminous Mixes/D. Construction: Award the bid for Bituminous Mixes to D. Construction, Inc. of Coal City, IL, the lowest responsible bidder, at the prices of \$67.00/ton for surface mix, \$64.00/ton for binder mix, and \$140.00/ton for cold patch mix in an amount not to exceed \$49,000.
- K. Bid Award/Crushed Limestone/Brites Cartage: Award the bid for crushed limestone to Brites Cartage of South Holland, IL, the lowest responsible bidder, at a cost of \$19.45 for CA6, \$27.50 for 1" stone and \$26.45 for 2" stone, in an amount not to exceed \$49,500.
- L. Bid Award/Concrete Flatwork/Strada Construction Company: Award a bid for concrete flatwork to Strada Construction Company of Addison, IL, the lowest responsible bidder, based on the unit prices submitted as part of the joint/cooperative bid collaboratively submitted by the Villages of Homewood, Alsip, and South Holland in an amount not to exceed \$185,500 for the Village of Homewood quantities.
- M. M-2351/Second Amendment to Restated Redevelopment Agreement/HCF Homewood LLC: Pass an ordinance approving a second amendment to the restated redevelopment agreement between HCF Homewood, LLC and the Village of Homewood removing language obligating Village support of a minimum annual return and return-on-costs participation.



- N. M-2352/Raffle License/Open Access: Pass an ordinance temporarily suspending the maximum prize and sale date limitations in the Homewood Municipal code for the Queen of Hearts raffle conducted by Open Access of Homewood, subject to an approved background check.

11. General Board Discussion
12. Executive Session
13. 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  
PROJECT SUMMARY AND PRELIMINARY IMPACTS DETERMINATION  
PUBLIC HEARING  
TUESDAY, MARCH 18, 2025  
VILLAGE HALL BOARD ROOM

PUBLIC HEARING: At 6:00 p.m., President Richard Hofeld opened a hearing on the lead service line replacement program project summary and preliminary impacts determination. Those present were Village President Richard Hofeld, Trustee Julie Willis, Trustee Vivian Harris-Jones, Trustee Phil Mason, and Trustee Lauren Roman. Trustee Jay Heiferman and Trustee Allisa Opyd were absent.

Village staff members present included Village Manager Napoleon Haney, Assistant Public Works Director Patrick DiDiana, Assistant Finance Director Lindsay Cabay, Assistant Village Manager Terence Acquah, and Public Works Director Joshua Burman.

President Hofeld invited Village Manager Napoleon Haney to make a presentation. Village Manager Haney provided an overview of the Illinois Environmental Protection Agency's (IEPA) Lead Line Replacement mandate, which was instituted in January 2020. He explained the Village's ongoing inventory process to identify properties with lead service lines and outlined the purpose of the public hearing—to fulfill the requirements for the Village's loan application for lead service line remediation through the IEPA and to offer residents an opportunity to ask questions about the Village's plan.

Manager Haney stated that the total estimated cost of the project is approximately \$70 million, and the Village has applied for a \$4 million revolving loan, with a portion of it eligible for forgiveness. The project is slated to begin in 2026, requiring the Village to reapply for funding annually. Priority will be given to older neighborhoods, disadvantaged areas, and locations with planned capital projects. Currently, the Village has 6,839 service lines, of which 3,763 have been identified as full or partial lead service lines, and 600 lines remain unknown. After his remarks, Manager Haney opened the floor for questions.

Paul Hurley of Burns and McDonnell introduced himself and provided background on his role in the project. He also shared an update on the IEPA loan application process, noting that municipalities typically receive responses regarding funding decisions in the month of July.

Director Burman detailed the Village's phased approach, stating that the first year would be focused on critical sites such as schools, daycare centers, and nursing homes. Following that, work will expand to disadvantaged areas, as defined by census tracts, which are based on median income levels and are not restricted to municipal boundaries.

Mayor Hofeld asked about the scope of service line replacement, specifically whether it would extend beyond the meter. Director Burman clarified that the Village would only replace lines from the main to the water meter.

Mayor Hofeld also inquired about lead solder in private plumbing. Director Burman reaffirmed that the Village is only responsible for service lines up to the meter, and private plumbing issues beyond that would fall under homeowners' responsibility.

Trustee Roman suggested working with plumbing companies to assist with replacements, but Director Burman noted that materials and contractors will be in high demand due to the statewide mandate.

Trustee Mason asked about resources to help residents identify their service line materials. Director Burman stated that Public Works staff is available to assist on-site. Trustee Mason also inquired about financial assistance programs for homeowners needing to replace service lines beyond the meter. Staff confirmed they would compile a list of available resources.

Mayor Hofeld asked about how other municipalities are handling lead line replacements. Paul Hurley explained that state law requires municipalities to replace service lines from the water main to the water meter, and owner permission is necessary for public-side replacements.

Trustee Roman sought clarification on whether the Village was applying for a loan or a grant. Manager Haney explained that since this project directly impacts water rates, any loan received would require repayment through the Water and Sewer Fund. Paul Hurley reiterated that a portion of the loan would be forgiven.

Trustee Roman also asked how applications are scored. Manager Haney stated that while the Village's application is strong, priority is given to disadvantaged communities. Trustee Mason questioned how prioritizing disadvantaged areas would impact the rest of the community, to which Haney responded that securing funding now is crucial, as future funds may be depleted.

A resident asked how much funding is available statewide and how many municipalities are applying. Hurley did not have exact figures, but Manager Haney noted that funding is not guaranteed, and the Village can only receive what the state allocates each year. The same resident inquired whether taxpayers would need to cover costs if the Water and Sewer Fund couldn't support the full expense. Manager Haney responded that the Board would need to decide on alternative funding sources, as the fund alone is insufficient to cover the entire project.

Another resident asked about the estimated cost per household for service line replacement. Director Burman and Manager Haney stated that costs would be distributed equitably across the community.

A resident wanted to confirm whether they had a lead service line. Manager Haney stated that the Village is proactively engaging residents and providing resources, including a Village app, informational videos, and an online spreadsheet listing service line materials.

Another resident asked about a potential cost-sharing program for homeowners choosing to replace lead lines independently. Director Burman estimated the cost per property to be between \$10,000 and \$15,000 and assured that the Village is actively seeking additional funding to assist with replacements.

A resident asked how they could determine if pipes inside their home contain lead. Director Burman gave a brief explanation of how to check but emphasized that this responsibility falls on homeowners. Trustee Roman reassured the resident that changing in-home fixtures is a personal choice and not required.

A resident inquired about the material of the water mains. Director Burman confirmed they are made of ductile iron and water-grade plastic. He also emphasized that minimal disruption to residents would be a priority during replacements.

Another resident asked if the Village would be conducting full replacements or leaving some lead pipes in the ground. Director Burman stated that each case will be evaluated individually, and while some partial replacements may occur, Manager Haney assured that exposure to lead in the ground is minimal and does not pose a significant health risk compared to lead consumption.

A resident asked where the Village sources its water. Director Burman explained that the Village purchases water from Chicago Heights, which receives it from Hammond, Indiana. The same resident inquired whether there is lead in the transmission lines, to which Director Burman confirmed that all transmission lines are new.

Another resident asked if water testing reports are publicly available. Director Burman directed them to the Village website, where reports and sampling data can be accessed. He also explained that water mains are replaced, as needed, during main breaks.

A resident expressed concerns about political uncertainties affecting funding. Manager Haney acknowledged that much of the funding comes from the federal government, and while there is always a risk of disruption, the Village is proactively securing funds as soon as possible.

Village Manager Haney closed the meeting by thanking residents for their participation and announcing that staff would remain available to answer additional questions.

ADJOURN: A motion was made by Trustee Mason and seconded by Trustee Willis to adjourn the public hearing on the budget.

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

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Terence Acquah  
Assistant Village Manager

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

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

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

ROLL CALL: 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, Assistant Director of Community and Economic Development Noah Schumerth, Director of Public Works Josh Burman, Director of Finance Amy Zukowski and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of the March 11, 2025, regular Village Board meeting, the FY 2025-26 budget public hearing on March 11, 2025 and the public hearing on the proposed Harwood TOD Tax Increment Financing District were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$806,903.16 was presented. There were no questions from the Trustees.

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

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

President Hofeld said two items totaled 51 percent of the Claims List: \$321,600.10 to the City of Chicago Heights for water; \$90,233.64 to Thorn Creek Sanitary District.

HEAR FROM THE AUDIENCE: Resident Amy Crump addressed the board on authoritarianism and how anticipatory obedience leads to people making poor choices.

Numerous members of the public came forward to address what they believe is pollution in a stormwater detention pond at northwest corner of the Izaak Walton Preserve south of the Homewood Disposal corporate headquarters. Several claimed the Village was not willing to hear their complaints or take them seriously. Members of the public acknowledged that the Village has done testing, but they believe it's not enough and consequently the Village has allowed hazardous water to remain in the pond.

Village Manager Haney addressed their concerns saying the issue is not one-sided. The Village is not against the residents and the Village is trying to address their concerns. He believed going to the Illinois Environmental Protection Agency for guidance was the right thing to do. The Village would be hiring another consultant this week. The Village anticipates a comprehensive study will be done by the consultant and the Village, with the board of the Izaak Walton Preserve, will address whatever issues come from that report.

A resident asked if his neighborhood to the west of the White Castle on Halsted Street would be impacted by the removal of lead pipes. He was directed to the Village's website for more information.

Another resident asked if the fence that used to border 183<sup>rd</sup> Street west of Culver's could be replaced. The fence was taken down by the Public Works Department because it was in poor condition. Manager Haney said the Village has budgeted funds to replace the fence.

Rev. Doyle Landry raised his concerns about lack of jobs for Black youth.

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

- A. R-3215/Executive Session Minutes/Approval/Destruction: Pass a resolution approving executive session minutes from June 11, 2024 to November 26, 2024, and authorizing the destruction of executive session audio recordings from February 7, 2023 through July 25, 2023.
- B. R-3216/Release of Executive Session Minutes: Pass a resolution determining minutes or portions thereof from executive sessions no longer requiring confidential treatment.
- C. M-2348/Multiple Raffle License/The Tim Early Foundation: Pass an ordinance temporarily suspending the multiple raffle license sale date limitations in the Homewood Municipal code for The Tim Early Foundation for the split the pot raffles to be held at 18436 Governors Highway between April 26, 2025 and June 8, 2025.
- D. R-3217/Cook County Tax Incentive/2207 183<sup>rd</sup> Street: Pass a resolution supporting a Class 8 status under the Cook County Real Property Assessment Classification for real estate located at 2207 183<sup>rd</sup> Street.
- E. M-2349/Adoption of Fiscal Year 2025-2026 Budget: Pass an ordinance adopting the annual budget for the fiscal year beginning May 1, 2025 and ending April 30, 2026.
- F. M-2350/Adoption of 2025 Official Zoning Map: Pass an ordinance adopting the official zoning map for calendar year 2025 reflecting amendments which were approved by the Board of Trustees in 2024.
- G. Agreement/General Retainer/Legal Services/Christopher J. Cummings, P.C.: Approve the renewal of a General Retainer Agreement for legal services with Christopher J. Cummings, P.C. of Homewood, IL for a minimum of two (2) years (May 1, 2025 through April 30, 2027); and, authorize the Village Manager to execute the General Retainer Agreement.
- H. R-3218/Appointment of Representative/ECOM/SOUTHCOR Joint Emergency Telephone Board: Pass a resolution authorizing and approving the appointment of Village Manager Napoleon Haney as representative and Fire Chief Robert Grabowski as alternate delegate to the ECOM/SOUTHCOR Joint Emergency Telephone System Board.

President Hofeld called Laura Hall of Fido's Landing (Item D) to the podium to offer information on the organization's work. She said Fido's Landing adopts and rescues dogs, does outreach with therapy dogs and works with kids with autism. It will offer veterinary care for dogs adopted out and do dog training. Trustees wished the group success at their Homewood location.

A motion was made by Trustee Heiferman and seconded by Trustee Mason to approve the Omnibus Report.

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

**General Board Discussion:** Trustees thanked residents for coming and sharing their opinions with the board. Trustee Roman told the audience that the issue should not be that the Trustees don't care about the pond issue, but rather recognize that every decision takes time and that the Village is moving forward with another consultant.

Trustee Opyd said the Village should consider developing a Green Committee. She also said she felt a Committee of the Whole meeting would give the public more time to comment on their concerns.

President Hofeld said he's been a member of the Izaak Walton Preserve for 50 years. He walks his dogs through the preserve every morning. He is an advocate of the work of Izaak Walton Preserve and those who say he doesn't care about the pond issue and the health of Izaak Walton are mistaken.

President Hofeld announced progress on two new restaurants: Mongolian BBQ plans have been approved, and Tequila Raizes now owns the property (the former Savoia's T'Go site). The Village is working on another new restaurant in the old Brunswick Bowling Alley site.

**Adjourn:** A motion was made by Trustee Opyd and seconded by Trustee Willis to adjourn the regular meeting of the Board of Trustees.

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

The meeting adjourned at 8:53 p.m.

Respectfully submitted,

Marilyn Thomas  
Village Clerk





**PUBLIC COMMENTS –  
for the Tuesday, March 25, 2025 Board Meeting**

On Mon 3/24/2025, 5:56 PM Bob Robertson wrote:

Dear Sheriff,

I hope this letter finds you well. I am writing to bring to your attention a critical issue that has become increasingly dangerous for the residents of Homewood, specifically concerning the speeding problem on 187th Street.

The speed limit on 187th Street is 25 mph, but it is a regular occurrence that drivers travel at speeds of 50 mph or even higher on this residential road. This creates a hazardous environment for pedestrians, children, and other drivers, and has resulted in heightened concerns for public safety in our community.

Despite repeated requests to the Village of Homewood for action, including suggestions for increased patrols or traffic calming measures, the village has been unwilling to take any meaningful steps to address the problem. Unfortunately, the local police department has cited a lack of manpower as the reason for their inability to address the issue, leaving us with no recourse at the local level.

Given the serious nature of this issue, I respectfully ask that your office take immediate action to help ensure the safety of our residents. Whether through additional patrols, enforcement of speed limits, or working with the village to implement traffic management solutions, it is crucial that something be done before a serious accident occurs.

Thank you for your attention to this matter. I look forward to your response and hope for a swift resolution to the speeding concerns on 187th Street.

Sincerely,  
Bob Robertson

On Mon, Mar 24, 2025, 5:56 PM Bob Robertson wrote:

Hello?

From: Bob Robertson  
Sent: Saturday, March 22, 2025 6:52 PM  
To: PublicComments  
Subject: Re: Speeding on 187th Street

White challenger 50, eastbound.

On Sat, Mar 22, 2025, 6:46 PM Bob Robertson wrote:

Blue Ford sedan 55 east bound

On Sat, Mar 22, 2025, 5:39 PM Bob Robertson wrote:

Brown caddillac suv 45 east bound.

White escape westbound, about 40, driver holding a phone in front of her face.

On Sat, Mar 22, 2025, 5:37 PM Bob Robertson wrote:

Trustees? President? Hello?

The cars are [REDACTED] flying by right now. Dodge truck, silver at about 40, eastbound.

On Sat, Mar 22, 2025, 3:21 PM Bob Robertson wrote:

Thanks Sgt. Chmielewski,

Besides Sgt. Chmielewski, is anyone else going to respond to this? It's not a rhetorical question. The one officer at Gladville isn't doing [REDACTED] right now. Every car going by is going too fast. This can't continue. This has been going on for years now. Again, it's not rhetorical, answer the [REDACTED] question, ARE YOU GOING TO DO ANYTHING ABOUT THE [REDACTED] SPEEDING? We can't have this anymore. You've ruined this town by allowing the cars to take over.

Sincerely,

Bob

On Sat, Mar 22, 2025, 2:56 PM Chmielewski, Sgt. wrote:

As of the time you sent this, There is an officer currently in the area conducting traffic enforcement. He is positioned at 187th and Gladville so it may be difficult to see from your residence.

Thank you for reporting your concerns.

-Sgt. Chmielewski

On Mar 22, 2025, at 14:44, Bob Robertson wrote:

Hey,

Are you ever going to do anything about the cars that are drag racing on this residential street? This is ridiculous. The cars have been going by at speeds well over 40 all day. Are the police hanging out at target again? There needs to be a stop sign at Ashand Avenue. There needs to be crosswalk signals at Regiel Road. Put in speed bumps, speed cameras, anything!

Bob Robertson

On Sat, Mar 22, 2025, 2:44 PM Bob Robertson wrote:

Hey,

Are you ever going to do anything about the cars that are drag racing on this residential street? This is ridiculous. The cars have been going by at speeds well over 40 all day. Are the police hanging out at target again? There needs to be a stop sign at Ashand Avenue. There needs to be crosswalk signals at Regiel Road. Put in speed bumps, speed cameras, anything!

Bob Robertson

Name	Description	DEPARTMENT	Net Invoice Amount
ADVANCE SWEEPING SERVICE	STREET SWEEPING	PUBLIC WORKS	8,692.96
Total ADVANCE SWEEPING SERVICES INC:			8,692.96
AIRYS INC	EMERGENCY SEWER REPAIR	PUBLIC WORKS	3,058.20
Total AIRYS INC:			3,058.20
ALRO STEEL CORPORATION	VH LIGHTING PROJECT	MANAGER'S OFFICE	304.87
ALRO STEEL CORPORATION	VH LIGHTING PROJECT	MANAGER'S OFFICE	550.70
Total ALRO STEEL CORPORATION:			855.57
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	PUBLIC WORKS	43.98
AMAZON CAPITAL SERVICES IN	CASES FOR IPADS AND IPHONE FOR FD	MANAGER'S OFFICE	124.66
Total AMAZON CAPITAL SERVICES INC:			168.64
ANDY GASBARRO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	522.32
Total ANDY GASBARRO:			522.32
ANGELA MESAROS	TRAVEL REIMBURSEMENT	MANAGER'S OFFICE	10.00
ANGELA MESAROS	TRAVEL REIMBURSEMENT	MANAGER'S OFFICE	10.00
ANGELA MESAROS	HOTEL CONFERENCE REIMBURSEMENT	MANAGER'S OFFICE	474.58
Total ANGELA MESAROS:			494.58
ASSOCIATED SURVEYING GRO	18138 DIXIE HIGHWAY ALTA SURVEY	MANAGER'S OFFICE	2,700.00
Total ASSOCIATED SURVEYING GROUP LLC:			2,700.00
AURELIOS PIZZA INC	PIZZA	PUBLIC WORKS	49.70
Total AURELIOS PIZZA INC:			49.70
AV COFFEE INC	PLACES FOR EATING TAX REBATE	MANAGER'S OFFICE	1,309.12
Total AV COFFEE INC:			1,309.12
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	8,560.00
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	2,355.00
Total AVALON PETROLEUM COMPANY:			10,915.00
B ALLAN GRAPHICS	BUSINESS CARDS APPEARANCE COMMISSION	MANAGER'S OFFICE	65.00
Total B ALLAN GRAPHICS:			65.00
BERGSTEINS NY DELICATESSE	PLACES FOR EATING TAX REBATE	MANAGER'S OFFICE	7,843.58
Total BERGSTEINS NY DELICATESSEN:			7,843.58
BLUE COLLAR SUPPLY COMPA	WORK BOOTS (CORREA)	PUBLIC WORKS	195.00
Total BLUE COLLAR SUPPLY COMPANY:			195.00

Name	Description	DEPARTMENT	Net Invoice Amount
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHARLES MARTIN	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	564.80
Total CHARLES MARTIN:			564.80
CHICAGO TITLE COMPANY LLC	18138 DIXIE HIGHWAY CLOSING	MANAGER'S OFFICE	5,500.00
Total CHICAGO TITLE COMPANY LLC:			5,500.00
CHRISTOPHER DEWALL JR	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	144.49
Total CHRISTOPHER DEWALL JR:			144.49
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	11,430.58
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,760.00
CHRISTOPHER J CUMMINGS P	ADMINISTRATIVE REVIEW RED LIGHT CAMERA	MANAGER'S OFFICE	294.00
CHRISTOPHER J CUMMINGS P	DOWNTOWN TOD GENERAL LEGAL EXPENSES	EXPENSES	1,134.50
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL HARWOOD	MANAGER'S OFFICE	680.70
CHRISTOPHER J CUMMINGS P	NORTH HALSTED TIF GENERAL LEGAL	MANAGER'S OFFICE	45.38
Total CHRISTOPHER J CUMMINGS PC:			15,345.16
CIVICPLUS LLC	MUNICIPAL CODEBOOK CODIFICATION	MANAGER'S OFFICE	2,200.00
Total CIVICPLUS LLC:			2,200.00
COMCAST BUSINESS CORP	FIBER INTERNET VH & FIBER NTWK CONNECTION PW	MANAGER'S OFFICE	1,753.38
COMCAST BUSINESS CORP	PRI TELEPHONE SERVICE	MANAGER'S OFFICE	444.05
Total COMCAST BUSINESS CORP:			2,197.43
COMED	UTILITIES		333.09
COMED	UTILITIES	PUBLIC WORKS	69.29
COMED	UTILITIES	PUBLIC WORKS	1,169.26
COMED	SCIENCE CENTER - FIRE PUMP SERVICE	PUBLIC WORKS	15,055.94
Total COMED:			16,627.58
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	603.00
Total COOK COUNTY CLERK:			603.00
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	1,023.94
CORE & MAIN LP	SHOP SUPPLIES	PUBLIC WORKS	2,041.70
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	633.36
CORE & MAIN LP	BRASS FITTINGS	PUBLIC WORKS	2,869.34
CORE & MAIN LP	2" WATER METER	PUBLIC WORKS	1,585.00
Total CORE & MAIN LP:			8,153.34
CURRIE MOTORS (PARTS)	WATER DEPT REPAIR PARTS	PUBLIC WORKS	41.92
CURRIE MOTORS (PARTS)	WATER DEPT REPAIR PARTS	PUBLIC WORKS	472.49
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	53.10
CURRIE MOTORS (PARTS)	WATER DEPT REPAIR PARTS	PUBLIC WORKS	534.14

Name	Description	DEPARTMENT	Net Invoice Amount
CURRIE MOTORS (PARTS)	WATER DEPT REPAIR PARTS	PUBLIC WORKS	686.25
Total CURRIE MOTORS (PARTS):			1,787.90
CVB	HOTEL TAX - FEBRUARY 2025	ASSETS	580.92
Total CVB:			580.92
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	117.60
Total DANA ROBINSON:			117.60
DIKA HOMEWOOD LLC	BURLINGTON SALES TAX SHARING	MANAGER'S OFFICE	7,978.05
Total DIKA HOMEWOOD LLC:			7,978.05
DONALD DEAN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	25.78
Total DONALD DEAN:			25.78
DOUGLAS ROBERTS	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,080.19
Total DOUGLAS ROBERTS:			1,080.19
DRIVERS LICENSE GUIDE COM	2020 ID CHECKING GUIDE	POLICE DEPARTMENT	135.05
Total DRIVERS LICENSE GUIDE COMPANY:			135.05
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	9,381.05
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	7,090.58
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	11,116.73
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	1,847.64
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	639.41
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	934.94
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	51.41
Total DYNEGY ENERGY SERVIC:			31,061.76
ECO CLEAN MAINTENANCE	JANITORIAL SERVICES	PUBLIC WORKS	4,073.35
Total ECO CLEAN MAINTENANCE:			4,073.35
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	104.50
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	424.34
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	529.90
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	206.89
Total EXPERT CHEMICAL:			1,265.63
FIRST ARRIVING LLC	ANNUAL LICENSE	MANAGER'S OFFICE	1,476.87
Total FIRST ARRIVING LLC:			1,476.87
FLEET SAFETY SUPPLY	VEHICLE PURCHASE EQUIPMENT - PW	PUBLIC WORKS	4,125.77
Total FLEET SAFETY SUPPLY:			4,125.77

Name	Description	DEPARTMENT	Net Invoice Amount
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	217.50
FORD OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	61.20
FORD OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	54.64
FORD OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	30.37
FORD OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	54.64
FORD OF HOMEWOOD	ANTIFREEZE	FIRE DEPARTMENT	187.46
FORD OF HOMEWOOD	ANTIFREEZE	FIRE DEPARTMENT	198.71
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	251.00
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	150.45
Total FORD OF HOMEWOOD:			1,205.97
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	154.96
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	393.36
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	229.46
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	210.09
Total GALLAGHER MATERIALS:			987.87
GERALD TIENSTRA	PLUMBING INSPECTIONS	FIRE DEPARTMENT	2,000.00
Total GERALD TIENSTRA:			2,000.00
GMX MIDLAND HOMEWOOD IL	PLACES FOR EATING TAX REBATE	MANAGER'S OFFICE	7,455.75
Total GMX MIDLAND HOMEWOOD IL LLC:			7,455.75
HANNA NELSON	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	181.35
Total HANNA NELSON:			181.35
HARRY BOEREMA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	544.00
Total HARRY BOEREMA:			544.00
HAWKINS INC	CHLORINE TANK RENTAL	PUBLIC WORKS	90.00
Total HAWKINS INC:			90.00
HELSEL JEPPEPERSON ELECTRI	SOUTH VIADUCT LIGHTING	PUBLIC WORKS	169.36
Total HELSEL JEPPEPERSON ELECTRICAL:			169.36
HENDERSON PRODUCTS INC	BRINE SYSTEM SERVICE	PUBLIC WORKS	2,200.00
Total HENDERSON PRODUCTS INC:			2,200.00
HOMER TREE CARE INC	TREE REMOVAL	EXPENSES	868.75
Total HOMER TREE CARE INC:			868.75
HOMEWOOD BREWING LLC	HOMEWOOD BREWING LLC TIF INCENTIVE		30,875.00
Total HOMEWOOD BREWING LLC:			30,875.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	80.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	80.00



Name	Description	DEPARTMENT	Net Invoice Amount
Total HOMEWOOD DISPOSAL:			160.00
HOMEWOOD ROTARY CLUB	HOMEWOOD ROTARY DUES	MANAGER'S OFFICE	195.00
Total HOMEWOOD ROTARY CLUB:			195.00
ILLINOIS CHAPTER IAA	CHIPPER TRAINING	PUBLIC WORKS	1,750.00
Total ILLINOIS CHAPTER IAA:			1,750.00
ILLINOIS STATE POLICE	COST CENTER 1622 -- FINGERPRINT CHECKS	POLICE DEPARTMENT	2,000.00
Total ILLINOIS STATE POLICE:			2,000.00
INTERFACE ENGINEERING INC	EMERGENCY GENERATOR STUDY	MANAGER'S OFFICE	1,716.50
INTERFACE ENGINEERING INC	EMERGENCY GENERATOR STUDY	MANAGER'S OFFICE	8.50
Total INTERFACE ENGINEERING INC:			1,725.00
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	283.90
Total INTERSTATE BATTERY:			283.90
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	5,366.58
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	2,965.46
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	6.02
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	1,933.11
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	1,996.33
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	1,340.57
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	650.41
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	5,956.50
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	2,304.10
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	4,590.55
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	2,829.78
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	1,259.54
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	3,218.55
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	7,019.26
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	10,389.33
IPBC	APRIL INSURANCE PREMIUM	FIRE DEPARTMENT	29,967.44
IPBC	APRIL INSURANCE PREMIUM	FIRE DEPARTMENT	5,326.14
IPBC	APRIL INSURANCE PREMIUM	FIRE DEPARTMENT	2,833.30
IPBC	APRIL INSURANCE PREMIUM	POLICE DEPARTMENT	54,964.45
IPBC	APRIL INSURANCE PREMIUM	POLICE DEPARTMENT	15,329.02
IPBC	APRIL INSURANCE PREMIUM	POLICE DEPARTMENT	3,490.23
IPBC	APRIL INSURANCE PREMIUM	POLICE DEPARTMENT	5,005.57
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	58,305.68
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	1,887.43
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	9,559.70
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	4,695.65
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	3,909.88
IPBC	APRIL INSURANCE PREMIUM	PUBLIC WORKS	9,047.69
IPBC	APRIL INSURANCE PREMIUM	MANAGER'S OFFICE	251.25
Total IPBC:			256,399.52
IRMA	FEBRUARY DEDUCTIBLE	MANAGER'S OFFICE	7,132.98

Name	Description	DEPARTMENT	Net Invoice Amount
IRMA	FEBRUARY DEDUCTIBLE	FIRE DEPARTMENT	3,406.40
Total IRMA:			10,539.38
IWM CORPORATION INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	637.50
Total IWM CORPORATION INC:			637.50
JESSICA ALEXANDER	TRAINING EXPENSES	POLICE DEPARTMENT	1,506.46
Total JESSICA ALEXANDER:			1,506.46
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	403.63
Total JONES PARTS & SERVICE INC:			403.63
JUSTIN BLACKBURN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	60.50
Total JUSTIN BLACKBURN:			60.50
KRISTINE ONEILL	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	305.99
Total KRISTINE ONEILL:			305.99
LAUTERBACH & AMEN LLP	4/30/2024 ARPA COMPLIANCE	MANAGER'S OFFICE	3,500.00
Total LAUTERBACH & AMEN LLP:			3,500.00
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	403.00
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	365.90
Total LBM TOOLS LLC:			768.90
LOUISE PAVALON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	847.20
Total LOUISE PAVALON:			847.20
M & M AUTO GLASS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	450.00
Total M & M AUTO GLASS :			450.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MCMASTER CARR SUPPLY	STREET DEPT REPAIR PARTS	PUBLIC WORKS	55.35
Total MCMASTER CARR SUPPLY:			55.35
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	63.55
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	51.28
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	41.76
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	139.94
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	191.64
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	34.87
MENARDS INC	OPERATING SUPPLIES PW	PUBLIC WORKS	92.92
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	62.52

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	103.18
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	183.39
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	125.15
MENARDS INC	OFFICE SUPPLIES	POLICE DEPARTMENT	145.71
MENARDS INC	FARMERS MARKET TAPE FOR BOOTH SPACES	MANAGER'S OFFICE	13.68
Total MENARDS INC:			1,249.59
METROPOLITAN MAYORS CAU	2024-25 DUES	MANAGER'S OFFICE	875.84
Total METROPOLITAN MAYORS CAUCUS:			875.84
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	29.94
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	72.18
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	350.76
Total MONARCH AUTO SUPPLY INC:			452.88
MORTON SALT INC	SALT	PUBLIC WORKS	9,746.04
Total MORTON SALT INC:			9,746.04
NATIONAL BAND & TAG	2025-2026 MOTORCYCLE & PET TAGS	MANAGER'S OFFICE	396.28
Total NATIONAL BAND & TAG:			396.28
NICOR	UTILITIES	PUBLIC WORKS	562.06
NICOR	UTILITIES	PUBLIC WORKS	5,248.34
NICOR	UTILITIES	PUBLIC WORKS	321.45
NICOR	UTILITIES	PUBLIC WORKS	152.53
Total NICOR:			6,284.38
NIX NAX	EMBROIDERY	PUBLIC WORKS	20.00
NIX NAX	EMBROIDERY	PUBLIC WORKS	37.50
Total NIX NAX:			57.50
NORATEK SOLUTIONS INC	FIRE INSPECTION SOFTWARE ANNUAL LICENSE	MANAGER'S OFFICE	9,072.00
Total NORATEK SOLUTIONS INC:			9,072.00
NORTH EAST MULTI-REGIONAL	TRAINING-PD	POLICE DEPARTMENT	125.00
NORTH EAST MULTI-REGIONAL	ASIST TRAINING	POLICE DEPARTMENT	125.00
Total NORTH EAST MULTI-REGIONAL TRAINING:			250.00
PARK AVENUE RECOVERY	ME TRANSPORT	POLICE DEPARTMENT	350.00
Total PARK AVENUE RECOVERY:			350.00
PETTY CASH	PETTY CASH- POLICE	POLICE DEPARTMENT	389.65
PETTY CASH	PETTY CASH- POLICE	POLICE DEPARTMENT	68.36
PETTY CASH	PETTY CASH- MANAGERS OFFICE	MANAGER'S OFFICE	10.29
PETTY CASH	PETTY CASH- MANAGERS OFFICE	MANAGER'S OFFICE	14.03
PETTY CASH	PETTY CASH- PUBLIC WORKS	PUBLIC WORKS	61.35
PETTY CASH	PETTY CASH- PUBLIC WORKS	PUBLIC WORKS	20.00

Name	Description	DEPARTMENT	Net Invoice Amount
PETTY CASH	PETTY CASH- PUBLIC WORKS	PUBLIC WORKS	40.00
PETTY CASH	PETTY CASH- PUBLIC WORKS	PUBLIC WORKS	66.46
Total PETTY CASH:			670.14
PHILLIPS AIR COMPRESSOR INC	WORK ON COMPRESSOR	FIRE DEPARTMENT	418.96
Total PHILLIPS AIR COMPRESSOR INC:			418.96
PITNEY BOWES	POSTAGE SUPPLIES - TAPE STRIPS	MANAGER'S OFFICE	45.34
Total PITNEY BOWES:			45.34
ROEDA INC	VEHICLE PURCHASE PD	PUBLIC WORKS	1,395.00
Total ROEDA INC:			1,395.00
ROMEOVILLE FIRE ACADEMY	TRAINING - DAVE VITOLKA	FIRE DEPARTMENT	650.00
Total ROMEOVILLE FIRE ACADEMY:			650.00
RUSSO POWER EQUIPMENT	PRUNERS/PPE/TOOLS	PUBLIC WORKS	1,500.20
RUSSO POWER EQUIPMENT	ROUND FILES	PUBLIC WORKS	7.50
Total RUSSO POWER EQUIPMENT:			1,507.70
RYDIN SIGN & DECAL	VEHICLE STICKERS 2025-2026	MANAGER'S OFFICE	4,435.00
Total RYDIN SIGN & DECAL:			4,435.00
SHARK SHREDDING INC	DOCUMENT SCANNING	FIRE DEPARTMENT	332.86
SHARK SHREDDING INC	DOCUMENT SCANNING	FIRE DEPARTMENT	330.99
Total SHARK SHREDDING INC:			663.85
SHOREWOOD HOME AND AUTO	TRIMMERS, EDGER, BLOWER	PUBLIC WORKS	2,495.20
SHOREWOOD HOME AND AUTO	L&M DEPT REPAIR PARTS	PUBLIC WORKS	6,258.83
Total SHOREWOOD HOME AND AUTO INC:			8,754.03
SIDWELL COMPANY	SIDWELL MAP UPDATES	FIRE DEPARTMENT	106.25
Total SIDWELL COMPANY:			106.25
STANARD & ASSOCIATES INC	POLICE APPLICANT PSYCHOLOGICAL	MANAGER'S OFFICE	495.00
Total STANARD & ASSOCIATES INC:			495.00
TARGETSOLUTIONS LEARNING	ANNUAL SUBSCRIPTION - FD	MANAGER'S OFFICE	3,405.50
Total TARGETSOLUTIONS LEARNING, LLC:			3,405.50
TERMINAL SUPPLY COMPANY	OPERATING SUPPLIES PW	PUBLIC WORKS	133.90
Total TERMINAL SUPPLY COMPANY:			133.90
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	298.00

Name	Description	DEPARTMENT	Net Invoice Amount
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	125.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	126.00
Total TERMINIX PROCESSING CNTR:			549.00
THE BREWER COMPANY	PROPANE	PUBLIC WORKS	128.00
Total THE BREWER COMPANY:			128.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	334.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	307.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	294.00
Total THE EAGLE UNIFORM CO INC:			935.00
THE RETAIL COACH	RETAIL MARKET ANALYSIS	MANAGER'S OFFICE	3,500.00
Total THE RETAIL COACH:			3,500.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	140.00
Total THOMPSON ELEVATOR INSPECTION:			140.00
T-MOBILE	T-MOBILE CELL PHONES AND IPADS	MANAGER'S OFFICE	1,064.56
Total T-MOBILE:			1,064.56
TRACE ANALYTICS INC	BREATHING APPARATUS	FIRE DEPARTMENT	97.00
Total TRACE ANALYTICS INC:			97.00
TRAFFIC CONTROL & PROTEC	SIGNS	PUBLIC WORKS	6,149.35
TRAFFIC CONTROL & PROTEC	SIGNS	PUBLIC WORKS	352.50
Total TRAFFIC CONTROL & PROTECTION LLC:			6,501.85
USA BLUEBOOK	HYDRANT REPAIRS	PUBLIC WORKS	162.40
USA BLUEBOOK	HYDRANT HOSES	PUBLIC WORKS	395.32
Total USA BLUEBOOK:			557.72
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	51.90
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	103.85
Total WAREHOUSE DIRECT OFFICE PDTS:			155.75
WELDSTAR COMPANY	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	518.06
WELDSTAR COMPANY	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	78.08
Total WELDSTAR COMPANY:			596.14
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	62.50
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,591.02
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,318.76
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	908.54
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	343.66
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	36.28

Name	Description	DEPARTMENT	Net Invoice Amount
Total WEST SIDE TRACTOR SALES:			4,260.76
WISCO	OXYGEN	FIRE DEPARTMENT	180.06
WISCO	OXYGEN	FIRE DEPARTMENT	232.34
Total WISCO:			412.40
Grand Totals:			543,690.27

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

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

# GROWTH!



## FIELD TRIPS

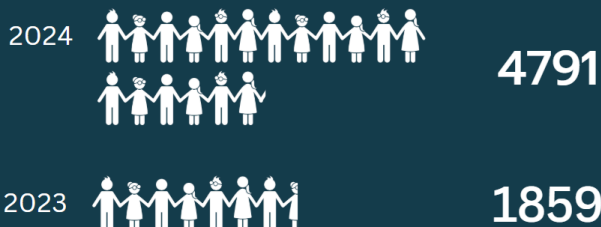
Designed to immerse PreK-8th grade students in NGSS science and engineering practices, sparking curiosity, interest, and confidence.

**SCHOOL DISTRICTS SERVED - 19**

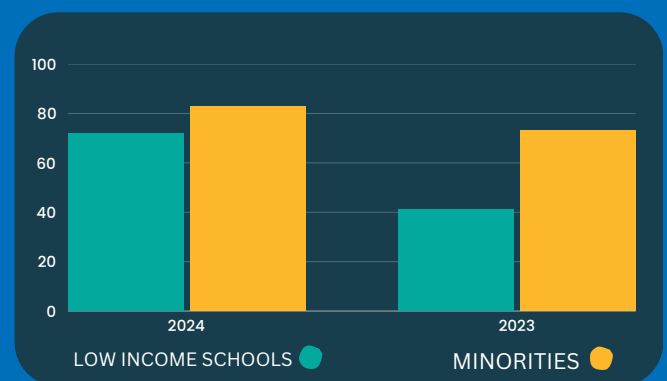
"If you are looking for an educational and engaging field trip, this is definitely the place!"

"Students were asked open-ended questions that allowed them to think critically and make predictions."

### Total Students



 = 250 students





NEW IN 2024!



Protecting Our Natural World

Students record and interpret data to inform a solution for how to maintain good water quality and support biodiversity in a healthy aquatic ecosystem.

Sponsored by Exelon Foundation

Exelon Foundation.

Bosch Community Fund for conducting field trips 24-25



2  
Hands-on  
activities



2  
Hours



Green Lab  
Notebook



3  
Original Films

Scientific Models  
Aquarium Ecosystems  
Careers



ALLEN LAPOINTE  
VICE PRESIDENT,  
ENVIRONMENTAL QUALITY



PROFESSOR CATHY PFISTER, PHD  
PROFESSOR OF ECOLOGY AND  
EVOLUTION



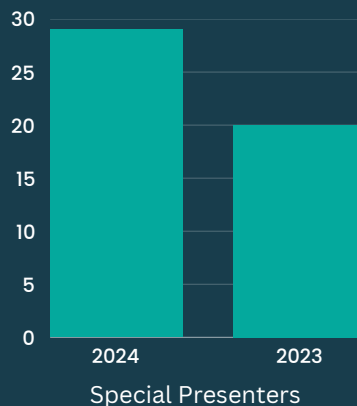
AQUATIC ECOSYSTEM - INSTALLED SEPT 2024

# STEM SATURDAYS

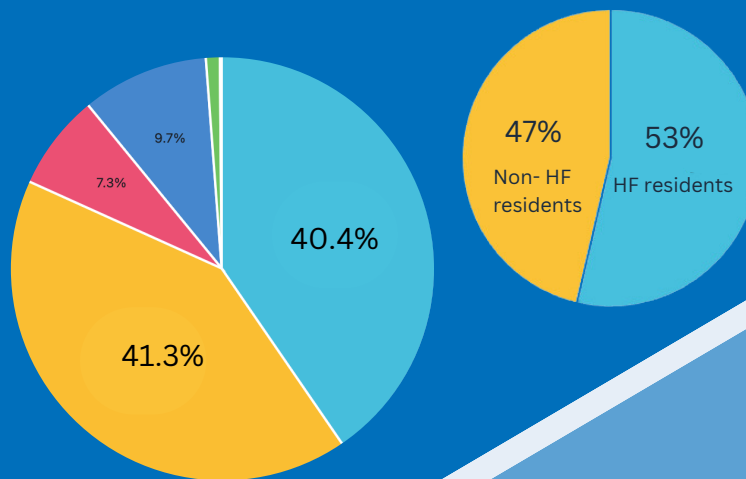
## Total Household Members



👤 = household members



- African American
- Caucasian
- Hispanic/Latinx
- Mixed Ethnicity
- Asian
- Native American



## STEM Saturday Sponsors



## Special Presenters & Topics

**Dawn Barksdale DVM (2)** - Animals of the North Pole  
**Cardboard Creations (2)**  
**MedUcate (3)**

**Teaching Totes (3)** - Explore Space!, Planting, Dinosaurs!  
**Chicagoland Food Science Foundation** - The Science of Food  
**Conservation Ecology Interns** present Cicadas  
**Forest Preserves of Cook County (9)** - birds, animals skins & skulls, insects, fungi etc)

**Acton Children's Business Fair**  
**Linden Group Architects**  
**Worldwide Day of Play**  
**PMMI - Manufacturing Day**  
**Aquarium Reveal with Jordan**  
**Spiders! Tiny Heroes of Nature**  
**Franken Time!**  
**Wind Tunnel Investigations with Mr. Charlie!**

**LEGO Robotics demo**  
**Dober - Holiday Chemistry Fun**  
**Whiting-Turner Contracting Company**  
**Grandparents & Caring Adults Day**  
**Makey-Makey Makes Making Fun!**  
**Eclipse Event**  
**Eleanor Dickover - Excited for Cicadas!**  
**OpenLands - World Migratory Birds**



**HOMWOOD  
SCIENCE  
CENTER**





MIDDLE SCHOOL INTERNSHIP

# CONSERVATION ECOLOGY

Project-based internship to teach young people how to manage and preserve biodiversity and natural resources.

**SPRING 2024**

Cicadas



TOTAL INTERNS

**29**

**FALL 2024**

Mushrooms



## GIRLS STEAM

Events for underserved female middle school students to meet diverse professional mentors and build 21st century job skills.

**STEAM  
CELEBRATION**

April 13th, 2024

Prairie State  
Conference Center



SCHOOLS REPRESENTED

**49**

TOTAL STUDENTS

**110**

MENTORS

**25**



**HOMEWOOD  
SCIENCE  
CENTER**

Funded in part from Cook County's  
CDBG grant program

# CSSN

Platform for diverse stakeholders to collaborate on regional STEM education and workforce development.

Dr. Purpura's talk inspired our new exhibit, Math Magic!

FALL 2024

## Featured Speaker: Dr. David Purpura

Professor, Department of Human Development and Family Science  
Director of the Center for Early Learning



SPRING 2024

## "Spring Into Nature"

- **Generation Growth** screening
- Discover diverse range of **Irons Oaks** programs
- Learn about our **Conservation Ecology** internship



# ROBOTICS

7TH - 12TH

## First Robotics Team

### Tech Ninja Team

- 7 students, 4 coaches
- Ranked 5th in their division heading into the league qualifier



5TH - 8TH

## First LEGO Leagues

### Cosmic Corals

- 8 students, 2 coaches
- Advanced to Regionals, and received two awards

### Abyssal Dudes

- 8 students, 4 coaches
- Scored 200 points in the robot game



# SUMMER CAMPS

Engaging out-of-school STEM experiences for students in pre-K through 8th grade.

TOTAL CAMPERS  
**103**

NEW CAMPS!  
**3**



HOMEWOOD  
SCIENCE  
CENTER



# DONATIONS

## GRANTS

Bosch Community Fund  
Cook County's Community Block  
Development Grant  
ComEd Green Region  
Enbridge  
Entertainment Industry Foundation  
- LiveFree999  
Kinder Morgan Foundation

## ORGANIZATIONAL

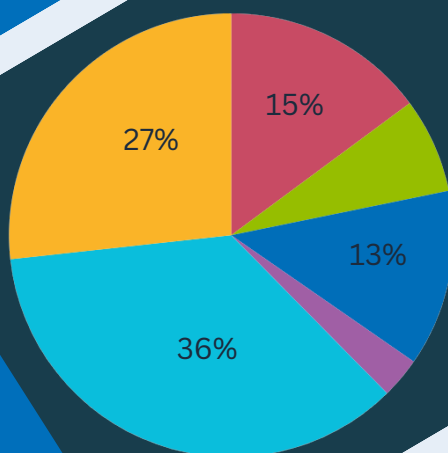
Ann & Nicholas Oehmen Family  
Charitable Fund/ Fidelity Charitable  
Center for Food Equity in Medicine  
Chicagoland Food Science Foundation  
Flossmoor Service League  
IBEW Local Union No. 43  
Illinois Action For Children  
Illinois Student Invention Convention  
PMMI Education & Training Foundation  
Spotlight Performance Academy  
Suburban Service League  
The Learning and STEM Specialist

## CORPORATE

Bank Financial  
ComEd, an Exelon Company  
Dober  
Gallagher Asphalt  
Milord Company  
Morrison Container Handling Solutions  
Scully ADA Consulting  
The Weglarz Company  
Wind Creek Casino  
Zuber Lawler LLP



## REVENUE 2024



- Corporate donations
- Individual donations
- Organizational donations
- Earned Income
- Grants
- Village of Homewood

## STEM+M Partnership

American Precision Museum  
Windsor, VT  
Homewood Science Center  
Homewood, IL  
SparkShop  
Chicago, IL



◆ Special Thanks ◆  
Farley Family  
Charitable Foundation



## INDIVIDUAL

\*Donation amounts \$250 and up

Anne & Bob Skoronski	Kenneth Mason
Anonymous Donor	Kin Kong
Barbara Donahue	Krista Vink Venegas
Cecelia Coffey	Lisa Martin
Celeste & John Kralovec	Lisa Scott
Daria Terrell	Logan Wassenaar
Debbie Berman	Maggie & Brent Bachus
Dr Kristi L. Kirschner	Mary & Paul Santacaterina
Dr Raymond H. Curry	Michelle & Cameron Nelson
Elizabeth & John Oliver	Pat Barker
George Wilborn	Priya Prakash
Ilene LeRose	R James Rocha
Jane & Tom Baffes	Sarah Birken
Jay Heiferman	Stephanie & Rob Applebaum
Jeff McClain	Steven Dalessio
John Yast	Sue & Dave Riefe
	Willa R. Lee

**HOMWOOD  
SCIENCE  
CENTER**



## ANNUAL REPORT | 2024 APPEARANCE COMMISSION

### PURPOSE

The Appearance Commission considers all applications for new development (buildings, site improvements, remodels and additions) in multi-family, commercial and industrial districts, planned public improvements with proposed architectural features or landscaping, and signs requiring variation from the Village Sign Code. The Appearance Commission assists in the formation, review and amendment of the Appearance Plan to establish guidelines intended to protect and stabilize the general appearance of multi-family, commercial and industrial districts and public improvements and maintain established standards of property values throughout the village.

### MEMBERSHIP: 7 Member Commission

Member	Position	Appointment	Term Expiration
Jack Hrymak	Chair	07/23/2024	07/23/2028*
Brian Quirke	Member	10/25/2016	10/11/2025
Kalinda Preston	Member	07/23/2024	07/23/2028**
Tikia Kidd	Member	09/27/2022	Resigned
James Scheffke	Member	09/27/2022	09/27/2025
Dan Kluck	Member	02/07/2023	02/07/2026
Christine Banks	Member	12/19/2023	12/19/2027

\*reappointed 7/23/2024 – previous term ended 07/27/2024

\*\*reappointed 7/23/2024 – previous term ended 8/10/2024

### SCHEDULE OF MEETINGS

The Appearance Commission holds a regularly scheduled meeting on the first Thursday of every month at 6:00 pm in the Village Board Room. In addition to the regularly scheduled meetings, the Commission held two additional Special Meetings on March 29, 2023, and November 8, 2023.

Meetings Held	Meetings Cancelled
March 7, 2024	January 4, 2024
June 6, 2024	February 1, 2024
August 1, 2024	April 4, 2024
September 5, 2024	May 2, 2024
October 3, 2024	July 4, 2024
November 13, 2024	December 5, 2024



## ACCOMPLISHMENTS

In 2024, the Appearance Commission made determinations on the following cases:

**a. Case 24-13: Gottschalk House Porch, Stairway and Balcony Rehabilitation, Landmark Alteration at 18102 Martin Avenue.**

Approved exterior alterations to balcony and porch structures on locally designated landmark on June 6, 2024.

This review approved design changes to the porch and balcony structures on the Gottschalk House, which was designated by the Village Board of Trustees as a local landmark in 1982. The design was intended to replicate the features on the original house as constructed in 1893.

**b. Case 24-20: Sign Variance for Abundant Grace UCC at 18200 Dixie Highway**

Approved sign variance on August 1, 2024.

This sign variance allowed the construction of an 8' x 5' electronic changing message (ECM) board sign along Dixie Highway at St. Paul's Lutheran Church.

**c. Case 24-26: Appearance Review for Ollie's/Brunswick Zone at 3043-3055 W 183<sup>rd</sup> Street**

Approved exterior elevations and site improvements on August 1, 2024.

This review approved the renovation proposed for the former Brunswick Zone bowling alley, including the addition of windows and frontage for three commercial tenants and other improvements.

**d. Case 24-28: Appearance Review for Homewood Ford Expansion and Renovation**

Approved building elevations, sign plans and site improvements on August 1, 2024.

This review approved the overall design of the proposed expansion for the service center at Homewood Ford. The review also approved landscaping and signage improvements along the property's frontage on West 183<sup>rd</sup> Street.

**e. Case 24-29: Appearance Review for Starbucks at 3047 W 183<sup>rd</sup> Street**

Approved building elevations and site improvements on September 5, 2024.

This review approved the overall design of a new Starbucks drive-through restaurant on an outlot near the former Brunswick Zone bowling alley.





**f. Case 24-31: Mural Proposal at 2033-2049 Ridge Road**

Met muralist and provide opportunities for public feedback and questions regarding proposed mural designs on September 5, 2024.

This review allowed the Appearance Commission to discuss a new mural project in the alley passage between the Hartford Building and Loulou Belle. The Commission offered feedback on the colors and design elements to be incorporated into the new mural.

**g. Case 24-34: Sign Variance and Sign Review for Wind Creek Casino and Hotel at 17400 Halsted Street**

Continued on September 5, 2024. Approved sign variance on October 3, 2024.

This sign variance allowed for the installation of large directional signs over three (3) entrances to the parking garage at Wind Creek Casino.

**h. Case 24-43: Appearance Review for Essence Salon Suites Signage at 17956 Halsted Street**

Approved sign plans on October 3, 2024.

This review assessed the design of signage at Essence Salon Suites, a new tenant at 17956 Halsted Street. The Commission required a reduction in the size of all signs proposed for the tenant space, and requested that one (1) of the signed be moved.

**i. Case 24-44: Appearance Review for Apparel Redefined at 1313-1351 W 175<sup>th</sup> Street**

Approved building elevations and site improvements on October 3, 2024.

This review approved the overall design of a new office and industrial development at 1313-1351 W 175<sup>th</sup> Street.

**j. Case 24-45: Appearance Review for Big Rocco's at 2124 W 183<sup>rd</sup> Street**

Approved building elevations and site improvements on November 13, 2024.

This review approved the overall design of restaurant redevelopment at 2124 W 183<sup>rd</sup> Street, the former site of a Citgo gas station.

**k. Case 24-52: Sign Variance for Dave's Hot Chicken at 17631 Halsted Street**

Approved sign variance on November 13, 2024.

This review allowed for an increase in signage for Dave's Hot Chicken at 17631 Halsted Street, which is an outlot of the Park Place Plaza shopping center. The Commission voted to approve a smaller variance than that requested by the applicant.

## VILLAGE OF HOMEWOOD

Item 10. A.



In addition, to the casework, the Appearance Commission began the process of updating Section 30 of the Village Code of Ordinances, which was written in 1999 and is overdue for an update. This process was discussed at the March 7, 2024 meeting of the Appearance Commission.



## ANNUAL REPORT | 2024 PLANNING AND ZONING COMMISSION

### PURPOSE

The Planning and Zoning Commission assists in the development, review and amendment of the Comprehensive Plan, hears and considers all applications for zoning text and map amendments, administrative and zoning variances, outdoor itinerant merchants, special use permits, site plan review, subdivisions and planned unit developments, as well as appeals on decisions made by the building inspector as they relate to the building code and decisions made by authorized Village personnel as they relate to interpretations of the zoning ordinance.

### MEMBERSHIP: 7 Member Commission

Member	Position	Appointment	Term Expiration
Fred Sierzega	Chair	03/22/2016	05/11/2026
Seth Bransky	Member	03/11/2025	03/11/2030*
William O'Brien	Member	03/22/2016	03/08/2027
Michael Cap	Member	03/11/2025	03/11/2030*
Maureen Alfonso	Member	03/22/2016	04/13/2026
Dexter Johnson	Member	09/27/2016	09/14/2026
Elizabeth Castaneda	Member	04/26/2022	04/26/2027

*\*reappointed March 11, 2025 – previous term ends 4/24/25*

### SCHEDULE OF MEETINGS

The Planning and Zoning Commission holds a regularly scheduled meeting on the second and fourth Thursdays of every month at 7:00 pm in the Village Board Room.

The Planning and Zoning Commission also held an annual training session on October 24, 2024.

Meetings Held	Meetings Cancelled
January 11, 2024	February 8, 2024
January 25, 2024	February 22, 2024
March 14, 2024	July 25, 2024
March 28, 2024	August 22, 2024
April 11, 2024	November 14, 2024
April 25, 2024	
May 9, 2024	
May 23, 2024	
June 13, 2024	
June 27, 2024	
July 11, 2024	
August 8, 2024	



September 12, 2024

September 26, 2024

October 10, 2024

October 24, 2024

November 21, 2024

December 12, 2024

## ACCOMPLISHMENTS

In 2024, the Planning and Zoning Commission made recommendations on the following 26 cases:

1. **Case 23-28: Variance from Parking Requirements for Restaurant at 810 Maple Avenue**  
Recommended approval of the variance on January 11, 2024. Approved by Village Board on February 13, 2024, by Ordinance M-2279.  
  
The variance permitted the applicant to reduce parking requirements for a multi-tenant shopping center from 28 spaces to 24 spaces
2. **Case 24-01: Special Use Permit for Indoor Commercial Place of Assembly at 18205 Dixie Highway**  
Recommended approval on January 25, 2024. Approved by Village Board of Trustees on February 13, 2024, by Ordinance M-2280. The special use permit allowed for a local business, Honeycomb Hideout, to conditionally expand event offerings as an indoor commercial place of assembly, including fitness classes.
3. **Case 24-03: Variance from Driveway Requirements at 2716 Debra Lane**  
Recommended approval of the variance on March 14, 2024. Approved by Village Board on April 9, 2024, by Ordinance M-2285. The variance permitted the applicant to construct driveway additions which extend greater than three feet from the extent of the applicant's garage door.
4. **Case 24-04: Plan Adoption - Approval of Downtown TOD Master Plan**  
Recommended approval of the Downtown TOD Master Plan on April 11, 2024. Approved by Village Board of Trustees on April 23, 2024, by Ordinance M-2291.  
  
The plan functions as an amendment to the Comprehensive Plan. The plan offers recommendations for transportation and land use decisions in support of constructing transit-oriented development around new transit investments in Homewood. The plan was completed in partnership with Muse Consulting and the Regional Transportation Authority (RTA).
5. **Case 24-05: Special Use Permit for Salon/Spa Establishment at 2207 W 183<sup>rd</sup> Street**  
Continued on April 25, 2024 and May 9, 2024. Denied motion to approve on May 25, 2024. Applicant withdrew application prior to consideration by Village Board of Trustees.



The special use permit would have permitted the operation of salon suites in the former South Suburban Humane Society complex at 2207 W 183<sup>rd</sup> Street.

6. **Case 24-06: Special Use Permit for Auto Service/Rental Facility at 17803 Bretz Drive**  
Recommended approval of special use permit on April 25, 2024. Approved by Village Board of Trustees on May 14, 2024, by Ordinance M-2295.

The special use permit allowed for the operation of an auto rental and repair business in a tenant space on M-1 zoned property at 17800 Bretz Drive.

7. **Case 24-07: Resubdivision for Upham Subdivision at 3043-3055 W 183<sup>rd</sup> Street**  
Preliminary plan approved on March 28, 2024. Final plat recommended for approval on April 11, 2024. Approved by Village Board of Trustees on April 23, 2024, by Ordinance M-2288.

The resubdivision of the Upham Subdivision plat allowed for a single property encompassing the former Brunswick Zone bowling alley to be split into four parcels – a primary commercial property, two outlots, and a small parcel dedicated for a municipal lift station and pump infrastructure.

8. **Case 24-09: Variance from Parking Requirements for Salon/Spa at 2207 W 183<sup>rd</sup> Street**  
Continued on April 25, 2024 and May 9, 2024. Denied motion to approve on May 25, 2024. Applicant withdrew application prior to consideration by Village Board of Trustees.

The variance would have permitted the applicant to operate a salon suites business with 11 fewer parking spaces on the property than required, relying instead on parking from a public parking lot contiguous with the parking area on the subject property.

9. **Case 24-11: Special Use Permit for Indoor Commercial Place of Assembly at 17811 Bretz Drive** Continued on June 13, 2024 and June 27, 2024. Recommended approval on July 11, 2024. Approved by Village Board of Trustees on August 13, 2023, by Ordinance M-2301.

The special use permit allowed the operation of a recording studio and production facility with event space at 17811 Bretz Drive. The business includes a variety of recording and music/video production spaces and an open interior space which may be used for production activities and small gatherings.

10. **Case 24-12: Resubdivision for Washington Park Commercial Subdivision at 17750 Halsted Street**  
Preliminary plan approved on May 23, 2024. Final plat recommended for approval on May 23, 2024. Approval by Village Board of Trustees on June 11, 2024, by Ordinance M-2297.



The resubdivision of the Washington Park Commercial Subdivision created an additional parcel near the corner of Maple Avenue and Halsted Street to permit future outlot development on a highly visible commercial corner.

**11. 24-14: Special Use Permit for Massage Therapy at 930 W 175<sup>th</sup> Street**

Recommended approval on June 13, 2024. Approved by the Village Board of Trustees on June 25, 2024, by Ordinance M-2299.

The special use permit allowed the applicant to offer massage therapy services within an existing salon and wellness services business.

**12. Case 24-15: Text Amendment to Allow Indoor Commercial Place of Assembly Uses in the M-1 Limited Manufacturing Zoning District**

Recommended approval on June 27, 2024. Approved by Village Board of Trustees on August 13, 2024, by Ordinance MC-1082.

The text amendment permitted indoor commercial place of assembly uses within the Homewood M-1 Limited Manufacturing zoning district and adjusted parking standards for assembly uses to align with best planning practices and simplify zoning administration.

**13. Case 24-16: Special Use Permit for Massage Therapy at 18719 Dixie Highway**

Recommended approval on July 11, 2024. Village Board of Trustees denied motion to approve on August 13, 2024.

The special use permit would have permitted the applicant to operate a massage therapy business at 18719 Dixie Highway, within the Southgate Shopping Center.

**14. Case 24-19: Variance to Use Requirements for Indoor Commercial Place of Assembly at 17811 Bretz Drive**

Continued on June 27, 2024. Recommended approval of variance on July 11, 2024. Approved by the Village Board of Trustees on August 13, 2023, by Ordinance M-2301.

The variance permitted the applicant to locate an indoor commercial place of assembly use on a local street (instead of a collector or arterial street).

**15. Case 24-21: Variance to Driveway Requirements at 1947 Miller Court**

Recommended approval on August 8, 2024. Approved by Village Board of Trustees on August 27, 2024, by Ordinance M-2308.



The special use permit allowed the applicant to construct a circle driveway in front of their home across the street from the entrance and drop-off point for Homewood Brewing Company, to improve safety conditions accessing the subject property.

**16. Case 24-27: Special Use Permit for Salon/Spa Establishment at 18154 Harwood Avenue**

Recommended approval on August 8, 2024. Approved by Village Board of Trustees on August 27, 2024, by Ordinance M-2307.

The special use permit allowed for the operation of a salon on the second floor of the office building located at 18154 Harwood.

**17. Case 24-30: Special Use Permit for Drive-Through Facility at 3047 W 183<sup>rd</sup> Street**

Recommended approval on September 12, 2024. Approved by Village Board of Trustees on September 24, 2024, by Ordinance M-2315.

The special use permit allowed for the addition of a drive-through facility to plans for a Starbucks at 3047 W 183<sup>rd</sup> Street, an outlot proposed in the existing parking area of the former Brunswick Zone bowling alley.

**18. Case 24-32: Planned Development for Office/Industrial at 1313-1351 W 175<sup>th</sup> Street**

Recommended approval on September 12, 2024. Approved by Village Board of Trustees on October 8, 2024, by Ordinance M-2319.

The planned development permits the construction of a large office and industrial facility for Apparel Redefined, a clothing manufacturer and distributor from Crestwood, IL. The planned development required the consolidation of property, vacation of existing easements, while granting modifications to parking setbacks and landscaping requirements.

**19. Case 24-38: Map Amendment from B-3 General Business to R-1 Single-Family Residential at 3131 Olive Road**

Recommended approval on September 26, 2024. Approved by Village Board of Trustees on October 8, 2024, by Ordinance M-2318.

The map amendment changed the zoning designation of property at the southeastern corner of Kedzie Avenue and Olive Road from commercial (B-3) to single-family residential (R-1). The property was the lone property on the adjacent segment of Olive Road within the B-3 district.

**20. Case 24-40: Special Use Permit for Salon/Spa Establishment at 18215 Dixie Highway**

Denied motion to approve on October 10, 2024. Applicant withdrew application prior to consideration by Village Board of Trustees.



The special use permit would have permitted the operation of a salon and spa at 18215 Dixie Highway, the former site of Care Cleaners.

**21. Case 24-46: Text Amendment to Allow Child Care Centers in the B-2 Downtown Transition Zoning District**

Recommended approval on November 21, 2024. Approved by Village Board of Trustees on November 26, 2024, by Ordinance MC-1084.

The text amendment added child care centers as a special use in the B-2 Downtown Transition zoning district, and added use-specific standards for child care centers in the B-2 district.

**22. Case 24-47: Map Amendment from R-2 Single-Family Residential to B-2 Downtown Transition at 18341 Dixie Highway**

Recommended approval on November 21, 2024. Approved by Village Board of Trustees on November 26, 2024, by Ordinance M-2322.

The map amendment changed the zoning designation of property at the southeastern corner of Evergreen Avenue and Dixie Highway from single-family residential (R-2) to commercial (B-2) to allow the operation of a child care center. A child care center was the previous use of the property prior to 2020.

**23. Case 24-48: Special Use Permit for Child Care Center at 18341 Dixie Highway**

Recommended approval on November 21, 2024. Approved by Village Board of Trustees on November 26, 2024, by Ordinance M-2323.

The special use permit allowed the operation of a child care center at 18341 Dixie Highway. The former use of the property was a child care center, which closed in 2020. The applicant was required to receive a special use permit before a child care center could operate again at the subject property.

**24. Case 24-49: Special Use Permit for Indoor Commercial Place of Assembly at 18035 Dixie Highway**

Continued on November 21, 2024. Denied motion to approve on January 23, 2025. Village Board of Trustees denied motion to approve on February 25, 2025.

The special use permit would have allowed the operation of an event center for small gatherings (receptions, wakes, lunches, etc.) at 18035 Dixie Highway, the former site of Popology.





- 25. Case 24-50: Special Use Permit for Indoor Commercial Place of Assembly at 18035 Dixie**  
Recommended approval on December 12, 2024. Approved by the Village Board of Trustees on February 11, 2025, by Ordinance M-2337.

The special use permit allowed the conversion of a former industrial building (Spornette International) into a 15-unit multi-family residential complex.

- 26. Case 24-53: Variance from Driveway Requirements at 18148 Perth Avenue**  
Recommended approval on November 21, 2024. Approved by Village Board of Trustees on January 14, 2025, by Ordinance M-2331.

The variance permitted the construction of a second driveway to provide rear access to a unique double-frontage property at 18148 Perth Avenue (front and rear frontage on 350'+ deep lot).

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The Planning and Zoning Commission made final decisions on the following 4 cases:

- 27. Case 24-35: Site Plan Review for Multi-Tenant Shopping Center at 3043-3055 W 183<sup>rd</sup> Street**

Approved on September 12, 2024.

The site plan review approved drawings for the redevelopment of the former Brunswick Zone bowling alley site at 3043-3055 W 183<sup>rd</sup> Street. The plans propose the renovation of the existing building on the site to support

- 28. Case 24-36: Site Plan Review for Restaurant/Drive-Through at 3047 W 183<sup>rd</sup> Street**

Approved on September 12, 2024.

The site plan review approved drawings for the construction of a Starbucks restaurant with a drive-through facility and an outdoor seating area at 3047 W 183<sup>rd</sup> Street.

- 29. Case 24-37: Site Plan Review for Office/Industrial Use at 1313-1351 W 175<sup>th</sup> Street**

Approved on September 12, 2024.

The site plan review approved drawings for the construction of a 45,000 s.f. facility for Apparel Redefined, a screen printing and clothing distribution business. The plans proposed the renovation of an existing office building on the site and the construction of a new manufacturing and distribution center connected to the existing office building.

- 30. Case 24-39: Site Plan Review for Restaurant at 2124 W 183<sup>rd</sup> Street**

Approved on November 21, 2024.



The site plan review approved drawings for the redevelopment of a former Citgo gas station and convenience store at 2124 W 183<sup>rd</sup> Street. The plans propose the renovation of the site (classified as a brownfield with environmental restrictions) into a restaurant with an outdoor seating area.

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The Planning and Zoning Commission received an annual training on October 24, 2024, in partnership with the Illinois Chapter of the American Planning Association and the Chaddick Institute at DePaul University.



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

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

**Through:** Napoleon Haney, Village Manager

**From:** Robert Grabowski, Fire Chief

**Topic:** Renewal agreement - TPI Building Code Consultants

### PURPOSE

The Village engages TPI Building Code Consultants Inc. of South Elgin, IL for plan review and inspection services for complex projects that require specialized expertise, particularly concerning commercial plans beyond the Village's internal capabilities. The agreement with TPI Building Code Consultants is due to be renewed for Fiscal Year 2025-2026. The renewal of this agreement requires Board approval.

### PROCESS

The Village presently engages two (2) plan review companies for the Building Division. Since 2022, the Village has relied on TPI Building Code Consultants Inc. as one of the primary contracted plan review firms. TPI Building Code Consultants handles smaller commercial projects, while HR Green reviews larger commercial projects, thanks to their extensive staffing resources.

These companies employ experienced professionals, including architects, engineers, and planners, who possess deep knowledge of local regulations and construction practices. TPI's plan examiners adhere to the codes adopted by the Village. Notably, all commercial plan reviews are conducted by an International Code Council (ICC) Master Code Professional, and plumbing plan reviews by an Illinois licensed plumber.

### OUTCOME

The renewal of this agreement will allow the Building Division to continue working with TPI Building Code Consultants throughout the upcoming fiscal year. This is critical due to the significant number of ongoing projects within the Village.

### FINANCIAL IMPACT

The cost for plan review services is recovered through the permit process.

- **Funding Source:** General Fund
- **Budgeted Amount:** \$75,000 split between both contracted companies



## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Approve the renewal of an agreement for plan review and inspection services with TPI Building Code Consultants Inc. of South Elgin Illinois, IL for Fiscal Year 2025-2026.

## **ATTACHMENT(S)**

Agreement

## INDEPENDENT CONTRACTORS AGREEMENT

THIS AGREEMENT ENTERED INTO BY AND BETWEEN TPI Building Code Consultants, Inc., 321-325 Spruce, South Elgin, Illinois (hereinafter the “Contractor”) and Village of Homewood (hereinafter the “CITY”), known collectively (the “PARTIES”).

WHEREAS, Contractor will be performing services and work for the CITY from time to time as ordered and directed by the CITY; and

WHEREAS, Contractor agrees to perform the duties as described in Exhibit A at the rate agreed upon between the Contractor and the City;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration received and to be received, the Contractor hereby agrees:

1. To comply with all applicable laws, regulations and rules promulgated by any Federal, State, County, Municipal and/or other governmental unit or regulatory body in effect from time to time during the performance of the work. By way of example, the following are included within the scope of the laws, regulations and rules referred to in this paragraph, but in no way to operate as a limitation on the laws, regulations and rules with which Contractor must comply are, all forms of Workers Compensation Laws, the Prevailing Wage Act, all terms of the Equal Employment Opportunity clause of the Illinois Fair Employment Practices Commission, the Illinois Preference Act, certification of a written sexual harassment policy in full compliance with the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4), Statutes relating to contracts let by government, all applicable civil rights and Anti-Discrimination Laws and Regulations, and traffic and public utility regulations.
2. To the fullest extent permitted by law, the Contractor shall waive any right of contribution against the CITY and shall indemnify and hold harmless the CITY and its officers, officials, employees, volunteers and agents from and against all claims, damages, losses and expenses, including, but not limited to, legal fees (attorney’s and paralegal’s fees, expert fees and court costs) arising out of or resulting from the performance of the Contractor’s work, provided that any such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of property, other than the work itself, including the loss of use resulting there from, or is attributable to misuse or improper use of trademark or copyright protected material or otherwise protected intellectual property, to the extent it is caused in whole or in part by any wrongful or negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge or otherwise reduce any other right to indemnity, which the CITY would otherwise have.

3. The Contractor shall similarly protect, indemnify and hold and save harmless, the CITY, its officers, officials, employee, volunteers and agents against and from any and all claims, costs, causes, actions and expenses, including, but not limited to, legal fees, incurred by reasons of Contractor's breach of any of its obligations under, or Contractor's default or any provisions of the agreement. The indemnification obligations under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Contractor or any subcontractor under Workers Compensation or Disability Benefit Acts or Employee Benefit Acts.
4. **Term.** The term of this Agreement begins May 1, 2025, and ends April 30, 2027, unless terminated by either party with a written 30-day notice.
5. **Insurance.** The Contractor shall provide certificates of insurance and upon request, policies of insurance, all with coverages and limits acceptable to the CITY, and evidencing at least the minimum insurance coverages and limits. In no event shall any work begin without an insurance certificate having been provided and approved by the CITY. Such certificates shall be from companies with a general rating of A and a financial size category of Class X or better, in Best's Insurance Guide. Such certificates of insurance shall provide that no insurer change, modification, or cancellation of any insurance policy or coverage shall become effective until the expiration of 30 days after written notice thereof shall have been given to the CITY. The Contractor shall, at all times during the term of this Agreement, maintain and keep in force, at the Contractor's expense, the insurance coverages provided above.
6. Contractor shall furnish any affidavit or certificate in connection with the work covered by this agreement as required by law.
7. **Availability of Personnel.** The Contractor shall provide all personnel necessary to complete the inspections. The Contractor shall notify the City as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of an inspector(s) assigned to the City. The Contractor shall have no claim for damages and shall not bill the City for additional time and materials charges as the result of any portion of the professional services which must be duplicated or redone due to such termination, reassigning, or resignation.
8. **Approval and Use of Subcontractors.** The Contractor shall perform the professional services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by the City in writing. All subcontractors and subcontracts used by the Contractor shall be acceptable to, and approved in advance by, the City. The City's approval of any subcontractor or subcontract shall not relieve the Contractor of full responsibility and liability for the provision, performance, and completion of the professional services as required by the Agreement. All professional services performed under any subcontract shall be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Contractor.

9. **Removal of Personnel and Subcontractors.** If any personnel or subcontractor fails to perform the professional services in a manner satisfactory to the City, the Contractor shall immediately upon notice from the City remove and replace such personnel or subcontractor. The Contractor shall have no claim for damages, for compensation in excess of the amount contained in this Agreement as a result of any such removal or replacement.
10. **Non-Solicitation of T.P.I. Building Code Employees.** In consideration of the mutual promises contained in this Agreement, including the understanding that T.P.I. will be providing [the Village/Township] with consultants specially-trained by T.P.I. and who will utilize T.P.I.'s confidential information and trade secrets, and in recognition that the services to be rendered to [the Village/Township] by T.P.I. are of a special and unique character, [the Village/Township] covenants, warrants and agrees that during the period of time that any individual T.P.I. employee provides consultation to [the Village/Township] and for a period of one (1) year following the last day in which any such T.P.I. employee provides such consulting services for [the Village/Township], [the Village/Township] shall not, either directly or indirectly, without the prior written consent of T.P.I., solicit, induce or otherwise offer employment to, or engage in discussions regarding employment with, any such T.P.I. employee, or assist any third party with respect to any of these actions, unless that T.P.I. employee has been separated from his or her employment or other relationship with T.P.I. for a period of six (6) consecutive months.
11. **Conflict of Interest.** The Contractor represents and certifies that, to the best of its knowledge, (1) no City employee or agent is interested in the business of the Contractor or this Agreement; (2) as of the date of this Agreement neither the Contractor nor any person employed or associated with the Contractor has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Contractor nor any person employed by or associated with the Contractor shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.
12. **No Collusion.** The Contractor represents and certifies that the Contractor is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Contractor is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.* The Contractor represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the City prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it shall be found that the Contractor has, in procuring this Agreement, colluded with any

other person, firm, or corporation, then the Contractor shall be liable to the City for all loss or damage that the City may suffer, and this Agreement shall, at the City's option, be null and void.

13. **Amendment.** No amendment or modification to this Agreement shall be effective unless and until such amendment or modification is in writing, properly approved in accordance with applicable procedures, and executed.
14. **Assignment.** This Agreement may not be assigned by the City or by the Consultant without the prior written consent of the other party.
15. **Notice.** Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered, either personally, by a reputable overnight courier, or by e-mail. Notices and other communications to the City shall be addressed to, and delivered at, the following address:

City/Village/County  
Attention: Robert Grabowski

E-mail: bgrabowski@homewoodil.gov

IT IS MUTUALLY UNDERSTOOD AND AGREED that the Contractor shall have the full control of the ways and means of performing the work referred to above and that the Contractor or its employees, representatives or subcontractors are in no sense employees of the CITY, it being specifically agreed that the Contractor bears the relationship of an independent contractor to the CITY.



IN WITNESS WHEREOF, THE PARTIES have executed this Agreement  
this 26 day of March, 2025.

CITY/VILLAGE/COUNTY

CONTRACTOR

\_\_\_\_\_

Carrie Ortiz  
\_\_\_\_\_  
Signature

Carrie Ortiz  
\_\_\_\_\_  
Name

Executive Vice President  
\_\_\_\_\_  
Title

Attest:

\_\_\_\_\_

Date of Execution

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

Date of Execution

March 26, 2025

**T.P.I.** Building Code Consultants, Inc.  
Professional Residential & Commercial Plan Review and Inspection Services

## Plan Review Fee Schedules- Electronic Preferred

### Small Permit Plan Review Program

- 5 days or less turnaround time.
- Re-reviews are 50% of original review.

<b>Initial Review Fee (Excludes plumbing)</b> Table A	<b>Residential Small Permit Plan Review Program</b>
<b>\$82.00 each</b>	Furnace/AC, driveway, sewer repair, roof
<b>\$103.00 each</b>	Electric service upgrade, fence, fireplace, patio
<b>\$155.00 each</b>	Pavilion, pergola
<b>\$230.00 each</b>	Deck, electric car charging station, front porch, outdoor kitchen, pool, shed
<b>\$258.00 each</b>	PV system
<b>\$310.00 each</b>	Sunroom, screen porch w/deck, bath remodel
<b>\$360.00 each</b>	Detached garage, kitchen/basement remodel/finish

### One and Two-Family Dwellings

- 5 business day expedited plan reviews are offered as our resources permit and are performed for an additional fee of 50% of the original review.

<b>Plan Review Type</b> Table C	<b>Building, Energy, and Electrical</b>	<b>Plumbing</b>
<b>Initial Review - One and Two-Family Dwellings</b>	\$460.00/each dwelling	\$75.00 + \$3.25 per opening
<b>Re-reviews</b>	\$230.00	\$75.00 + \$3.25 per opening

### Industrial, Commercial, and Multi-Family Structures

- Specific areas of plan examination include the disciplines of building, mechanical, electrical, energy, and accessibility standards.
- All re-reviews are done at 50% of the original fee.
- 10 business days or less completion time for initial reviews.
- 5 business day expedited plan reviews are offered as our resources permit and are performed for an additional fee of 50% of the original review.

<b>Gross Floor Area</b> Table D	<b>Base Building</b>	<b>Base Building and up to two other disciplines</b>	<b>Base Building and up to three other disciplines</b>
<b>UP TO 2,500 SF</b>	\$432.00	\$522.00	\$715.00
<b>2,501 TO 4,000 SF</b>	\$483.00	\$653.00	\$874.00
<b>4,001 TO 5,000 SF</b>	\$602.00	\$783.00	\$1,002.00
<b>5,001 TO 7,500 SF</b>	\$681.00	\$953.00	\$1,181.00
<b>7,501 TO 10,000 SF</b>	\$749.00	\$993.00	\$1,334.00
<b>OVER 10,000 SF</b>	\$808.00 + \$16.50 PER 1,000 SF OVER 10,000 SF	BASE BLDG FEE x 1.5	BASE BLDG FEE x 2.0

**Professional Residential & Commercial Plan Review and Inspection Services**

**Industrial, Commercial & Multi-Family Plumbing Plan Reviews**

- Initial and re-reviews will be charged per the fee schedule below.
- 5 business day expedited plan reviews are offered as our resources permit and are performed for an additional fee of 50% of the original review.

<b>Type of Building</b> Table E	<b>Base Price</b>	<b>Each Additional Fixture or Waste Opening</b>
<b>Industrial, Commercial &amp; Multi-Family</b>	\$113.00	\$5.50

<b>Additional Reviews</b> Table F	<b>Fee</b>
<b>Commercial Kitchen &amp; Food Processing areas</b>	\$463.50 per 1000 SF of such areas
<b>Hazardous Areas</b>	\$463.50 per 1000 SF of such areas
<b>Restaurant Mechanical Hood &amp; Duct System</b>	\$293.00 for 1 <sup>st</sup> hood, each additional hood reviewed at same time and within same building/unit, add \$118.00

**Fire Plan Reviews**

**Sprinkler Systems**

- Completion time of 10 business days or less.
- All re-reviews are done at 50% of the original fee.
- Additional fees may apply for dry-pipe and pre-actions systems.

Fee is based on the total number of sprinklers.

<b>Number of Sprinklers</b> Table G	<b>Plan Review Fee NFPA 13D, 13 &amp; 13R</b>
<b>1 to 20</b> <i>(Minimum fee)</i>	\$206.00
<b>21 to 100</b>	\$417.00
<b>101 to 200</b>	\$592.00
<b>201 to 300</b>	\$669.00
<b>301 to 500</b>	\$1,004.00
<b>Over 500</b>	\$1,004.00 plus \$1.00 per sprinkler over 500

**Fire Detection and Alarm Systems**

- \$0.06 per square foot of total building area.
- Minimum review fee of \$206.00.

**Standpipe Systems**

- \$206.00 per Standpipe.
- No charge for standpipes that are part of a total building sprinkler system.

**Professional Residential & Commercial Plan Review and Inspection Services**

**Clean Agent Suppression Systems**

- The fee is based on cubic feet in this instance as the number of nozzles and the size of the tank to be used are determined by cubic feet.
- All re-reviews are done at 50% of the original fee.

<b>Cubic Footage of Protection Area</b> Table H	<b>Fee</b>
<b>0 to 5,000</b>	\$458.00
<b>5,001 to 10,000</b>	\$592.00
<b>Over 10,000</b>	\$592.00 plus \$.06 per cubic foot over 10,000

**Restaurant Wet Chemical Systems**

<b>Number of Nozzles</b> Table I	<b>Fee</b>
<b>1 to 15</b>	\$283.00
<b>16 to 30</b>	\$386.00
<b>31 to 50</b>	\$499.00
<b>over 50</b>	\$499.00 plus \$8.25 per nozzle over 50
<b>Each additional hood system reviewed at the same time within the same building and unit</b>	Add \$118.00

**Life Safety Plan Reviews**

- Minimum fee of \$335.00.
- Fire code no Special Hazards – 50% of building review fee, see Table D
- Fire code including Special Hazards – 1.5 x building review fee, see Table D
- NFPA 101- 25% of building review fee, see Table D
- All re-reviews are done at 50% of the original fee.



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 08, 2025

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

**Through:** Napoleon Haney, Village Manager

**From:** Robert Grabowski, Fire Chief

**Topic:** Renewal agreement/HR Green LLC

### PURPOSE

Approve the renewal of an agreement for plan review and inspection services with HR Green LLC of New Lenox, IL.

### PROCESS

The Village engages HR Green LLC of New Lenox, IL for plan review and inspection services for complex projects that require specialized expertise, particularly concerning commercial plans beyond the Village's internal capabilities. The agreement with HR Green is due to be renewed for fiscal year 2025/2026. The renewal of this agreement requires Board approval.

The Village presently engages two (2) plan review companies for the Building Division. Since 2022, the Village has relied on HR Green as one (1) of the primary contracted plan review firms. HR Green reviews larger commercial projects, while TPI Building Code Consultants handles smaller commercial projects.

HR Green utilizes certified inspectors to conduct inspections of all trades, verifying that projects comply with approved plans, specifications, and all applicable codes and ordinances. HR Green specializes in providing paperless electronic plan review and tracking solutions, where reviews and comments are accessible electronically.

### OUTCOME

The renewal of this contract will allow the Building Division to continue working with HR Green throughout the upcoming fiscal year.

### FINANCIAL IMPACT

The cost for plan review services is recovered through the permit process.

- **Funding Source:** General Fund
- **Budgeted Amount:** \$75,000 split between both contracted companies



**LEGAL REVIEW**

Completed

**RECOMMENDED BOARD ACTION**

Approve the renewal of an agreement for plan review and inspection services with HR Green LLC of New Lenox, IL.

**ATTACHMENT(S)**

Agreement



## **PROFESSIONAL SERVICES AGREEMENT**

**For**

**Village of Homewood  
Building Plan Review and Inspection Services  
May 1, 2025, to April 30, 2026**

Mr. Robert Grabowski – Fire Chief  
Director of Homewood Fire Department  
17950 Dixie Highway  
Homewood, IL 60430  
708-206-3400  
[bgrabowski@homewoodil.gov](mailto:bgrabowski@homewoodil.gov)

Michael Puplava, CBO  
Building & Code Manager

HR Green, Inc.  
323 Alana Drive  
New Lenox, IL 600451-1766  
815-759-8356

March 26, 2025

HR Green Project No.: 2502484

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THIS **AGREEMENT** is between the Village of Homewood (hereafter "CLIENT") and HR Green, Inc. (hereafter "COMPANY").

## **1.0 Project Understanding**

### **1.1 General Understanding**

Upon contract approval and notice-to-proceed, COMPANY will provide CLIENT with COMPANY staff to perform Building Plan Review and Inspection Services. COMPANY staff will perform Building Plan Review Services remote from COMPANY office(s) and will report directly to the CLIENT as needed and determined by CLIENT.

#### **Basic Services:**

Building Plan Reviews and Building Inspections (Residential and Commercial) with COMPANY staff as needed. COMPANY staff will be ICC Certified, IDPH Certified, and State Licensed Professionals. The CLIENT will continue utilizing their in-house Permit Coordinator(s) / Administrative staff.

Building Plan submittals are to be sent to COMPANY electronically as PDFs via email as required and determined by CLIENT. COMPANY will return a final complete set of plans to the client stamped "approved" or "approved as noted" or plans may be stamped by the CLIENT as requested and determined by the CLIENT. COMPANY will provide plan review letters to CLIENT via email in Word and as PDFs for their review and use.

COMPANY staff will take direction from the CLIENT Fire Chief, Building Official or Village Staff and will adhere to the CLIENT'S scheduling, reporting, software usage, equipment standards, personnel assignments, training, and policy compliance.

COMPANY staff will be International Code Council (ICC) certified and/or State Licensed Professionals and will be experienced and knowledgeable in their specific field of service. COMPANY staff will work in compliance with the CLIENT policies and adopted building codes, ordinances, and amendments.

COMPANY will work and coordinate plan reviews and inspections with the CLIENT's software system, as needed. COMPANY will attend training on Village policies including, but not limited to software, procedures, and Village Codes, Ordinances and Amendments as needed or requested.

## **2.0 Scope of Services**

The CLIENT agrees to employ COMPANY to perform the following services:

CLIENT agrees to employ COMPANY to perform Building Plan Reviews and Inspections for building projects within the CLIENTs jurisdiction as directed by CLIENT for building projects including but not limited to, Residential, Remodeling, Additions, Multi-family, Commercial, Industrial and Mixed Use.

- A. COMPANY will utilize a multi-disciplined team member(s) assigned to CLIENT as required to perform complete technical Building Plan Reviews and Building Inspections, as requested by CLIENT, to include:
- Building
  - Structural
  - Mechanical
  - Electrical
  - Plumbing
  - Energy
  - Accessibility/ADA
  - Fire Alarm
  - Fire Sprinkler
  - Life Safety
- B. COMPANY staff will verify that construction documents (plans and specifications) and building inspections comply with adopted Building Codes, Local Municipal Codes and Ordinances and Amendments, and will review third party reports such as, but not limited to, Health Department Requirements, Soils and Geological Reports, Civil Engineering Grading Drawings and Surveys, Roof and Floor Engineered Truss Design Plans and Structural Design Plans.
- C. As directed by CLIENT, COMPANY staff will track plan review comments and inspections to verify that the applicants have addressed plan review and inspection comments to achieve Code and Ordinance compliance.
- D. COMPANY will provide a consistent roster of International Code Council (ICC) Certified Inspectors and State Licensed Professionals to perform plan reviews and building inspections as required by CLIENT. COMPANY plan reviewers and building inspectors will conduct plan reviews and inspections of all building disciplines to verify that plans and construction complies with approved plans, specifications, and all applicable codes and ordinances and amendments. As directed by CLIENT, COMPANY staff will provide on-site and off-site (via telephone and email) consultation to assist residents, business owners, developers, contractors, and design professionals as required.
- E. COMPANY staff will provide plan reviews and inspection services during the CLIENT's normal business hours or as directed by CLIENT and will include:
- Excellent customer service to the public as an extension of CLIENT staff.
  - On-site and off-site problem solving and working closely with property owners through occupancy as directed by CLIENT.
  - Proficiently communicate with permit applicants to provide clear and concise direction as determined by CLIENT.
  - Participate in reviews with fire, health, and other government agencies as required and directed by CLIENT.
  - Incorporate, track and update plan reviews and inspection reports utilizing the CLIENT's computer software system.

### 3.0 Deliverables and Schedules Included in this Agreement

The Contract Agreement shall be for a One (1) year term beginning May 1, 2025, to April 30, 2026. The CLIENT shall have the option to renew the contract for two (2) additional one (1) year terms with all terms and conditions, other than price, remaining the same.

COMPANY shall begin performing the services on or about May 1, 2025, after notice to proceed from CLIENT. The actual start date can be reviewed and amended to meet the needs of the CLIENT.

This schedule was prepared to include reasonable allowances for review and approval times required by the CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by the CLIENT or for delays or other causes beyond the control of COMPANY.

### 4.0 Items not included in Agreement/Supplemental Services

The following items are not included as part of this AGREEMENT, but can be added at any time per task order or escrow account setup:

- Civil Engineering – HR Green staff
- Landscape Architect / Arborist – HR Green staff
- Surveying – HR Green staff
- External Agency Reports Analysis – HR Green staff
- Environmental – HR Green staff
- Building Code Updates – HR Green staff
- Building Permit Fees Analysis – HR Green staff
- Building Permit Processing Analysis - HR Green staff

Supplemental services not included in the AGREEMENT can be provided by COMPANY under separate agreement, if desired.

### 5.0 Services by Others

Fire Chief / Building Official – Village Staff

Permit Coordinator / Administrative Assistant – Village Staff

**Note:** COMPANY will utilize COMPANY Permit Technician/Administrative staff for remote plan review and inspection coordination, processing, and scheduling.

### 6.0 Client Responsibilities

CLIENT is to provide COMPANY 48-hour notice for requested inspections with inspection schedule sent via email no later than 3p.m. CT for inspections required within 48 hours.

CLIENT is to provide COMPANY appointed staff with a copy of all Local Municipal Codes and Ordinances with Amendments including Historical District and Subdivision and Sign

requirements, standard permit applications, plan review and inspection forms and any other applicable forms or documents.

Project Type	Plan Review Lead Time
<b>Small Residential</b>	
Alteration / Remodel	5 business days or less
Garage / Accessory Structure	3 business days or less
Decks / Porch	3 business days or less
Expedited Review	3 business days or less
<b>Large Residential – One- and Two-Family Dwellings</b> (All Disciplines: Building Structural, Mechanical, Electrical, Plumbing, Accessibility, Energy)	
New Construction	5 business days or less
Addition	4 business days or less
Alteration / Remodel	4 business days or less
Expedited Review	3 business days or less
<b>Small Commercial – Up to 4,000 SF</b> (All Disciplines: Building Structural, Mechanical, Electrical, Plumbing, Accessibility, Energy)	
New Construction	5 business days or less
Addition	5 business days or less
Alteration / Remodel	5 business days or less
Expedited Review	3 business days or less

Project Type	Plan ReviewLead Time
<b>Large Commercial – over 4,000 SF</b> (All Disciplines: Building Structural, Mechanical, Electrical, Plumbing, Accessibility, Energy)	
4,001 SF – 7,500 SF	6 business daysor less
7,501 SF – 10,000 SF	7 business days or less
10,001 SF – 20,000 SF	10 business days or less
20,001 SF – 40,000 SF	12 business days or less
<b>Fire Sprinkler Systems -</b> Based on the number of sprinkler heads	
1-200	3 business days or less
200-500	5 business days or less
501-700	6 business days or less
<b>Fire Alarm / Detection Systems New Systems</b>	
Up to 4,000 SF	4 business days or less
4,001 SF – 7,500 SF	5 business days or less
7,501 SF – 10,000 SF	6 business days or less
10,001 SF – 20,000 SF	7 business days or less
20,001 – 40,000 SF	10 business daysor less
Over 40,000 SF	Determined by specific project size and complexity.

Project Type	Plan ReviewLead Time
<b>Fire Sprinkler and Fire Alarm System Alterations</b>	
Up to 4,000 SF	3 business days or less
4,001 SF – 7,500 SF	4 business days or less
7,501 SF – 10,000 SF	5 business days or less
10,001 SF – 20,000 SF	6 business days or less
20,001 – 40,000 SF	8 business days or less
Over 40,000 SF	Determined by specific project size and complexity.

Note: Expedited Reviews as requested by the CLIENT will be performed and completed as soon as possible at the same hourly bill rates per the Bill Rate Fee Schedule noted below.

#### **BILL RATE FEE SCHEDULE – 2025 - 2026 (As Applicable)**

Task	Personnel	Bill Rate
Civil / Structural Engineering Reviews	Professional Engineer I / II	\$150 - \$280 per hour
Building Plan Reviews Residential and Commercial	ICC Certified Chief Building Official / Master Code Professional / Senior Building Plan Reviewer	\$170 - \$185 per hour
Licensed Architect Reviews	State Licensed Architect	\$280 per hour
Building, Mechanical and Electrical Inspections	Senior ICC Certified Building Inspector	\$150 per hour
Plumbing Inspections	IDPH Licensed & Certified Plumbing Inspector	\$140 per hour
Permit / Administrative	Permit Coordinator / Admin. Assistant	\$135 per hour
<b>NOTE: HR Green will only bill for actual time spent</b>		

## 7.0 Professional Services Fee

### 7.1 Fees

The fee for services will be **Time and Material Not-To-Exceed \$80,000.00** based on COMPANY standard hourly rates current at the time the AGREEMENT is signed. COMPANY will provide notice to CLIENT when approximately 80% of the Not-To-Exceed contract amount has been expended. When the Contract value is exceeded, COMPANY will bill applicable rates for services delivered and the CLIENT agrees to remit all applicable labor effort and expenses retroactive to the date when the contract value was exhausted.

Company standard hourly rates are subject to change upon 30 days' written notice. Non-salary expenses directly attributable to the project such as: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) outside services will be charged in accordance with the rates current at the time the service is done.

### 7.2 Invoices

Invoices for COMPANY's services shall be submitted, monthly. Invoices shall be due and payable upon receipt. The CLIENT agrees to pay in a timely manner following the terms of the "Illinois Local Government Prompt Payment Act, 50 ILCS 505".

### 7.3 Extra Services

Any service required but not included as part of this AGREEMENT shall be considered extra services. Extra services will be billed on a Time and Material basis with prior approval of the CLIENT.

### 7.4 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These service items are considered extra and are billed separately on an hourly basis.

### 7.5 Payment

The CLIENT agrees to pay COMPANY according to the Basic Services as selected by the CLIENT.

## 8.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

### 8.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

## 8.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY's services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

## 8.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

## 8.4 Suspension of Services

If the Project or the COMPANY'S services are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this AGREEMENT, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the Project shall be equitably adjusted.

If the COMPANY'S services are suspended for more than ninety (90) days, consecutive or in the aggregate, the COMPANY may terminate this AGREEMENT upon giving not less than five (5) calendar days' written notice to the CLIENT.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this AGREEMENT by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

## 8.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

## 8.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY's employees of the functions and services required under this AGREEMENT.

## 8.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any portion of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

## 8.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.



8.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

8.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

8.11 Third-Party Beneficiaries

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this AGREEMENT are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against the COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

8.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Illinois without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this AGREEMENT or the performance of the services shall be brought in a court of competent jurisdiction in the State of Illinois.

8.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

8.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

8.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

8.16 Reuse of Documents – N/A

8.17 Failure to Abide by Design Documents or To Obtain Guidance – N/A

8.18 Opinion of Probable Construction Cost – N/A

8.19 Design Information in Electronic Form – N/A

8.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT's consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

8.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this AGREEMENT, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

8.22 Job Site Visits and Safety – N/A

8.23 Hazardous Materials – N/A

8.24 Certificate of Merit – N/A

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

8.25 Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the CLIENT and the COMPANY, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders,

owners and sub-consultants shall not exceed \$50,000.00, or the COMPANY'S total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

8.26 Drywells, Underdrains and Other Infiltration Devices – N/A

8.27 Environmental Audits/Site Assessments – N/A

8.28 Construction Observation Without Design – N/A

8.29 Construction Observation – N/A

8.30 Soliciting Employment

Neither party to this AGREEMENT will solicit an employee of the other nor hire or make an offer of employment to an employee of the other that is working on this PROJECT, without prior written consent of the other party, during the time this AGREEMENT is in effect.

8.31 Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.

This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

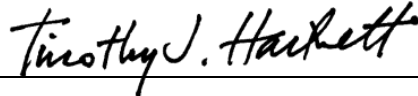
Sincerely,

**HR GREEN, INC.**



Michael Puplava, CBO  
Building & Code Manager

Approved by:



Printed/Typed Name: Timothy J. Hartnett

President - Municipal Services /  
Principal

Title:

Date: 3-26-2025

**VILLAGE OF HOMEWOOD**

Accepted by:

Printed/Typed Name:

Title:

Date:

J:\2025\2502484\Admin\Contract\Client\agt\_2025\_0326\_Homewood-Plan-Review-and-Inspection-Service-PSA\_mp.docx



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Bid Award – Water Distribution System Leak Survey

### PURPOSE

Staff requests the Village Board award a bid to M.E. Simpson Company, Inc. of Valparaiso, Indiana, the lowest responsible bidder, to perform a Water Distribution System Leak Survey, in an amount not to exceed \$31,075.

### PROCESS

All municipal water systems will experience leaks somewhere within their miles of watermain. These leaks will generally have varying degrees of priority causing non-revenue water loss. Simply put, non-revenue water loss is water that does not make it from point A (the source of the water distribution system – *Chicago Heights*) to point B (the end user – *Homewood water users*) because it got lost along the way due to leakage. These losses can be real, physical losses (caused by leaks, breaks, spills, etc.) or only apparent losses that occur as a result of broken or tampered meters. Even relatively small amounts of water loss can add up over time to represent a significant financial drain on the water utility. In very rare cases, leaks and breaks that allow water to escape can also allow impurities to enter the distribution system.

#### *Water Leak Survey Process*

One of the most absolute way of identifying critical water system leaks is through the performance of a leak system survey. Water is lost through leaks and cracks in pipes and their fittings. Since most water infrastructure is underground, it is virtually impossible to visually determine the location of these leaks unless the leaking water reaches the surface (causing ponding and sink holes, structural damage, buckling pavement, etc.) and the exact location of the leak may be nearly impossible to determine. Leak detection requires special technologies that allow trained inspectors to precisely determine the location and severity of pipe leaks. This is accomplished by ultrasonically monitoring every foot of water main, hydrant and mainline valve. A computerized leak analysis pinpoints every suspected leak is confirmed with an electronic leak correlator. Suspect leak sites are electronically confirmed by measuring and analyzing the timing of sound waves simultaneously from two monitoring points.



## *Acceptable Water Loss*

According to the Illinois Department of Natural Resources (IDNR), the standard for water loss for Lake Michigan Permittees in Illinois is 10%. In essence, it is acceptable that a minimum of 10% of the water that enters into a municipality's water system (pipes and service lines) will be "loss."

The LMO-2 is an IDNR annual mandatory report that details the amount of water used, sold, and lost by a "permittee" (a municipality that provides water to a population) in the past water year (October - September). To provide context and to show the progress of Homewood's work in the area of water system loss reduction, in an LMO-2 water use report from 2017, Homewood's water loss was 16.7%. Homewood's **9.8%** current water loss is below the IDNR's acceptable water loss percentage. Our progress of lowering this loss rate is directly attributed to our annual water system leak survey.

## *Best Management Practices (BMP) for Leak Survey Frequency*

As it relates to Homewood's Best Management Practices (BMP), leak detection surveys should be performed annually; at least until the Village can reduce its water loss to the 8% "gold standard" or lower. Leak detection for municipal systems is becoming increasingly important. As many municipalities face aging pipelines and water supplies, leaks are becoming more frequent and more costly. Consistent loss of water can equate to high lost revenue amounts that would otherwise be used for water operations and the completion of capital projects.

## *This Year's Leak Detection Survey*

As part of the water distribution system infrastructure maintenance, and effort to reduce water loss, Public Works issued a bid for a Water Distribution System Leak Survey, in which the Village's 113 miles of water main will be inspected. The awarded vendor will supply a written report on all leaks, their location, and estimated water loss to the Village. With this critical information, repairs to the water system can be scheduled by the Public Works Department.

Public Works publicly opened bids on April 1, 2025. A tabulation of the bids received is below.

Vendor	Bid Price
<b>M.E. Simpson Co., Inc.</b>	<b>\$31,075</b>
<b>Associated Technical Services</b>	No Bid – workload full
<b>American Leak Detection</b>	No Bid
<b>Xylem</b>	No Bid
<b>EJP</b>	No Bid

M.E. Simpson Co. Inc. is a recognized industry leader in water loss control programs, and utilizes the latest technologies and services to develop tailored solutions that meet the specific needs of each municipality. With over 40 years of experience, M.E. Simpson provides expertise in water



loss control and reducing non-revenue water. The company offers a comprehensive range of services, including:

- Large Meter Evaluation, Testing, Calibration, and Repair
- Water Distribution System Leak Surveys
- Water Audits
- Large Transmission Main Leak Detection
- Leak Detection for Pressurized Water Mains
- Leak Detection for Water Distribution and Transmission Mains

## OUTCOME

Awarding this bid will help reduce the consistent loss of water which in turn equates to significant lost revenue for water operations and capital projects.

## FINANCIAL IMPACT

- **Funding Source:** Capital - Water/Sewer Fund
- **Budgeted Amount:** \$78,523  
*(Budgeted amount includes Valve & Flow Testing budget to be bid separately in April 2025)*
- **Cost:** \$31,075

## LEGAL REVIEW

Not Required

## RECOMMENDED BOARD ACTION

Award a bid to M.E. Simpson Company, Inc. of Valparaiso, Indiana, the lowest responsible bidder, to perform the annual Water Distribution System Leak Survey Project, in an amount not to exceed \$31,075.

## ATTACHMENT(S)

Bid Tabulation

# Village of Homewood - Bid Tabulation Sheet

Project: Leak Detection  
 Bid Number: 24-12PW  
 Bid Opening Date: April 1, 2025  
 Bid Opening Time: 10:30 am  
 Attendance: Jones, Fritz, Cabay

	Bidders Name	Total Amount of Bid	Notes
1	M.E. Simpson Co., Inc.	\$31,075.00	
	Valparaiso, IN		
2	Associated Technical Services	No Bid - workload full	
3	American Leak Detection	No Bid	
4	Xylem	No Bid	
5	EJP	No Bid	







## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Contract Renewal – Street Sweeping Services

### PURPOSE

Homewood provides a service to the community that involves the hiring/contracting of a company to systematically sweep every street within the Village. This service has many benefits that will be discussed below. Staff requests that the Village Board renew the contract with Advance Sweeping Services, Inc. of Rockford, IL for street sweeping services for the 2025-2026 season.

### PROCESS

Public Works prepared a bid that was advertised for contractual street sweeping services for the current 2024-25 fiscal year. The Board awarded the contract to Advance Sweeping Services, Inc. during the July 23, 2024 regular board meeting. Per the approval, the contract is renewable for two (2) successive years. Prior to the start of the renewal year, the price for that year would be adjusted based on the consumer price index (CPI-U).

Advance Sweeping Services, Inc. has established a record of satisfactory performance with Homewood, and we are confident that they will perform the contract work in a manner consistent with the specifications. Staff contacted Advance Sweeping Services, Inc. and they are in agreement to renew the contract. The CPI-U increase rate is 3.9% for this season. The increase schedule is listed below.

Description	2024-2025 Price	CPI-U 3.9% Increase
<b>Residential Sweeping Cycle</b>	\$8,366.66	\$8,692.96
<b>Commercial Sweeping Cycle</b>	\$833.33	\$865.83
<b>Spot Cleaning Per Sweep</b>	\$666.67	\$692.67
<b>Regular Hours</b>	\$194.44	\$202.02
<b>Overtime Hours</b>	\$250.00	\$259.75

The services include five seasonal Village-wide residential sweeps of Homewood's 126 curb miles. The service also includes 15 commercial sweeps for the Village Downtown Central Business District.



## *Residential Street Sweeping Cycles*

- Cycle 1 for residential street sweeping starts on or about July 1<sup>st</sup>
- Cycle 2 (Fall Sweep) for residential street sweeping starts in mid-October
- Cycle 3 (Fall Sweep) for residential street sweeping starts on or about November 1<sup>st</sup>
- Cycle 4 (Late Fall Sweep) for residential street sweeping starts on or about November 16<sup>th</sup>
- Cycle 5 (Spring Sweep) for residential street sweeping starts in the middle of March

## *Commercial Street Sweeping Cycles*

Street sweeping for the Downtown Central Business District occurs every other Friday when the residential sweeps are occurring.

## **OUTCOME**

Renewing the Village-wide street sweeping services contract will accomplish three goals:

### Improve Water Quality by Reducing Pollutants in Stormwater Runoff

Street sweeping is a key activity of the operation and maintenance of the Village's stormwater system. This activity is recognized as a Best Management Practice (BMP) as part of the National Pollutant Discharge Elimination System (NPDES) requirements that are applicable to the Village with respect to stormwater. Streets and parking lots within the Village accumulate significant amounts of pollutants that contribute to stormwater pollutant runoff to surface waters. Pollutants, including sediment, debris, trash, road salt, and trace metals are minimized by street sweeping. Street sweeping also improves the aesthetics of municipal roadways, controls dust, and decreases the accumulation of pollutants in catch basins.

### Remove Leaves and Tree Debris from the Public Right-of-Way

The fall sweeping occurs from mid-October through early December on Village streets. Street sweeping performed under this contract will be performed with regenerative air sweepers that are capable of removing particles, leaving the pavement clean and minimizing dust. The sweepers have a large carrying capacity that allow for the efficient transfer of leaves to the transfer site.

### Improve the Appearance of Village Streets and Parking Lots

Village streets, public parking lots, and streets within the downtown are swept on a regular cycle to remove litter and other debris. Under the terms of this contract, the contractor will be responsible for the liability and the cost of the disposal of the material collected during street sweeping. The street sweepers will also be equipped with GPS units that will provide the Village with real-time information about areas of the Village as they are completed.

## **FINANCIAL IMPACT**

- **Funding Source:** General Fund
- **Budgeted Amount:** \$70,000



## LEGAL REVIEW

Not Required

## RECOMMENDED BOARD ACTION

Authorize the Village Manager to renew the contract with Advance Sweeping Services, Inc. for street sweeping services for five (5) residential and fifteen (15) commercial sweeps between May 1, 2025 and April 30, 2026, in an amount not-to-exceed \$8,692.96 per residential sweep and \$865.83 per commercial sweep.

## ATTACHMENT(S)

Renewal Agreement Letter

Scott Bloom, President  
Advance Sweeping Services Inc.  
557 N. King Muir Rd.  
Lake Forest, IL 60045

Item 10. F.

Attention: Village Clerk  
Village of Homewood  
2020 Chestnut Rd.  
Homewood, IL 60430

**Re: Request for Economic Price Adjustment re. Street Sweeping Program**

**February 1, 2025**

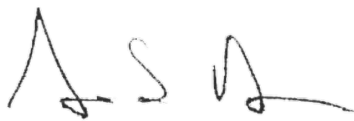
Explanation and supporting information: Advance Sweeping Services Inc., is requesting the price adjustment of 3.9% based on the increased cost of delivering services.

The all-items category has gone up by 3.9% from December 2023 to December 2024. Therefore, the proposed price increase is justified by our need to accommodate changes to our direct costs and is based on the data reflected in the *Chicago Area Price Consumer Price Index – All (CPI-U)* <sup>1</sup>

Item No.	Description	Current Price	Proposed Price
1	Residential Sweeping Cycle	\$8,366.66	\$8,692.96
2	Commercial Sweeping Cycle	\$833.33	\$865.83
3	Spot Cleaning Per Sweep	\$666.67	\$692.67
4	Regular Hours	\$194.44	\$202.02
5	Overtime Hours	\$250.00	\$259.75

We ask that the above adjustment take effect by May 1, 2025.

Thank you for your consideration.



Scott Bloom, President  
Advance Sweeping Services Inc.  
[scott@advancegrouppllc.net](mailto:scott@advancegrouppllc.net)  
219-405-4186

<sup>1</sup> [https://www.bls.gov/regions/midwest/news-release/consumerpriceindex\\_chicago.htm](https://www.bls.gov/regions/midwest/news-release/consumerpriceindex_chicago.htm)



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

**To:** Napoleon Haney, Village Manager

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Bid Award - 2025 Motor Fuel Tax (MFT) General Maintenance Pavement Patching Program

### PURPOSE

Staff requests the Village Board award the 2025 Motor Fuel Tax (MFT) General Maintenance Pavement Patching Program to D. Construction, Inc. of Coal City, IL. The project will consist of milling and patching deteriorated asphalt pavement areas on various residential streets 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 State wide sales.

Although the funds are deposited with the municipality, the expenditure of MFT funds requires the approval and supervision of the Department of Transportation. 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 March 11, 2025 the Board passed a resolution appropriating \$650,000 for the 2025 MFT General Maintenance Pavement Patching Program. Roughly, \$8,000 of the appropriation will be used for materials testing and \$642,000 for actual construction work. Materials testing is performed on asphalt prior to and after application on the roadway by an independent testing company to ensure that the mixture is prepared and applied within required standards of performance and consistency.

#### *Bid Process*

The Public Works Engineering Division completed detailed bid documents and chose patch locations of deteriorated asphalt pavement on various residential streets throughout the Village.



After proper advertising, bids were opened and read aloud at Public Works on March 31, 2025 at 10:00 a.m. The results of the four (4) bidders are as follows:

CONTRACTOR	AMOUNT
D. Construction, Inc., Coal City, IL	\$570,000 (lowest responsible bidder)
Iroquois Paving Corporation, Monee, IL	\$583,500
Gallagher Asphalt, Thornton, IL	\$617,100
K Five Construction Corporation, Westmont, IL	\$650,400

## *Below Budget Bid – Opportunity for Expanded Patching*

The lowest responsible bid submitted by D. Construction, Inc., was \$72,000 under the Board approved appropriation amount minus the material testing cost or \$642,000. To take advantage of this “below budget” bid, Public Works is requesting to add additional patch sections to this bid quantity which would allocate the remaining \$72,000 to D. Construction. The Illinois Department of Transportation (IDOT) Standard Specifications allows an increase in pay item quantity up to 125% of the original contract award. The additional \$72,000 available to be added to the low bid amount falls below the 125% threshold.

If approved, additional street patch sections could be completed while taking advantage of the best and lowest pricing. D. Construction would be awarded the contract to perform asphalt patching for the full \$642,000 construction amount. The \$8,000 from the appropriations, would still be used for materials testing.

## OUTCOME

D. Construction, Inc., the lowest responsible bidder, 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. Public Works is confident that D. Construction is capable of performing the contract work in a manner that is consistent with the contract specifications.

## FINANCIAL IMPACT

- **Funding Source:** Motor Fuel Tax Fund
- **Budgeted Amount:** \$650,000

## LEGAL REVIEW

Not Required

## RECOMMENDED BOARD ACTION

Award a bid for the 2025 MFT 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 \$642,000.

# Village of Homewood - Bid Tabulation Sheet

Project: 2025 MFT General Maintenance Pavement  
 Patching Program, 26-00000-00-GM  
 Bid Number: 24-13 PW  
 Bid Opening Date: 3/31/2025  
 Bid Opening Time: 10:00 am  
 Bid Award: 4/8/2025  
 Persons Attending Bid Opening: Massi, Hankey, Cabay, DiDiana

Bidders Name	Total Amount of Bid	Notes
1 D Construction	\$570,000.00	Total
	\$19.00	Unit Price
2 Iroquois Paving	\$583,500.00	Total
	\$19.45	Unit Price
3 Gallagher Asphalt Corp.	\$617,100.00	Total
	\$20.57	Unit Price
4 K Five Construction Corp.	\$650,400.00	Total
	\$21.68	Unit Price
5 Schroeder Asphalt Services	No Bid	Total
		Unit Price
6 McGill Construction	No Bid	Total
		Unit Price
7		Total
		Unit Price
8		Total
		Unit Price
9		Total
		Unit Price





## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Contract Renewal – Leaf Collection Services

### PURPOSE

Staff requests the Village Board to renew the contract for leaf pickup services with Homewood Disposal, Inc. of Homewood, IL in the amount of \$30,561.29 for the dates of November 12, 19, and 26, 2025.

### PROCESS

For the past 34 years, the Village has provided an opportunity for residents to dispose of bagged leaves on their regular waste collection day without the required landscape waste stickers. This sticker-free leaf pickup program is intended to encourage residents to remove leaves from their property, thereby reducing the amount of leaves that collect in the streets and storm sewers. Less debris in the streets and sewers leads to less flooding and also adds to the aesthetic appeal of the neighborhoods.

Public Works issued a bid for leaf pickup services in 2023. The Village Board awarded the contract to Homewood Disposal during their July 11, 2023 regular board meeting. The contract allows for two (2) one-year extensions; this is the final renewal year. Per the contract, the unit prices for the contract renewal period are based on the movement of the U.S. Department of Labor Consumer Price Index (CPI) for all Urban Consumers (CPI-U). For this renewal, the contract would be adjusted based on the “movement” or change in CPI from January 2024 (3.1%) to January 2025 (3.0%). When this 3.0% is applied to the previous contract amount of \$29,671.15, the 2025 leaf collection costs becomes \$30,561.29.

### OUTCOME

Homewood Disposal has agreed to extend the contract with the CPI increase of 3.0% for the three-week leaf collection on November 12, 19, and 26, 2025. The 2025 contract price is \$30,561.29 for this three-week program.

### FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$30,750.00
- **Cost:** \$30,561.29

## VILLAGE OF HOMEWOOD

Item 10. H.



### LEGAL REVIEW

Not required

### RECOMMENDED BOARD ACTION

Renew the contract for leaf pickup services with Homewood Disposal, Inc. in the amount of \$30,561.29 for the dates of November 12, 19, and 26, 2025.

### ATTACHMENT(S)

Contract renewal letter

February 12, 2025

Village of Homewood – Public Works Department  
17755 Ashland Ave  
Homewood, IL 60430

Re: 2025 Fall Leaf Collection

Dear Lisa,

Please accept this letter in reference to our current agreement for the 2025 Fall leaf collection program. Homewood Disposal Service (HDS) stands ready to continue providing these very important services for the Village of Homewood.

Pursuant to our agreement, please note the following CPI calculator for All Items ending in January, 2024.

January 2024 308.417

January 2025 317.671

This reflects a CPI increase of 3.0%. The rate will increase to **\$30,561.29** for the three-week collection in November for the weeks 12, 19 and 26. If the Village wishes different weeks or more weeks, HDS is amenable to the weeks of collection. Additional weeks (four or more) will be invoiced at \$10,187.10 per week.

We appreciate the continued opportunity to provide these very important leaf collection services for the Village of Homewood. Do not hesitate to contact me with any questions concerning our leaf collection proposal.

Sincerely,

  
Frank Hillegonds  
Municipal Manager





## Economic News Release



Table 1. Consumer Price Index for All Urban Consumers (CPI-U): U. S. city average, by expenditure category

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, by expenditure category, January 2025  
[1982-84=100, unless otherwise noted]

Expenditure category	Relative importance Dec. 2024	Unadjusted indexes			Unadjusted percent change		Seasonally adjusted percent change		
		Jan. 2024	Dec. 2024	Jan. 2025	Jan. 2024-Jan. 2025	Dec. 2024-Jan. 2025	Oct. 2024-Nov. 2024	Nov. 2024-Dec. 2024	Dec. 2024-Jan. 2025
All items	100.000	308.417	315.605	317.671	3.0	0.7	0.3	0.4	0.5
Food	13.691	327.327	333.566	335.517	2.5	0.6	0.3	0.3	0.4
Food at home	8.043	305.037	308.380	310.936	1.9	0.8	0.4	0.3	0.5
Cereals and bakery products	1.110	354.532	356.574	355.964	0.4	-0.2	-1.2	1.0	-0.4
Meats, poultry, fish, and eggs	1.621	319.752	333.659	339.169	6.1	1.7	1.5	0.4	1.9
Dairy and related products <sup>(1)</sup>	0.741	268.941	271.358	272.038	1.2	0.3	-0.3	0.2	0.3
Fruits and vegetables	1.336	354.798	353.630	355.837	0.3	0.6	-0.1	0.1	-0.5
Nonalcoholic beverages and beverage materials	0.897	220.573	220.762	225.510	2.2	2.2	1.3	-0.3	0.9
Other food at home	2.338	271.600	272.362	273.796	0.8	0.5	0.3	0.3	0.3
Food away from home <sup>(1)</sup>	5.648	363.249	374.644	375.532	3.4	0.2	0.3	0.3	0.2
Energy	6.216	270.420	267.963	273.045	1.0	1.9	0.1	2.4	1.1
Energy commodities	3.122	284.627	277.772	283.278	-0.5	2.0	0.2	3.9	1.9
Fuel oil	0.074	390.877	341.794	370.297	-5.3	8.3	-1.4	2.1	6.2
Motor fuel	2.983	277.709	271.629	276.532	-0.4	1.8	0.2	4.0	1.8
Gasoline (all types)	2.902	276.003	270.667	275.527	-0.2	1.8	0.3	4.0	1.8
Energy services	3.094	267.475	269.388	274.264	2.5	1.8	-0.1	0.8	0.3
Electricity	2.343	276.698	276.700	281.888	1.9	1.9	-0.2	0.2	0.0
Utility (piped) gas service	0.750	234.515	242.224	246.117	4.9	1.6	0.5	2.8	1.8
All items less food and energy	80.094	313.623	322.007	323.842	3.3	0.6	0.3	0.2	0.4
Commodities less food and energy commodities	19.388	164.866	163.712	164.645	-0.1	0.6	0.2	0.0	0.3
Apparel	2.480	127.946	127.354	128.464	0.4	0.9	0.1	0.1	-1.4
New vehicles	4.393	178.595	177.552	178.008	-0.3	0.3	0.5	0.4	0.0
Used cars and trucks	2.391	179.410	180.317	181.265	1.0	0.5	1.3	0.8	2.2
Medical care commodities <sup>(1)</sup>	1.527	407.879	412.381	417.214	2.3	1.2	-0.1	0.0	1.2
Alcoholic beverages <sup>(1)</sup>	0.835	288.758	291.832	292.771	1.4	0.3	0.0	-0.3	0.3
Tobacco and smoking products <sup>(1)</sup>	0.482	1,491.538	1,585.901	1,592.421	6.8	0.4	1.0	0.0	0.4
Services less energy services	60.705	408.051	423.207	425.619	4.3	0.6	0.3	0.3	0.5
Shelter	35.483	391.896	407.242	409.153	4.4	0.5	0.3	0.3	0.4
Rent of primary residence	7.499	412.019	428.151	429.506	4.2	0.3	0.2	0.3	0.3
Owners' equivalent rent of residences <sup>(2)</sup>	26.282	402.965	420.077	421.485	4.6	0.3	0.3	0.3	0.3
Medical care services	6.747	605.257	619.686	621.661	2.7	0.3	0.3	0.2	0.0
Physicians' services <sup>(1)</sup>	1.824	415.427	423.860	424.125	2.1	0.1	0.3	0.1	0.1
Hospital services <sup>(1)(3)</sup>	1.932	410.695	418.467	422.429	2.9	0.9	0.0	0.2	0.9
Transportation services	6.305	412.643	439.523	445.853	8.0	1.4	0.1	0.5	1.8

## Footnotes

(1) Not seasonally adjusted.

(2) Indexes on a December 1982=100 base.

(3) Indexes on a December 1996=100 base.



Expenditure category	Relative importance Dec. 2024	Unadjusted indexes			Unadjusted percent change		Seasonally adjusted percent change		
		Jan. 2024	Dec. 2024	Jan. 2025	Jan. 2024- Jan. 2025	Dec. 2024- Jan. 2025	Oct. 2024- Nov. 2024	Nov. 2024- Dec. 2024	Dec. 2024- Jan. 2025
Motor vehicle maintenance and repair <sup>(1)</sup>	1.019	396.004	417.312	419.417	5.9	0.5	0.2	0.2	0.5
Motor vehicle insurance	2.796	794.142	868.417	887.651	11.8	2.2	0.3	0.5	2.0
Airline fares	0.918	247.606	262.556	265.273	7.1	1.0	0.0	3.0	1.2

**Footnotes**<sup>(1)</sup> Not seasonally adjusted.<sup>(2)</sup> Indexes on a December 1982=100 base.<sup>(3)</sup> Indexes on a December 1996=100 base.**Table of Contents****Last Modified Date:** February 12, 2025

U.S. BUREAU OF LABOR STATISTICS Division of Consumer Prices and Price Indexes Suite 3130 2 Massachusetts Avenue NE Washington, DC 20212-0001

Telephone: 1-202-691-7000 [www.bls.gov/CPI](http://www.bls.gov/CPI) [Contact CPI](#)



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Contract Renewals – Tree Work

### PURPOSE

Staff requests the Village Board renew the tree work contracts with Homer Tree Care of Lockport, IL and Winkler’s Tree Service of LaGrange Park, IL for the 2025-2026 season.

### PROCESS

Due to the volume of tree work required in the Village, Public Works generally contracts for tree work services, including tree trimming and removal. During their April 23, 2024 regular board meeting, the Village Board awarded the low bids in two contracts: Homer Tree Care of Lockport, IL for tree removal and stump removal; and Winkler Tree Service of LaGrange Park, IL for sectional tree trimming, spot tree trimming, and emergency removal.

Both contracts allow for a one-year extension, holding the same unit prices. Staff reached out to both Homer Tree Care and Winkler’s Tree Service to offer the contract extension, and both companies are in agreement to renew. The unit prices for each service are listed below.

Vendor	Tree Removal	Sectional Tree Trimming	Stump Removal	Spot Trim	Emergency Tree Removal
Homer Tree Care	\$34.75/inch	-	\$10.00/inch	-	-
Winkler’s Tree Service	-	\$84.00/tree	-	\$240.00/tree	\$500.00/hour

### OUTCOME

Renewing the contracts with Homer Tree Care and Winkler’s Tree Service will ensure that the tree work needs of the Village will continue to be met.

### FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$264,000

## VILLAGE OF HOMEWOOD

Item 10. I.



### **LEGAL REVIEW**

Not Required

### **RECOMMENDED BOARD ACTION**

Authorize the Village Manager to renew the tree work contracts with Homer Tree Care of Lockport, IL and Winkler's Tree Service of LaGrange Park, IL, based on the unit prices listed above.

### **ATTACHMENT(S)**

Renewal Agreement Letters



PHONE 815-838-0320 • FAX 815-838-0375 • [www.homertree.com](http://www.homertree.com)

Attn: Department of Public Works  
Village of Homewood  
17755 Ashland Ave.  
Homewood, IL 60430

February 10, 2025

Dear Bryon,

Homer Tree Care would like to renew the contract for year 2025 per the renewal clause. If you have any questions, please feel free to email or call me directly.

Respectfully submitted,

Jim Reiter  
Homer Tree Care, Inc.  
Chief Operation Office/  
Board Certified Master Arborist



February 19th, 2025

Village of Homewood  
17755 S. Ashland Avenue  
Homewood, IL 60430

In reference to Bid 23-12PW, Winkler Services is willing to extend the contracted pricing for the 2025/26 season at the same rates as 2024/25. Attached for reference is the contracted price sheet.

If this is acceptable to the City please let me know at your earliest convenience.

Sincere Thanks,



Kevin Halbert  
Owner & President  
Winkler Services LLC, dba Winkler Tree & Lawn Care  
Office: 708-544-1219  
Direct mobile: 708-945-5656  
info@winklerstreeservice.com

# VILLAGE OF HOMEWOOD

## BID PROPOSAL

### *TREE TRIMMING & STUMP REMOVAL*

All bid proposals are conditioned upon the bid instructions and specifications issued with this bid proposal form. All bid proposals must be sealed in the enclosed envelope and either hand delivered or mailed to the office of the Director of Public Works, Village of Homewood, 17755 Ashland Avenue Homewood, Illinois 60430, prior to the bid opening and time specified.

Bid No: 23-12PW

Bid Opening Date and Time: April 2, 2024 @ 10:00 a.m.

#### TREE AND STUMP REMOVAL

Quantity	Description	Unit Price per inch
	Tree removal includes stumps to be removed below 18" below ground level restored with top soil	\$ <u>75.00</u> per inch
	Sectional tree trimming	\$ <u>84.00</u> per tree
	Stump removal only	\$ <u>25.00</u> per inch
	Tree trimming - spot	\$ <u>240.00</u> per tree

\*Prices submitted include removal of debris from site and dump charges

#### EMERGENCY TREE REMOVAL

Requirements	Per Hour including dump charges
Crew size: minimum three (3) persons Travel time: one half-hour allowed Equipment: aerial tower, chipper, saws and other necessary equipment	\$ <u>500.00</u>

The prices submitted in this bid proposal are effective May 1, 2024 through April 30, 2025.

The undersigned agrees to start work within five (5) days after notification by the Village of its acceptance of the bid.

Signature KEVIN HALBERT

WINKLER SERVICES LLC

Company (please print)

708-544-1219

Area code/phone number

OWNER

Title (please print)

PO BOX 1154

Address (please print)

LA GRANGE PARK, IL 60526

City, state, zip



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Bid Award – Bituminous Mixes

### PURPOSE

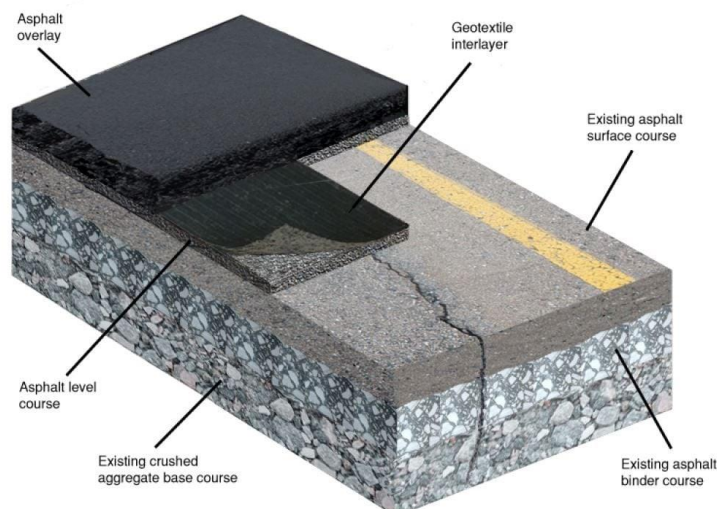
Staff requests the Village Board award the bid for Bituminous Mixes to D. Construction, Inc. of Coal City, IL, the lowest responsible bidder for the 2025-2026 season.

### PROCESS

Bituminous mixes, commonly referred to as asphalt or tarmac, are composite materials used primarily for constructing and maintaining roadways, parking lots, and other infrastructure projects. These mixes consist of aggregates, such as sand, gravel, and crushed stone, bound together with bitumen, a sticky, black, and highly viscous liquid or semi-solid form of petroleum.

Bituminous paving mixtures are used as surface or base layers in a pavement structure to distribute vehicle stresses caused by loading and to protect the underlying unbound layers from the effects of water. Public Works uses the mixtures exclusively as part of their roadway maintenance program that repairs roadway surfaces using both the hot and cold patch processes.

### Bituminous paving mixtures





On April 2, 2025, annual bids were opened for the purchase and delivery of bituminous mixes for the 2025-2026 fiscal year. The following is a tabulation of bids received:

Vendor	Surface Mix Per Ton	Binder Mix Per Ton	Cold Patch Per Ton
<b>D Construction Inc. (Coal City, IL)</b>	\$67.00	\$64.00	\$140.00
<b>Markham Asphalt Co./K-Five (Markham, IL)</b>	\$66.75	\$59.75	\$160.00
<b>Gallagher Materials (Thornton, IL)</b>	\$65.00	\$60.00	\$148.00

The bid specifications allow for a hauling differential of \$1.63/ton/mile between central location of 183<sup>rd</sup> Street and Dixie Highway and the mixing plant. The Village picks up all the bituminous mixes from the mixing plant. D Construction is 2.1 miles from the central location and Gallagher Materials is located 3.9 miles from the central location. Markham Asphalt Company is 4.0 miles from the central location. With the hauling differential applied, the rates for each mix compare as follows:

Vendor [Hauling differential applied of \$1.63/ton/mile]	Hauling Differential	Surface Mix Per Ton	Binder Mix Per Ton	Cold Patch Per Ton
<b>D Construction Inc.</b>	\$3.42	\$70.42	\$67.42	\$143.42
<b>Markham Asphalt Co./K-Five</b>	\$6.52	\$73.27	\$66.27	\$166.52
<b>Gallagher Materials</b>	\$6.36	\$71.36	\$66.36	\$154.36

## OUTCOME

D. Construction, Inc. is the lowest responsible bidder. Their offices are located in Coal City, IL, however, the plant is in East Hazel Crest. The bid totals are based on estimated quantities used for bidding purposes only. Public Works does not anticipate exceeding the approved budgeted amounts.

## FINANCIAL IMPACT

- **Funding Source:** General Fund & Water/Sewer Fund
- **Budgeted Amount:** \$49,000 (General Fund \$25,000 and Water/Sewer Fund \$24,000)

## LEGAL REVIEW

Not Required



### **RECOMMENDED BOARD ACTION**

Award the bid for Bituminous Mixes to D. Construction, Inc. of Coal City, IL, the lowest responsible bidder, at the prices of \$67.00/ton for Surface mix, \$64.00/ton for Binder mix and \$140.00/ton for Cold Patch mix in an amount not to exceed \$49,000.

### **ATTACHMENT(S)**

Bid Tabulation

# Village of Homewood - Bid Tabulation Sheet

Project: Bituminous Mixes  
 Bid Number: 24-08PW  
 Bid Opening Date: April 2, 2024  
 Bid Opening Time: 10:00 am  
 Persons Attending Bid Opening: Anderson, Jones, Cabay

	Bidders Name	Total Amount of Bid	Notes
1	Markham Asphalt Co/K-Five	\$ 66.75	Surface
	Westmont, IL	\$ 59.75	Binder
		\$ 160.00	Cold Patch
2	Gallagher Asphalt	\$ 65.00	Surface
	Thornton, IL	\$ 60.00	Binder
		\$ 148.00	Cold Patch
3	D Construction, Inc.	\$ 67.00	Surface
	Coal City, IL	\$ 64.00	Binder
		\$ 140.00	Cold Patch
4			
5			
6			
7			
8			
9			



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Bid Award – Crushed Limestone

### PURPOSE

Staff requests the Village Board award the bid for crushed limestone to Brites Cartage of South Holland, IL for the 2025-2026 season.

### PROCESS

Public Works uses crushed limestone as part of nearly every single water break “dig” or trench-type backfill process. This material is not only cost-effective but also provides numerous benefits for the stability and longevity of the infrastructure. Once limestone is placed in a trench, creating a firm and stable base, the space is backfilled with dirt. The surface is then restored to its original condition, whether it's a roadway, sidewalk, or landscaped area.

Crushed limestone is often used for underground pipe bedding for water mains, sewer mains, etc. It's one of the top materials for this task because it levels, supports, and protects the integrity of the pipeline. It is also a great insulator and will not expand or contract due to environmental factors.







On April 2, 2025 annual bids were opened for the purchase and delivery of crushed limestone for the 2025-2026 fiscal year. The following is a tabulation of bids received:

<b>Vendor</b>	<b>CA6 Per Ton</b>	<b>1" Stone Per Ton</b>	<b>2" Stone Per Ton</b>
<b>Shepley Motor Express (Thornton, IL)</b>	\$19.95	\$28.40	\$28.35
<b>Dave Jabaay Trucking LLC (Crete, IL)</b>	\$21.45	\$30.45	\$29.45
<b>Brites Cartage (South Holland, IL)</b>	\$19.45	\$27.50	\$26.45
<b>GWO, Inc. (Chicago, IL)</b>	\$26.14	\$35.48	\$35.74

## OUTCOME

Brites Cartage of South Holland, IL is the lowest responsible bidder. The bid totals are based on estimated quantities used for bidding purposes only. The Department does not anticipate exceeding the approved budgeted amounts.

## FINANCIAL IMPACT

- **Funding Source:** General Fund & Water/Sewer Fund
- **Budgeted Amount:** \$49,500 (General Fund \$7,000 and Water/Sewer Fund \$42,500)

## LEGAL REVIEW

Not Required

## RECOMMENDED BOARD ACTION

Award the bid for crushed limestone to Brites Cartage of South Holland, IL, the lowest responsible bidder, at the prices of \$19.45 for CA6, \$27.50 for 1" stone and \$26.45 for 2" stone, in an amount not to exceed \$49,500.

## ATTACHMENT(S)

Bid Tabulation



# Village of Homewood - Bid Tabulation Sheet

Project: Limestone  
 Bid Number: 23-11PW  
 Bid Opening Date: April 4, 2024  
 Bid Opening Time: 10:15 am  
 Persons Attending Bid Opening: Fritz, Jones, Cabay

	Bidders Name	Total Amount of Bid	Notes
1	Shepley Motor Express	\$ 19.95	CA6
	Thornton, IL	\$ 28.40	1"
		\$ 28.35	2"
2	Dave Jabaay Trucking	\$ 21.45	CA6
	Crete, IL	\$ 30.45	1"
		\$ 29.45	2"
3	Brites Cartage	\$ 19.45	CA6
	Chicago Heights, IL	\$ 27.50	1"
		\$ 26.45	2"
4	GWO, Inc.	\$ 26.14	CA6
	Matteson, IL	\$ 35.48	1"
		\$ 35.74	2"
5	Green Dream International		CA7
			1"
			2"
6			
7			
8			
9			



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Bid Award – Joint/Cooperative Bid for Concrete Flatwork

### PURPOSE

Staff requests the Village Board award the bid for concrete flatwork to Strada Construction Company of Addison, Illinois for concrete flatwork for the 2025-2026 season.

### PROCESS

Concrete flatwork is a phrase used to describe concrete sidewalk replacement, curb replacement, road patching, and restoration (flat concrete work). Since 2016, Homewood has participated in a joint/cooperative bid for concrete flatwork with some surrounding municipalities. As a result of this cooperative bid, the Village receives lower unit prices for the concrete flatwork. When a regional bid is presented, the savings are usually greater than any one individual municipality can obtain.

The municipalities involved in the 2025-26 bid are Villages of Alsip, Homewood, and South Holland. The bid was advertised on March 1, 2025 and bids were publicly opened and read on April 1, 2025 with the following base bids:

Company	Total Base Bid
Strada Construction Co.	\$458,581
Focused Asset Management, LLC	\$423,481 (Rejected – no Bid Bond)
J&J Newell Concrete Contractors	No Bid
Whiteline Construction Co.	No Bid
Citadel Construction	No Bid
Advantage Paving	No Bid

The bid from Focused Asset Management LLC was rejected for failing to provide the required bid bond as stated in the bid proposal. This leaves Strada Construction Co. of Addison, Illinois as the lowest responsible bidder. Each participating municipality is responsible for perfecting a “bid approval” process for their portion of the cooperative bid.



### OUTCOME

Awarding this bid will ensure that the required concrete flatwork in the Village will be completed at the lowest possible cost.

### FINANCIAL IMPACT

- **Funding Source:** General & Water/Sewer Fund
- **Budgeted Amount:** \$185,500 (General Fund \$135,000 and Water/Sewer Fund \$50,500)

### LEGAL REVIEW

Not Required

### RECOMMENDED BOARD ACTION

Award a bid for concrete flatwork to Strada Construction Company of Addison, IL, the lowest responsible bidder, based on the unit prices submitted as part of joint/cooperative bid collaboratively submitted by the Villages of Homewood, Alsip, and South Holland in an amount not to exceed \$185,500 for the Village of Homewood quantities.

### ATTACHMENT(S)

Bid Tabulation

**VILLAGE OF HOMEWOOD**  
DEPARTMENT OF PUBLIC WORKS  
17755 Ashland Avenue, Homewood, IL 60430  
**Concrete Flatwork**



CFB #: 24-11 PW

1893

**BID TABULATION**

Bid Opening: April 1, 2025 @ 10:00 am

ITEM NO	DESCRIPTION	UNIT	CONTRACT QTY	Strada Construction Company		Focused Asset Management LLC	
				UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
1	ARROW BOARD	CAL DAY	1	\$1.00	\$1.00	\$165.00	\$165.00
2	P.C.C. PAVEMENT PATCH CL B (7")	SY	1	\$150.00	\$150.00	\$220.00	\$220.00
3	P.C.C. PAVEMENT PATCH CL C (9")	SY	1	\$150.00	\$150.00	\$225.00	\$225.00
4	P.C.C. PAVEMENT PATCH CL B (10")	SY	50	\$150.00	\$7,500.00	\$217.00	\$10,850.00
5	P.C.C. DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT (6")	SY	100	\$108.00	\$10,800.00	\$118.00	\$11,800.00
6	P.C.C. DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT (8")	SY	125	\$108.00	\$13,500.00	\$195.57	\$24,446.25
25	P.C.C. SIDEWALK REMOVAL AND REPLACEMENT (5")	SF	27,000	\$12.50	\$337,500.00	\$10.50	\$283,500.00
8	P.C.C. SIDEWALK REMOVAL AND REPLACEMENT (8")	SF	1,300	\$12.50	\$16,250.00	\$11.00	\$14,300.00
9	COMBINATION CONCRETE CURB & GUTTER REMOVAL AND REPLACEMENT (Variable types)	FOOT	1,600	\$40.00	\$64,000.00	\$33.00	\$52,800.00
10	COMBINATION CONCRETE CURB & GUTTER REMOVAL AND REPLACEMENT (B6.24)	FOOT	1	\$75.00	\$75.00	\$165.00	\$165.00
11	DETECTABLE WARNING FIELDS - ADA Solutions, cast in place	SF	300	\$20.00	\$6,000.00	\$50.00	\$15,000.00
12	DETECTABLE WARNING FIELDS - "Armor Tile" cast in place replaceable	SF	1	\$40.00	\$40.00	\$75.00	\$75.00
13	DETECTABLE WARNING FIELDS - Duralast	SF	48	\$35.00	\$1,680.00	\$150.00	\$7,200.00
14	DETECTABLE WARNING FIELDS - Tifite Cast Iron	SF	1	\$40.00	\$40.00	\$75.00	\$75.00
15	REINFORCEMENT BARS, EPOXY COATED – TWO CONTINUOUS NO. 5	FOOT	1	\$20.00	\$20.00	\$50.00	\$50.00
16	AGGREGATE BASE COURSE, TYPE B, 4-INCH	SY	100	\$1.00	\$100.00	\$6.50	\$650.00
17	REMOVE AND REPLACE BRICK PAVERS	SF	1	\$25.00	\$25.00	\$100.00	\$100.00
18	VV, MH, INLET, CB TO BE ADJUSTED	EACH	1	\$100.00	\$100.00	\$450.00	\$450.00
19	HIGH-EARLY-STRENGTH PCC ADJUSTMENT (PP-2 MIX)	CY	1	\$50.00	\$50.00	\$265.00	\$265.00
20	P.C.C. COMBINATION (MONOLITHIC) SIDEWALK/CURB REMOVAL & REPLACEMENT 5"-6.25"	SY	1	\$150.00	\$150.00	\$225.00	\$225.00
21	HOT-MIX ASPHALT DRIVEWAY REMOVAL AND REPLACEMENT	SY	1	\$100.00	\$100.00	\$250.00	\$250.00
22	HOT-MIX ASPHALT STREET PAVEMENT REMOVAL AND REPLACEMENT	SY	1	\$100.00	\$100.00	\$250.00	\$250.00
23	EARTH EXCAVATION	CY	10	\$25.00	\$250.00	\$40.00	\$400.00
<b>BIDDERS PROPOSAL (AS CORRECTED)</b>					<b>\$458,581.00</b>		<b>\$423,461.25</b>
<b>BIDDERS PROPOSAL (AS READ)</b>					<b>\$458,581.00</b>		<b>\$423,481.00</b>



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Amendment to Redevelopment Agreement with HCF Homewood LLC

### PURPOSE

The Village of Homewood has a redevelopment agreement (RDA) with HCF Homewood, LLC for the construction of a mixed-use building known as the Hartford Building, located at the southwest corner of Martin Avenue and Ridge Road. The RDA provides for financial assistance due to high Cook County taxes, the inability of projected revenues from the development to cover the construction costs, and the risk associated with an unproven market in our downtown area. The developer is requesting to amend the RDA by removing language that (1) guarantees a minimum return on cost – potentially obligating payments from the Village's General Fund and (2) provides for revenue sharing with the Village once certain profit metrics were accomplished.

### PROCESS

In November 2019, the Village of Homewood and the developer, HCF Homewood, LLC, entered into a redevelopment agreement for the property located at the southwest corner of Ridge Road and Martin Avenue, commonly referred to as the Hartford Building. There were amendments made to this initial agreement as listed below:

- On July 27, 2021, the Village and the developer entered into a restated redevelopment agreement for the same property.
- In February 2022, the Village approved an assignment of the Redevelopment Agreement and TIF note to CNB Bank and Trust, N.A.
- On March 14, 2023, the Village and the developer approved a minor amendment to the RDA, which made a technical correction.
- In December 2023, the Village approved the assignment of the Redevelopment Agreement and TIF Note to Co Vantage Credit Union.

The developer is requesting to amend the RDA by removing language that guarantees a minimum return on cost and provides revenue sharing with the Village if the developer's return on cost exceeds a benchmark established in the RDA. The developer's lender has agreed to this amendment. To clarify and correct this language in the RDA, the Village Board must now approve



a second amendment to the restated redevelopment agreement, which was approved in July 2021. The amendment will modify no other provisions of the RDA.

### *Results of Language Removal*

The revised RDA means that the Village is no longer required to conduct an annual audit of the developer's financial records to verify the return on cost. Additionally, it eliminates the Village's obligation to make up any shortfalls from the General Fund if the developer's return on investment is less than the benchmark established in the agreement. Because the current agreement language is heavily weighted in esoteric terms and profit-metric processes, the removal of the language transforms the agreement into a standard Tax Increment Financing agreement; thereby, eliminating misunderstandings and skewed interpretations by future building owners should the building be sold/transferred.

### **OUTCOME**

The development benefits the community by attracting additional people to downtown, who in turn frequent the restaurants and stores, spur further mixed-use developments, and increase overall property values in the vicinity.

### **FINANCIAL IMPACT**

- **Funding Source:** Downtown TOD TIF Fund
- **Budgeted Amount:** N/A
- **Cost:** N/A

### **LEGAL REVIEW**

Completed

### **RECOMMENDED BOARD ACTION**

Pass an ordinance approving a second amendment to the restated redevelopment agreement between HCF Homewood, LLC and the Village of Homewood removing language obligating Village support of a minimum annual return and return-on-costs participation.

### **ATTACHMENT(S)**

- Partial copy of First Restatement with strikethrough marking
- Ordinance approving Second Amendment to the Restated Redevelopment Agreement
- Second Amendment to the First Restatement of the Redevelopment Agreement

**FIRST RESTATEMENT OF THE REDEVELOPMENT AGREEMENT  
BETWEEN HCF HOMEWOOD, LLC  
AND THE VILLAGE OF HOMEWOOD**

This First Restatement of the Redevelopment Agreement is executed effective as of the July 27, 2021 ("Effective Date") by the Village of Homewood, Cook County, Illinois, an Illinois municipal corporation ("Village") and HCF Homewood, LLC, an Illinois limited liability company ("Developer"). This First Restatement replaces the Redevelopment Agreement dated November 25, 2019 (the "Redevelopment Agreement") between the Village and the Developer. Capitalized terms used herein shall have the meaning ascribed in the Redevelopment Agreement unless expressly modified herein, or if the context thereof shall clearly indicate otherwise.

**BACKGROUND**

The Village and the Developer entered into the Redevelopment Agreement in late 2019 to facilitate Developer's development of a mixed use project ("Project") in the Village's Downtown Transit Oriented Development Tax Increment Financing District ("TOD TIF"). The Project is to be constructed on a site owned by the Village which is to be acquired by the Developer pursuant the terms of a Purchase Agreement ("Purchase Agreement") between the Village and the Developer. Unfortunately, acquisition and commencement of the Project has been delayed and extended because of the COVID-19 pandemic.

As adverse economic effects of the COVID-19 pandemic abate, the Developer has determined to move forward with a modified Project. The original Project included additional guest rooms to be leased to a nearby hotel. However, the pandemic has severely impacted the entire hotel industry. As a result, to maximize the Project's economic viability, the Developer has proposed eliminating the "guest rooms" originally planned for the Project and replacing those guest rooms with additional apartments. The Village has agreed to this modification of the Project.

NOW, THEREFORE, in consideration of the foregoing recitals, and to induce the Developer and Village to proceed with the new development contemplated by the Redevelopment Agreement, and for other good and valuable consideration, the parties hereto agree as follows:

This Agreement is entered into on July 27, 2021 and shall replace in its entirety the Redevelopment Agreement approved on November 25, 2019, by and between the Village of Homewood, Cook County, Illinois, an Illinois municipal corporation (hereinafter referred to as the "Village"), and HCF Homewood, LLC, an Illinois limited liability company, (hereinafter referred to as "Developer").

## WITNESSETH:

In consideration of the Preliminary Statements, the mutual covenants herein contained and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties agree:

**1. Preliminary Statements.**

Among the matters of mutual inducement which have resulted in this Agreement are:

(a) The Village in 2017 established the Downtown Transit Oriented Development Tax Increment Financing District (TOD TIF) to re-establish the redevelopment project area as a vibrant mixed-use and transit oriented district.

(b) Developer has proposed demolishing a vacant one-story commercial building in the TOD TIF owned by the Village and constructing a four-story, mixed use building to include a first-floor restaurant/retail, three floors of rental apartments, ("the Project").

(c) Developer and Village have entered into a Purchase and Sale Agreement, incorporated herein and attached as Exhibit A, for the purchase of the 43,920 square foot Village-owned parcel in the TOD TIF (the "Property"), described in the Purchase Agreement.

(d) Developer has requested assistance from the Village in the management of real estate taxes for the Property, and financial assistance related to property acquisition, planning, design, site improvement, and construction of the Project.

(e) The Village has engaged the firm of Kane McKenna and Associates to independently assess the Project's viability and the Developer's eligibility for financial assistance.

(f) Developer represents and warrants that the Project requires economic assistance to be given by the Village and the Project as contemplated would not be economically viable without such assistance.

(g) The Project will enhance the downtown area by increasing population density, restoring the Property to the tax rolls, and creating another dining option for downtown residents and patrons.

(h) The Project is the first redevelopment opportunity in the TOD TIF and as such is critical to the TIF's financial success.



## **2. Village Authority.**

The Project is within an area designated by the Village as a Tax Increment Redevelopment Project Area as authorized by Section 11-74-4.1 *et seq.* of the Illinois Municipal Code. (65 ILCS 5/11-74.4 *et seq.*) Section 11-74.4-4 authorizes municipalities to contract with private agencies or persons to carry out a Redevelopment Plan.

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

## **3. Term of the Agreement.**

The term of this Agreement shall commence on the day succeeding the date of execution first written above. Expiration of the Agreement shall be at 12:00 p.m. on December 31, 2042, or when all incentives have been paid to the Developer, whichever occurs first.

## **4. Conditions Precedent to the Undertakings on the Part of the Village.**

All undertakings by the Village under this Agreement are subject to satisfaction of these conditions by Developer:

(a) Developer shall have substantially completed the requirements of the Purchase Agreement for the timely acquisition, development and occupancy of the Property. It is understood that approvals from the Village Director of Public Works and any other necessary agency, board or commission of the Village as required in this agreement or the Purchase Agreement shall be given in their sole capacity as agents of a municipal corporation with discretion to approve all plans for development within the Village, and the Village shall not be deemed to have caused a default or have any liability for its failure to approve the final development plan, stages of development, or Final Completion of the Project.

(b) Subject to the terms of Section 6 below, Developer, within 540 days from the date of site acquisition, shall have constructed the Project.

(c) Before acceptance of the Final Completion of the Project by the Village, Developer shall have delivered to the Village an unaudited certified statement of all costs of the Project signed by an officer of the Company, with such other relevant cost certifications relating to the Project as the Village may reasonably request. Final

Completion means the issuance by the Village of Homewood of a conditional or final occupancy permit for each portion of the building comprising the Project.

(d) Developer acknowledges that 65 ILCS 5/11-74.4-4 requires the Village to request alternate proposals or bids for the disposition of the Property. Village acknowledges that it has complied with its requirements under 65 ILCS 5/11-74.4-4 and that no alternate bids were received by the Village.

## **5. Undertakings by the Village.**

Upon satisfaction by Developer of all the conditions hereinabove stated by the dates set forth above, the Village undertakes to aid the Developer through cost reimbursements and other support as detailed in paragraphs (a) and (b) below, but subject to the conditions of paragraphs (c) and (d) below:

(a) The Village will support an application by Developer to Cook County for a Class 8 designation of the site acquired. Any reasonable expense to the Village in supporting the application by Developer will be paid by Developer. This County program provides for tax abatement to Developer which reduces the assessment rate for twelve years. The application will be made by the Developer, and Village will provide the appropriate municipal certifications requested by Developer for the Application, including providing to Developer a certified resolution, the form of which is attached as Exhibit B, stating that the Project follows the overall plan for redevelopment of the area and that the Village is in full support of the Developer's application to obtain a Class 8 tax designation for the Property. The Village makes no representation as to the merit of the application for a Class 8 designation. Developer may terminate this Agreement if Developer fails to receive the Class 8 designation for the Property or the letter it has requested from the Cook County Assessor's Office, the form of which is attached as Exhibit C, indicating that its Class 8 application should be approved.

(b) As authorized by the State of Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.1-1 *et seq.*, referred to as the "Act") and subject to this Agreement, the Village of Homewood agrees to reimburse the Developer for up to \$7,000,000 in costs eligible for reimbursement under the Act over a nineteen (19) year period, payable from incremental tax revenues deposited in the TOD TIF special tax allocation fund. The costs to be reimbursed to the Developer are listed in paragraphs 5(c), (d), and (e) below. In addition to reimbursements for TIF eligible expenses under the Act, the Village may also make economic development grants as authorized under 65 ILCS 5/8-1-2.5 up to the reimbursement amount stated in this paragraph.

(c) Exhibit D lists the Project's one-time costs eligible for reimbursement under the Act.

(d) The Village agrees to reimburse the Developer for Thirty Percent (30%) of its interest cost incurred related to the Project, as authorized by Section 11-74.4-3(q)(11) of the Act.

(e) The Village agrees to issue non-recourse tax increment revenue notes for unreimbursed TIF eligible expenses as provided below.

(i) The Village agrees to authorize/issue one or more Notes as the Village of Homewood Taxable Non-Recourse Subordinate Lien Tax Increment Revenue Note, Series 2021, (the "Notes") to Developer in the total aggregate principal amount of three million five hundred fifty eight thousand eight hundred and seventy seven Dollars (\$3,558,877) in the form attached as Exhibit E. The non-recourse Notes shall bear interest at Nine- and One-Half Percent (9.5%) per annum, for a term which is the shorter of: (i) the date on which all principal and interest due and owing on the non-recourse Notes is paid in full or (ii) nineteen (19) years from the date of the non-recourse Notes. The Note holder will have no recourse to compel the Village to pay from any other sources, except as provided for herein, nor compel the Village to have any obligation to extend the Notes or the duration of the TIF. The Notes shall have the liens on the Developer's Incremental Taxes, whether senior or subordinated to any other Notes, as requested by the Developer.

(ii) Prior to Developer's request for the first of the Notes, Developer shall submit a written statement to the Village certifying that it has completed the Required Improvements. Along with its request for the first of the Notes, Developer shall submit a statement stating the total amount spent on the Property and specifying the TIF Costs incurred, pursuant to Exhibit D, and shall include general contracts, general contractor's sworn statements, subcontracts, material purchase orders, waivers of lien, paid receipts and invoices to confirm that the total Property costs and the TIF Costs have been incurred and paid.

(iii) The Village shall respond to the Developer's request for the issuance of a Village Note(s) within thirty (30) days by issuing the Notes. Furthermore, the Village agrees to issue Notes to refund any Notes if the total principal amount of the refunding Notes does not exceed the amount of the Notes that are refunded.

(iv) The Village will establish and maintain the Downtown Transit Oriented Development TIF Special Tax Allocation Fund for the deposit of all incremental taxes generated from the Downtown Transit Oriented Development TIF. The incremental taxes from the Property (Project

Replaced with: *Those Project Incremental Taxes will be recorded separately as the Developers Incremental Taxes. Per. the March 14, 2023, First Amendment to the Restated Redevelopment Agreement Between HCF Homewood, LLC and the Village of Homewood Originally Approved July 27, 2021.*

Item 10. M.

Incremental Taxes) are a portion of the Downtown Transit Oriented Development TIF and will be segregated from the remainder of the Downtown Transit Oriented Development TIF. ~~Those Project Incremental Taxes will be divided equally and recorded separately as the Developer's Incremental Taxes and the Village's Incremental Taxes.~~ The Village will promptly provide annual notice by February 1 of each year, or whatever annual deadline is required, to Cook County, directing that separate tax codes shall be designated, assigned and maintained for each property index number assigned and dedicated to the Property and establish and maintain a sub-account within the Downtown Transit Oriented Development TIF Special Tax Allocation Fund for the deposit of Developer's Incremental Taxes (the "Downtown Transit Oriented Development Sub-Account"). The Village's Contribution, under this Agreement to pay the non-recourse Notes, shall be paid solely from the Developer's Incremental Taxes generated solely from the Property. As it relates to the Developer's Incremental Taxes, the Village Notes shall not be subordinate to any other obligations of the Village. The Developer's Incremental Taxes shall be used solely to make payment obligations on Village's non-recourse Notes and shall be the sole source of funding for paying the principal and interest of the Notes. In the event the Developer's Incremental Taxes are inadequate to make scheduled Notes payments or to fully repay the Notes, the Village shall have no obligation to provide any additional funds from any other source other than the Developer's Incremental Taxes. ~~For an abundance of clarity, the foregoing provisions relating to the source of funding under the Notes shall not impair the independent obligations of the Village pursuant to Section 5(f) of this Agreement to assure Developer's receipt of Developer's Minimum Annual Return.~~ Village shall not be deemed to be in default of this Agreement or the Notes if the Developer's Incremental Taxes are insufficient to make any payment on the Notes. As it relates to the Developer's Incremental Taxes, the Village non-recourse Notes and any Revenue Bonds shall not be subordinate to any other obligations of the Village. After the full redemption of the Notes, 100% of the Project Incremental Taxes shall thereafter be the Village's Incremental Taxes.

(vii) Not General Obligation. THE NOTES SHALL NOT CONSTITUTE A GENERAL OBLIGATION OF THE VILLAGE, NOR SHALL THEY BE SECURED BY THE FULL FAITH AND CREDIT OF THE VILLAGE. THE NOTES SHALL BE PAYABLE SOLELY FROM DEVELOPER'S INCREMENTAL TAXES DEPOSITED INTO THE DOWNTOWN TRANSIT ORIENTED DEVELOPMENT TIF SUB-ACCOUNT. INSUFFICIENCY OF THE DEVELOPER'S INCREMENTAL TAXES TO PAY INTEREST OR PRINCIPAL OBLIGATION RELATING TO THE

NOTES WHEN DUE SHALL NOT BE A DEFAULT THEREON, AND NO NOTE HOLDER THEREOF SHALL HAVE ANY RECOURSE WHATSOEVER AGAINST THE VILLAGE IF THE DEVELOPER'S INCREMENTAL TAXES ARE INSUFFICIENT TO PAY ANY INTEREST OR PRINCIPAL OBLIGATION WHEN DUE.

(ix) During the Term, the Village covenants and agrees that, until all principal and interest payments due to Developer under the Notes have been made, the Village: (1) unless required by law, shall not revoke the TIF Ordinances; (2) shall not commingle the Developer's Incremental Taxes with any other municipal debt obligations; (3) shall not pledge or apply any portion of the Developer's Incremental Taxes to any other purpose or the payment of any other obligation of the Village other than as set forth in this Agreement.; (4) upon written request by Developer or its attorneys, shall provide Developer (within thirty (30) calendar days after receiving such request) with a copy of documentation submitted to the State of Illinois pursuant to reporting requirements in the Act; (5) shall provide copies to the Developer of any P.I.N. tax code segregation direction notices required to be filed with Cook County pursuant to Section 5.(e)(iv) above; and (6) shall comply with all annual reporting requirements in the Act.

(x) Payment on the Notes.

(i) Once the Notes are issued, the Village shall make payments as provided for herein on the Notes, upon receipt of Developer's Incremental Taxes from Cook County. Payments shall be made to the Registered Owner at the address registered with the Village. The Village shall continue to make payments to the original Registered Owner unless the Registered Owner directs the Village in writing to make payments to a successor owner.

(ii) The Village shall make semi-annual payments on the Notes by the date thirty (30) days after the date on which the Village receives payment from the Cook County Treasurer for so long as the Notes are outstanding.

(xi) Assignment or Transfer of Notes.

After the Village has issued the Certificate of Completion, Developer may assign the non-recourse Notes without the written prior consent of the Village. Developer acknowledges that the non-recourse Notes can only be assigned or transferred to a (i) "sophisticated investor" having enough knowledge and experience in business matters and non-rated revenue

notes to evaluate the risks and merits of the non-recourse Notes as an investment (a "Sophisticated Investor") or (ii) a trustee bank that would hold the Note(s) as trustee for the benefit of Sophisticated Investor(s) pursuant to a trust agreement (a "Certificateholder"). Any non-recourse Notes assignee, other than with respect to a trustee bank, and each Certificateholder, must sign a letter to the Village confirming that he, she or it is a "sophisticated investor" and understands the risks inherent in a tax increment revenue note. No consent shall be required for any pledge of the Notes as collateral security to a third-party lender, so long as the Developer provides written notification to the Village and direction to make payments to said lender. In addition and notwithstanding the foregoing to the contrary, the Developer may transfer the Notes to (i) any entity controlling, controlled by or under common control with Developer or (ii) any entity in which the majority equity interest is owned by the parties with a majority equity interest in the Developer.

~~(f) Village Contribution to Support Minimum Annual Return.~~

~~Developer has submitted a cash flow pro forma for the Project as part of its application for financial assistance, attached as Exhibit F. A fundamental metric for Developer to attract capital and to obtain bank or other institutional financing to enable the Project to proceed requires that the Project, after substantial completion, must generate minimum return on cost (ROC) from all sources on a cumulative basis over a period of not less than nineteen (19) years at not less than nine percent (9%) per annum ("Developer's Minimum Overall Return"). ROC is to be calculated on the total cost ("Total Project Cost") of developing and constructing the Project (which shall include all hard and soft costs, including, without limitation, development fees, engineering fees, costs of materials and labor, contractors' fees, architectural fees, construction management fees, construction escrow and title insurance fees, lender funding fees, legal fees, other professional fees, leasing commissions, capitalized interest accrued or paid during construction, and all other costs customarily included in developing and constructing a development such as the Project); provided further, that ROC from all sources for any individual year ("Developer's Minimum Annual Return") must be, after Substantial Completion of the Project (as hereinafter defined), not less than seven and 94/100 percent (7.94%) per annum. Without public assistance from the Village to assure Developer receives Developer's Minimum Annual Return each year over the life of this Agreement, the Project will not be developed.~~

~~As used herein, ROC is defined for any fiscal year as Total Operating Revenue less Total Operating Expenses, divided by Total Project Cost. For purposes of this Agreement, Total Operating Revenue includes all rental revenue, tenant reimbursements, 100% of the incremental real estate taxes generated by the Project and received from the Village, and all other income generated at or from the Project to the benefit of Developer. Total~~

~~Operating Expenses includes all property-level operating expenses for owning and operating the Project, including, without implied limitation, insurance premiums, utilities, property taxes, repair and maintenance costs, janitorial fees, scavenger fees, management fees, leasing fees, legal fees, license fees, and other usual and customary costs of owning, maintaining and operating the Project. ROC excludes depreciation and amortization, gain/loss on sale of real estate, interest expense, and other non-operating items of expense. Developer's fiscal year is the calendar year beginning January 1. Where ROC must be calculated for a partial year, the calculation shall be prorated based upon the actual number of days in such partial year divided by a 365-day year.~~

~~As used herein, "Substantial Completion of the Project" means that construction of the Project is sufficiently complete to enable Developer to obtain from the Village occupancy permits (or equivalent) to allow all parts of the Project to be occupied and used for their intended purpose.~~

~~To achieve Developer's required ROC, the Developer and Village agree:~~

~~(i) If at any time throughout the duration of this Redevelopment Agreement after Substantial Completion of the Project, ROC, including 100% of the incremental ad valorem taxes generated by the Project, for any fiscal year shall be less than Developer's Minimum Annual Return of seven and 94/100 percent (7.94%) per annum, the Village shall:~~

~~(a) Reimburse Developer for TIF eligible expenses from TIF Funds other than those generated by the Project; or~~

~~(b) Provide an economic development grant of non-TIF funds under Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5)~~

~~sufficient to achieve Developer's Minimum Annual Return for that fiscal year.~~

~~(ii) If the Project generates ROC in any fiscal year that exceeds the Developer's Minimum Overall Return of 9% ("Excess ROC"), fifty percent (50%) of such Excess ROC shall be retained by Developer as its sole property, and fifty percent (50%) of such Excess ROC shall be paid to the Village as the Village's sole property.~~

~~Examples For Illustration Only~~

Total Project Cost	\$9,578,819
<del>Guaranteed ROC 7.94%</del>	<del>\$760,558</del>
<del>Split ROC above 9.00%</del>	<del>\$862,094</del>

~~("TOR" = Total Operating Revenue; "TOE" = Total Operating Expenses)~~

<del>Scenario 1</del>	<del>Scenario 2</del>	<del>Scenario 3</del>
<del>TOR \$907,428</del>	<del>TOR \$1,100,000</del>	<del>TOR \$1,300,000</del>
<del>TOE \$266,196</del>	<del>TOE \$275,000</del>	<del>TOE \$290,000</del>
<del>ROC \$641,232 (6.69%)</del>	<del>ROC \$825,000 (8.6%)</del>	<del>ROC \$1,010,000 (10.5%)</del>
<del>Village pays \$119,326 (\$760,558 - \$641,232)</del>	<del>Village pays zero</del>	<del>\$147,906 split 50-50 Village &amp; Developer (\$1,010,000 - \$862,094)</del>

~~(iii) Commencing in the first calendar quarter following the first full fiscal year after Final Completion of the Project, Developer shall annually provide to the Village before the end of the first calendar quarter of the succeeding fiscal year compiled financial statements for the Project ("Annual Financial Statements") for the preceding fiscal year prepared by a Certified Public Accountant which shall include worksheets calculating: (i) ROC, (ii) the amount, if any, required to be made by Village to Developer to achieve the Developer's Minimum Annual Return, (iii) the amount, if any, of Excess ROC; (iv) the amount, if any, of Excess ROC to be paid by Developer to Village; (v) records showing the Developer's the Developer's interest cost incurred related to the Project in the preceding fiscal year. The Annual Financial Statements shall not be audited but shall be certified to the Village by an officer of Developer as accurate in all material respects.~~

~~If Developer fails to deliver to the Village any documentation listed in Section 5.(f)(iii) above, or otherwise violates any material term or provision of this Redevelopment Agreement, then the Village shall have no obligation to make any payment to Developer until any such failure or violation is cured to the Village's commercially reasonable satisfaction, and all rights of Developer to demand any current or future payment from the Village shall be suspended until such failure or violation is so cured. All other obligations on the part of the Village arising under this Redevelopment Agreement shall be deferred and without effect until such failure or violation is so cured. Should a default continue throughout a cure period of ninety (90) days after a Notice of Default has been mailed or hand delivered by Village to Developer, and Developer has provided no evidence of a good faith effort to correct such default, then Village may terminate this Redevelopment Agreement~~



~~as provided in Section 23. Should Developer provide to Village such evidence of a good faith effort to correct the default within the initial ninety (90) day cure period, then the cure period will be extended for a period not to exceed ninety (90) days or such reasonable time to cure said default, whichever is greater. No interest shall be paid by the Village on any payments due to be paid but are unpaid because of the default of Developer or because of any Notice of Default to Developer. Except as provided in the Notes referred to in Section 5(e) of this Agreement, in no instance shall the Village be required to pay interest to Developer on amounts owed by Village to Developer under this Redevelopment Agreement. Any period of default by Developer shall not extend the time limitation for completion of the Project or extend the term of the Redevelopment Agreement.~~

(g) **Building Demolition Agreement.**

As part of this Agreement, the Village and the Developer have approved a Building Demolition Agreement attached as Exhibit G. Payments made to the Developer by the Village under the Demolition Agreement shall not count against the financial incentive cap in paragraph 5.(b) and shall be excluded from Total Project Cost, Total Operating Revenue, and Total Operating Expense calculations in paragraph 5.(f).

**6. Undertakings on the Part of Developer.**

(a) Developer shall obtain Final Completion of the Project within 540 days following site acquisition in substantial accordance with the Cost Estimates, plans and specifications approved by the Village, and all ordinances, rules and regulations of the Village and of other regulatory agencies from which approval must be obtained.

(b) Promptly upon completing the Project, Developer shall request a certificate from the Village certifying that Developer has completed the Project in conformance with the Cost Estimates (the "Certificate of Completion"), and the Village shall not unreasonably withhold or delay issuance of such Certificate of Completion. Denial of such Certificate of Completion by the Village shall be made within ninety (90) days from receipt of Developer's request for certification, and it shall include the specific elements of completion required for such certificate to be issued. Developer shall have sixty (60) days or such reasonable time to comply with the terms of the denial and to issue a new request for certification. With the request for a Certificate of Completion, Developer shall provide an affidavit that the Project has been completed free from any mechanics liens, and shall, at the request of the Village, provide final lien waivers for of all the work. Should the Developer choose to contest and not settle any mechanics liens on the Property at the time of the request for a Certificate of Completion, Developer may deposit with its title insurance company such amount of money required by the title company to provide a title indemnity policy insuring against the collection of such liens and/or encumbrances, or it may provide to the title company a third-party bond

IN WITNESS WHEREOF, this Agreement is entered into as of the date and year first above written.

**Village of Homewood**  
an Illinois municipal corporation

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

Village President

Attest: \_\_\_\_\_

*Marilyn Thomas*  
Village Clerk

**HCF Homewood, LLC,**  
an Illinois limited liability company

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

Its: CO-MANAGER

Attest: \_\_\_\_\_

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

Its: CO-MANAGER

### Exhibit List

Exhibit	Description
A	Purchase and Sale Agreement and all amendments
B	Class 8 Resolution
C	Assessor Letter-Class 8 Approval
D	List of TIF Eligible Expenses
E	Sample TIF Note
F	Developer's Pro Forma
G	Building Demolition Agreement
H	Memorandum of Agreement

**ORDINANCE NO. M- 2351**

**AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE  
RESTATED REDEVELOPMENT AGREEMENT BETWEEN HCF  
HOMEWOOD LLC AND THE VILLAGE OF HOMEWOOD**

WHEREAS, in late 2019, the Village of Homewood and HCF Homewood LLC (“Developer”) entered into a Redevelopment Agreement for property at the southwest corner of Ridge Road and Martin Avenue, now commonly known as The Hartford, within the Downtown Transit Oriented Development Redevelopment Project Area; and

WHEREAS, on July 27, 2021, the Village and the Developer entered into a revised Redevelopment Agreement (the “RDA”) for the project that is currently in effect; and

WHEREAS, on March 14, 2023, the Village and the Developer approved a minor amendment to the RDA making a technical correction to the document; and

WHEREAS, the Developer has asked to amend the RDA by removing language guaranteeing the Developer a minimum return on cost and providing for revenue sharing with the Village if the Developer’s return on cost exceeded a benchmark established in the RDA; and

WHEREAS, the Developer’s lender has consented to this amendment; and

WHEREAS, the President and Board of Trustees find that removing this language from the RDA is in the Village’s best interest since the Village would no longer be required to annually audit the Developer’s financial records to verify its return on cost, and the proposed amendment eliminates the Village’s obligation to make up any shortfall if the Developer’s return on cost is less than the benchmark set in the RDA.

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

**SECTION ONE – APPROVAL OF AMENDMENT TO THE REDEVELOPMENT AGREEMENT:**

The Second Amendment to the Restated Redevelopment Agreement between HCF Homewood LLC and the Village of Homewood attached to this ordinance as Exhibit A is approved.

**SECTION TWO – EFFECTIVE DATE:**

This ordinance shall take effect upon its passage, approval, and publication in accordance with the law.

PASSED and APPROVED this 8th day of April, 2025.

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

ATTEST:

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

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

## Exhibit A

## SECOND AMENDMENT TO THE FIRST RESTATEMENT OF THE REDEVELOPMENT AGREEMENT BETWEEN HCF HOMEWOOD, LLC AND THE VILLAGE OF HOMEWOOD

This Second Amendment to the First Restatement of the Redevelopment Agreement (“Second Amendment”) is executed effective as of April 8, 2025 (“Effective Date”) by the Village of Homewood, Cook County, Illinois, an Illinois municipal corporation (“Village”) and HCF Homewood, LLC, an Illinois limited liability company (“Developer”).

### RECITALS

WHEREAS, the Village and Developer on July 27, 2021 approved a First Restatement of the Redevelopment Agreement dated as of July 27, 2021 (“Restated Agreement;” capitalized terms used herein shall have the meaning ascribed in the Restated Agreement unless expressly modified herein, or if the context thereof shall clearly indicate otherwise) with respect to a mixed-use property at the southwest corner of Ridge Road and Martin Avenue in the Downtown Transit Oriented Development Tax Increment Financing District (“TOD TIF”); and

WHEREAS, the Village and Developer on March 14, 2023 approved a First Amendment of the Restated Redevelopment Agreement (“First Amendment to Restated Agreement”).

WHEREAS, the Developer collaterally assigned its rights under the Restated Agreement and TIF Note to Covantage Credit Union (“Lender”) pursuant to that certain Assignment of Redevelopment Agreement and TIF Note (“Assignment”) dated as of December 21, 2023 by and among the Village, Developer and the Lender; and

WHEREAS, the Developer has requested that the parties amend the Restated Agreement by deleting Subparagraph 5(f) titled “Village Contribution to Support Minimum Annual Return”: and

WHEREAS, Paragraph 13 of the Assignment states that no change or amendment shall be made to the Restated Agreement or the TIF Note without the prior written consent of the Lender.

NOW, THEREFORE, in consideration of the recitals set forth above which are hereby incorporated into this Second Amendment, the Village and Developer agree as follows:

1. Amendments to Restated Agreement:

- (a) Subparagraph 5(e)(iv) is hereby amended by deleting the sentence: "For an abundance of clarity, the foregoing provisions relating to the source of funding under the Notes shall not impair the independent obligations of the Village pursuant to Section 5(f) of this Agreement to assure Developer's receipt of Developer's Minimum Annual Return."
- (b) Subparagraph 5(f) of the Restated Agreement is deleted in its entirety and all obligations of the Village and the Developer previously imposed by Subparagraph 5(f) are canceled and of no further force or effect.

2. All other provisions of the Restated Agreement remain in full force and effect.

3. The Village and Developer expressly ratify the terms and provisions of the Assignment, and acknowledge and agree that such terms and provisions shall continue in full force and effect, and shall be binding upon the Village and Developer and their successors and assigns, except to the extent that such terms and provisions are directly in conflict with the terms of this Second Amendment, in which case, the express terms of this Second Amendment shall govern.

4. This Second Amendment may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument. This Second Amendment may be executed and accepted by facsimile, docusign, or portable data file (pdf) signature and any such signature shall be of the same force and effect as an original signature.

[THE BALANCE OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

[SIGNATURE BLOCKS APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Agreement is made as of the date first set forth above.

**Village of Homewood**  
**an Illinois municipal corporation**

**HCF Homewood, LLC,**  
**an Illinois limited liability company**

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

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

Attest:

Attest:

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

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

The Lender, Covantage Credit Union, consents to this Second Amendment to the First Restatement of the Redevelopment Agreement.

**Covantage Credit Union**

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

Attest:

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





## BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 8, 2025

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Serial Raffle License

### PURPOSE

Open Access is a local non-profit agency headquartered at 900 Maple Avenue in Homewood, Illinois. Open Access made application for a Serial Raffle License to hold a Queen of Hearts raffle at The Ridgewood located at 2059 Ridge Road. Since they are requesting exceptions to the requirements in the Homewood Municipal Code, their request requires Board approval of an ordinance waiving certain requirements.

### PROCESS

#### *The Non-Profit*

According to their website, Open Access was founded in 2013. Their mission is simple: “We exist to fill the gaps in our underserved community. We do this by distributing essential items, and providing needed support to those individuals and families who need it most. Open Access strives to continuously advocate and provide a gateway to services where access to vital support is limited.”

#### *Understanding the Queen of Hearts Raffle*

Organizations generally use the Queen of Hearts Raffle for fund-raising efforts. The game begins with a player buying one or more tickets for an established cost. The tickets sold during any given week will all be placed in a ticket return bin. Each week, at the time and place shown on the schedule, one ticket will be drawn from the roller. The ticket is validated for authenticity. The matching ticket must be presented by the winner to redeem a prize. On the spot, the owner of the chosen ticket will have the opportunity to try to draw the *Queen of Hearts* from a deck of playing cards. If the Queen of Hearts is drawn, the Jackpot will be paid out as described in the advertised rules. If not, the game continues until the Queen of Hearts is drawn.

#### *Open Access’ Application for Serial Raffle License*

Attached is an application from Open Access for a serial raffle license. The organization proposes to sell raffle tickets for \$5 each. The drawings for this 50/50 Queen of Hearts raffle will be held weekly beginning April 15, 2026 and end no later than April 30, 2026. Drawings will be held at The Ridgewood. Open Access also requests the following exceptions:



1. Extension of ticket sales timeframe from the 90-day maximum to a 54-week maximum
2. Waive the capped/maximum prize value of \$5,000, or allow an increase up to \$250,000

### OUTCOME

Issuing this serial raffle license will potentially draw more customers to a local establishment and provide another entertainment option for visitors.

### FINANCIAL IMPACT

- **Funding Source:** No Financial Impact

### LEGAL REVIEW

Not Required

### RECOMMENDED BOARD ACTION

Pass an ordinance temporarily suspending the maximum prize and sale date limitations in the Homewood Municipal code for the Queen of Hearts raffle conducted by Open Access of Homewood, IL subject to an approved background check.

### ATTACHMENT(S)

- Raffle Application
- Letter requesting exceptions
- Rules for Raffle
- Ordinance waiving requirements



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

Item 10. N.

### 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 Open Access (a program of Suburban Access)  
Address 900 Maple Ave. Homewood IL 60430  
Telephone 708-799-9190

(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)

Religious	<input type="checkbox"/>	Charitable	<input checked="" type="checkbox"/>	Labor	<input type="checkbox"/>
Fraternal	<input type="checkbox"/>	Educational	<input type="checkbox"/>	Veteran	<input type="checkbox"/>
Business	<input type="checkbox"/>				

#### 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? \_\_\_\_\_

#### II. RAFFLE BACKGROUND INFORMATION

##### A. Person responsible for conducting the raffle

See next page

Name The Ridgewood  
Address 2059 Ridge Rd.  
City Homewood State IL  
Telephone Number \_\_\_\_\_



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

### 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 Suburban / Open Access

Address \_\_\_\_\_

Telephone \_\_\_\_\_

(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)

Religious	<input type="checkbox"/>	Charitable	<input type="checkbox"/>	Labor	<input type="checkbox"/>
Fraternal	<input type="checkbox"/>	Educational	<input type="checkbox"/>	Veteran	<input type="checkbox"/>
Business	<input type="checkbox"/>				

#### 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? \_\_\_\_\_

#### II. RAFFLE BACKGROUND INFORMATION

##### A. Person responsible for conducting the raffle

Name Dodi / Dorothea Wlans

Address \_\_\_\_\_

City Homewood State IL

Telephone Number \_\_\_\_\_

B. Where will the raffle drawing(s) be held? The Ridgewood.

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. Tuesdays @ 7pm

Starting April 15, 2025 - Ending April 30, 2026

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

@ The Ridgewood - 2059 Ridge Rd. Homewood.

@ Open Access - 900 Maple Ave. Homewood.

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

The Ridgewood - 2059 Ridge Rd. Homewood  
Open Access - 900 Maple Ave. Homewood.

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

\* Until the Queen is drawn. Up to 54 weeks.  
(The maximum period is 90 days)

H. What will be the price for each raffle chance (ticket)? 5.00 or 5/20.00  
(The maximum price charged for each raffle chance (ticket) cannot exceed \$10.00)

I. What is the aggregate retail value of all prizes? 50/50 Split of total.  
TBD.

\* (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) We do not know what dollar amount the pot will go to.

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

Prize

Retail Value

50/50 split the pot.

TBD

### III. PROCEEDS OF THE RAFFLE

- A. Where will be proceeds of the raffle go? 50% to winner and 50% to Open Access
- B. How will the proceeds be used? The Open Access percentage will go to purchase food, personal care items & clothing as needed for our clients. (All given away free)

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. If the aggregate value of raffle prizes is more than \$5000, 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.

Chequia Cutler  
Organization President

3/17/2025  
Date

WDC Boff  
Organization Secretary

3/17/2025  
Date

Angie M. Riedel  
Authorized Person Conducting Raffle

3/25/2025  
Date

To the Village of Homewood.

Meeting March 25, 2025

Open Access, 900 Maple Ave. Homewood, IL 60430, is requesting a permit to run a Queen of Hearts Raffle at The Ridgewood, located at 2059 Ridge Rd. Homewood, IL.

We are asking for two changes to the application.

Page 2/Item G:

We would like to ask for an extension from the 90 days to 54 weeks. We don't know how long it will take to find the Queen and end the game. There are 54 cards posted so the very longest the game would last would be 54 weeks.

Page 2/Item I:

As we will not know the value of the prize due to the nature of the raffle, we ask to add 50/50 split of the total.



# Open Access Queen of Hearts Rules

*You must be 18 years old to purchase tickets*

The Queen of Hearts raffle will be held weekly on Tuesdays at 7:00 pm at The Ridgewood located at 2059 Ridge Rd Homewood. Raffle tickets are \$5 each and can be purchased at The Ridgewood and Open Access, both located in Homewood.

- Tickets will be sold at the Ridgewood until 6:45 each Tuesday, the night of the drawing.
- Ticket sales at Open Access will end at 3pm each Tuesday, the day of the drawing.
- Tickets must include the buyer's name, phone number, and card position number. It is the buyers' responsibility to ensure that their tickets are filled out correctly and legible.

## In-person Ticket Sales

The Ridgewood  
2059 Ridge Rd.  
Homewood, IL 60430  
Sales close at 6:45 pm on the day of the drawing

Open Access  
900 Maple Ave.  
Homewood, IL 60430  
Sales close at 3:00 pm on the day of the drawing

When the Queen of Hearts is revealed, 50% of the jackpot will be awarded to the winner and 50% will be donated to Open Access to help fund community outreach programs.

If a ticket is pulled with incomplete or illegible information, the ticket will be discarded and another ticket will be pulled.

Unless specifically requested, all winners agree to allow their first name and last initial to be used in marketing and on social media.

Winners may be required to complete an IRS form W-2G if winnings exceed IRS thresholds.

Thank you for supporting Open Access & Good Luck!

**ORDINANCE NO. M-2352****AN ORDINANCE TEMPORARILY SUSPENDING THE MAXIMUM PRIZE  
AND SALE DATE LIMITATIONS IN THE HOMEWOOD MUNICIPAL  
CODE FOR THE QUEEN OF HEARTS RAFFLE CONDUCTED  
BY OPEN ACCESS**

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

**WHEREAS**, Open Access has requested that the raffle maximum prize and sale date limitations in the Homewood Municipal Code be modified so they can conduct a Queen of Hearts 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**

A. Homewood Municipal Code Section 6-338(b) limits the aggregate retail value of all prizes or merchandise awarded by a licensee in a raffle which is part of a multiple or serial raffle to \$5,000.00 and the maximum retail value of each prize awarded by a licensee in a raffle which is part of a multiple or serial raffle to \$1,000.00. For a period of 54 weeks from the effective date of this ordinance, April 30, 2026, the above limitations are waived for the Queen of Hearts raffle conducted by Open Access.

B. Homewood Municipal Code Section 6-370(4) limits the sale of raffle chances for serial raffles to 90 days after the license is issued. For a period of 54 weeks from the effective date of this ordinance, April 30, 2026, the above limitations are waived for the Queen of Hearts raffle conducted by Open Access.

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 8<sup>th</sup> day of April 2025.

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

ATTEST:

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

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