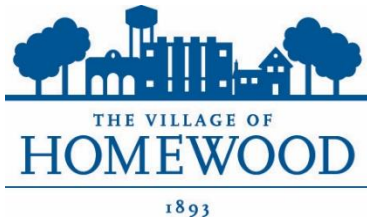


MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

October 12, 2021

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes:
 - A. Consider a motion to approve the minutes of the regular meeting of the Board of Trustees held on September 28, 2021.
 - B. Consider a motion to approve the minutes from the Kedzie Gateway TIF District Public Hearing held on September 28, 2021.
6. Claims List:

Consider a motion to approve the Claims List of Tuesday, October 12, 2021 in the amount of \$2,446,422.02.
7. Hear from the Audience
8. Presentation(s):

R-3091/Trustee Barbara Dawkins: Consider a motion to pass a resolution honoring former Village Trustee Barbara Dawkins for her years of public service to the Village of Homewood.
9. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Budget Amendment/Emergency Purchase/Police Department Squad: Approve a budget amendment in the amount of \$42,437.00 for a replacement vehicle and equipment for Squad #10; waive competitive bidding for an emergency purchase; and authorize the purchase of one 2021 Ford Police Interceptor Utility from D'Orazio Ford in the amount of \$42,436.60.
 - B. Bid Award/Rock Salt/Compass Materials: Award a bid to Compass Materials of Overland Park, Kansas, the lowest responsible bidder, for 1,200 tons of rock salt at a price of \$75.18 per ton in an amount not to exceed \$90,216.00.

- C. MC-1058/Increase Class 1 Liquor Licenses/Brinker Restaurant Corporation: Pass an ordinance increasing the number of allowed Class 1 liquor licenses from three to four to accommodate the request from Brinker Restaurant Corporation, d/b/a Chili's Grill and Bar for their location at 17928 Halsted Street.
- D. R-3092/Cook County No Cash Bid Program: Pass a resolution authorizing the Village of Homewood to participate in the Cook County No Cash Bid Program.
- E. M-2196/Redevelopment Plan/Kedzie Gateway TIF District: Pass an ordinance approving the redevelopment plan and project for the Kedzie Gateway Tax Increment Financing redevelopment project area.
- F. M-2197/Redevelopment Project Area/Kedzie Gateway TIF District: Pass an ordinance designating the Kedzie Gateway Tax Increment Financing redevelopment project area.
- G. M-2198/TIF Increment Allocation Financing/Kedzie Gateway TIF District: Pass an ordinance adopting tax increment allocation financing for the Kedzie Gateway Tax Increment Financing redevelopment project area.

10. Old Business:

Open Alternate Bids/18225 Dixie Highway: Open alternate proposals or bids for the sale and redevelopment of property located at 18225 Dixie Highway.

11. General Board Discussion

12. Executive Session: Enter into executive session under 5 ILCS 120/2(c)5 to discuss the purchase or lease of real property.

13. Adjourn

Everyone entering the Village Hall must wear a face covering.

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY -SEPTEMBER 28, 2021
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the regular meeting of the Board of Trustees to order at 7:10 p.m.

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

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Barbara Dawkins, Trustee Lisa Purcell, Trustee Karen Washington, Trustee Vivian Harris-Jones, Trustee Lauren Roman, and Trustee Jay Heiferman.

President Hofeld introduced staff: Village Manager Jim Marino, Attorney Christopher Cummings, Director of Finance Dennis Bubenik, Director of Economic Development Angela Mesaros, and Assistant Village Manager Napoleon Haney.

MINUTES: The minutes of the meeting of September 14, 2021 were presented. There were no comments or corrections.

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

Roll Call: AYES—Trustees Dawkins, Washington, Harris-Jones, Heiferman and Roman. NAYS – None. ABSTAIN –Trustee Purcell. Motion carried.

CLAIMS LIST: The Claims List in the amount of \$236,307.89 was presented. There were no questions from the Trustees.

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

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Harris-Jones, Roman and Heiferman. NAYS –None. Motion carried.

HEAR FROM THE AUDIENCE: President Hofeld asked if anyone in the audience wished to address the board on any matters not on the agenda. No comments were offered.

REAPPOINTMENT: A motion was made by Trustee Dawkins and seconded by Trustee Purcell to approve the reappointment of Levi Glass to the Fire and Police Commission for a three-year period ending September 3, 2024.

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Harris-Jones, Roman and Heiferman. NAYS –None. Motion carried.

OMNIBUS VOTE: Trustees were asked to pass, approve, authorize, accept or award the items on the Omnibus Report:

- A. Contract Extension/Grant Writer: Approve a seven (7) month contract extension (September 30, 2021 to April 20, 2022) with Paul A. Zaremba of Clarendon Hills, Illinois for grant writing services in an amount not to exceed \$26,250.
- B. Memorandum of Understanding/East Hazel Crest/Water Purchase: Approve a memorandum of understanding between the Village of East Hazel Crest and the Village of Homewood that grants the Village of East Hazel Crest a six-month due diligence period to evaluate the requirements and issues to be resolved to permit East Hazel Crest to enter into a contract with Homewood for the purchase of water.
- C. Bid Award/Sidewalk Repair/Universal Concrete Grinding: Award a bid for the 2021 Sidewalk Saw Cutting/Grinding of Trip Hazards to the lowest responsible bidder, Universal Concrete Grinding of Girard, OH, at unit price of \$35.33 per cut/grind location, in an amount not to exceed \$50,000.
- D. M-2195/Solicitation of Alternate Bids/18225 Dixie Highway: Approve an ordinance directing the solicitation of alternate bids and proposals for the development of the property owned by the village at 18225 Dixie Highway in the Dixie Highway/Miller Court Redevelopment Project Area. The property is the former site of Bogart's Charhouse, which was recently torn down.
- E. R-3090/Endorsement Agreement/Preferred Developer/South Suburban Casino: Approve a resolution authorizing an endorsement agreement between the Villages of Homewood and East Hazel Crest and the Daly Group LLC for development of a South Suburban casino and reimbursement of costs.

President Hofeld asked that Item E have a separate vote.

A motion was made by Trustee Washington and seconded by Trustee Purcell to approve Items A, B, C and D on the consent agenda.

Before the vote, Trustee Heiferman asked if the village was obligated to sell the Bogart's property (Item D) to a party that has come forward. Attorney Cummings said the property is in a TIF district and the village is contemplating selling it for less than 80 percent of its value. There currently is no contract for sale of the site but a potential developer has submitted plans. If the village wants to sell the property for less than 80 per cent of the appraised value as authorized by the TIF Act, the village is obligated to advertise for alternate bids before doing so. Any future sales contract or redevelopment agreement would be submitted to the Village Board at a future date. Bids for the property will be opened at the October 12, 2021, meeting.

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Harris-Jones, Roman and Heiferman. NAYS –None. Motion carried.

A motion was made by Trustee Dawkins and seconded by Trustee Purcell to approve Item E/casino endorsement agreement.

Roll Call: AYES—Trustees Dawkins, Purcell, Harris-Jones, Roman and Heiferman. NAYS –Trustee Washington. Motion carried.

GENERAL BOARD DISCUSSION: Trustees thanked staff for their work on putting together Fall Fest. All agreed it was a great event.

Village Manager Marino thanked Assistant Village Manager Haney for all his work on behalf of the village and for the help he offered to Marino and his other Homewood Village Hall colleagues. Haney has accepted a position as Village Manager for Olympia Fields. President Hofeld said he echoed Marino's comments, and those present gave Haney a standing ovation.

ADJOURN: A motion was made by Trustee Washington and seconded by Trustee Purcell to adjourn the regular meeting of the Board of Trustees.

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Harris-Jones, Roman and Heiferman. NAYS –None. Motion carried.

The meeting ended at 7:20 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk

VILLAGE OF HOMEWOOD
PUBLIC HEARING
TUESDAY -SEPTEMBER 28, 2021
VILLAGE HALL BOARD ROOM

TOPIC: Proposed Kedzie Gateway Tax Increment Finance (TIF) District

President Hofeld called the hearing to order at 7 p.m. and introduced Bob Rychlicki of Kane McKenna who outlined the project.

Mr. Rychlicki said the village had given the required notice to residents living within 750 feet of the proposed TIF District, published notices of the hearing in newspapers, and held the Joint Review Board meeting with other taxing bodies on Sept. 1, 2021, where the project received unanimous support.

Mr. Rychlicki said the TIF District would center around the intersection of 183rd Street and Kedzie Avenue. It would affect a few major properties, including Ford of Homewood, Jewel/Osco and the former Kmart building that is partly occupied by Big Lots, but mostly now is a vacant bowling alley. It also would extend east to a strip mall on 183rd Street and another on Kedzie Avenue just south of the intersection, as well as an office building.

Mr. Rychlicki said the intention is to reposition the sites to meet the current needs of shoppers by improving the properties and address some of the current vacancies. That, in turn, should generate an increase in the property valuations.

To qualify for a TIF District, 70 percent of the properties must be more than 35 years old. TIF District is a financing tool. It doesn't affect the village's planning, zoning and permitting processes. The TIF allows the village to capture increases in taxes and allocate those dollars for improvements within the TIF.

The TIF is for a 23-year period. If the village doesn't spend all the TIF money collected, the remainder goes back to the other taxing bodies.

Village Clerk Marilyn Thomas was asked if there were any public comments. She reported none were received.

President Hofeld asked if anyone in the audience wished to make public comments on the matter. Resident David Rivera asked about two homes that are at the far western edge of the district. Mr. Rychlicki said there are no immediate plans to acquire those homes. Mr. Rivera also asked about a streetscape designation. Mr. Rychlicki said there are no specific plans, but he gave an example of streetscape improvements as something the Village has done in the downtown Homewood area.

Trustees were asked if anyone wanted to offer comment on the matter. None were offered.

President Hofeld adjourned the public hearing at 7:10 p.m.

Respectfully submitted,

Marilyn Thomas
Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
ALRO STEEL CORPORATION	STEEL	PUBLIC WORKS	362.93
Total ALRO STEEL CORPORATION:			362.93
ALTA CONSTRUCTION EQUIPM	STREET DEPT COMPACTOR REPAIR PARTS	PUBLIC WORKS	61.53
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			61.53
AMAZON CAPITAL SERVICES, I	UPS BATTERY BACK UP REPLACEMENT PD REGISTER	MANAGER'S OFFICE	64.99
Total AMAZON CAPITAL SERVICES, INC:			64.99
AMERICAN LAWN CORP.	GRASS CUTTING AT 4 PROPERTIES, 4 PROPERTIES	FIRE DEPARTMENT	311.68
Total AMERICAN LAWN CORP.:			311.68
AMERICAN PRINTING TECHNO	VEHICLE STICKER WEBSITE	MANAGER'S OFFICE	86.00
Total AMERICAN PRINTING TECHNOLOGIES INC:			86.00
ARC DOCUMENT SOLUTIONS	"OCE" PLOTTER PAPER USAGE	PUBLIC WORKS	38.01
Total ARC DOCUMENT SOLUTIONS:			38.01
ATLAS FIRST ACCESS	ZAMBONI REPAIR	FIRE DEPARTMENT	390.00
Total ATLAS FIRST ACCESS:			390.00
AURELIO'S PIZZA INC	FOOD ALLOWANCE - PW	PUBLIC WORKS	76.52
Total AURELIO'S PIZZA INC:			76.52
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL 09-23-2021	ASSETS	3,244.65
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE 09-23-2021	ASSETS	9,459.70
Total AVALON PETROLEUM COMPANY:			12,704.35
B. ALLAN GRAPHICS	BUSINESS CARDS	MANAGER'S OFFICE	50.00
Total B. ALLAN GRAPHICS:			50.00
BATTERIES PLUS	BATTERIES	FIRE DEPARTMENT	54.00
Total BATTERIES PLUS:			54.00
BCBM, LLC	REPLACEMENT RAILING ON 183RD FROM ACCIDENT	PUBLIC WORKS	7,326.00
Total BCBM, LLC:			7,326.00
BRAVO SERVICES, INC.	CUSTODIAL SERVICE	PUBLIC WORKS	2,050.00
Total BRAVO SERVICES, INC.:			2,050.00
BRIAN W MEEKS	MOVIE SCREEN AT DAY OF THE DEAD	MANAGER'S OFFICE	450.00
Total BRIAN W MEEKS:			450.00

Name	Description	DEPARTMENT	Net Invoice Amount
BURNS & MCDONNELL ENGINE	WATER DELIVERY PROJECT	PUBLIC WORKS	1,442,100.20
Total BURNS & MCDONNELL ENGINEERING CO., INC.:			1,442,100.20
C & T LAWN AND LANDSCAPE	MSC WATER TANK	PUBLIC WORKS	2,795.00
Total C & T LAWN AND LANDSCAPE:			2,795.00
CAROLYN LACHAPELLE	YEARS OF SERVICE - RETIREMENT	MANAGER'S OFFICE	150.00
Total CAROLYN LACHAPELLE:			150.00
CHANDLER SERVICES, INC.	VEHICLE MAINTENANCE	FIRE DEPARTMENT	715.00
CHANDLER SERVICES, INC.	VEHICLE PARTS	FIRE DEPARTMENT	3,271.53
CHANDLER SERVICES, INC.	VEHICLE MAINTENANCE	FIRE DEPARTMENT	910.00
CHANDLER SERVICES, INC.	VEHICLE PARTS	FIRE DEPARTMENT	1,066.02
Total CHANDLER SERVICES, INC.:			5,962.55
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	197.99
Total CHARLENE DYER:			197.99
CHARLES MARTIN	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	409.60
Total CHARLES MARTIN:			409.60
CHEVROLET OF HOMEWOOD	VEHICLE PARTS	FIRE DEPARTMENT	32.51
CHEVROLET OF HOMEWOOD	VEHICLE MAINTENANCE	FIRE DEPARTMENT	17.44
CHEVROLET OF HOMEWOOD	POLICE TAHOE ENGINE BELT	PUBLIC WORKS	23.66
CHEVROLET OF HOMEWOOD	PUBLIC WORKS ADMIN TAHOE HOSES	PUBLIC WORKS	154.98
CHEVROLET OF HOMEWOOD	PUBLIC WORKS ADMIN TAHOE HOSES	PUBLIC WORKS	66.31
Total CHEVROLET OF HOMEWOOD:			294.90
CHICAGO COMMUNICATIONS L	POLICE DEPT EXPEDITION LOW BAND RADIO	PUBLIC WORKS	786.00
CHICAGO COMMUNICATIONS L	POLICE DEPT TAHOE LOW BAND RADIO	PUBLIC WORKS	786.00
Total CHICAGO COMMUNICATIONS LLC:			1,572.00
CHRISTOPHER BURKE EN	RIDGE RD STORMWATER PROJECT	PUBLIC WORKS	8,237.27
CHRISTOPHER BURKE EN	RIDGE ROAD STORMWATER PROJECT	PUBLIC WORKS	23,323.75
Total CHRISTOPHER BURKE EN:			31,561.02
CHRISTOPHER J. CUMMINGS, P	SEPTEMBER LEGAL SERVICES	MANAGER'S OFFICE	13,835.46
Total CHRISTOPHER J. CUMMINGS, P.C.:			13,835.46
CITY OF HARVEY WATER	SEPTEMBER WATER PURCHASED 13-15	PUBLIC WORKS	63,438.20
CITY OF HARVEY WATER	SEPTEMBER WATER PURCHASED 13-15	PUBLIC WORKS	93,117.59
CITY OF HARVEY WATER	SEPTEMBER WATER PURCHASED 13-16	PUBLIC WORKS	63,438.19
CITY OF HARVEY WATER	SEPTEMBER WATER PURCHASED 13-16	PUBLIC WORKS	91,624.27
Total CITY OF HARVEY WATER:			311,618.25
CLEANING SPECIALISTS	ME TRANSPORT	POLICE DEPARTMENT	285.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total CLEANING SPECIALISTS:			285.00
COMCAST BUSINESS CORP	FIBER INTERNET VH AND FIBER NETWORK CONNECT	MANAGER'S OFFICE	1,708.54
COMCAST BUSINESS CORP	PRI TELEPHONE SERVICE ALL DIRECT DIAL NUMBERS	MANAGER'S OFFICE	415.62
Total COMCAST BUSINESS CORP:			2,124.16
COMED	SEPTEMBER UTILITES	PUBLIC WORKS	7,795.84
COMED	SEPTEMBER UTILITES	PUBLIC WORKS	2,421.27
COMED	SEPTEMBER UTILITES	PUBLIC WORKS	758.38
COMED	SEPTEMBER UTILITES	PUBLIC WORKS	36.54
Total COMED:			11,012.03
CONCENTRIC INTEGRATION	ANNUAL MAINTENANCE WIN911 SCADA	MANAGER'S OFFICE	617.10
Total CONCENTRIC INTEGRATION:			617.10
CONSTELLATION NEW ENERGY	SEPTEMBER SERVICES	PUBLIC WORKS	3,173.95
CONSTELLATION NEW ENERGY	SEPTEMBER SERVICES	PUBLIC WORKS	3,064.34
Total CONSTELLATION NEW ENERGY, INC.:			6,238.29
CONTRACTORS ACOUSTICAL S	BLDG MAINT SUPPLIES - PW	PUBLIC WORKS	76.80
Total CONTRACTORS ACOUSTICAL SUPPLY:			76.80
CORE & MAIN LP	ANNUAL MAINTENANCE AND SUPPORT WATER METER	PUBLIC WORKS	24,665.00
Total CORE & MAIN LP:			24,665.00
D CONSTRUCTION INC.	ASPHALT - PW	PUBLIC WORKS	549.00
D CONSTRUCTION INC.	ASPHALT - PW	PUBLIC WORKS	293.75
Total D CONSTRUCTION INC.:			842.75
DELTA SONIC CAR WASH	POLICE VEHICLE WASHES	PUBLIC WORKS	359.82
Total DELTA SONIC CAR WASH:			359.82
DMC SECURITY SERVICE	ALARM MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICE	ALARM MONITORING	PUBLIC WORKS	132.00
Total DMC SECURITY SERVICE:			198.00
DUDE SOLUTIONS, INC	ASSET ESSENTIAL-PREDICTOR MODEL	PUBLIC WORKS	3,099.00
DUDE SOLUTIONS, INC	ASSET ESSENTIAL-PREDICTOR MODEL	PUBLIC WORKS	3,099.75
DUDE SOLUTIONS, INC	ASSET ESSENTIAL-PREDICTOR MODEL	PUBLIC WORKS	3,099.00
DUDE SOLUTIONS, INC	ASSET ESSENTIAL-PREDICTOR MODEL	PUBLIC WORKS	3,099.75
Total DUDE SOLUTIONS, INC:			12,397.50
DUNLEAVY CONSTRUCTION C	HYDRANT METER DEPOSIT REFUND	PUBLIC WORKS	138.49
Total DUNLEAVY CONSTRUCTION COMPANY:			138.49

Name	Description	DEPARTMENT	Net Invoice Amount
E-COM	DISPATCH PD?FD 3RD QTR OPERATING	POLICE DEPARTMENT	152,581.20
Total E-COM:			152,581.20
EL'JUANDA GRAHAM	DEPOSIT REFUND	ASSETS	94.49
Total EL'JUANDA GRAHAM:			94.49
EXPERT CHEMICAL	STATION CLEANING SUPPLIES	FIRE DEPARTMENT	287.10
Total EXPERT CHEMICAL:			287.10
FEDERAL EXPRESS	EXPRESS POSTAGE FEES -	MANAGER'S OFFICE	34.22
Total FEDERAL EXPRESS:			34.22
FLEET SAFETY SUPPLY	POLICE UTILITY BATTERY CHARGE GUARD	PUBLIC WORKS	101.64
Total FLEET SAFETY SUPPLY:			101.64
FORD OF HOMEWOOD	VEHICLE MAINT PICKUP HVAC RESISTOR	PUBLIC WORKS	27.88
FORD OF HOMEWOOD	POLICE UTILITY SEAT COVERS	PUBLIC WORKS	274.65
FORD OF HOMEWOOD	STREET DEPT UTILITY TIE ROD	PUBLIC WORKS	52.88
FORD OF HOMEWOOD	STREET DEPT DUMP BRAKES	PUBLIC WORKS	49.99
FORD OF HOMEWOOD	STREET DEPT DUMP BRAKES	PUBLIC WORKS	49.99
Total FORD OF HOMEWOOD:			455.39
FOSTER COACH SALES INC	VEHICLE PARTS	FIRE DEPARTMENT	140.39
Total FOSTER COACH SALES INC:			140.39
GLORIA CONTRERAS	CREATED AND ASSISTED FOR DIA DE LOS MUERTOS	MANAGER'S OFFICE	1,500.00
Total GLORIA CONTRERAS:			1,500.00
GMX MIDLAND HOMEWOOD IL,	PLACES FOR EATING TAX REIMBURSEMENT	MANAGER'S OFFICE	32,605.73
Total GMX MIDLAND HOMEWOOD IL, LLC:			32,605.73
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	49.84
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	57.72
Total GRAINGER INC:			107.56
GREEN GLEN NURSERY,	MSC AND WALTON PLANTINGS	PUBLIC WORKS	2,345.00
Total GREEN GLEN NURSERY,:			2,345.00
HARRY BOEREMA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	355.20
Total HARRY BOEREMA:			355.20
HF PARK DISTRICT	BEAUTIFICATION AWARDS ROOM RENTAL	PUBLIC WORKS	270.00
Total HF PARK DISTRICT:			270.00

Name	Description	DEPARTMENT	Net Invoice Amount
HOME CLEANING CENTER OF	OCTOBER 2021 CLEANING SERVICES	FIRE DEPARTMENT	270.00
Total HOME CLEANING CENTER OF AM:			270.00
HOMER TREE CARE, INC	TREE REMOVAL - CONTRACTED	PUBLIC WORKS	27,272.00
HOMER TREE CARE, INC	TREE REMOVAL - CONTRACTED	PUBLIC WORKS	5,740.00
Total HOMER TREE CARE, INC:			33,012.00
HOMEWOOD DISPOSAL	CLEAN OUT SCIENCE CENTER	PUBLIC WORKS	264.00
HOMEWOOD DISPOSAL	DUMPSTER AND DISPOSAL FEES FOR BOGART'S DEMO	FIRE DEPARTMENT	562.65
HOMEWOOD DISPOSAL	DUMPSTER AND DISPOSAL FEES FOR BOGART'S DEMO	FIRE DEPARTMENT	572.55
HOMEWOOD DISPOSAL	DUMPSTER AND DISPOSAL FEES FOR BOGART'S DEMO	FIRE DEPARTMENT	597.30
HOMEWOOD DISPOSAL	DUMPSTER AND DISPOSAL FEES FOR BOGART'S DEMO	FIRE DEPARTMENT	671.00
HOMEWOOD DISPOSAL	DUMPSTER AND DISPOSAL FEES FOR BOGART'S DEMO	FIRE DEPARTMENT	640.20
HOMEWOOD DISPOSAL	DUMPSTER AND DISPOSAL FEES FOR BOGART'S DEMO	FIRE DEPARTMENT	609.40
HOMEWOOD DISPOSAL	DUMPSTER AND DISPOSAL FEES FOR BOGART'S DEMO	FIRE DEPARTMENT	724.90
HOMEWOOD DISPOSAL	DUMPSTER AND DISPOSAL FEES FOR BOGART'S DEMO	FIRE DEPARTMENT	602.25
HOMEWOOD DISPOSAL	DUMPSTER AND DISPOSAL FEES FOR BOGART'S DEMO	FIRE DEPARTMENT	696.85
HOMEWOOD DISPOSAL	DUMPSTER AND DISPOSAL FEES FOR BOGART'S DEMO	FIRE DEPARTMENT	580.80
HOMEWOOD DISPOSAL	STREET SWEEPING	PUBLIC WORKS	145.18
Total HOMEWOOD DISPOSAL:			6,667.08
HOMEWOOD ROTARY CLUB	MEMBERSHIPS 2ND QTR	MANAGER'S OFFICE	220.00
Total HOMEWOOD ROTARY CLUB:			220.00
Houseal Lavigne Associates, LLC	CONSULTANT FOR ZONING CODE UPDATE	MANAGER'S OFFICE	3,807.50
Houseal Lavigne Associates, LLC	CONSULTANT FOR ZONING CODE UPDATE	MANAGER'S OFFICE	4,803.90
Houseal Lavigne Associates, LLC	CONSULTANT FOR ZONING CODE UPDATE	MANAGER'S OFFICE	8,491.25
Total Houseal Lavigne Associates, LLC:			17,102.65
ILHIA	ILLINOIS HOMICIDE INVESTIGATORS ASSOCIATION	POLICE DEPARTMENT	450.00
Total ILHIA:			450.00
ILLINOIS AGRICULTURAL ASSO	PROMOTING FARMERS MARKET	MANAGER'S OFFICE	120.00
Total ILLINOIS AGRICULTURAL ASSOCIATION:			120.00
ILLINOIS CENTRAL SWEEPING	STREET SWEEPING	PUBLIC WORKS	800.00
Total ILLINOIS CENTRAL SWEEPING:			800.00
INTERSTATE BATTERY	STREET DEPT PLOW TRUCK BATTERIES	PUBLIC WORKS	332.85
Total INTERSTATE BATTERY:			332.85
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	5,713.06
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	4.20
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	1,930.54
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	805.72
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	1,838.22
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	2,988.04
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	4.20

Name	Description	DEPARTMENT	Net Invoice Amount
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	152.69
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	4,615.61
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	1,686.09
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	2,767.37
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	2,232.74
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	8.40
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	1,164.20
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	3,404.85
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	8,377.15
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	6,283.01
IPBC	OCTOBER INSURANCE PREMIUM	FIRE DEPARTMENT	29,139.44
IPBC	OCTOBER INSURANCE PREMIUM	FIRE DEPARTMENT	16.80
IPBC	OCTOBER INSURANCE PREMIUM	FIRE DEPARTMENT	3,735.02
IPBC	OCTOBER INSURANCE PREMIUM	FIRE DEPARTMENT	4.20
IPBC	OCTOBER INSURANCE PREMIUM	FIRE DEPARTMENT	2,682.67
IPBC	OCTOBER INSURANCE PREMIUM	FIRE DEPARTMENT	4.20
IPBC	OCTOBER INSURANCE PREMIUM	POLICE DEPARTMENT	58,937.05
IPBC	OCTOBER INSURANCE PREMIUM	POLICE DEPARTMENT	25.20
IPBC	OCTOBER INSURANCE PREMIUM	POLICE DEPARTMENT	13,642.88
IPBC	OCTOBER INSURANCE PREMIUM	POLICE DEPARTMENT	5,105.74
IPBC	OCTOBER INSURANCE PREMIUM	POLICE DEPARTMENT	4,622.67
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	58,010.62
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	261.77
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	785.42
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	5,986.44
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	4,817.07
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	6,362.80
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	8,373.84
IPBC	OCTOBER INSURANCE PREMIUM	FIRE DEPARTMENT	795.25
Total IPBC:			247,285.17
JAMES G. LARSON	WAGON RIDES AT FALL FEST	MANAGER'S OFFICE	600.00
Total JAMES G. LARSON:			600.00
JONES PARTS & SERVICE INC	STREET DEPT PLOW TRUCK TRANS FILTER	PUBLIC WORKS	68.02
Total JONES PARTS & SERVICE INC:			68.02
KANKAKEE TRUCK EQUIPMEN	STREET DEPT UNDERBODY PLOW CYLINDER	PUBLIC WORKS	927.51
Total KANKAKEE TRUCK EQUIPMENT:			927.51
KARA COMPANY	SURVEYING SUPPLIES AND EQUIPMENT	PUBLIC WORKS	154.66
KARA COMPANY	BLUE MARKING PAINT	PUBLIC WORKS	222.72
Total KARA COMPANY:			377.38
KELLER-HEARTT,INC	VEHICLE MAINT CAM 2 DEXOS OIL 55 GAL	PUBLIC WORKS	501.10
Total KELLER-HEARTT,INC:			501.10
KENNI POOLE	DEPOSIT REFUND	ASSETS	13.59
Total KENNI POOLE:			13.59

Name	Description	DEPARTMENT	Net Invoice Amount
LAW OFFICE OF DENNIS G GIA	ADMINISTRATIVE ADJUDICATION	MANAGER'S OFFICE	525.00
Total LAW OFFICE OF DENNIS G GIANOPOLUS:			525.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MARGARET FITZPATRICK	DEPOSIT REFUND	ASSETS	155.12
Total MARGARET FITZPATRICK:			155.12
MARIAN KIEPURA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	268.00
Total MARIAN KIEPURA:			268.00
MARK SHEEHY	PERFORMER AT FM SEPTEMBER 25	MANAGER'S OFFICE	100.00
Total MARK SHEEHY:			100.00
MARY ANN MURPHY	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	2,472.00
Total MARY ANN MURPHY:			2,472.00
MCMASTER CARR SUPPLY	FLAG	PUBLIC WORKS	338.30
Total MCMASTER CARR SUPPLY:			338.30
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	51.36
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	71.44
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	129.94
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	12.55
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	30.05
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	108.04
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	94.31
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	64.89
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	74.74
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	76.51
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	110.75
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	72.70
MENARDS INC	CARTS TO USE AT EVENTS AND FARMERS MARKET	MANAGER'S OFFICE	339.98
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	17.94
MENARDS INC	LIGHTS FOR PORT A POTTYS AND ZIP TIES	MANAGER'S OFFICE	61.89
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	58.88
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	12.59
MENARDS INC	REPLACES ITEMS FROM FALL FEST	MANAGER'S OFFICE	90.45
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	40.97
MENARDS INC	FOLDING TABLES FOR EVENTS	MANAGER'S OFFICE	359.94
Total MENARDS INC:			1,879.92
MIDWEST TIME RECORDER	TIME AND ATTENDANCE ANNUAL MAINTENANCE FEE	MANAGER'S OFFICE	866.25
MIDWEST TIME RECORDER	TIME AND ATTENDANCE ANNUAL MAINTENANCE FEE	PUBLIC WORKS	762.00
Total MIDWEST TIME RECORDER:			1,628.25
MONARCH AUTO SUPPLY	VEHICLE MAINT WD 40 CANS	PUBLIC WORKS	46.14

Name	Description	DEPARTMENT	Net Invoice Amount
MONARCH AUTO SUPPLY	POLICE DEPT TAHOE ELECTRICAL FUSE	PUBLIC WORKS	8.40
MONARCH AUTO SUPPLY	VEHICLE MAINT DEF FLUID ,WASHER SOLVENT	PUBLIC WORKS	38.52
MONARCH AUTO SUPPLY	VEHICLE PARTS	FIRE DEPARTMENT	15.09
MONARCH AUTO SUPPLY	VEHICLE MAINTENANCE GEAR OIL	PUBLIC WORKS	5.79
MONARCH AUTO SUPPLY	VEHICLE MAINT DIESEL EXHAUST FLUID	PUBLIC WORKS	59.94
MONARCH AUTO SUPPLY	VEHICLE PARTS	FIRE DEPARTMENT	9.82
MONARCH AUTO SUPPLY	VEHICLE MAINT GREASE COUPLER	PUBLIC WORKS	13.36
Total MONARCH AUTO SUPPLY:			197.06
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- MOVE	POLICE DEPARTMENT	454.37
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- P/C TICKETS	POLICE DEPARTMENT	472.36
Total MUNICIPAL COLLECTION SERVICES:			926.73
MUNICIPAL SYSTEMS LLC	MOVE/ABC HEARING COMMISSION	POLICE DEPARTMENT	757.50
MUNICIPAL SYSTEMS LLC	ADMINISTRATIVE HEARING COMMISSION	POLICE DEPARTMENT	742.00
Total MUNICIPAL SYSTEMS LLC:			1,499.50
MUNICODE LLC	ANNUAL MAINTENANCE AND SUPPORT MUNICOD	PUBLIC WORKS	5,800.00
Total MUNICODE LLC:			5,800.00
NICOR	SEPTEMBER SERVICES	PUBLIC WORKS	1,013.98
NICOR	SEPTEMBER SERVICES	PUBLIC WORKS	45.54
NICOR	SEPTEMBER SERVICES	PUBLIC WORKS	42.56
Total NICOR:			1,102.08
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	687.86
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	201.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	99.99
Total O'HERRON CO:			988.85
PAUL ZAREMBA	CONTRACTING/CONSULTING	MANAGER'S OFFICE	3,750.00
Total PAUL ZAREMBA:			3,750.00
PHOENIX FIRE SYSTEMS	VEHICLE MAINT RECHARGE FIRE EXTINGUISHER	PUBLIC WORKS	30.40
Total PHOENIX FIRE SYSTEMS:			30.40
PITNEY BOWES	PD POSTAGE METER REFILL	POLICE DEPARTMENT	3,030.00
PITNEY BOWES	POSTAGE METER RENTAL	MANAGER'S OFFICE	111.00
Total PITNEY BOWES:			3,141.00
PRAIRIE NURSERY, INC	PLANTS	PUBLIC WORKS	1,433.76
Total PRAIRIE NURSERY, INC:			1,433.76
REID & PEDERSON	TELEWISE RESIDENTIAL SEWER 18624 MARSHFIELD	PUBLIC WORKS	900.00
Total REID & PEDERSON:			900.00

Name	Description	DEPARTMENT	Net Invoice Amount
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	PUBLIC WORKS	62.50
Total RELIANCE SAFETY LANE & SERVICE:			62.50
RESCUEDIRECT INC	RESCUE DEVICE	FIRE DEPARTMENT	1,498.14
Total RESCUEDIRECT INC:			1,498.14
ROBERT GRABOWSKI	RENTAL CAR REIMBURSEMENT FOR TRAINING	FIRE DEPARTMENT	557.35
Total ROBERT GRABOWSKI:			557.35
SARAH JOHANNA MEEKS	CONTRACTUAL GRAPHIC DESIGN/EVENT COORDINATOR	MANAGER'S OFFICE	1,404.00
Total SARAH JOHANNA MEEKS:			1,404.00
SCBAS INC	BREATHING APPARATUS - FD	FIRE DEPARTMENT	515.75
Total SCBAS INC:			515.75
SCHINDLER ELEVATOR CORPO	ELEVATOR MAINT.	PUBLIC WORKS	566.73
Total SCHINDLER ELEVATOR CORPORATION:			566.73
SEBIS - POSTAGE	SEBIS POSTAGE SEPTEMBER 2021 LATE NOTICES	PUBLIC WORKS	256.76
Total SEBIS - POSTAGE:			256.76
SECRETARY OF STATE	CONFIDENTIAL PLATE RENEWAL	PUBLIC WORKS	151.00
SECRETARY OF STATE	CONFIDENTIAL PLATE RENEWAL	PUBLIC WORKS	151.00
Total SECRETARY OF STATE:			302.00
SERVICE SANITATION, INC	RESTROOMS AT FALL FEST	MANAGER'S OFFICE	1,240.00
Total SERVICE SANITATION, INC:			1,240.00
SHERWIN WILLIAMS	PAINT	PUBLIC WORKS	61.87
SHERWIN WILLIAMS	PAINT SUPPLIES	PUBLIC WORKS	19.36
Total SHERWIN WILLIAMS:			81.23
SNAP-ON INDUSTRIAL	VEHICLE MAINT 2' WRENCH , WORK LIGHT	PUBLIC WORKS	260.06
SNAP-ON INDUSTRIAL	VEHICLE MAINTENANCE TORQUE WRENCH CALIBRATOR	PUBLIC WORKS	405.16
Total SNAP-ON INDUSTRIAL:			665.22
STANARD & ASSOCIATES INC.	PERSONALITY EVALUATION TEST	MANAGER'S OFFICE	395.00
Total STANARD & ASSOCIATES INC.:			395.00
STANDARD EQUIPMENT CO	WATER DEPT SEWER JET HOSE SWIVELS	PUBLIC WORKS	914.03
Total STANDARD EQUIPMENT CO:			914.03
SUPERFLEET MASTERCARD	POLICE DEPT FUEL	PUBLIC WORKS	518.91

Name	Description	DEPARTMENT	Net Invoice Amount
Total SUPERFLEET MASTERCARD:			518.91
TAYLOR PRINT & VISUAL IMPR	ACCOUNTS PAYABLE CHECK STOCK	MANAGER'S OFFICE	937.60
Total TAYLOR PRINT & VISUAL IMPRESSIONS, INC.:			937.60
TERMINAL SUPPLY COMPANY	VEHICLE MAINT 100' BATTERY CABLE , LARGE CABLE	PUBLIC WORKS	563.70
Total TERMINAL SUPPLY COMPANY:			563.70
TERMINIX PROCESSING CNTR	PEST CONTROL - PW	PUBLIC WORKS	165.00
TERMINIX PROCESSING CNTR	PEST CONTROL - PW	PUBLIC WORKS	235.00
TERMINIX PROCESSING CNTR	PEST CONTROL - VH	PUBLIC WORKS	248.00
TERMINIX PROCESSING CNTR	PEST CONTROL/PD - PW	PUBLIC WORKS	103.00
TERMINIX PROCESSING CNTR	PEST CONTROL - FD	PUBLIC WORKS	104.00
Total TERMINIX PROCESSING CNTR:			855.00
THE GORMAN GROUP, LTD	APPRAISEL SERVICE 1221 175TH ST	PUBLIC WORKS	3,500.00
Total THE GORMAN GROUP, LTD:			3,500.00
THE STUTTLEY GROUP, LLC	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	1,575.00
Total THE STUTTLEY GROUP, LLC:			1,575.00
THOMAS JOHNSON	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	190.08
Total THOMAS JOHNSON:			190.08
TRACE ANALYTICS INC	AIR TESTING	FIRE DEPARTMENT	89.00
Total TRACE ANALYTICS INC:			89.00
TRAFFIC CONTROL & PROTEC	SIGN MATERIALS - PW	PUBLIC WORKS	453.00
TRAFFIC CONTROL & PROTEC	SIGN MATERIALS - PW	PUBLIC WORKS	64.85
TRAFFIC CONTROL & PROTEC	SIGN MATERIALS - PW	PUBLIC WORKS	2,143.55
Total TRAFFIC CONTROL & PROTECTION:			2,661.40
TRANSPORT FINISHES INC.	PAINT GARBAGE CANS	PUBLIC WORKS	580.00
Total TRANSPORT FINISHES INC.:			580.00
TRL TIRE SERVICE	POLICE PATROL TIRES	PUBLIC WORKS	283.98
TRL TIRE SERVICE	POLICE PATROL TIRES	PUBLIC WORKS	277.88
Total TRL TIRE SERVICE:			561.86
US JETTING LLC	WATER DEPT SEWER JET HOSE SWIVELS	PUBLIC WORKS	198.00
US JETTING LLC	WATER DEPT SEWER JET HOSE SWIVELS	PUBLIC WORKS	443.21
Total US JETTING LLC:			641.21
UTERMARK & SONS	GRASS CUTTING AT 1 PROPERTY, 1 PROPERTY	FIRE DEPARTMENT	72.73
UTERMARK & SONS	GRASS CUTTING AT 2 PROPERTIES, 3 PROPERTIES	FIRE DEPARTMENT	170.46

Name	Description	DEPARTMENT	Net Invoice Amount
Total UTERMARK & SONS:			243.19
VERIZON CONNECT NWF INC.	STREET DEPT PLOW TRUCK GPS	PUBLIC WORKS	134.33
Total VERIZON CONNECT NWF INC.:			134.33
WEST SIDE TRACTOR SALES	WATER DEPT BACKHOE ECM PROGRAMING	PUBLIC WORKS	365.47
WEST SIDE TRACTOR SALES	STREET DEPT BACKHOE PINS	PUBLIC WORKS	417.40
Total WEST SIDE TRACTOR SALES:			782.87
WINKLERS TREE SERVICE	EMERGENCY TREE REMOVAL/CONT-PW	PUBLIC WORKS	890.00
Total WINKLERS TREE SERVICE:			890.00
Grand Totals:			2,446,422.02

Dated: _____

Village Clerk: _____

Resolution R-3091
A Resolution Honoring
Barbara L. Dawkins
For years of service in the Village of Homewood

- WHEREAS, *Barbara Dawkins*** has been a resident of the Village of Homewood for 22 years and has actively been engaged in the community; and
- WHEREAS, *Barbara Dawkins*** has served as a member of Foundation 153 and Homewood Baseball; and
- WHEREAS, *Barbara Dawkins*** is involved in local Cub Scouting efforts and encourages other families to do likewise; and
- WHEREAS, *Barbara Dawkins*** has served on the Village of Homewood's Police Chief's Citizen's Advisory Committee and Fire and Police Commission; and
- WHEREAS, *Barbara Dawkins*** has served as a Homewood Village Trustee for the past 12 years and has served as President Pro-Tem of the Village Board; and
- WHEREAS, *Barbara Dawkins*** has served as a liaison to the Ethics Commission and Zone Board; and
- WHEREAS, *Barbara Dawkins*** has always shown reasoned judgement on matters before the Village Board; and
- WHEREAS, *Barbara Dawkins*** will continue to freely give guidance and advice to the Village Board; and
- WHEREAS, *Barbara Dawkins*** will always be Homewood's greatest advocate and promoter.

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

Barbara L. Dawkins

be honored and commended for her outstanding, dedicated service to the citizens of Homewood. On behalf of the citizens of Homewood, the President and Board of Trustees hereby extend best wishes to Barbara.

This Resolution passed this 12th day of October, 2021.

Village President

ATTEST:

Village Clerk



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 12, 2021

To: Jim Marino, Village Manager

From: John D. Schaefer, Director of Public Works

Topic: Emergency Purchase – Police Interceptor

PURPOSE

Police Department Squad #10 has been totaled by IRMA due to the extensive front-end damage from an accident on September 29, 2021. A budget amendment and purchase approval is necessary to procure a replacement vehicle.

PROCESS

After being informed that Squad #10 was totaled, staff immediately began the process of finding a replacement vehicle. There is currently no State Purchase option available and we were informed that Ford may be suspending production in the near future due to parts shortages. After an extensive search, staff found a 2021 Ford Police Interceptor Utility from D’Orazio Ford for \$42,436.60. In speaking with the dealership, they agreed to hold the vehicle for us until proper approvals are given.

OUTCOME

A budget amendment in the amount of \$42,437.00 is needed to cover the vehicle purchase, equipment, installation, and decals. There will be a reimbursement through IRMA for the loss.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$0
- **Cost:** \$42,436.60

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount of \$42,437.00 for a replacement vehicle and equipment for Squad #10; waive competitive bidding for an emergency purchase; and authorize the purchase of one 2021 Ford Police Interceptor Utility from D’Orazio Ford in the amount of \$42,436.60.

ATTACHMENT(S)

Specifications from D’Orazio Ford

**BOARD AGENDA MEMORANDUM****DATE OF MEETING: October 12, 2021****To:** Jim Marino, Village Manager**From:** John D. Schaefer, Director of Public Works**Topic:** Bid Award - Rock Salt**PURPOSE**

Each year the Village purchases rock salt for winter maintenance of roadways through the Illinois Joint Purchasing Program. This year, Public Works let out to bid for rock salt for the 2021-22 winter season due to the significant delay in the State of Illinois procurement process. With no guarantee that rock salt will be awarded by the State prior to November, and the potential for a salt shortage this year, staff was tasked with bidding out for rock salt for Homewood. The Village Board must approve the bid award.

PROCESS

Staff let out to bid for rock salt and sent the specifications to four rock salt vendors. I am optimistic that we will still receive a bid through the State of Illinois Joint Purchasing Program. If a State bid is received, we can consider awarding the State bid in order to obtain additional rock salt.

OUTCOME

Three bid packets were received as of September 28, 2021. Upon opening the bids, the bids from Morton Salt and Cargill were a "no bid", meaning that they provided a letter stating they were unable to submit a bid. Chicago Salt Company did not submit a bid. The fourth bid received from Compass Materials was for \$75.18 per ton, delivered. The benefit of awarding our own rock salt bid separately from the State bid is that we are guaranteed to have an adequate supply of rock salt for the upcoming winter. The cost per ton from Compass Materials is less than what we paid last year through the State bid.

Vendor	Price Per Ton (delivered)
Cargill	"No bid"
Chicago Salt	No bid received
Compass Materials	\$75.18
Morton Salt	"No bid"



FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$300,000.00
- **Cost:** \$90,216.00

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Award the bid to Compass Materials of Overland Park, Kansas, the lowest responsible bidder, for 1,200 tons of rock salt at a price of \$75.18 per ton (including delivery) in an amount not to exceed \$90,216.00.

ATTACHMENT(S)

- No-bid letters from vendors
- Bid tabulation form



MORTON SALT

September 23, 2021

Village of Homewood
Department of Public Works
17755 Ashland Avenue
Homewood, IL 60430


SUBJECT: Sealed bid for Bid No. 21-05PWW
OPENING: 9/28/2021@10am

Dear Sir/Madam:

Thank you very much for submitting to us your "Invitation to Bid" on the above contract.

However, at this time we respectfully submit a No Bid. We request that you retain us on your mailing list for future proposals.

Sincerely,



Anthony T. Patton
Director, Bulk Deicing US Government Sales



24950 Country Club Blvd, Suite 450
North Olmsted, OH 44070

September 23, 2021

John D Schaefer, Director of Public Works
Village of Homewood
17755 Ashland Avenue
Homewood, IL 60430

RE: "Bulk Rock Salt"

Cargill, Incorporated – Salt, Road Safety ("Cargill") regrets that we will be unable to submit a bid for your deicing requirements for the winter season 2021/2022.

Please retain our name on your bidders list for possible future consideration.

Sincerely,

Ryan English

Customer Care Representative I
(800)600-7258
Salt_CustomerCareRoadSafety@cargill.com

Village of Homewood - Bid Tabulation Sheet

Project: Rock Salt
 Bid Number: 21-05 PW
 Bid Opening Date: 9-28-21
 Bid Opening Time: 10⁰⁰ AM
 Persons Attending Bid Opening: Scharfer, Jones, Bubenik

	Bidders Name	Total Amount of Bid	Notes
1	Morton Salt	\$ NO BID	per ton
		\$	per 1200 ton
2	Cargill	\$ NO BID	per ton
		\$	per 1200 ton
3	Compass	\$ 75.18	per ton
	Materials	\$ 90,216.00	per 1200 ton
4	Chicago Salt	NO BID	per ton
			per 1200 ton
5			
6			
7			
8			
9			



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 12, 2021

To: Jim Marino, Village Manager

From: Dennis Bubenik, Director of Finance

Topic: Request for Liquor License Class Change

PURPOSE

Brinker Restaurant Corporation, d/b/a Chili's Grill & Bar currently holds a class 4A 75/25 Restaurant with bar liquor license. They would like to add the sales of prepackaged, unopened bottles of beer, wine, and spirits with their carry out and delivery orders. This would require a class 1 liquor license, which allows the retail sale of liquor, for on and off premises consumption. The Liquor Commissioner supports issuing the requested license.

PROCESS

Brinker Restaurant Corporation has submitted a liquor license class change request for the Board's consideration. If the Board is in approval of this request, the attached ordinance increasing the number of allowed class 1 liquor licenses should be passed.

OUTCOME

Issuing a class 1 liquor license to Brinker Restaurant Corporation, d/b/a Chili's Grill & Bar will enable them to offer liquor sales with their carry out and delivery orders, thereby expanding the choices for their customers and increasing sales for those types of orders.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance increasing the allowed number of class 1 liquor licenses from three to four.

ATTACHMENT(S)

- Letter of request
- Ordinance

Bubenik, Dennis

From: Rich Hofeld <rhofeld@aol.com>
Sent: Friday, September 10, 2021 10:44 AM
To: Christopher Cummings
Cc: Bubenik, Dennis
Subject: Fwd: Chili's Grill and Bar

-----Original Message-----

From: Paul Tanzillo <paul@tanzillolaw.com>
To: rhofeld@homewoodil.gov
Sent: Fri, Sep 10, 2021 10:15 am
Subject: Chili's Grill and Bar

Good morning Mayor. I represent Brinker Restaurant Corporation d/b/a Chili's Grill and Bar. Chili's currently holds a Class "4A" liquor license. Chili's would like to also have the opportunity to sell prepackaged, unopened bottles of beer, wine and spirits with "to go" food orders via customer carry out/pick up and/or delivery. Is it possible to revise its current license to a Class "1" license or obtain an additional Class "2" license to supplement its current Class "4A" liquor license? Please let me know if you need any additional information. Thank you for your consideration.

Paul A. Tanzillo
The Tanzillo Law Group, LLC
29 N. Wacker Dr. #650
Chicago, IL. 60606
312-878-2454
paul@tanzillolaw.com
www.tanzillolaw.com

ORDINANCE NO. MC-1058**AN ORDINANCE AMENDING SECTION 4-64 OF THE HOMEWOOD
MUNICIPAL CODE INCREASING THE NUMBER
OF CLASS 1 LIQUOR LICENSES**

WHEREAS, Section 4-1 of the Liquor Control Act of 1934 (235 ILCS 5/4-1) authorizes a municipality to determine the number, kind, and classification of licenses for the retail sale of alcoholic liquor and local license fees to be paid for each license category; and

WHEREAS, Brinker Restaurant Corporation, d/b/a Chili's Grill & Bar has requested a Class 1 liquor license for their location at 17928 Halsted; and,

WHEREAS, the Liquor Commissioner supports issuing the requested license; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the best interests of the village and its residents to increase the number of Class 1 licenses to accommodate this request.

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

SECTION ONE - AMENDMENT TO CODE:

Section 4-64(c) of the Homewood Municipal Code is amended to increase the number of available Class 1 licenses from 3 to 4.

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 12th day of October, 2021.

Village President

ATTEST:

Village Clerk

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

**BOARD AGENDA MEMORANDUM****DATE OF MEETING: October 12, 2021****To:** Village President & Board of Trustees**From:** Jim Marino, Village Manager**Topic:** Cook County No Cash Bid Program**PURPOSE**

Cook County has an economic development tool called the No Cash Bid Program (NCB), which is designed to assist municipalities, and other taxing districts, in acquiring tax delinquent property for reuse as private development and tax reactivation for tax-exempt municipal use. There are tax delinquent commercial properties in Homewood that are vacant and/or underutilized that Homewood can acquire through this program with the intent of transferring the property to a developer who would fill the retail space. The County requires municipalities to submit a request package to initiate the process. The request package must include a resolution formally requesting the No Cash Bid.

PROCESS

Cook County temporarily suspended the No Cash Bid Program in response to the COVID-19 pandemic, but recently resumed the program. Staff identified up to eight commercial properties and one vacant residential property for inclusion in the request packet. The properties being submitted to the NCB program and the amount of unpaid taxes for these properties as of 2018 is listed below.

Property Address	*Delinquent Amount	Description	Size
1221 175 th Street	\$325,000	office building	26,700 SF
3003 to 3029 183 rd Street	\$200,000	strip center building - Great American Bagel Plaza	12,000 SF
3043 183 rd Street	\$750,000	Brunswick Zone building/property	**53,926 SF
17701 Bretz Drive	\$45,000	vacant land - Bretz Drive vacant lot	257,620 SF

**Actual delinquent amounts are likely higher.*

***Does not include square footage for the Big Lots portion of the building.*

The deadline for submittal of the request to Cook County for the NCB program is October 22nd. If the request resolution is passed by the board, staff will work with legal counsel to complete and submit the request package by the deadline. Attached is a 2021-2022 No Cash Bid Program Summary.



OUTCOME

Unpaid and delinquent property taxes are a hindrance to economic development efforts. Developers are less likely to engage in a specific project because they must assume the added expense of paying the taxes, which increases the cost of their projects. Homewood can obtain these properties with minimum cost and wipe out the delinquent taxes to make the property more attractive to developers. Developing vacant and underutilized properties generates sales and property tax revenue, and provides more shopping and dining opportunities for residents.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution authorizing the Village of Homewood to participate in the Cook County No Cash Bid Program.

ATTACHMENT(S)

- Resolution
- Property Maps
- 2021-2022 NCB Program Summary

RESOLUTION R-3092

**A RESOLUTION AUTHORIZING THE VILLAGE OF HOMEWOOD
TO PARTICIPATE IN THE COOK COUNTY NO CASH BID PROGRAM**

WHEREAS, the Village of Homewood, Cook County, Illinois, has identified certain vacant parcels of real estate as potential sites for commercial redevelopment; and

WHEREAS, the real estate taxes on said parcels of real estate have not been paid for two or more years; and

WHEREAS, Cook County has established a no-cash bid process as a part of the sale of delinquent taxes for municipalities to acquire property for rehabilitation and redevelopment, thereby returning such property to the tax rolls; and

WHEREAS, the Village of Homewood ("the Village") desires to apply to Cook County to make no-cash bids for delinquent real estate taxes to acquire the following eight (8) parcels of commercial property or vacant land ("the Properties"), in an effort to increase tax revenues and development within the Village limits:

No.	Vol	PIN	Village	Township	Status
1	178	31-01-100-012-0000	Homewood	Rich	partially occupied commercial structure 5-17
2	178	31-01-115-001-0000	Homewood	Rich	partially occupied commercial structure 5-17
3	218	29-32-101-048-0000	Homewood	Thornton	vacant land 1-00
4	218	29-32-101-049-0000	Homewood	Thornton	vacant land minor improvement 5-90
5	218	29-32-101-050-0000	Homewood	Thornton	unoccupied commercial structure 5-92
6	218	29-32-101-051-0000	Homewood	Thornton	unoccupied commercial structure 5-92
7	218	29-32-101-052-0000	Homewood	Thornton	vacant land minor improvement 5-90
8	219	29-33-100-066-0000	Homewood	Thornton	vacant land 1-00

WHEREAS, Parcel 1 above is approximately twenty-five percent (25%) occupied by a tenant, Big Lots, with the remainder of the building (a former Brunswick Zone bowling alley) being unoccupied. Big Lots has announced its intention to relocate within the next year. The building has significant code violations. The Village intends to demolish the existing building and redevelop the property; and

WHEREAS, Parcel 2 above is a nine-unit single-story commercial building that is approximately fifty percent (50%) unoccupied. The building's primary tenant is a Great American Bagel restaurant. In addition to Great American

Bagel, the other tenants are a State Farm insurance agent, the Golden Needle Cleaners, and the Signature Salon. The remaining five storefronts are unoccupied. The Village intends accommodate existing tenants wherever possible while rehabilitating and redeveloping the property; and

WHEREAS, Parcels 3 – 7 above are an unoccupied three-story office building and surrounding parking lots and landscaped areas that the Village intends to redevelop; and

WHEREAS, Parcel 8 above is vacant land adjacent to existing commercial and industrial development that the Village intends to offer for development; and

WHEREAS, the Village is required to prepare an application and thereafter proceed to a tax deed; and

WHEREAS, the Village is required to report to the Cook County Department of Planning & Development annually for five consecutive years or until the property is transferred to a developer, whichever occurs last; and

WHEREAS, the Village shall retain legal counsel to assist in preparing a no-cash bid application, proceeding to tax deed, and performing all legal activities associated with the no-cash bid program; and

WHEREAS, James Marino is the duly appointed Village Manager of the Village of Homewood.

NOW, THEREFORE, BE IT RESOLVED by the Village President at the Board of Trustees of the Village of Homewood, Cook County, Illinois:

THAT James Marino is authorized and directed to submit to the County Board an application for Certificate of Purchase for delinquent taxes on a no-cash bid basis for the real estate parcels described herein.

BE IT FURTHER RESOLVED that the President and Village Clerk are hereby authorized and directed to do or cause to be done any and all actions to accomplish the acquisition of the aforesaid parcels of property for purposes of rehabilitation and redevelopment in the event a Certificate of Purchase is received from the County of Cook.

BE IT FURTHER RESOLVED that if a Certificate of Purchase is received from the County, the Village shall retain the legal services of Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd., to obtain the tax deed and the Village will bear all legal and other costs associated with the acquisition of the Property.

BE IT FURTHER RESOLVED that the Village shall annually report to the Cook County Department of Planning & Development informing and updating the County regarding each parcel's status for five years or until development is complete, whichever comes last.

BE IT FURTHER RESOLVED that once the Village receives title to a parcel, it will file for and maintain tax exempt status for the Property until the property is transferred to a developer.

BE IT FURTHER RESOLVED that there are no Third-Party Requests, proposals, or agreements by a developer, organization, or other private party for these no-cash bid requests.

BE IT FURTHER RESOLVED by the Village Board of the Village of Homewood, Illinois, that any prior resolution inconsistent with the terms hereof is hereby repealed.

This resolution shall be effective immediately upon its passage.

PASSED and APPROVED on October 12, 2021.

Village President

ATTEST:

Village Clerk

Ayes: _____ Nays: _____ Abstain: _____ Absent: _____

CERTIFICATION

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois, and as the Village Clerk I am the keeper of the journals, records, and files of the Village President and Board of Trustees of the Village.

I do further certify that the attached and foregoing is a full, true and correct copy of Resolution Number R-3092 entitled:

**A RESOLUTION AUTHORIZING THE VILLAGE OF HOMEWOOD
 TO PARTICIPATE IN THE COOK COUNTY NO CASH BID PROGRAM**

as adopted by the President and Board of Trustees of the Village of Homewood, at their regularly convened meeting held on October 12, 2021 and as signed by the President of said Village on _____, 2021, all as appears from the official records of said Village, in my care and custody.

IN WITNESS WHEREOF, I have hereunto affixed by official signature and the corporate seal of the Village of Homewood, Illinois, on _____, 2021.


 Marilyn Thomas
 Village Clerk
 Village of Homewood

(SEAL)

1221 175th Street

Item 9. D.

Untitled layer



 Property Line



183rd Street

Item 9. D.

Untitled layer

-  Great American Bagel Plaza
-  Big Lots

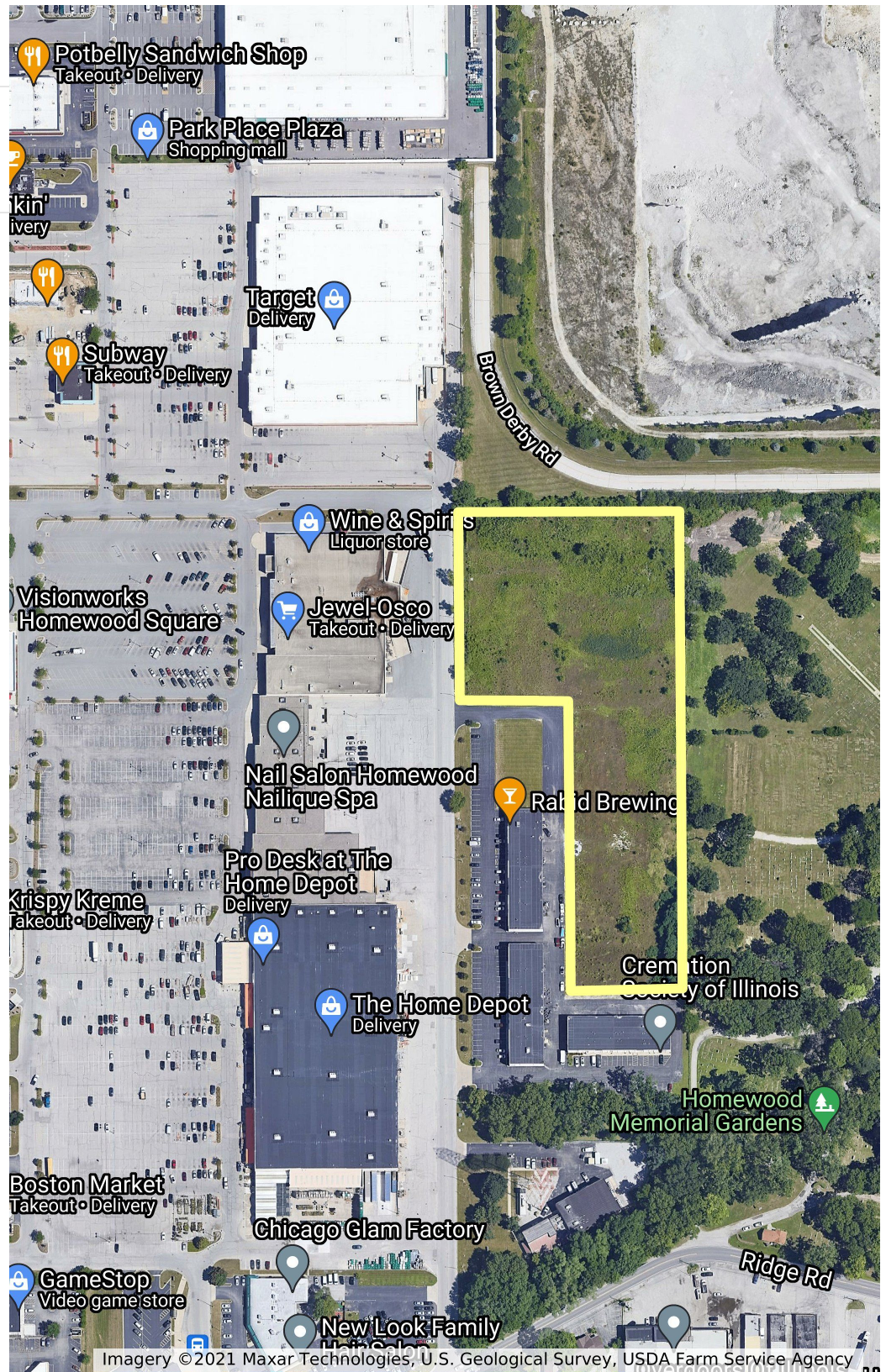


17701 Bretz Drive

Untitled layer

Untitled layer

Line 1





1224 175th St
1221 175th Street

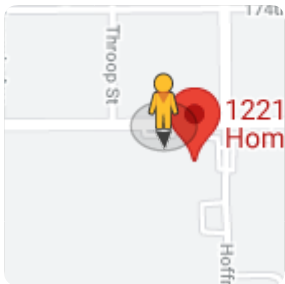


Image capture: Oct 2019 © 2021 Google

Hazel Crest, Illinois



Street View - Oct 2019





3014 183rd St
Great American Bagel Plaza

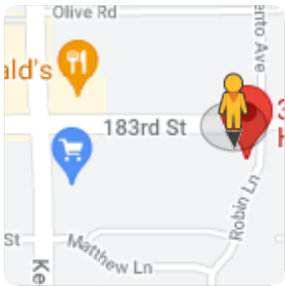


Image capture: Aug 2018 © 2021 Google

Homewood, Illinois



Street View - Aug 2018





3054 183rd St
Brunswick Zone

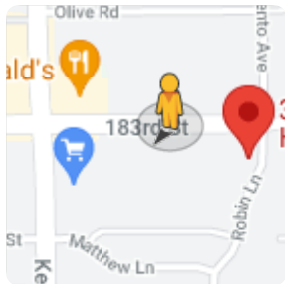


Image capture: Aug 2018 © 2021 Google

Homewood, Illinois



Street View - Aug 2018





Bretz Dr
17701 Bretz Drive

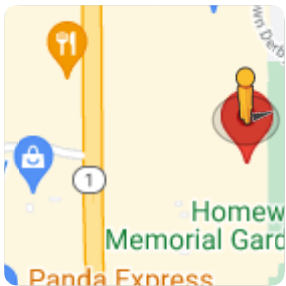


Image capture: Oct 2018 © 2021 Google

Homewood, Illinois



Street View - Oct 2018





Homewood, Illinois

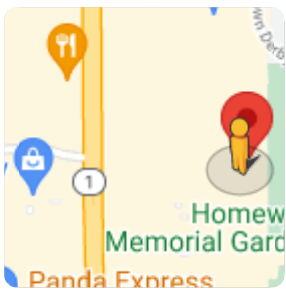
17701 Bretz Drive



Image capture: Oct 2018 © 2021 Google



Street View - Oct 2018

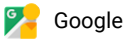




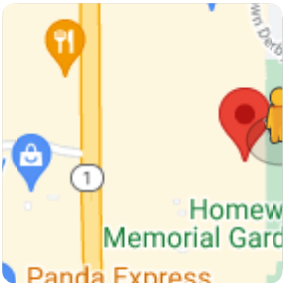
Homewood, Illinois
17701 Bretz Drive



Image capture: Oct 2018 © 2021 Google



Street View - Oct 2018

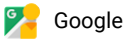




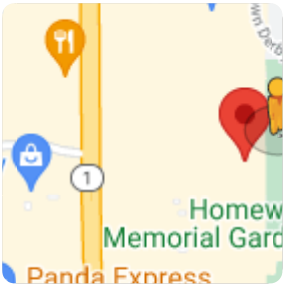
Homewood, Illinois
17701 Bretz Drive



Image capture: Oct 2018 © 2021 Google



Street View - Oct 2018



COOK COUNTY
NO CASH BID (NCB) PROGRAM
Taxing District Checklist for Request Packages

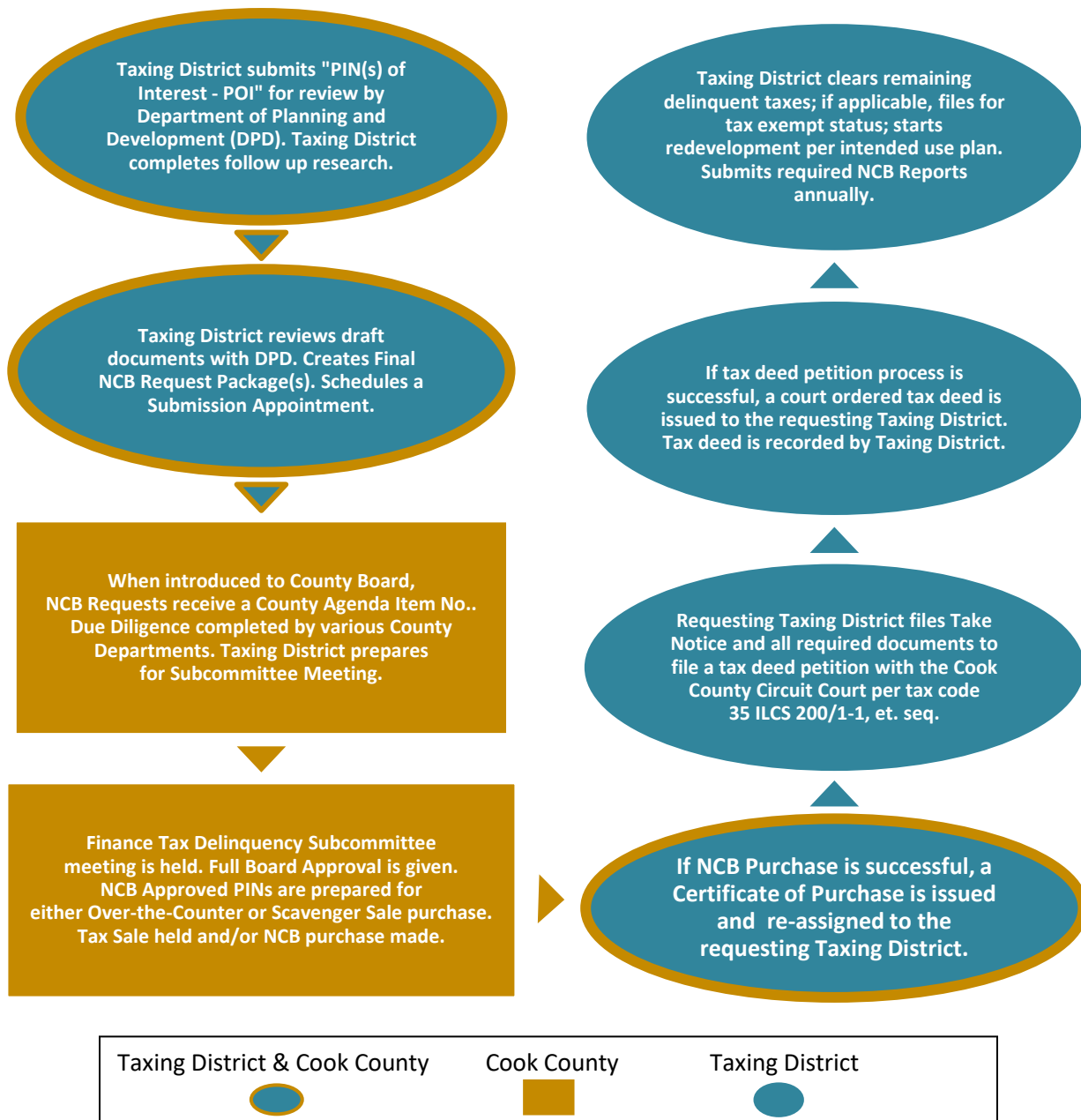
2021-2022 NCB Round Guidelines



Cook County
Bureau of Economic Development
Department of Planning and Development
Economic Development Division

NO CASH BID PROGRAM & PROCESS OVERVIEW

The Cook County No Cash Bid (NCB) Program is an economic development tool designed to assist Taxing Districts in acquiring tax delinquent property for reuse in private development and tax reactivation or for tax exempt purposes. **Taxing Districts are defined as a city, village, township, or park district within the boundaries of Cook County, or the Cook County Forest Preserve District.** Addressed to the Cook County Board President and submitted to both the Chair of the Finance Tax Delinquency Subcommittee and the Cook County Department of Planning and Development, all NCB requests are referred to the Subcommittee and are subject to approval by it and the full Cook County Board of Commissioners.



Taxing Districts begin the NCB process by determining what resources their community needs. Through surveying the area, a Taxing District may determine that new housing, a water retention pond or new shopping center could be developed on certain parcels. Such land, identified by its property index number (PIN), becomes a “PIN of Interest (POI)” needing further research in terms of tax delinquency, ownership, zoning, etc.

At their most basic, NCB Program PINs:

- 1) have at least two years of qualifying delinquent taxes.
- 2) are located within the corporate boundaries of the requesting Taxing District.
- 3) with lien(s) from the requesting Taxing District, or Cook County, are considered for Over-the-Counter (OTC) processing and not for purchase at a Scavenger Sale.
- 4) with active bankruptcy cases are not eligible. If discharged, please provide documentation.

Taxing Districts request a fillable PDF “PIN of Interest POI” form from the Cook County Department of Planning and Development (DPD). It is suggested NCB Request Packages with over five (5) PINs complete a pre-review before submitting a final request package. (See Appendix for “PIN of Interest (POI) Review Request” sample)

A NCB Request Package submitted to the County Board for consideration must contain each of the following items: Cover Letter, Certified Taxing District Resolution, “Certification Regarding a No Cash Bid for the 2022 Scavenger Sale” Form, Title Company Certificate of Registration from the State of Illinois, and PIN Package(s) (placed in numerical order by volume number, then PIN) for each requested PIN [Title, Tax Map, Labeled Photo, Notarized Affidavit of Occupancy/Intended Use] and Third-Party Requestor Affidavit Package (if applicable).

Please note it is not the intention of the No Cash Bid Program to return tax delinquent property back to the owner of requested PIN(s) or any other tax delinquent parcel(s).

PIN Packages must contain a notarized “Affidavit of Occupancy and Intended Use” on Taxing District letterhead for each requested PIN. This document specifically states if the requested PIN is “vacant land” or has “XXX type of building” on the land and states if the structure is “empty/unused” or “occupied.” If “occupied,” statements describing use and by whom (owner(s) and/or tenant(s)) are included. The “occupied/unoccupied” status of structures should also be disclosed in both the cover letter and certified resolution/ordinance. There is also a section in the Affidavit, cover letter and resolution describing the “proposed intended use” of requested PIN.

While not required, the Department of Planning and Development strongly recommends that Taxing Districts notify tax delinquent property owners of their intent to submit a NCB Request Package to the Cook County Board.

Each NCB Request Package submitted should contain PINs of the same type: “vacant land,” “unoccupied structure” or “occupied structure.” Further package separation should divide PINs “without liens” and “with liens.” Request Package(s) for specific redevelopment projects or Third-Party Requestor can contain PINs of different types. Separation of PIN types/occupancy status, lien/third-party status is done to facilitate NCB program processing and reporting. Contact DPD for assistance to determine how PINs should be organized.

For example, a Taxing District has identified ten (10) PINs it is interested in acquiring. In this scenario,

- three (3) PINs are parcels of vacant land (no structures) - one (1) with a grass cutting lien;
- six (6) PINs are industrial/commercial buildings - one (1) is occupied and five (5) are unoccupied;
- one (1) PIN is a parking lot adjacent to one of the unoccupied buildings.

During the PIN review process, the Taxing District disclosed that two (2) parcels (an unoccupied building with adjacent parking lot) will be developed by a Third-party Requestor. The Taxing District should submit the following five (5) PIN Packages:

Request Package #1 – two (2) parcels of vacant land without liens.

Request Package #2 – one (1) parcel of vacant land with lien.

Request Package #3 – four (4) PINs with unoccupied buildings.

Request Package #4 – one (1) PIN with occupied building.

*Request Package #5 – one (1) PIN (unoccupied building); one (1) PIN (adjacent parking lot);
on behalf of the Third-Party Requestor.*

NCB Request Package(s) are processed in the order they are received by the Cook County Department of Planning and Development using time and date stamp. At any time during the review process, a Taxing District with an incomplete or inaccurate Request Package(s) can be notified of specific issues.

A corrected/completed Request Package must then be re-submitted and will receive a new date and time stamp for processing. Request Packages that are determined to be incomplete or inaccurate will extend the overall processing time and possibly miss deadlines for participation.

Final NCB Request Packages are submitted and introduced to the Cook County Board of Commissioners, then various Cook County departments complete due diligence reviews of requested PINs. DPD provides a “Department Recommendation Letter” to the Finance Tax Delinquency Subcommittee. At the Finance Tax Delinquency Subcommittee meeting, completed requests are reviewed for subcommittee approval. All Taxing Districts must have a representative present to explain the request and answer any questions. Notice will be given if a subcommittee meeting will be in-person or on MS TEAMS/virtual platform. After Subcommittee review, the meeting minutes are given full board approval at a subsequent Cook County Board meeting. Approval of a NCB Purchase does not guarantee that a tax deed will be issued.

Approved PINs will be aligned for either “Over-the-Counter (OTC)” or “Scavenger Sale” processing. If the County is successful at placing a NCB purchase, a “Certificate of Purchase” is generated for the PIN. If a NCB Certificate of Purchase is re-assigned to a requesting Taxing District, it is their responsibility to determine and follow Illinois State Statutes, Cook County specifications or any other stipulations in filing appropriate documents for a petition to secure a tax deed or any other filings needed, i.e. vacating a tax sale; clearing all Subsequent tax years; filing for tax exempt status etc.. Notification to County Offices is also needed when there is transfer of ownership. Receipt of a Certificate of Purchase does not guarantee that a tax deed will be issued.

If a tax deed is issued, participation in the NCB Program does not eliminate the need to apply for tax exempt status with the Cook County Board of Review.

Upon receipt of tax deed and tax-exempt status, Cook County Offices must be notified to prevent taxes from accruing on government owned parcels.

Notice of transfer of ownership and removal of tax-exempt status must also be given.

After a NCB Certificate of Purchase is re-assigned, along with filing a petition for tax deed, NCB Report Forms are to be completed and submitted annually. NCB Report Forms track the progression of each PIN from request to approval to issuance of a tax deed and ends with completion of intended use plan. Per Ordinance, failure to file a report may result in rejection of future NCB requests by the Board of Commissioners.

These instructions are for the 2021-2022 No Cash Bid Program Round.

PIN(s) with a lien by a requesting Taxing District, or Cook County, must be processed “Over-the-Counter” and are not eligible for purchase at a Scavenger Sale.

Contact Cook County Department of Planning and Development for further information.

SUBMISSION NOTES & SCHEDULE FOR 2021-2022 NCB ROUND

Complete “NCB Taxing District Contact Information” and “NCB Attorney Contact Information” forms. Contact DPD to receive fillable PDF forms. (See Appendix for NCB Taxing District and Attorney Contact samples)

Submit NCB Request Package(s) as early as possible. All formal requests are introduced at a Cook County Board meeting; presented at a Finance Tax Delinquency Subcommittee Meeting and given full board approval at a second Cook County Board meeting. Board meetings are only held once a month.

Each complete submission for 2021-2022 NCB Round includes the following:

- One (1) Original hard-copy NCB Request Package
- Three (3) additional hard copies of the original
- Electronic versions of the Cover Letter in Word; the PIN List in Word, and PDFs of the Request Package(s) emailed to stephanie.milito@cookcountyl.gov and submitted on thumb-drive with the hard copies.

Required documents are submitted on 8 ½ x 11 paper:

- Paper clips or binder clips should be used instead of stapling.
- Please do not put documents in three-ring or spiral binders.
- Double-sided copies for large documents are acceptable.
- If electronic file size is extremely large, please contact DPD before submitting.

Questions regarding the No Cash Bid Program may be directed to the Cook County Department of Planning and Development at stephanie.milito@cookcountyl.gov or 312-603-1012.

Submit Complete NCB Request Package Original and three (3) Hard-Copies to:

Original and 1 thumb drive to:

The Honorable Deborah Sims
Cook County Commissioner
Finance Tax Delinquency Subcommittee Chair
118 North Clark Street, Suite 567
Chicago, IL 60602

Three (3) Copies and 1 thumb drive to:

stephanie.milito@cookcountyl.gov
Ms. Stephanie Milito
Cook County Planning and Development
69 West Washington Street, Suite 2965
Chicago, IL 60602

Due to current conditions, an appointment to submit documents electronically, via postal/delivery service or in-person must be scheduled. Submission Appointments will be held at an agreed upon date/time and means - via email, MS TEAMS, telephone or in-person. Appointments to submit NCB Request Packages must be made before the dates listed below to meet deadlines for Cook County Board Introduction.

Updates on deadlines and the status of in-person delivery or use of US Postal Service or shipping companies will be given as conditions warrant to those Taxing Districts which have sent in POI for review or sign up for email update.

2021-2022 NCB Submission Schedule

Dates	Location
Friday, September 10, 2021 at 11:00 am	<p>Email or MS TEAMS: stephanie.milito@cookcountyil.gov</p> <p>In-person/Postal or Delivery Service: Cook County No Cash Bid Program c/o Stephanie Milito Department of Planning and Development 69 West Washington Street, Suite 2965 Chicago, IL 60602</p> <p>Telephone: 312-603-1012</p>
Friday, September 24, 2021 at 11:00 am	
Friday, October 8, 2021 at 11:00 am	
Friday, October 22, 2021 at 11:00 am	
<p>Additional deadlines may be added. Please request an update via email at stephanie.milito@cookcountyil.gov</p>	

**If your Taxing District wants to receive
Future Notifications during this 2021-2022 NCB Round,
please sign up for “email updates”
with a request sent to stephanie.milito@cookcountyil.gov**



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 12, 2021

To: Jim Marino, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Proposed Designation of Kedzie Gateway TIF District

PURPOSE

The intersection of 183rd Street and Kedzie Avenue is a key gateway into the Village. The Village has determined that this area would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan (TIF). Staff has engaged Kane, McKenna, and Associates to assist in a redevelopment plan for the area located at the Village's western gateway along 183rd Street and Kedzie Avenue in order to establish the Kedzie Gateway TIF. The TIF creation process has been completed and the Village Board must approve the ordinances to create the TIF district.

PROCESS

Pursuant to the TIF Act, Illinois municipalities must adopt several documents including a Redevelopment Plan and Qualification Report that provide the basis for eligibility of the redevelopment project area (RPA or TIF District). Kane, McKenna, and Associates, Inc. has conducted an eligibility survey of the Redevelopment Project Area and has prepared its report which states that the proposed area qualifies as a "redevelopment project area" as defined in the TIF Act.

A meeting of the Joint Review Board (JRB) was held on September 1, 2021. The JRB consists of representatives from each taxing district within the boundaries of the new TIF District. The JRB voted affirmatively to recommend the Village Board approval of the creation of the Kedzie Gateway TIF District.

On September 28, 2021, the Village held a public hearing. Kane, McKenna, and Associates presented the redevelopment project and plan, Village strategic and fiscal planning, TIF qualifying factors, and the key elements of the TIF Plan. The plan and project as presented at the public hearing support qualification of the area as a "conservation area."

OUTCOME

Tax Increment Financing (TIF) is an economic development tool that uses future tax revenues to finance redevelopment activity. The intersection of Kedzie and 183rd is an important gateway into the Village. The Kedzie Gateway TIF district would allow the Village to use tax increment financing to alleviate conditions that deter private investment in the area. The potential to



improve the area around this intersection is an opportunity to enhance thirty-three (33) acres of property located at this gateway.

FINANCIAL IMPACT

Funding Source: No Financial Impact

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass the attached ordinances creating the Kedzie Gateway Tax Increment Financing District: (1) approving the redevelopment plan; (2) designating the redevelopment project area; and (3) adopting tax increment allocation financing.

ATTACHMENT(S)

- Ordinance approving the redevelopment plan
- Ordinance designating the redevelopment project area
- Ordinance adopting tax increment allocation financing

ORDINANCE M-2196

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE KEDZIE GATEWAY TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the “Act”), for a proposed redevelopment project area known as the Kedzie Gateway Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area constitutes in the aggregate more than one and one-half acres, as described in Section 2(a) of this Ordinance, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”) and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on August 10, 2021 adopted an ordinance proposing the establishment of the Area and calling a public hearing for September 28, 2021 concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

WHEREAS, due notice regarding such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by Certified Mail on August 11, 2021, by publication in the Daily Southtown on September 6, 2021 and September 9, 2021, and by Certified Mail to taxpayers within the Area on September 8, 2021; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on September 1, 2021, at the time and location described in such notice, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board’s recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “conservation area” set forth under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real

property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village.

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

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

- Section 2. Findings. The Corporate Authorities make these findings:
- a. The Area is legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached and incorporated herein as if set out in full by this reference.
 - b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act.
 - c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

d. The Plan and Project conform to the comprehensive plan for the development of the Village as a whole.

e. As set forth in the Plan, it is anticipated that the estimated date of completion of this Redevelopment Project and retirement of obligations issued to finance redevelopment project costs shall not be later than December 31 of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 3. Plan and Project Approved. The Plan and Project, which were the subject of the public hearing held on September 28, 2021, are adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached and incorporated as if set out in full by this reference.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same are, repealed to the extent

of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT D – Redevelopment Plan and Project

PASSED this 12th day of October 2021.

AYES _____ NAYS _____ ABSENT _____

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 IN HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION, RECORDED SEPTEMBER 6, 1935, AS DOCUMENT NUMBER 11674815;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 TO A POINT ON THE SOUTH LINE OF SAID LOT 40;

THENCE EAST ALONG THE SOUTH LINE OF LOT 40 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 44 IN SAID HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 44 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 974 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 579 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 579 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE LOT 8 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION, RECORDED NOVEMBER 20, 1934, AS DOCUMENT NUMBER 11497788;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE LOT 8 TO A POINT ON THE SOUTH LINE OF THE NORTH 463 FEET OF SAID LOT 8;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 463 FEET OF LOT 8 AND CONTINUING WEST ALONG THE SOUTH LINE OF THE NORTH 463 FEET OF LOTS 7 AND 6 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID LOT 6, SAID WEST LINE ALSO BEING THE EAST LINE OF LINDENWOOD SUBDIVISION, RECORDED NOVEMBER 29, 1977, AS DOCUMENT NUMBER 24214414;

THENCE NORTH ALONG SAID EAST LINE OF LINDENWOOD SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH 360 FEET OF SAID LOT 6 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 360 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 6 TO A POINT ON THE NORTH LINE OF LOT 9 IN SAID LINDENWOOD SUBDIVISION;

THENCE WEST, NORTH AND WEST ALONG SAID NORTH LINE OF LOT 9 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 2 TO A POINT ON THE NORTH LINE OF THE SOUTH 375 FEET OF SAID LOT 2;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 375 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2 IN HOMEWOOD POINTE RESUBDIVISION, RECORDED JANUARY 6, 2005, AS DOCUMENT NUMBER 0500645141;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN HOMEWOOD POINTE RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER TO A POINT ON THE NORTH LINE OF SAID SECTION 2;

THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

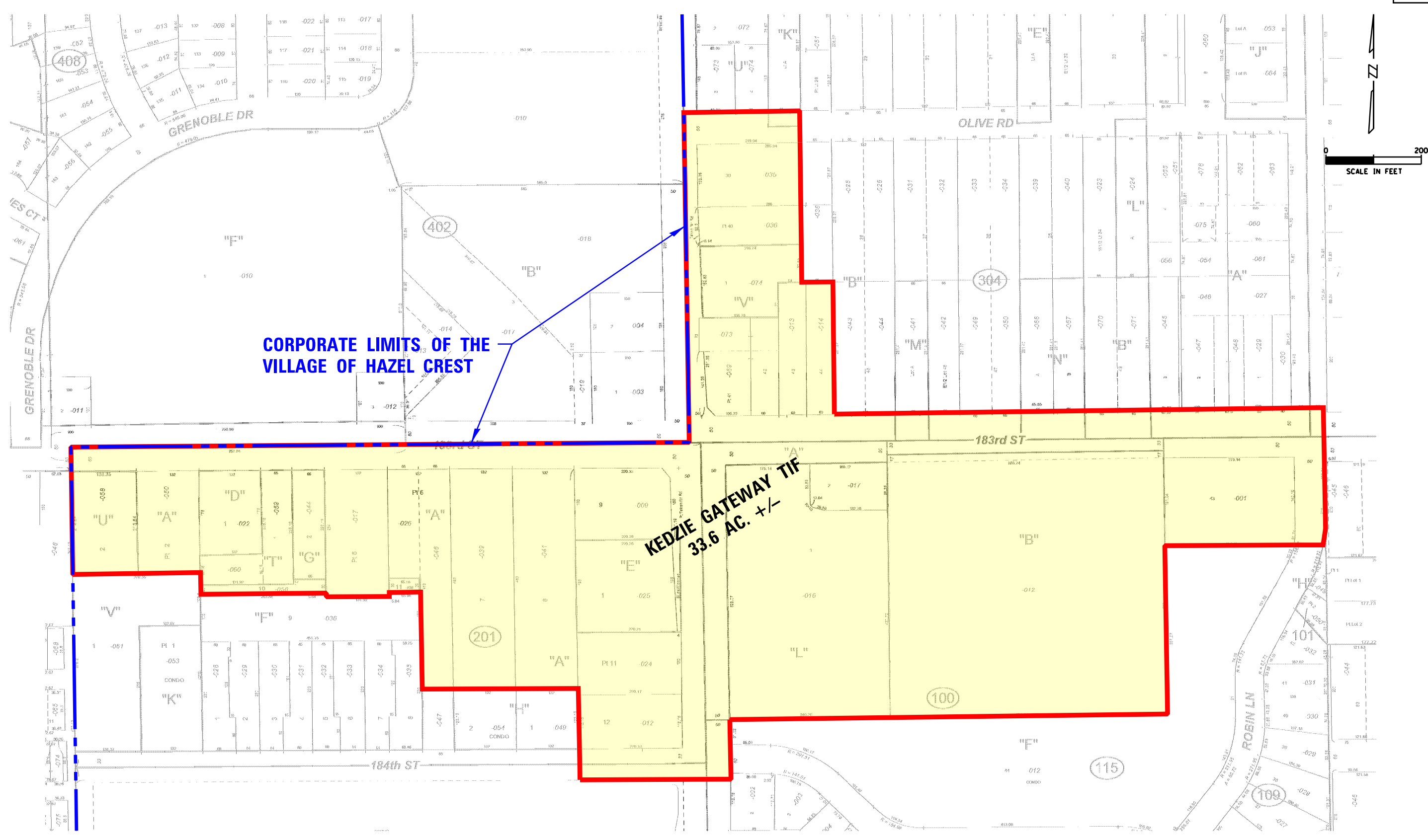
EXHIBIT B

GENERAL STREET LOCATION

The redevelopment project area is located in the southwest portion of the Village and consists of twenty-eight (28) tax parcels generally located at the intersection of Kedzie Avenue and 183rd Street, primarily along the south side of 183rd Street straddling Kedzie Avenue, between Kimball Street to the west and Robin Lane to the east, and also on the east side of Kedzie Avenue north of 183rd Street.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



CB
CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

KEDZIE GATEWAY TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	210319
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	06-17-2021	TIF21319A

REVISED: 07-16-2021

HOMEWOOD\210319\SURVEY\TIF210319A.SUR

EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

Draft Date: 07/28/2021

**VILLAGE OF HOMEWOOD, ILLINOIS
KEDZIE GATEWAY TIF DISTRICT REDEVELOPMENT
PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

Prepared By:

**Village of Homewood, Illinois
&
Kane, McKenna and Associates, Inc.**

July, 2021

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I. Introduction

The Village of Homewood (the “Village”) is a suburban municipality serving a population of 19,323 citizens (according to the 2010 U.S. Census). The Village is an established community situated approximately 22 miles south of Chicago’s “Loop” within close distance to Midway Airport and Gary-Chicago International Airport and near Interstate 394, Interstate 294, Interstate 90-94 and four State and County Roads. In this report, the Village proposes a Tax Increment Financing Redevelopment Plan and Project (the “Plan” or “Redevelopment Plan”) pursuant to the TIF Act (as such term is hereinafter defined) to enable an area within the Village to overcome a number of redevelopment barriers. Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village to assist in the drafting of this Redevelopment Plan.

The intersection of 183rd Street and Kedzie Avenue is considered by the Village to be a key gateway into the Village. The Village’s 1999 Comprehensive Plan recognizes 183rd Street as “a major east/west entryway into the Village allowing for a southern grand access-way to the Downtown”. The 1999 plan also notes that regional retail market shifts “will create the need for additional local retail shopping within the Downtown and along 183rd Street”. Programmed commercial development is recommended as part of the 1999 Comprehensive Plan calling for “expansion of the existing commercial pattern of commercial uses within the northeastern quadrant of 183rd and Kedzie Avenue”. Proximity of the Kedzie and 183rd Street intersection to the commuter rail station and the existing Downtown TOD TIF District is also important for coordination and planning for integrated uses, infrastructure and continuity. The potential to redevelop the area around this significant intersection is an opportunity to enhance thirty-three (33) acres of property located at the gateway described above and to position the area in relation to marketplace trends impacting both retail and auto industry uses.

Given these conditions, the Village has determined that the proposed TIF District would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan. The Village, with the assistance of KMA, has commissioned this Redevelopment Plan to use tax increment financing in order to alleviate those conditions which deter private investment in the area and meet the Village’s redevelopment goals and objectives.

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a “redevelopment project area” pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in

a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”) enables Illinois municipalities to establish a “redevelopment project area” either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish an area as a “redevelopment project area” pursuant to the Act, Illinois municipalities must adopt several documents including a Redevelopment Plan and Qualification Report that provides in reasonable detail the basis for the eligibility of the RPA. A Redevelopment Plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized KMA to study the area identified in the boundary map attached hereto as Exhibit 1 (the “Redevelopment Project Area”, “RPA” or “TIF District”) in relation to its eligibility as a Redevelopment Project Area under the TIF Act, to prepare a report for the eligibility of the RPA (the “Qualification Report”) and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

1. That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
2. That public/private partnerships are determined to be necessary in order to achieve development goals;
3. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
4. That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the

redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;

5. That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
6. The Redevelopment Plan and Project conform to the Village's 1999 Comprehensive Plan, (the "Comprehensive Plan"), which guides development of the Village as a whole.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA is located in the southwest portion of the Village and consists of twenty-eight (28) tax parcels generally located at the intersection of Kedzie Avenue and 183rd Street, primarily along the south side of 183rd Street straddling Kedzie Avenue, between Kimball Street to the west and Robin Lane to the east, and also on the east side of Kedzie Avenue north of 183rd Street. Existing land uses within the RPA include commercial, retail, office and residential uses. Please see Exhibit 1 for a boundary map of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Comprehensive Plan, which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarizes goals in the 1999 Comprehensive Plan that are applicable to the RPA.

Table 1. 1999 Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Provide commercial districts which will serve the needs of area residents and enhance the overall quality of life in the community	Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts
	Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas
	Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on the specifics of the proposal
	Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements.

Source: Village of Homewood 1999 Comprehensive Plan (2015)[**DOUBLE CHECK DATES OF COMP PLAN**]

Implementation of this Redevelopment Plan will facilitate the accomplishment of these and other goals described in the Comprehensive Plan. It is further expected that the “redevelopment projects” as defined in the TIF Act will return the RPA to economically productive use; thus, accomplishing the Village’s general goals regarding enhancing and strengthening the Village’s tax base.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

1. Reduce or address those adverse impacts described in the TIF Qualification Report which deter private investment in the RPA
2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village's tax base
3. Provide for high-quality, development within the RPA that facilitates community and economic development goals
4. Accomplish redevelopment of the RPA over a reasonable time period

These goals may be accomplished by pursuing the following objectives for the RPA:

1. Promotion of the redevelopment of underutilized property located within the RPA
2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Qualification Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of KMA from October, 2020 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are attached as Exhibit 3 of this Redevelopment Plan.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the property as a "conservation area" and which impair sound growth in the RPA are: (i) obsolescence (ii) deterioration of structures or site improvements, (iii) excessive vacancies, (iv) code violations, and (v) lack of community planning.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

A housing impact study is not required to be completed because the Village will certify that it will not displace ten or more residential units and no residential uses are located within the RPA.

If, later, the Village does decide that it is necessary to dislocate ten or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan

Existing land uses consists largely of commercial and retail land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part hereof and include commercial, retail, office, and residential uses.

Proposed land uses in the RPA are to consist of commercial, retail and office uses. Intended land uses will conform to the Village's Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the proposed general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. *Property Assembly Costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site

preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. *Rehabilitation Costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public Works and Improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job Training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing Incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital Costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

9. *School-related Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. *Library Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing

units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. *Payment in Lieu of Taxes*;
13. *Job Training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. *Interest Costs* – incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing

Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. *Day Care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families

working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of Privately-owned Buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail Displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic Building Demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. “Historic Resource” means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

Table 2. Redevelopment Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land and Property Acquisition and Assembly Costs (including Relocation Costs)	\$ 8,700,000
Site Preparation, Demolition, and Environmental Cleanup.	\$ 1,500,000
Public Works or Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	\$ 8,125,000
Rehabilitation of Existing Structures	\$ 15,000,000
Professional Service Costs (Including without limitation Planning, Legal, Engineering, Architectural, Financial, Administrative, Annual Reporting and Marketing) Redeveloper Interest Costs Pursuant to the Act	\$ 1,000,000
Interest Rate Rebate (30% of annual private investments costs per the TIF Act)	\$ 5,000,000
School Tuition/Library Costs/Capital Improvements (per the TIF Act)	\$ 1,000,000
Job Training	\$ 500,000
TOTAL ESTIMATED TIF BUDGET	\$40,825,000

Notes:

- (1) All project cost estimates are in 2021 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded “redevelopment project costs” as defined in the TIF Act are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village’s incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2020 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest

payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2020 of the property within the RPA is approximately \$13,287,261. This is only an estimate and is to be certified by the County subsequent to adoption of the Village's TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$35,000,000 to \$40,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

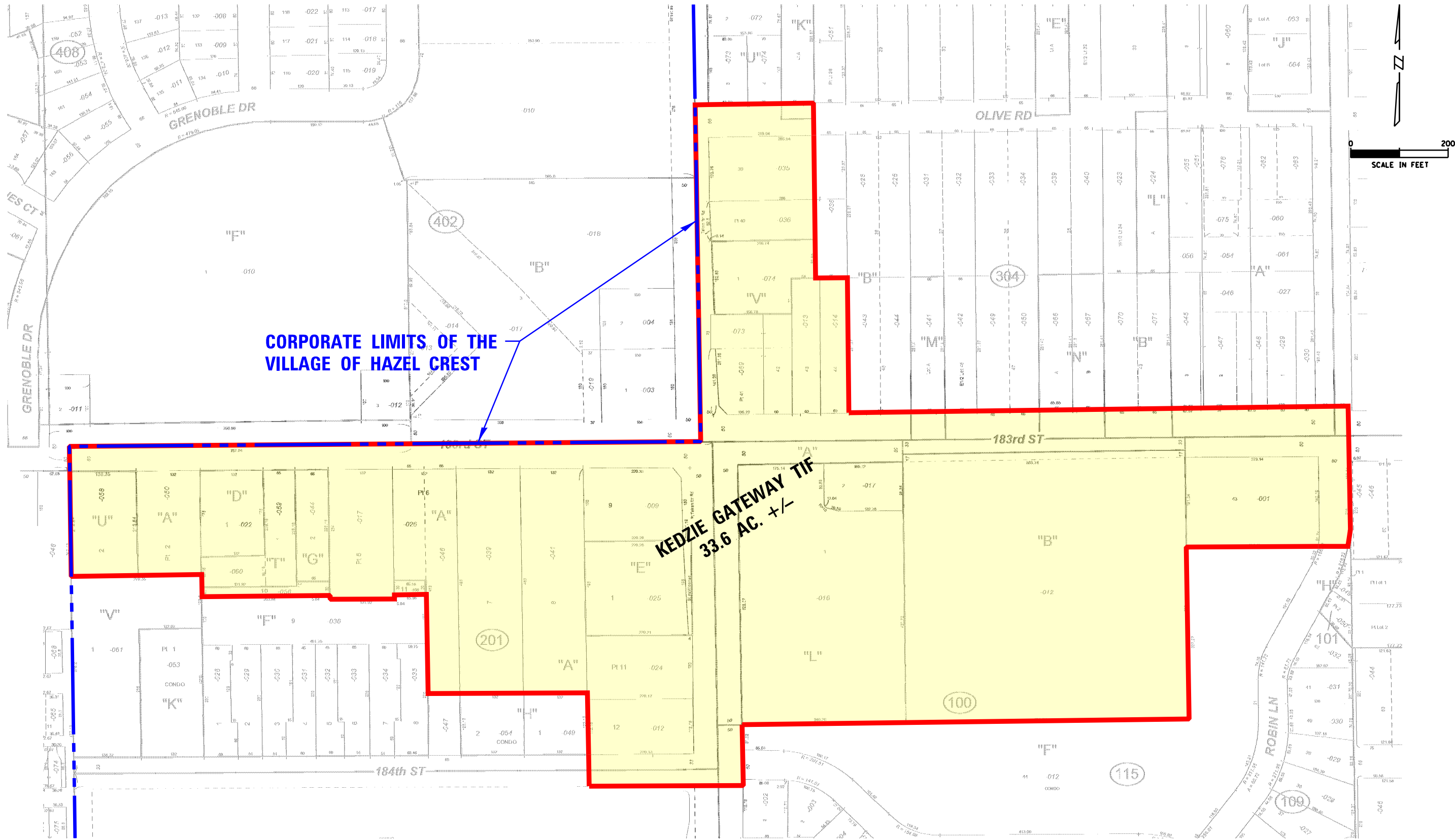
C. Completion of Redevelopment Project

This Redevelopment Plan will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

IX. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan may be amended pursuant to the provisions of the TIF Act.

EXHIBIT 1
BOUNDARY MAP



CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

KEDZIE GATEWAY TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	210319
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	06-17-2021	TIF21319A

REVISED: 07-16-2021

EXHIBIT 2
LEGAL DESCRIPTION

KEDZIE GATEWAY TIF – VILLAGE OF HOMEWOOD, ILLINOIS

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 IN HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION, RECORDED SEPTEMBER 6, 1935, AS DOCUMENT NUMBER 11674815;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 TO A POINT ON THE SOUTH LINE OF SAID LOT 40;

THENCE EAST ALONG THE SOUTH LINE OF LOT 40 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 44 IN SAID HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 44 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 974 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 579 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 579 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE LOT 8 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION, RECORDED NOVEMBER 20, 1934, AS DOCUMENT NUMBER 11497788;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE LOT 8 TO A POINT ON THE SOUTH LINE OF THE NORTH 463 FEET OF SAID LOT 8;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 463 FEET OF LOT 8 AND CONTINUING WEST ALONG THE SOUTH LINE OF THE NORTH 463 FEET OF LOTS 7 AND 6 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID LOT 6, SAID WEST LINE ALSO BEING THE EAST LINE OF LINDENWOOD SUBDIVISION, RECORDED NOVEMBER 29, 1977, AS DOCUMENT NUMBER 24214414;

THENCE NORTH ALONG SAID EAST LINE OF LINDENWOOD SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH 360 FEET OF SAID LOT 6 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 360 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 6 TO A POINT ON THE NORTH LINE OF LOT 9 IN SAID LINDENWOOD SUBDIVISION;

THENCE WEST, NORTH AND WEST ALONG SAID NORTH LINE OF LOT 9 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 2 TO A POINT ON THE NORTH LINE OF THE SOUTH 375 FEET OF SAID LOT 2;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 375 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2 IN HOMEWOOD POINTE RESUBDIVISION, RECORDED JANUARY 6, 2005, AS DOCUMENT NUMBER 0500645141;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN HOMEWOOD POINTE RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER TO A POINT ON THE NORTH LINE OF SAID SECTION 2;

THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT 3
QUALIFICATION REPORT

**VILLAGE OF HOMEWOOD
TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT
PROPOSED KEDZIE GATEWAY TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

A study to determine whether all or a portion of an area located in the Village of Homewood qualifies as a “conservation area” as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Homewood, Illinois

Prepared By: Kane, McKenna and Associates, Inc.

JULY, 2021

**VILLAGE OF HOMEWOOD
TIF QUALIFICATION REPORT
KEDZIE GATEWAY TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

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Appendix I - TIF District Boundary Map

Appendix II - Tax Parcel Information

I. INTRODUCTION AND BACKGROUND

In considering the designation of the proposed Kedzie & 183rd Redevelopment Project Area (“TIF District”), the Village of Homewood (the “Village”) has authorized the study of the area indicated in the map attached hereto as Appendix I (the “Study Area”) to determine whether it qualifies for consideration as a “redevelopment project area” (“TIF”) pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“TIF Act” or the “Act”). Kane, McKenna and Associates, Inc. (“KMA”), has agreed to undertake the study of the Study Area. The Study Area consists of twenty-eight (28) tax parcels (as described in Appendix I) comprised of approximately thirty-three (33) acres, and twenty-one (21) buildings. The proposed TIF designation will serve to improve the Village’s western gateway along 183rd Street.

The proposed TIF District was found to have various qualification factors that would enable the Village to designate the Study Area as a “conservation area” as defined in the TIF Act. Fifteen (15) of the twenty-one (21) buildings, or sixty-eight percent (71%) are over thirty-five (35) years in age. These building ages qualify the Study Area as a “conservation” area. Additional qualifying factors in the Study Area include obsolescence, deterioration, lack of community planning, and excessive vacancies.

Village Objectives

The Village’s 1999 Comprehensive Plan, (“The Plan”), notes that sustainable economic viability is a critical concern of residents, and that the Village needs to optimize land uses to maximize tax income from commercial and industrial uses. The Plan also recognizes that residential tax burdens can be mitigated by taxes brought to the Village by commercial and industrial land uses. Accordingly, the Plan includes the following objectives:

- Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts.
- Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas
- Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements.

Source: Village of Homewood Comprehensive Plan

Given these Village objectives under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote the redevelopment of the proposed TIF District. The Village has conceptualized the Study Area as one of the Village’s economic development target areas, since the area has experienced trending upward vacancies over the last few years. National trends that affect both the retail market and the auto industry also impact uses in the area. The Village intends to create and implement a “redevelopment plan” as defined in the TIF Act (the “TIF Redevelopment Plan”) in order to increase tax revenues by undertaking redevelopment activities to increase the community’s tax base.

The Village is favorably disposed toward supporting redevelopment efforts in areas of underutilization and disinvestment and to proactively position the areas in relation to the marketplace. Accordingly, the Village has determined that additional redevelopment strategies take place with the benefit and guidance of comprehensive economic planning by the Village. Through such a coordinated effort, the economic benefits of the Village's other redevelopment efforts, including current downtown area redevelopment efforts, can be broadened into the proposed TIF District area to further complement the Village's overall redevelopment endeavors. Development barriers, inherent with current conditions within the proposed TIF District, which impede economic growth under existing market standards, can be expected to be mitigated.

The Village has determined that redevelopment currently planned for the area may only be feasible with public financial assistance coordinated with private sector investment. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area.

The use of TIF relies upon induced private redevelopment in the area thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the Study Area from October, 2020 thru the date of this report, and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the TIF Act. The relevant sections of the TIF Act are found below. The TIF Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a “redevelopment project area” is:

“an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area.”

Under the TIF Act, a “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of 3 or more of the factors identified below may be considered as a “conservation area”.

Conservation Area

In accordance with the TIF Act, KMA assessed the following factors to determine qualification of the Study Area as a “conservation area”. Pursuant to the TIF Act, such an area qualifies as a “conservation area” provided that:

If improved, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface

cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lagging or Declining EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Study Area consists of twenty-eight (28) tax parcels generally located at the intersection of Kedzie Avenue and 183rd Street, primarily along the south side of 183rd Street straddling Kedzie Avenue, between Kimball Street to the west and Robin Lane to the east, and also on the east side of Kedzie Avenue north of 183rd Street.

IV. METHODOLOGY OF EVALUATION

In evaluating the area's potential qualification as a TIF District, the following methodology was utilized:

- 1) A site survey of the area was undertaken by representatives from KMA.
- 2) KMA completed an exterior evaluation of structures, as part of the review. Additionally, KMA assessed 2014 through 2020 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). KMA reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- 4) The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The area was examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act.

V. **QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY**

As a result of KMA's evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of part of the proposed TIF District as a "conservation area".

A. Conservation Area Threshold Factors

Age

Based upon the site survey and data from the Cook County Assessor's office, seventy-one percent (71%) (15 of the 21 structures) within the Study Area were found to be thirty-five (35) years of age or greater.

B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

1. Obsolescence

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

The Study Area includes several properties comprised of older, large single-use buildings whose original intended uses are no longer consistent with contemporary commercial development standards. For example, a 48-year-old Brunswick Bowling/Big Lots building located on the south side of 183rd Street, has experienced vacancies for six (6) years. This long-term vacancy is evidence of the obsolescence of older, larger, limited-use buildings like this. As another example, the automobile dealership, also on the south side of 183rd Street west of Kedzie Avenue, is another large special use facility, and is 38-years old designed for auto related uses including sales, service, vehicle storage and inventory. The Jewel-Osco building, at the southeast corner of Kedzie Avenue and 183rd Street, while currently in operation, is another example of a larger single-use building, whose advanced age of 37 years and size are characteristics make its potential future obsolescence possible given marketplace competition and newer retail trends. At another property, originally designed as an office building, the Village has issued variances from Village parking regulations since the property is not being used for its original intended use, and rather for non-office uses such as fitness, medical, and salon uses.

In addition, the existence of two single-family residential properties located on the east side of Kedzie Avenue just north of the 183rd Street/Kedzie intersection and adjacent to and across the street from commercial uses, along with another single-family residence located on the south side of 183rd Street and surrounded by commercial properties contribute to obsolescence within the Study Area. These residential uses are incompatible with the surrounding commercial land uses within the Study Area, and are therefore, no longer well suited for their original intended use.

2. Deterioration of Site Improvements and Structures

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration of building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

Various degrees of deterioration were observed at sixteen (16) of the twenty-eight (28) parcels of the Study Area. With respect to surface improvements, deterioration was found to be prevalent in the asphalt-paved parking areas and service driveways in the form of extensive surface cracking, potholes, settlement, loose paving materials, and weed growth in pavement, along with crumbling curbs, faded parking striping paint and traffic control paint, broken or dislodged parking blocks, and deteriorated light standards

Secondary building defects were also observed, including masonry exteriors in need of tuckpointing, damaged exterior stucco, peeling paint on doors, trim and gutters and downspouts, deteriorated rail systems at loading docks, rusted metal service and overhead garage doors, and deteriorated window caulking,

Deterioration such as that described above has been documented by the Village in multiple notices of code enforcement violations to property owners within the Study Area as late as July, 2021, including for potholes, parking lot pavement sealing, parking lot striping paint, weed growth, roof leaks, painting, signage, retaining walls, debris removal, and tuckpointing.

3. Presence of Structures Below Minimum Code Standards:

Pursuant to the Act, structures below minimum code standards are structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

There are several properties within the Study Area that have outstanding code violations. The Brunswick/Big Lots property was issued a demolition order by the Village on January, 2020 citing dilapidation that is “so out of repair as to be dangerous and unsafe for human occupancy” and was “declared a nuisance and dangerous to public safety.” As of the date of this report, the Village is in the process of enforcing this demolition order. In addition, this property also has outstanding fire safety code violations, along with seven (7) other properties, so that twenty-eight percent (28%) of the properties in the Study Area have been cited with fire safety and other code violations.

4. Excessive Vacancies

Pursuant to the Act, excessive vacancies are the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Eleven (11) of the twenty-nine (29) commercial units within the Study Area, or thirty-eight percent (38%), were found to be vacant. As previously mentioned, the 54,000 square foot Brunswick Zone bowling facility was closed abruptly approximately six (6) years ago and has been vacant since that time. Village staff reports that there has not been any interest in this property. In addition, according to Village staff, the 12,100 square foot Park West Plaza retail strip shopping center, located at 3003-3029 W. 183rd Street, comprised of nine (9) commercial units, is approximately thirty-three percent (33%) vacant. There is also a vacant commercial unit in another six-unit retail strip shopping center located on 183rd Street within the Study Area. There are also four improved vacant parcels of land within the Study Area, totaling almost one acre.

5. Lack of Community Planning

According to the Act, lack of community planning exists if the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

While the Village of Homewood adopted its first Comprehensive Plan in 1958, with subsequent updates in 1976, 1986, and 1999, the 1999 Comprehensive Plan states that "most of the Village's ordinances that govern the development of land were prepared in the late 1970's and early 1980's, and that "there has not been a 'whole-scale' in-depth review and evaluation of the zoning and subdivision ordinance language and zoning map" since that time. In contrast, thirteen (13) of the twenty-eight (28) tax parcels within the Study Area, or forty-six percent (46%), were developed before 1984. Eight (8) of these thirteen (13) were developed between 1937 and 1978. In addition, all of the properties situated along the south side of 18rd Street within the Study Area were annexed into the Village in 1960, long before the 1970s and 1980s when the Village began governing the development of land. The Village's 1986 Future Land Use Plan called for commercial and related development within the 183rd Street commercial corridors, well after development of most of the properties within the Study Area. In addition, it was not until the Village's adoption of its 1999 Comprehensive Plan that 183rd Street was recognized as "a major east/west entryway into the Village allowing for a southern grand access-way to the Downtown". The 1999 plan also notes that regional retail market shifts "will create the need for additional local retail shopping within the Downtown and along 183rd Street". Programmed commercial development is recommended as part of the 1999 Comprehensive Plan calling for "expansion of the existing commercial pattern of commercial uses within the northeastern quadrant of 183rd and Kedzie Avenue." As noted earlier, these objectives

are also dependent upon the awareness of current marketplace trends that impact retail/commercial uses.

Evidence of a lack of effective community planning within the Study Area, can be seen in the incompatible land uses associated with two single-family residential properties located on the east side of Kedzie Avenue just north of the 183rd Street/Kedzie intersection and adjacent to and across the street from commercial uses, along with another single-family residence located on the south side of 183rd Street and surrounded by commercial properties all with inadequate buffering between these incompatible land uses. Further evidence of a lack of effective community planning can be seen in three tax parcels that are situated behind and between other parcels, and therefore, have no road access to them. In addition, the lack of facilitation of on-site access for vehicular or pedestrian traffic between commercial properties, such as cross easements or other traffic connections between properties provides for exclusive reliance on curb cuts at each property for ingress and egress, contributing to greater traffic generation within the rights of way of 183rd Street, a major arterial.

Further evidence of a lack of community planning can be found in the fact that certain properties within the Study Area are not in compliance with Village zoning regulations. For example, the Village has issued zoning variances for eight (8) of the twenty-eight (28) tax parcels within the Study Area. Six (6) of these are variations from Village parking regulations, one (1) is a variation from Village use regulations the property is not being used for its intended use as an office building, but rather for non-office uses, such as fitness, medical, and salon uses, and another is a variation from Village fence height requirements.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

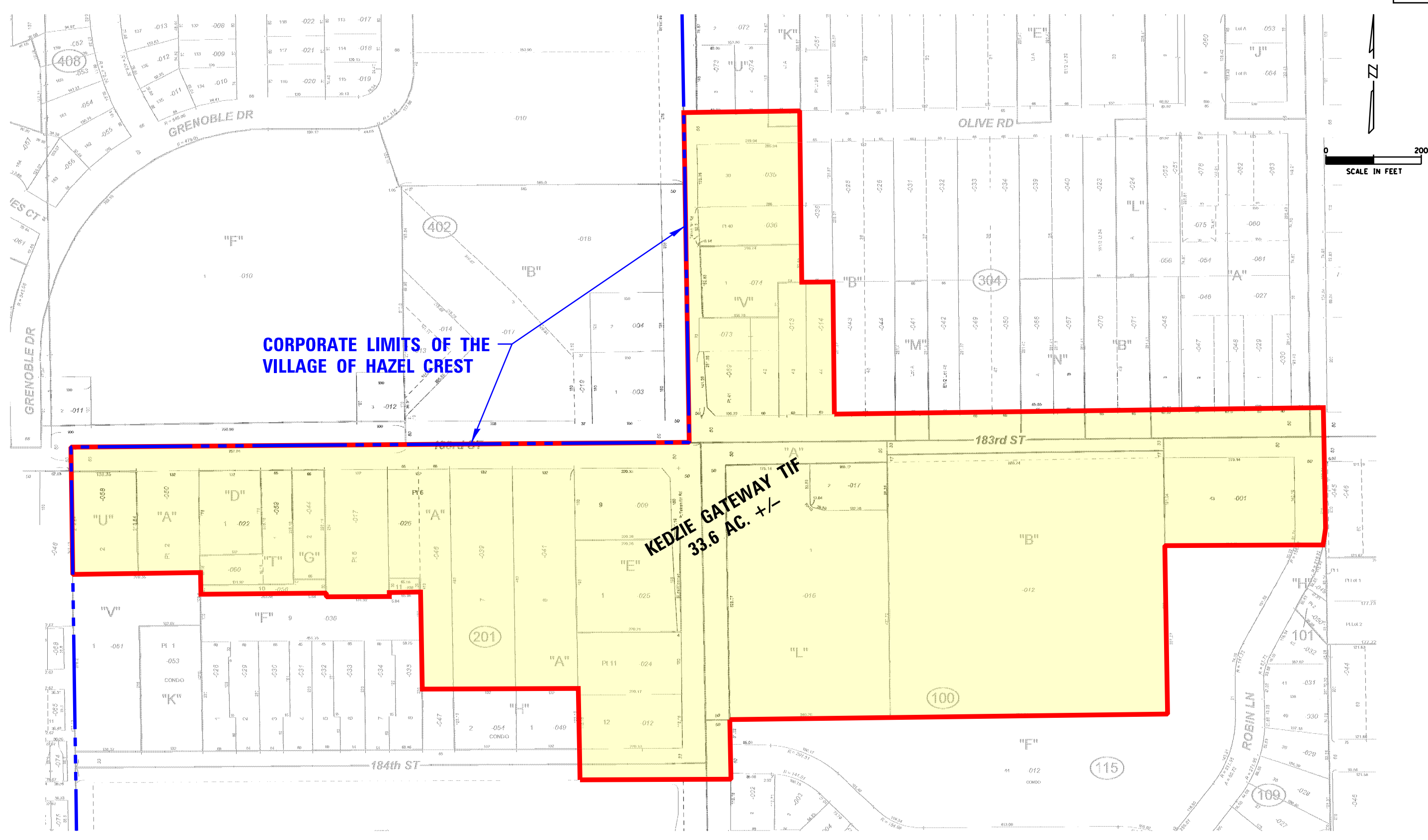
The following is a summary of relevant qualification findings as it relates to a proposed designation of the Study Area by the Village as a TIF District:

1. The area is contiguous and is greater than 1½ acres in size;
2. The area qualifies as a “conservation area;”;
3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the area as a TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction and retention as well as the coordination of redevelopment efforts for modern uses. These efforts will be important to the area’s continued improvement and preservation of tax base.

APPENDIX I
TIF DISTRICT BOUNDARY MAP



CB
CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

KEDZIE GATEWAY TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	210319
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	06-17-2021	TIF21319A

REVISED: 07-16-2021

HOMEWOOD\210319\SURVEY\TIF210319A.SUR

APPENDIX II
TAX PARCELS

List of Tax Parcels

28-36-304-013
28-36-304-014
28-36-304-035
28-36-304-036
28-36-304-069
28-36-304-073
28-36-304-074
31-01-100-012
31-01-100-016
31-01-100-017
31-01-115-001
31-02-201-009
31-02-201-012
31-02-201-017
31-02-201-022
31-02-201-024
31-02-201-025
31-02-201-026
31-02-201-038
31-02-201-039
31-02-201-041
31-02-201-044
31-02-201-046
31-02-201-050
31-02-201-056
31-02-201-058
31-02-201-059
31-02-201-060

EXHIBIT 4
EXISTING LAND USE MAP

Proposed Kedzie Gateway TIF: Current Land Use Map

Item 9. E.

Village of Homewood

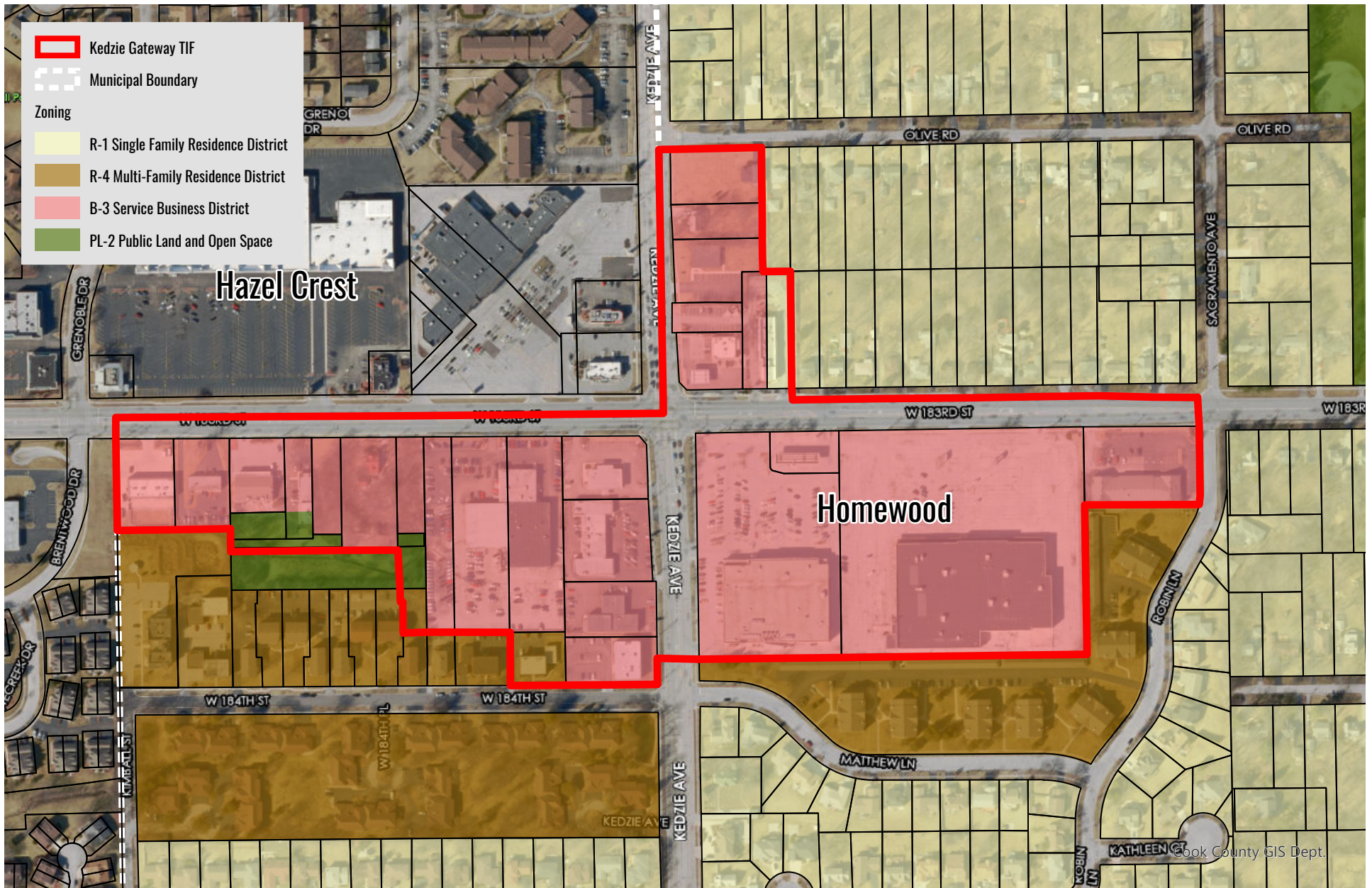
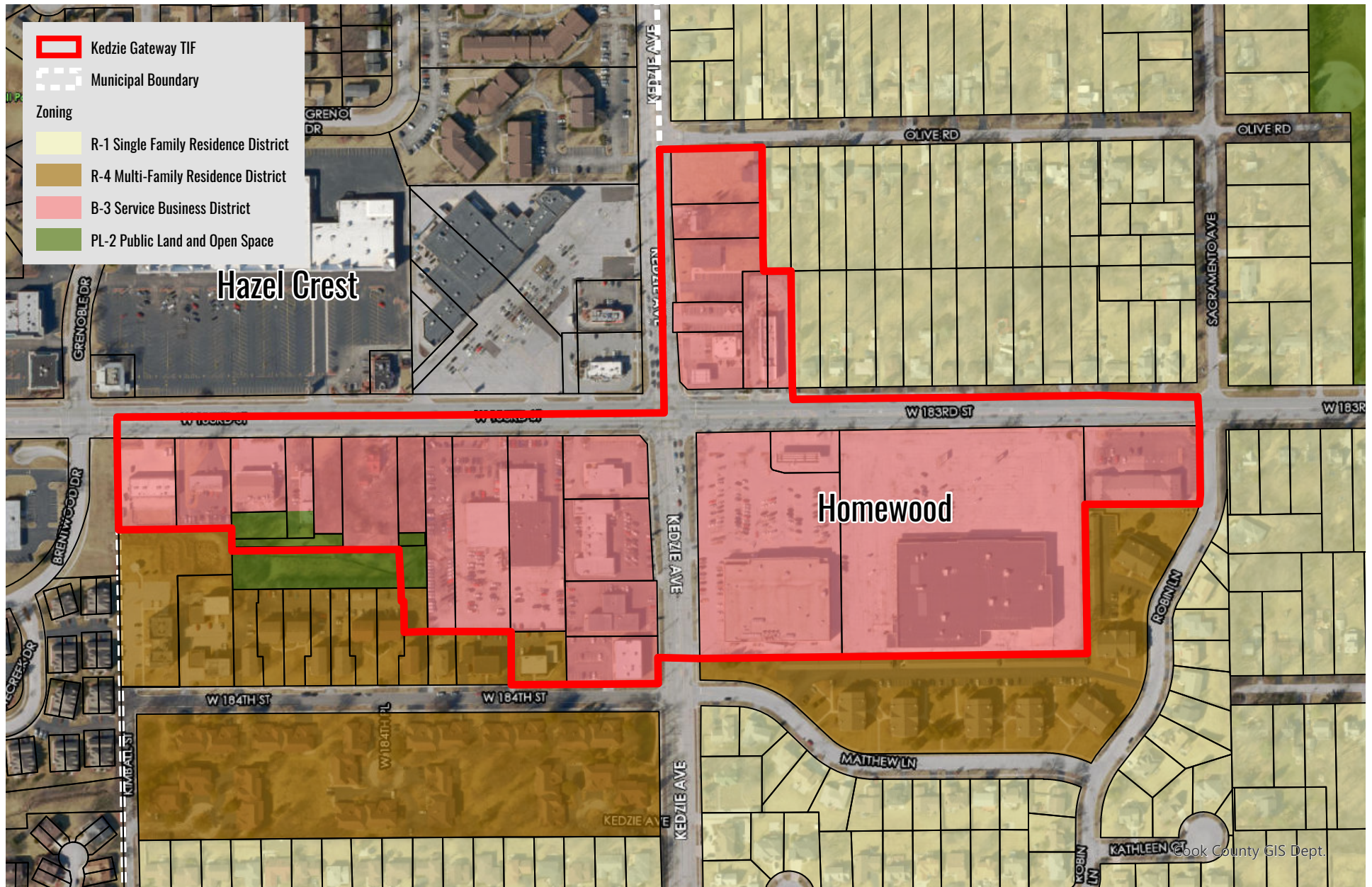


EXHIBIT 5
PROPOSED LAND USE MAP

Proposed Kedzie Gateway TIF: Future Land Use Map

Village of Homewood

Item 9. E.



Cook County GIS Dept.



Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustee voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois (the "*Village*"), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the "*Corporate Authorities*").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 12th day of October 2021, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the Kedzie Gateway Tax Increment Financing Redevelopment Project Area

a true, correct and complete copy of which said ordinance as adopted at the meeting appears in the foregoing transcript of the minutes of the meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were conducted openly, that the vote on the adoption of the ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to the news media requesting such notice; that an agenda for the meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours before the holding of the meeting; that said agenda described or specifically referenced to said ordinance; that said meeting was called and held in strict compliance with the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with the provisions of the Act and the Code and with the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, this 12th day of October, 2021.

(SEAL)

Village Clerk

ORDINANCE M-2197

**AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK
COUNTY, ILLINOIS, DESIGNATING THE KEDZIE GATEWAY
REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the “Act”), for a proposed redevelopment project area known as the Kedzie Gateway Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area constitutes in the aggregate more than one and one-half acres, as described in Exhibit A of this Ordinance, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”) and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on August 10, 2021 adopted an ordinance proposing the establishment of the Area and calling a public hearing for September 28, 2021 concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

WHEREAS, due notice regarding such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by Certified Mail on August 11, 2021, 2021, by publication in the Daily Southtown on September 6, 2021 and September 9, 2021, and by Certified Mail to taxpayers within the Area on September 8, 2021; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on September 1, 2021, at the time and location described in such notice, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board’s recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “conservation area” set forth under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real

property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have heretofore approved the Plan and Project, which was identified in An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the Kedzie Gateway Tax Increment Financing Redevelopment Project Area.

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

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. Area Designated. The Area, as legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached and incorporated herein as if set out in full by this reference.

Section 3. Findings. The Corporate Authorities make these findings:

1. As required pursuant to Section 5/11-74.4-3(p) of the Act:
 - a. the Area is not less, in the aggregate, than one and one-half (1-1/2) acres in size; and
 - b. there exist conditions within the Area that cause the Area to be classified as a “Conservation Area,” as defined in the Act and more particularly described in the Plan, which is incorporated herein by reference; and

- c. the Area would not be reasonably developed without tax increment allocation financing and incremental revenues generated by tax increment allocation financing in the Area will be exclusively utilized for the redevelopment of the Area; and

2. As required pursuant to Section 5/11-74.4-4(a) of the Act, the Area includes only those contiguous parcels of real property and improvements thereon substantially benefited by the proposed Project.

Section 4. Area Designated. The Area is designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 6. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict shall be, and the same are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT D – Redevelopment Plan and Project

Second Ordinance

PASSED this 12th day of October 2021.

AYES _____ NAYS _____ ABSENT _____

VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A**LEGAL DESCRIPTION**

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 IN HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION, RECORDED SEPTEMBER 6, 1935, AS DOCUMENT NUMBER 11674815;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 TO A POINT ON THE SOUTH LINE OF SAID LOT 40;

THENCE EAST ALONG THE SOUTH LINE OF LOT 40 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 44 IN SAID HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 44 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 974 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 579 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 579 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE LOT 8 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION, RECORDED NOVEMBER 20, 1934, AS DOCUMENT NUMBER 11497788;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE LOT 8 TO A POINT ON THE SOUTH LINE OF THE NORTH 463 FEET OF SAID LOT 8;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 463 FEET OF LOT 8 AND CONTINUING WEST ALONG THE SOUTH LINE OF THE NORTH 463 FEET OF LOTS 7 AND 6 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID LOT 6, SAID WEST LINE ALSO BEING THE EAST LINE OF LINDENWOOD SUBDIVISION, RECORDED NOVEMBER 29, 1977, AS DOCUMENT NUMBER 24214414;

THENCE NORTH ALONG SAID EAST LINE OF LINDENWOOD SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH 360 FEET OF SAID LOT 6 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 360 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 6 TO A POINT ON THE NORTH LINE OF LOT 9 IN SAID LINDENWOOD SUBDIVISION;

THENCE WEST, NORTH AND WEST ALONG SAID NORTH LINE OF LOT 9 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 2 TO A POINT ON THE NORTH LINE OF THE SOUTH 375 FEET OF SAID LOT 2;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 375 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2 IN HOMEWOOD POINTE RESUBDIVISION, RECORDED JANUARY 6, 2005, AS DOCUMENT NUMBER 0500645141;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN HOMEWOOD POINTE RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER TO A POINT ON THE NORTH LINE OF SAID SECTION 2;

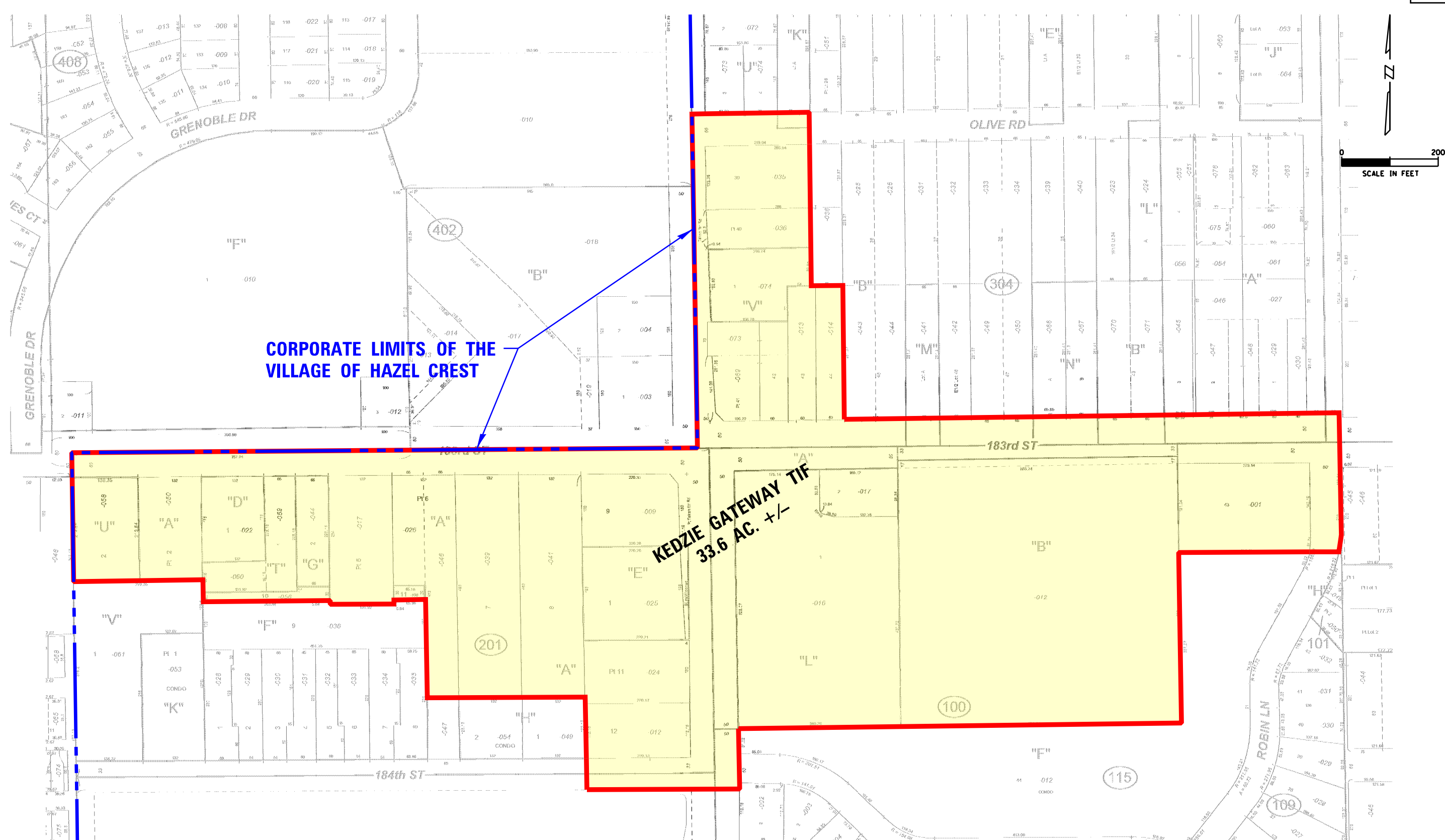
THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B**GENERAL STREET LOCATION**

The redevelopment project area is located in the southwest portion of the Village and consists of twenty-eight (28) tax parcels generally located at the intersection of Kedzie Avenue and 183rd Street, primarily along the south side of 183rd Street straddling Kedzie Avenue, between Kimball Street to the west and Robin Lane to the east, and also on the east side of Kedzie Avenue north of 183rd Street.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



CB
CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

KEDZIE GATEWAY TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	210319
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	06-17-2021	TIF21319A

REVISED: 07-16-2021

HOMEWOOD\210319\SURVEY\TIF210319A.SUR

EXHIBIT D
REDEVELOPMENT PLAN AND PROJECT

Draft Date: 07/28/2021

**VILLAGE OF HOMEWOOD, ILLINOIS
KEDZIE GATEWAY TIF DISTRICT REDEVELOPMENT
PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

Prepared By:

**Village of Homewood, Illinois
&
Kane, McKenna and Associates, Inc.**

July, 2021

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I. Introduction

The Village of Homewood (the “Village”) is a suburban municipality serving a population of 19,323 citizens (according to the 2010 U.S. Census). The Village is an established community situated approximately 22 miles south of Chicago’s “Loop” within close distance to Midway Airport and Gary-Chicago International Airport and near Interstate 394, Interstate 294, Interstate 90-94 and four State and County Roads. In this report, the Village proposes a Tax Increment Financing Redevelopment Plan and Project (the “Plan” or “Redevelopment Plan”) pursuant to the TIF Act (as such term is hereinafter defined) to enable an area within the Village to overcome a number of redevelopment barriers. Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village to assist in the drafting of this Redevelopment Plan.

The intersection of 183rd Street and Kedzie Avenue is considered by the Village to be a key gateway into the Village. The Village’s 1999 Comprehensive Plan recognizes 183rd Street as “a major east/west entryway into the Village allowing for a southern grand access-way to the Downtown”. The 1999 plan also notes that regional retail market shifts “will create the need for additional local retail shopping within the Downtown and along 183rd Street”. Programmed commercial development is recommended as part of the 1999 Comprehensive Plan calling for “expansion of the existing commercial pattern of commercial uses within the northeastern quadrant of 183rd and Kedzie Avenue”. Proximity of the Kedzie and 183rd Street intersection to the commuter rail station and the existing Downtown TOD TIF District is also important for coordination and planning for integrated uses, infrastructure and continuity. The potential to redevelop the area around this significant intersection is an opportunity to enhance thirty-three (33) acres of property located at the gateway described above and to position the area in relation to marketplace trends impacting both retail and auto industry uses.

Given these conditions, the Village has determined that the proposed TIF District would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan. The Village, with the assistance of KMA, has commissioned this Redevelopment Plan to use tax increment financing in order to alleviate those conditions which deter private investment in the area and meet the Village’s redevelopment goals and objectives.

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a “redevelopment project area” pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in

a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”) enables Illinois municipalities to establish a “redevelopment project area” either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish an area as a “redevelopment project area” pursuant to the Act, Illinois municipalities must adopt several documents including a Redevelopment Plan and Qualification Report that provides in reasonable detail the basis for the eligibility of the RPA. A Redevelopment Plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized KMA to study the area identified in the boundary map attached hereto as Exhibit 1 (the “Redevelopment Project Area”, “RPA” or “TIF District”) in relation to its eligibility as a Redevelopment Project Area under the TIF Act, to prepare a report for the eligibility of the RPA (the “Qualification Report”) and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

1. That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
2. That public/private partnerships are determined to be necessary in order to achieve development goals;
3. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
4. That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the

redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;

5. That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
6. The Redevelopment Plan and Project conform to the Village's 1999 Comprehensive Plan, (the "Comprehensive Plan"), which guides development of the Village as a whole.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA is located in the southwest portion of the Village and consists of twenty-eight (28) tax parcels generally located at the intersection of Kedzie Avenue and 183rd Street, primarily along the south side of 183rd Street straddling Kedzie Avenue, between Kimball Street to the west and Robin Lane to the east, and also on the east side of Kedzie Avenue north of 183rd Street. Existing land uses within the RPA include commercial, retail, office and residential uses. Please see Exhibit 1 for a boundary map of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Comprehensive Plan, which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarizes goals in the 1999 Comprehensive Plan that are applicable to the RPA.

Table 1. 1999 Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Provide commercial districts which will serve the needs of area residents and enhance the overall quality of life in the community	Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts
	Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas
	Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on the specifics of the proposal
	Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements.

Source: Village of Homewood 1999 Comprehensive Plan (2015)[**DOUBLE CHECK DATES OF COMP PLAN**]

Implementation of this Redevelopment Plan will facilitate the accomplishment of these and other goals described in the Comprehensive Plan. It is further expected that the “redevelopment projects” as defined in the TIF Act will return the RPA to economically productive use; thus, accomplishing the Village’s general goals regarding enhancing and strengthening the Village’s tax base.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

1. Reduce or address those adverse impacts described in the TIF Qualification Report which deter private investment in the RPA
2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village's tax base
3. Provide for high-quality, development within the RPA that facilitates community and economic development goals
4. Accomplish redevelopment of the RPA over a reasonable time period

These goals may be accomplished by pursuing the following objectives for the RPA:

1. Promotion of the redevelopment of underutilized property located within the RPA
2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Qualification Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of KMA from October, 2020 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are attached as Exhibit 3 of this Redevelopment Plan.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the property as a "conservation area" and which impair sound growth in the RPA are: (i) obsolescence (ii) deterioration of structures or site improvements, (iii) excessive vacancies, (iv) code violations, and (v) lack of community planning.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

A housing impact study is not required to be completed because the Village will certify that it will not displace ten or more residential units and no residential uses are located within the RPA.

If, later, the Village does decide that it is necessary to dislocate ten or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan

Existing land uses consists largely of commercial and retail land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part hereof and include commercial, retail, office, and residential uses.

Proposed land uses in the RPA are to consist of commercial, retail and office uses. Intended land uses will conform to the Village's Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the proposed general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. *Property Assembly Costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site

preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. *Rehabilitation Costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public Works and Improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job Training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing Incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital Costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

9. *School-related Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. *Library Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing

units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. *Payment in Lieu of Taxes*;
13. *Job Training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. *Interest Costs* – incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing

Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. *Day Care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families

working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of Privately-owned Buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail Displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic Building Demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. “Historic Resource” means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

Table 2. Redevelopment Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land and Property Acquisition and Assembly Costs (including Relocation Costs)	\$ 8,700,000
Site Preparation, Demolition, and Environmental Cleanup.	\$ 1,500,000
Public Works or Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	\$ 8,125,000
Rehabilitation of Existing Structures	\$ 15,000,000
Professional Service Costs (Including without limitation Planning, Legal, Engineering, Architectural, Financial, Administrative, Annual Reporting and Marketing) Redeveloper Interest Costs Pursuant to the Act	\$ 1,000,000
Interest Rate Rebate (30% of annual private investments costs per the TIF Act)	\$ 5,000,000
School Tuition/Library Costs/Capital Improvements (per the TIF Act)	\$ 1,000,000
Job Training	\$ 500,000
TOTAL ESTIMATED TIF BUDGET	\$40,825,000

Notes:

- (1) All project cost estimates are in 2021 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded “redevelopment project costs” as defined in the TIF Act are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village’s incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2020 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest

payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2020 of the property within the RPA is approximately \$13,287,261. This is only an estimate and is to be certified by the County subsequent to adoption of the Village's TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$35,000,000 to \$40,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

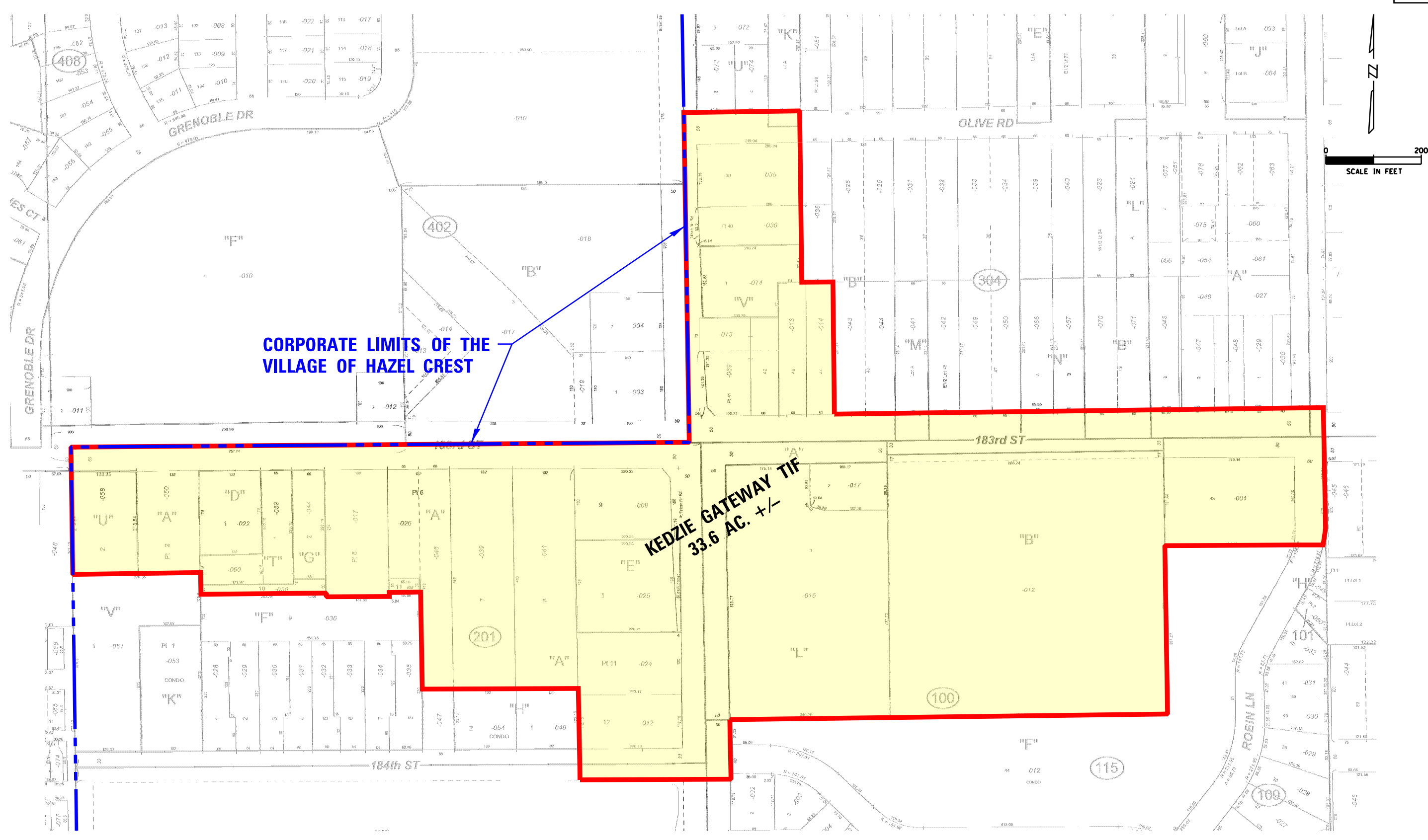
C. Completion of Redevelopment Project

This Redevelopment Plan will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

IX. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan may be amended pursuant to the provisions of the TIF Act.

EXHIBIT 1
BOUNDARY MAP



CB
CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

KEDZIE GATEWAY TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	210319
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	06-17-2021	TIF21319A

REVISED: 07-16-2021

HOMEWOOD\210319\SURVEY\TIF210319A.SUR

EXHIBIT 2
LEGAL DESCRIPTION

KEDZIE GATEWAY TIF – VILLAGE OF HOMEWOOD, ILLINOIS

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 IN HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION, RECORDED SEPTEMBER 6, 1935, AS DOCUMENT NUMBER 11674815;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 TO A POINT ON THE SOUTH LINE OF SAID LOT 40;

THENCE EAST ALONG THE SOUTH LINE OF LOT 40 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 44 IN SAID HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 44 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 974 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 579 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 579 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE LOT 8 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION, RECORDED NOVEMBER 20, 1934, AS DOCUMENT NUMBER 11497788;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE LOT 8 TO A POINT ON THE SOUTH LINE OF THE NORTH 463 FEET OF SAID LOT 8;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 463 FEET OF LOT 8 AND CONTINUING WEST ALONG THE SOUTH LINE OF THE NORTH 463 FEET OF LOTS 7 AND 6 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID LOT 6, SAID WEST LINE ALSO BEING THE EAST LINE OF LINDENWOOD SUBDIVISION, RECORDED NOVEMBER 29, 1977, AS DOCUMENT NUMBER 24214414;

THENCE NORTH ALONG SAID EAST LINE OF LINDENWOOD SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH 360 FEET OF SAID LOT 6 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 360 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 6 TO A POINT ON THE NORTH LINE OF LOT 9 IN SAID LINDENWOOD SUBDIVISION;

THENCE WEST, NORTH AND WEST ALONG SAID NORTH LINE OF LOT 9 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 2 TO A POINT ON THE NORTH LINE OF THE SOUTH 375 FEET OF SAID LOT 2;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 375 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2 IN HOMEWOOD POINTE RESUBDIVISION, RECORDED JANUARY 6, 2005, AS DOCUMENT NUMBER 0500645141;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN HOMEWOOD POINTE RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER TO A POINT ON THE NORTH LINE OF SAID SECTION 2;

THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT 3
QUALIFICATION REPORT

**VILLAGE OF HOMEWOOD
TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT
PROPOSED KEDZIE GATEWAY TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

A study to determine whether all or a portion of an area located in the Village of Homewood qualifies as a “conservation area” as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Homewood, Illinois

Prepared By: Kane, McKenna and Associates, Inc.

JULY, 2021

**VILLAGE OF HOMEWOOD
TIF QUALIFICATION REPORT
KEDZIE GATEWAY TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

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Appendix I - TIF District Boundary Map

Appendix II - Tax Parcel Information

I. INTRODUCTION AND BACKGROUND

In considering the designation of the proposed Kedzie & 183rd Redevelopment Project Area (“TIF District”), the Village of Homewood (the “Village”) has authorized the study of the area indicated in the map attached hereto as Appendix I (the “Study Area”) to determine whether it qualifies for consideration as a “redevelopment project area” (“TIF”) pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“TIF Act” or the “Act”). Kane, McKenna and Associates, Inc. (“KMA”), has agreed to undertake the study of the Study Area. The Study Area consists of twenty-eight (28) tax parcels (as described in Appendix I) comprised of approximately thirty-three (33) acres, and twenty-one (21) buildings. The proposed TIF designation will serve to improve the Village’s western gateway along 183rd Street.

The proposed TIF District was found to have various qualification factors that would enable the Village to designate the Study Area as a “conservation area” as defined in the TIF Act. Fifteen (15) of the twenty-one (21) buildings, or sixty-eight percent (71%) are over thirty-five (35) years in age. These building ages qualify the Study Area as a “conservation” area. Additional qualifying factors in the Study Area include obsolescence, deterioration, lack of community planning, and excessive vacancies.

Village Objectives

The Village’s 1999 Comprehensive Plan, (“The Plan”), notes that sustainable economic viability is a critical concern of residents, and that the Village needs to optimize land uses to maximize tax income from commercial and industrial uses. The Plan also recognizes that residential tax burdens can be mitigated by taxes brought to the Village by commercial and industrial land uses. Accordingly, the Plan includes the following objectives:

- Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts.
- Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas
- Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements.

Source: Village of Homewood Comprehensive Plan

Given these Village objectives under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote the redevelopment of the proposed TIF District. The Village has conceptualized the Study Area as one of the Village’s economic development target areas, since the area has experienced trending upward vacancies over the last few years. National trends that affect both the retail market and the auto industry also impact uses in the area. The Village intends to create and implement a “redevelopment plan” as defined in the TIF Act (the “TIF Redevelopment Plan”) in order to increase tax revenues by undertaking redevelopment activities to increase the community’s tax base.

The Village is favorably disposed toward supporting redevelopment efforts in areas of underutilization and disinvestment and to proactively position the areas in relation to the marketplace. Accordingly, the Village has determined that additional redevelopment strategies take place with the benefit and guidance of comprehensive economic planning by the Village. Through such a coordinated effort, the economic benefits of the Village's other redevelopment efforts, including current downtown area redevelopment efforts, can be broadened into the proposed TIF District area to further complement the Village's overall redevelopment endeavors. Development barriers, inherent with current conditions within the proposed TIF District, which impede economic growth under existing market standards, can be expected to be mitigated.

The Village has determined that redevelopment currently planned for the area may only be feasible with public financial assistance coordinated with private sector investment. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area.

The use of TIF relies upon induced private redevelopment in the area thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the Study Area from October, 2020 thru the date of this report, and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the TIF Act. The relevant sections of the TIF Act are found below. The TIF Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a “redevelopment project area” is:

“an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area.”

Under the TIF Act, a “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of 3 or more of the factors identified below may be considered as a “conservation area”.

Conservation Area

In accordance with the TIF Act, KMA assessed the following factors to determine qualification of the Study Area as a “conservation area”. Pursuant to the TIF Act, such an area qualifies as a “conservation area” provided that:

If improved, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface

cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lagging or Declining EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Study Area consists of twenty-eight (28) tax parcels generally located at the intersection of Kedzie Avenue and 183rd Street, primarily along the south side of 183rd Street straddling Kedzie Avenue, between Kimball Street to the west and Robin Lane to the east, and also on the east side of Kedzie Avenue north of 183rd Street.

IV. **METHODOLOGY OF EVALUATION**

In evaluating the area's potential qualification as a TIF District, the following methodology was utilized:

- 1) A site survey of the area was undertaken by representatives from KMA.
- 2) KMA completed an exterior evaluation of structures, as part of the review. Additionally, KMA assessed 2014 through 2020 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). KMA reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- 4) The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The area was examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act.

V. **QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY**

As a result of KMA's evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of part of the proposed TIF District as a "conservation area".

A. Conservation Area Threshold Factors

Age

Based upon the site survey and data from the Cook County Assessor's office, seventy-one percent (71%) (15 of the 21 structures) within the Study Area were found to be thirty-five (35) years of age or greater.

B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

1. Obsolescence

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

The Study Area includes several properties comprised of older, large single-use buildings whose original intended uses are no longer consistent with contemporary commercial development standards. For example, a 48-year-old Brunswick Bowling/Big Lots building located on the south side of 183rd Street, has experienced vacancies for six (6) years. This long-term vacancy is evidence of the obsolescence of older, larger, limited-use buildings like this. As another example, the automobile dealership, also on the south side of 183rd Street west of Kedzie Avenue, is another large special use facility, and is 38-years old designed for auto related uses including sales, service, vehicle storage and inventory. The Jewel-Osco building, at the southeast corner of Kedzie Avenue and 183rd Street, while currently in operation, is another example of a larger single-use building, whose advanced age of 37 years and size are characteristics make its potential future obsolescence possible given marketplace competition and newer retail trends. At another property, originally designed as an office building, the Village has issued variances from Village parking regulations since the property is not being used for its original intended use, and rather for non-office uses such as fitness, medical, and salon uses.

In addition, the existence of two single-family residential properties located on the east side of Kedzie Avenue just north of the 183rd Street/Kedzie intersection and adjacent to and across the street from commercial uses, along with another single-family residence located on the south side of 183rd Street and surrounded by commercial properties contribute to obsolescence within the Study Area. These residential uses are incompatible with the surrounding commercial land uses within the Study Area, and are therefore, no longer well suited for their original intended use.

2. Deterioration of Site Improvements and Structures

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration of building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

Various degrees of deterioration were observed at sixteen (16) of the twenty-eight (28) parcels of the Study Area. With respect to surface improvements, deterioration was found to be prevalent in the asphalt-paved parking areas and service driveways in the form of extensive surface cracking, potholes, settlement, loose paving materials, and weed growth in pavement, along with crumbling curbs, faded parking striping paint and traffic control paint, broken or dislodged parking blocks, and deteriorated light standards

Secondary building defects were also observed, including masonry exteriors in need of tuckpointing, damaged exterior stucco, peeling paint on doors, trim and gutters and downspouts, deteriorated rail systems at loading docks, rusted metal service and overhead garage doors, and deteriorated window caulking,

Deterioration such as that described above has been documented by the Village in multiple notices of code enforcement violations to property owners within the Study Area as late as July, 2021, including for potholes, parking lot pavement sealing, parking lot striping paint, weed growth, roof leaks, painting, signage, retaining walls, debris removal, and tuckpointing.

3. Presence of Structures Below Minimum Code Standards:

Pursuant to the Act, structures below minimum code standards are structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

There are several properties within the Study Area that have outstanding code violations. The Brunswick/Big Lots property was issued a demolition order by the Village on January, 2020 citing dilapidation that is “so out of repair as to be dangerous and unsafe for human occupancy” and was “declared a nuisance and dangerous to public safety.” As of the date of this report, the Village is in the process of enforcing this demolition order. In addition, this property also has outstanding fire safety code violations, along with seven (7) other properties, so that twenty-eight percent (28%) of the properties in the Study Area have been cited with fire safety and other code violations.

4. Excessive Vacancies

Pursuant to the Act, excessive vacancies are the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Eleven (11) of the twenty-nine (29) commercial units within the Study Area, or thirty-eight percent (38%), were found to be vacant. As previously mentioned, the 54,000 square foot Brunswick Zone bowling facility was closed abruptly approximately six (6) years ago and has been vacant since that time. Village staff reports that there has not been any interest in this property. In addition, according to Village staff, the 12,100 square foot Park West Plaza retail strip shopping center, located at 3003-3029 W. 183rd Street, comprised of nine (9) commercial units, is approximately thirty-three percent (33%) vacant. There is also a vacant commercial unit in another six-unit retail strip shopping center located on 183rd Street within the Study Area. There are also four improved vacant parcels of land within the Study Area, totaling almost one acre.

5. Lack of Community Planning

According to the Act, lack of community planning exists if the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

While the Village of Homewood adopted its first Comprehensive Plan in 1958, with subsequent updates in 1976, 1986, and 1999, the 1999 Comprehensive Plan states that "most of the Village's ordinances that govern the development of land were prepared in the late 1970's and early 1980's, and that "there has not been a 'whole-scale' in-depth review and evaluation of the zoning and subdivision ordinance language and zoning map" since that time. In contrast, thirteen (13) of the twenty-eight (28) tax parcels within the Study Area, or forty-six percent (46%), were developed before 1984. Eight (8) of these thirteen (13) were developed between 1937 and 1978. In addition, all of the properties situated along the south side of 18rd Street within the Study Area were annexed into the Village in 1960, long before the 1970s and 1980s when the Village began governing the development of land. The Village's 1986 Future Land Use Plan called for commercial and related development within the 183rd Street commercial corridors, well after development of most of the properties within the Study Area. In addition, it was not until the Village's adoption of its 1999 Comprehensive Plan that 183rd Street was recognized as "a major east/west entryway into the Village allowing for a southern grand access-way to the Downtown". The 1999 plan also notes that regional retail market shifts "will create the need for additional local retail shopping within the Downtown and along 183rd Street". Programmed commercial development is recommended as part of the 1999 Comprehensive Plan calling for "expansion of the existing commercial pattern of commercial uses within the northeastern quadrant of 183rd and Kedzie Avenue." As noted earlier, these objectives

are also dependent upon the awareness of current marketplace trends that impact retail/commercial uses.

Evidence of a lack of effective community planning within the Study Area, can be seen in the incompatible land uses associated with two single-family residential properties located on the east side of Kedzie Avenue just north of the 183rd Street/Kedzie intersection and adjacent to and across the street from commercial uses, along with another single-family residence located on the south side of 183rd Street and surrounded by commercial properties all with inadequate buffering between these incompatible land uses. Further evidence of a lack of effective community planning can be seen in three tax parcels that are situated behind and between other parcels, and therefore, have no road access to them. In addition, the lack of facilitation of on-site access for vehicular or pedestrian traffic between commercial properties, such as cross easements or other traffic connections between properties provides for exclusive reliance on curb cuts at each property for ingress and egress, contributing to greater traffic generation within the rights of way of 183rd Street, a major arterial.

Further evidence of a lack of community planning can be found in the fact that certain properties within the Study Area are not in compliance with Village zoning regulations. For example, the Village has issued zoning variances for eight (8) of the twenty-eight (28) tax parcels within the Study Area. Six (6) of these are variations from Village parking regulations, one (1) is a variation from Village use regulations the property is not being used for its intended use as an office building, but rather for non-office uses, such as fitness, medical, and salon uses, and another is a variation from Village fence height requirements.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

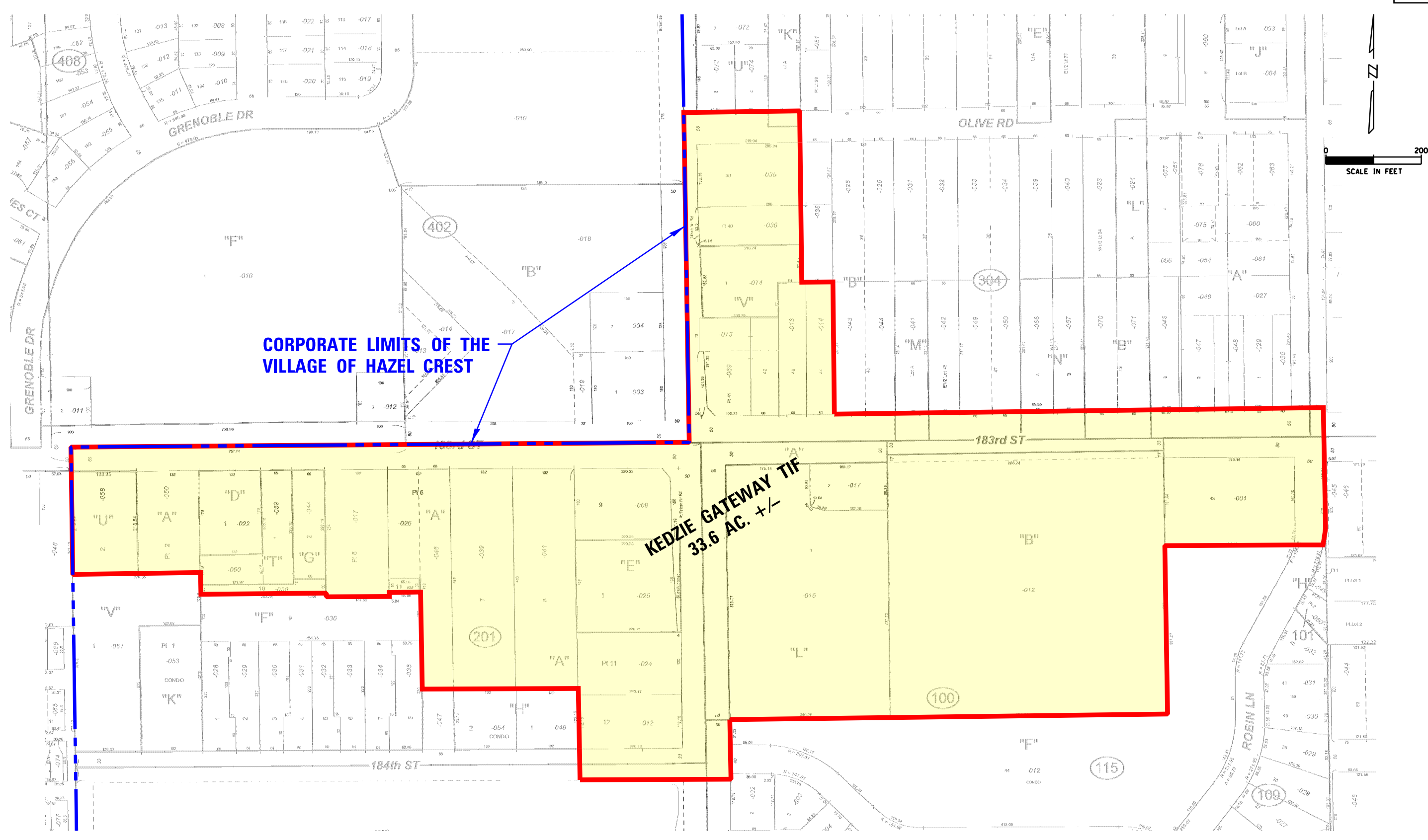
The following is a summary of relevant qualification findings as it relates to a proposed designation of the Study Area by the Village as a TIF District:

1. The area is contiguous and is greater than 1½ acres in size;
2. The area qualifies as a “conservation area;”;
3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the area as a TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction and retention as well as the coordination of redevelopment efforts for modern uses. These efforts will be important to the area’s continued improvement and preservation of tax base.

APPENDIX I
TIF DISTRICT BOUNDARY MAP



CB
CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

KEDZIE GATEWAY TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	210319
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	06-17-2021	TIF21319A

REVISED: 07-16-2021

HOMEWOOD\210319\SURVEY\TIF210319A.SUR

APPENDIX II
TAX PARCELS

List of Tax Parcels

28-36-304-013
28-36-304-014
28-36-304-035
28-36-304-036
28-36-304-069
28-36-304-073
28-36-304-074
31-01-100-012
31-01-100-016
31-01-100-017
31-01-115-001
31-02-201-009
31-02-201-012
31-02-201-017
31-02-201-022
31-02-201-024
31-02-201-025
31-02-201-026
31-02-201-038
31-02-201-039
31-02-201-041
31-02-201-044
31-02-201-046
31-02-201-050
31-02-201-056
31-02-201-058
31-02-201-059
31-02-201-060

EXHIBIT 4
EXISTING LAND USE MAP

Proposed Kedzie Gateway TIF: Current Land Use Map

Village of Homewood

Item 9. F.

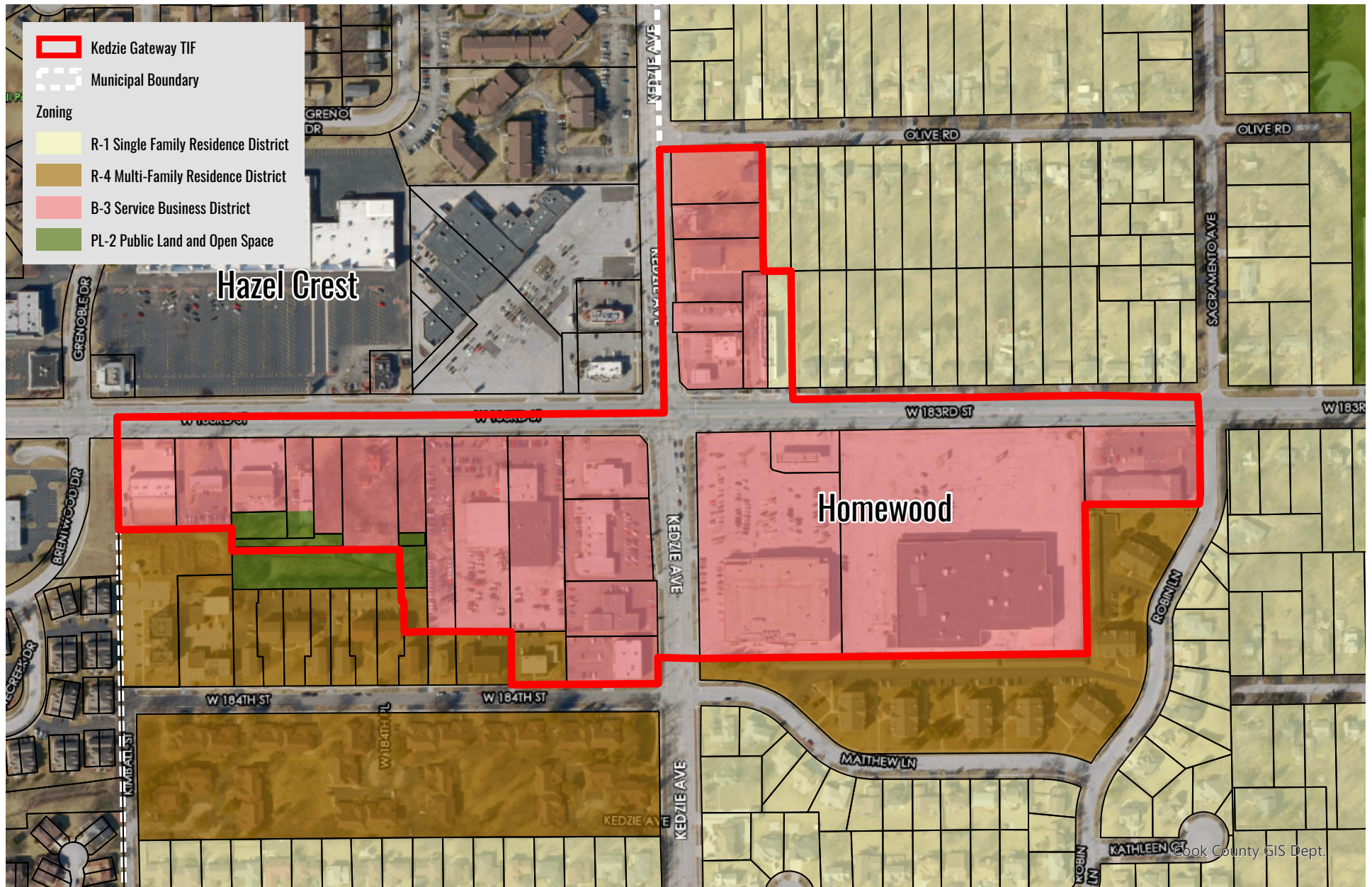
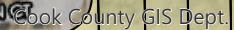


EXHIBIT 5
PROPOSED LAND USE MAP

Item 9. F.

Item 9. F.



Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustee voted AYE: _____

The following Trustee voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois (the "*Village*"), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the "*Corporate Authorities*").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 12th day of October, 2021, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County,
 Illinois Designating the Kedzie Gateway Redevelopment
 Project Area

a true, correct and complete copy of which said ordinance as adopted at the meeting appears in the foregoing transcript of the minutes of the meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were conducted openly, that the vote on the adoption of the ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to the news media requesting such notice; that an agenda for the meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours before the holding of the meeting; that said agenda described or specifically referenced to said ordinance; that said meeting was called and held in strict compliance with the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with the provisions of the Act and the Code and with the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I affix my official
 signature and the seal of the Village, this 12th
 day of October, 2021.

Village Clerk

(SEAL)

ORDINANCE M-2198

**AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK
COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION
FINANCING FOR THE KEDZIE GATEWAY TAX INCREMENT
FINANCING REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the “Act”), for a proposed redevelopment project area known as the Kedzie Gateway Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area constitutes in the aggregate more than one and one-half acres, as described in Exhibit A of this Ordinance, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”) and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on August 10, 2021 adopted an ordinance proposing the establishment of the Area and calling a public hearing for September 28, 2021 concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

WHEREAS, due notice regarding such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by Certified Mail on August 11, 2021, 2021, by publication in the Daily Southtown on September 6, 2021 and September 9, 2021, and by Certified Mail to taxpayers within the Area on September 8, 2021; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on September 1, 2021, at the time and location described in such notice, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board’s recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “conservation area” set forth under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real

property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Village has heretofore approved the Plan and Project as required by the Act, which was identified in An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the Kedzie Gateway Tax Increment Financing Redevelopment Project, and has heretofore designated the Area as a “redevelopment project area” defined by the Act by passing An Ordinance of the Village of Homewood, Cook County, Illinois, Designating the Kedzie Gateway Redevelopment Project Area, and has otherwise complied with all other conditions precedent required by the Act.

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

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. Tax Increment Financing Adopted. Tax increment allocation financing is adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as set forth in the Plan within the Area as legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached and incorporated herein as if set out in full by this reference.

Section 3. Allocation of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations financing economic development costs incurred under the Act issued in respect thereto have been paid, shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to (and when collected shall be paid by the county collector to) the respective affected taxing districts in the manner required by law absent the adoption of tax increment allocation financing.

b. That portion of such taxes attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Village treasurer, who shall deposit said taxes into a special fund, created and designated the “Kedzie Gateway Redevelopment Project Area Special Tax Allocation Fund” of the Village and such taxes shall be used to pay redevelopment project costs and obligations incurred in the payment thereof.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity

or unenforceability of such section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict shall be, and the same are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A - Legal Description

EXHIBIT B - General Street Location

EXHIBIT C - Map of Redevelopment Project Area

EXHIBIT D - Redevelopment Plan and Project

PASSED this 12th day of October 2021.

AYES _____ NAYS _____ ABSENT _____

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

EXHIBIT A**LEGAL DESCRIPTION**

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 IN HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION, RECORDED SEPTEMBER 6, 1935, AS DOCUMENT NUMBER 11674815;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 TO A POINT ON THE SOUTH LINE OF SAID LOT 40;

THENCE EAST ALONG THE SOUTH LINE OF LOT 40 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 44 IN SAID HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 44 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 974 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 579 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 579 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE LOT 8 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION, RECORDED NOVEMBER 20, 1934, AS DOCUMENT NUMBER 11497788;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE LOT 8 TO A POINT ON THE SOUTH LINE OF THE NORTH 463 FEET OF SAID LOT 8;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 463 FEET OF LOT 8 AND CONTINUING WEST ALONG THE SOUTH LINE OF THE NORTH 463 FEET OF LOTS 7 AND 6 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID LOT 6, SAID WEST LINE ALSO BEING THE EAST LINE OF LINDENWOOD SUBDIVISION, RECORDED NOVEMBER 29, 1977, AS DOCUMENT NUMBER 24214414;

THENCE NORTH ALONG SAID EAST LINE OF LINDENWOOD SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH 360 FEET OF SAID LOT 6 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 360 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 6 TO A POINT ON THE NORTH LINE OF LOT 9 IN SAID LINDENWOOD SUBDIVISION;

THENCE WEST, NORTH AND WEST ALONG SAID NORTH LINE OF LOT 9 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 2 TO A POINT ON THE NORTH LINE OF THE SOUTH 375 FEET OF SAID LOT 2;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 375 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2 IN HOMEWOOD POINTE RESUBDIVISION, RECORDED JANUARY 6, 2005, AS DOCUMENT NUMBER 0500645141;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN HOMEWOOD POINTE RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER TO A POINT ON THE NORTH LINE OF SAID SECTION 2;

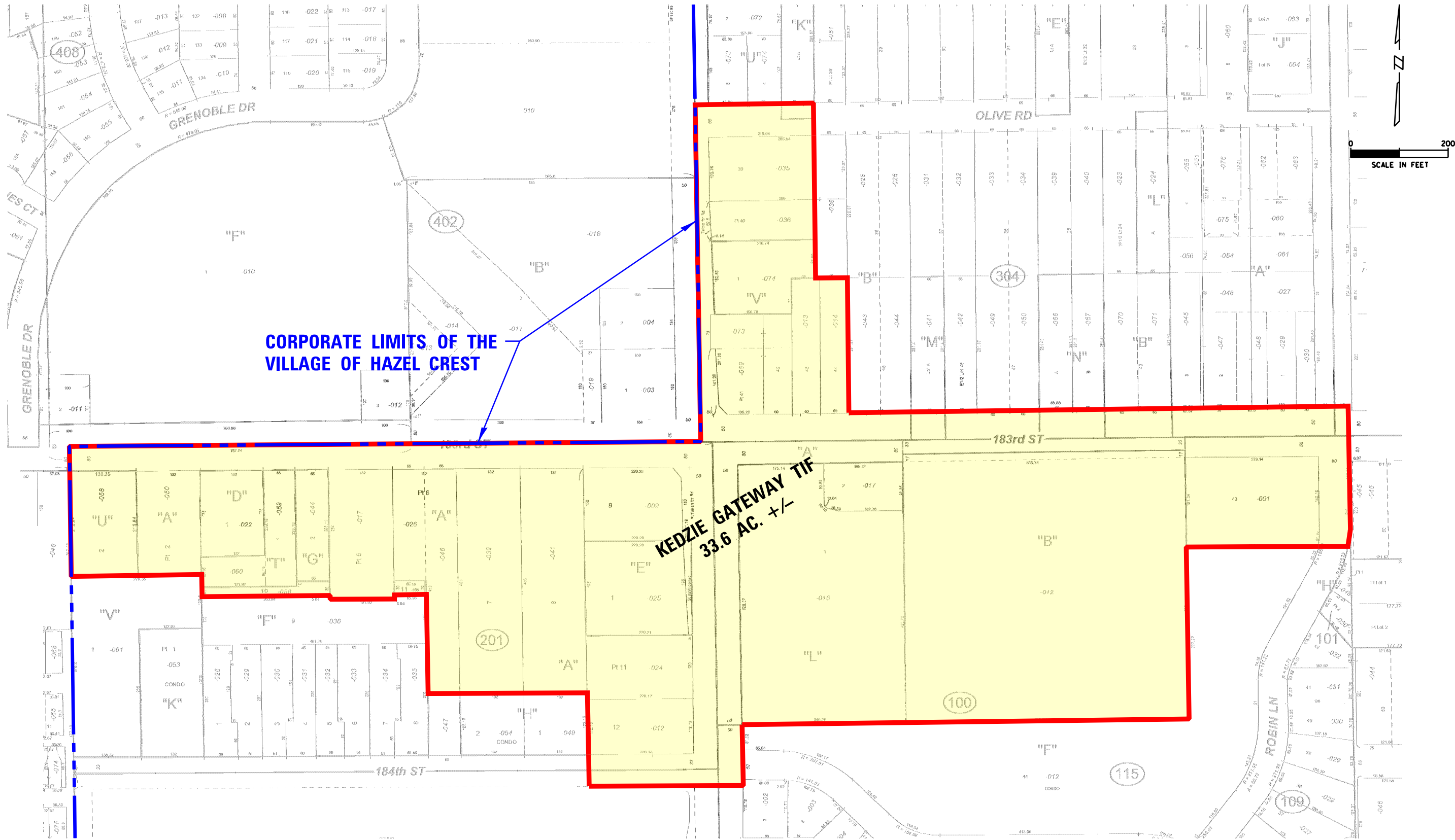
THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B
GENERAL STREET LOCATION

The redevelopment project area is located in the southwest portion of the Village and consists of twenty-eight (28) tax parcels generally located at the intersection of Kedzie Avenue and 183rd Street, primarily along the south side of 183rd Street straddling Kedzie Avenue, between Kimball Street to the west and Robin Lane to the east, and also on the east side of Kedzie Avenue north of 183rd Street.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

KEDZIE GATEWAY TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM
DWN.	AJK
CHKD.	JRM
SCALE:	1"=200'
DATE:	06-17-2021

PROJECT NO.	210319
SHEET 1 OF 1	
DRAWING NO.	TIF21319A

REVISED: 07-16-2021

EXHIBIT D
REDEVELOPMENT PLAN AND PROJECT

Draft Date: 07/28/2021

**VILLAGE OF HOMEWOOD, ILLINOIS
KEDZIE GATEWAY TIF DISTRICT REDEVELOPMENT
PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

Prepared By:

**Village of Homewood, Illinois
&
Kane, McKenna and Associates, Inc.**

July, 2021

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I. Introduction

The Village of Homewood (the “Village”) is a suburban municipality serving a population of 19,323 citizens (according to the 2010 U.S. Census). The Village is an established community situated approximately 22 miles south of Chicago’s “Loop” within close distance to Midway Airport and Gary-Chicago International Airport and near Interstate 394, Interstate 294, Interstate 90-94 and four State and County Roads. In this report, the Village proposes a Tax Increment Financing Redevelopment Plan and Project (the “Plan” or “Redevelopment Plan”) pursuant to the TIF Act (as such term is hereinafter defined) to enable an area within the Village to overcome a number of redevelopment barriers. Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village to assist in the drafting of this Redevelopment Plan.

The intersection of 183rd Street and Kedzie Avenue is considered by the Village to be a key gateway into the Village. The Village’s 1999 Comprehensive Plan recognizes 183rd Street as “a major east/west entryway into the Village allowing for a southern grand access-way to the Downtown”. The 1999 plan also notes that regional retail market shifts “will create the need for additional local retail shopping within the Downtown and along 183rd Street”. Programmed commercial development is recommended as part of the 1999 Comprehensive Plan calling for “expansion of the existing commercial pattern of commercial uses within the northeastern quadrant of 183rd and Kedzie Avenue”. Proximity of the Kedzie and 183rd Street intersection to the commuter rail station and the existing Downtown TOD TIF District is also important for coordination and planning for integrated uses, infrastructure and continuity. The potential to redevelop the area around this significant intersection is an opportunity to enhance thirty-three (33) acres of property located at the gateway described above and to position the area in relation to marketplace trends impacting both retail and auto industry uses.

Given these conditions, the Village has determined that the proposed TIF District would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan. The Village, with the assistance of KMA, has commissioned this Redevelopment Plan to use tax increment financing in order to alleviate those conditions which deter private investment in the area and meet the Village’s redevelopment goals and objectives.

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a “redevelopment project area” pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in

a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”) enables Illinois municipalities to establish a “redevelopment project area” either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish an area as a “redevelopment project area” pursuant to the Act, Illinois municipalities must adopt several documents including a Redevelopment Plan and Qualification Report that provides in reasonable detail the basis for the eligibility of the RPA. A Redevelopment Plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized KMA to study the area identified in the boundary map attached hereto as Exhibit 1 (the “Redevelopment Project Area”, “RPA” or “TIF District”) in relation to its eligibility as a Redevelopment Project Area under the TIF Act, to prepare a report for the eligibility of the RPA (the “Qualification Report”) and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

1. That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
2. That public/private partnerships are determined to be necessary in order to achieve development goals;
3. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
4. That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the

redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;

5. That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
6. The Redevelopment Plan and Project conform to the Village's 1999 Comprehensive Plan, (the "Comprehensive Plan"), which guides development of the Village as a whole.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA is located in the southwest portion of the Village and consists of twenty-eight (28) tax parcels generally located at the intersection of Kedzie Avenue and 183rd Street, primarily along the south side of 183rd Street straddling Kedzie Avenue, between Kimball Street to the west and Robin Lane to the east, and also on the east side of Kedzie Avenue north of 183rd Street. Existing land uses within the RPA include commercial, retail, office and residential uses. Please see Exhibit 1 for a boundary map of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Comprehensive Plan, which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarizes goals in the 1999 Comprehensive Plan that are applicable to the RPA.

Table 1. 1999 Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Provide commercial districts which will serve the needs of area residents and enhance the overall quality of life in the community	Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts
	Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas
	Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on the specifics of the proposal
	Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements.

Source: Village of Homewood 1999 Comprehensive Plan (2015)[**DOUBLE CHECK DATES OF COMP PLAN**]

Implementation of this Redevelopment Plan will facilitate the accomplishment of these and other goals described in the Comprehensive Plan. It is further expected that the “redevelopment projects” as defined in the TIF Act will return the RPA to economically productive use; thus, accomplishing the Village’s general goals regarding enhancing and strengthening the Village’s tax base.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

1. Reduce or address those adverse impacts described in the TIF Qualification Report which deter private investment in the RPA
2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village's tax base
3. Provide for high-quality, development within the RPA that facilitates community and economic development goals
4. Accomplish redevelopment of the RPA over a reasonable time period

These goals may be accomplished by pursuing the following objectives for the RPA:

1. Promotion of the redevelopment of underutilized property located within the RPA
2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Qualification Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of KMA from October, 2020 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are attached as Exhibit 3 of this Redevelopment Plan.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the property as a "conservation area" and which impair sound growth in the RPA are: (i) obsolescence (ii) deterioration of structures or site improvements, (iii) excessive vacancies, (iv) code violations, and (v) lack of community planning.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

A housing impact study is not required to be completed because the Village will certify that it will not displace ten or more residential units and no residential uses are located within the RPA.

If, later, the Village does decide that it is necessary to dislocate ten or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan

Existing land uses consists largely of commercial and retail land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part hereof and include commercial, retail, office, and residential uses.

Proposed land uses in the RPA are to consist of commercial, retail and office uses. Intended land uses will conform to the Village's Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the proposed general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. *Property Assembly Costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site

preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. *Rehabilitation Costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public Works and Improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job Training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing Incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital Costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

9. *School-related Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. *Library Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing

units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. *Payment in Lieu of Taxes*;
13. *Job Training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. *Interest Costs* – incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing

Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. *Day Care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families

working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of Privately-owned Buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail Displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic Building Demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. “Historic Resource” means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

Table 2. Redevelopment Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land and Property Acquisition and Assembly Costs (including Relocation Costs)	\$ 8,700,000
Site Preparation, Demolition, and Environmental Cleanup.	\$ 1,500,000
Public Works or Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	\$ 8,125,000
Rehabilitation of Existing Structures	\$ 15,000,000
Professional Service Costs (Including without limitation Planning, Legal, Engineering, Architectural, Financial, Administrative, Annual Reporting and Marketing) Redeveloper Interest Costs Pursuant to the Act	\$ 1,000,000
Interest Rate Rebate (30% of annual private investments costs per the TIF Act)	\$ 5,000,000
School Tuition/Library Costs/Capital Improvements (per the TIF Act)	\$ 1,000,000
Job Training	\$ 500,000
TOTAL ESTIMATED TIF BUDGET	\$40,825,000

Notes:

- (1) All project cost estimates are in 2021 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded “redevelopment project costs” as defined in the TIF Act are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village’s incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2020 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest

payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2020 of the property within the RPA is approximately \$13,287,261. This is only an estimate and is to be certified by the County subsequent to adoption of the Village's TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$35,000,000 to \$40,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

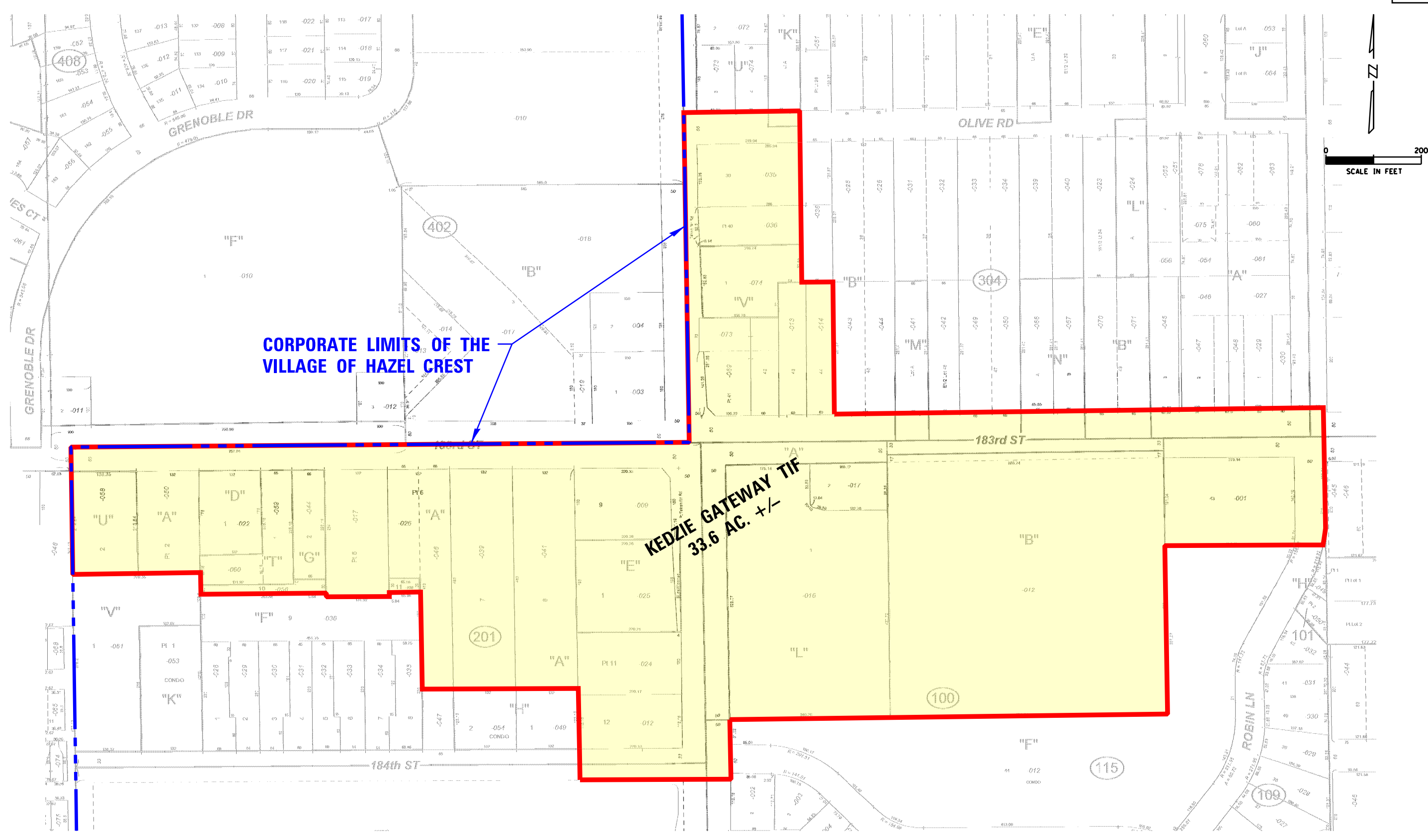
C. Completion of Redevelopment Project

This Redevelopment Plan will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

IX. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan may be amended pursuant to the provisions of the TIF Act.

EXHIBIT 1
BOUNDARY MAP



CB
CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

KEDZIE GATEWAY TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	210319
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	06-17-2021	TIF21319A

EXHIBIT 2
LEGAL DESCRIPTION

KEDZIE GATEWAY TIF – VILLAGE OF HOMEWOOD, ILLINOIS

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF OLIVE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 IN HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION, RECORDED SEPTEMBER 6, 1935, AS DOCUMENT NUMBER 11674815;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF THE EAST 66 FEET OF LOTS 39 AND 40 TO A POINT ON THE SOUTH LINE OF SAID LOT 40;

THENCE EAST ALONG THE SOUTH LINE OF LOT 40 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 44 IN SAID HOMEWOOD GARDENS ACRES NO 2 SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 44 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 974 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 579 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 579 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF KEDZIE AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 184TH STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE LOT 8 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION, RECORDED NOVEMBER 20, 1934, AS DOCUMENT NUMBER 11497788;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE LOT 8 TO A POINT ON THE SOUTH LINE OF THE NORTH 463 FEET OF SAID LOT 8;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 463 FEET OF LOT 8 AND CONTINUING WEST ALONG THE SOUTH LINE OF THE NORTH 463 FEET OF LOTS 7 AND 6 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID LOT 6, SAID WEST LINE ALSO BEING THE EAST LINE OF LINDENWOOD SUBDIVISION, RECORDED NOVEMBER 29, 1977, AS DOCUMENT NUMBER 24214414;

THENCE NORTH ALONG SAID EAST LINE OF LINDENWOOD SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH 360 FEET OF SAID LOT 6 IN HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 360 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 6 TO A POINT ON THE NORTH LINE OF LOT 9 IN SAID LINDENWOOD SUBDIVISION;

THENCE WEST, NORTH AND WEST ALONG SAID NORTH LINE OF LOT 9 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN SAID HOMEWOOD GARDENS ACRES NO 1 SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 2 TO A POINT ON THE NORTH LINE OF THE SOUTH 375 FEET OF SAID LOT 2;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 375 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2 IN HOMEWOOD POINTE RESUBDIVISION, RECORDED JANUARY 6, 2005, AS DOCUMENT NUMBER 0500645141;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN HOMEWOOD POINTE RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER TO A POINT ON THE NORTH LINE OF SAID SECTION 2;

THENCE EAST ALONG SAID NORTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT 3
QUALIFICATION REPORT

**VILLAGE OF HOMEWOOD
TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT
PROPOSED KEDZIE GATEWAY TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

A study to determine whether all or a portion of an area located in the Village of Homewood qualifies as a “conservation area” as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Homewood, Illinois

Prepared By: Kane, McKenna and Associates, Inc.

JULY, 2021

**VILLAGE OF HOMEWOOD
TIF QUALIFICATION REPORT
KEDZIE GATEWAY TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

TABLE OF CONTENTS

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Appendix I - TIF District Boundary Map

Appendix II - Tax Parcel Information

I. INTRODUCTION AND BACKGROUND

In considering the designation of the proposed Kedzie & 183rd Redevelopment Project Area (“TIF District”), the Village of Homewood (the “Village”) has authorized the study of the area indicated in the map attached hereto as Appendix I (the “Study Area”) to determine whether it qualifies for consideration as a “redevelopment project area” (“TIF”) pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“TIF Act” or the “Act”). Kane, McKenna and Associates, Inc. (“KMA”), has agreed to undertake the study of the Study Area. The Study Area consists of twenty-eight (28) tax parcels (as described in Appendix I) comprised of approximately thirty-three (33) acres, and twenty-one (21) buildings. The proposed TIF designation will serve to improve the Village’s western gateway along 183rd Street.

The proposed TIF District was found to have various qualification factors that would enable the Village to designate the Study Area as a “conservation area” as defined in the TIF Act. Fifteen (15) of the twenty-one (21) buildings, or sixty-eight percent (71%) are over thirty-five (35) years in age. These building ages qualify the Study Area as a “conservation” area. Additional qualifying factors in the Study Area include obsolescence, deterioration, lack of community planning, and excessive vacancies.

Village Objectives

The Village’s 1999 Comprehensive Plan, (“The Plan”), notes that sustainable economic viability is a critical concern of residents, and that the Village needs to optimize land uses to maximize tax income from commercial and industrial uses. The Plan also recognizes that residential tax burdens can be mitigated by taxes brought to the Village by commercial and industrial land uses. Accordingly, the Plan includes the following objectives:

- Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts.
- Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas
- Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements.

Source: Village of Homewood Comprehensive Plan

Given these Village objectives under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote the redevelopment of the proposed TIF District. The Village has conceptualized the Study Area as one of the Village’s economic development target areas, since the area has experienced trending upward vacancies over the last few years. National trends that affect both the retail market and the auto industry also impact uses in the area. The Village intends to create and implement a “redevelopment plan” as defined in the TIF Act (the “TIF Redevelopment Plan”) in order to increase tax revenues by undertaking redevelopment activities to increase the community’s tax base.

The Village is favorably disposed toward supporting redevelopment efforts in areas of underutilization and disinvestment and to proactively position the areas in relation to the marketplace. Accordingly, the Village has determined that additional redevelopment strategies take place with the benefit and guidance of comprehensive economic planning by the Village. Through such a coordinated effort, the economic benefits of the Village's other redevelopment efforts, including current downtown area redevelopment efforts, can be broadened into the proposed TIF District area to further complement the Village's overall redevelopment endeavors. Development barriers, inherent with current conditions within the proposed TIF District, which impede economic growth under existing market standards, can be expected to be mitigated.

The Village has determined that redevelopment currently planned for the area may only be feasible with public financial assistance coordinated with private sector investment. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area.

The use of TIF relies upon induced private redevelopment in the area thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the Study Area from October, 2020 thru the date of this report, and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the TIF Act. The relevant sections of the TIF Act are found below. The TIF Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a “redevelopment project area” is:

“an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area.”

Under the TIF Act, a “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of 3 or more of the factors identified below may be considered as a “conservation area”.

Conservation Area

In accordance with the TIF Act, KMA assessed the following factors to determine qualification of the Study Area as a “conservation area”. Pursuant to the TIF Act, such an area qualifies as a “conservation area” provided that:

If improved, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface

cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lagging or Declining EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Study Area consists of twenty-eight (28) tax parcels generally located at the intersection of Kedzie Avenue and 183rd Street, primarily along the south side of 183rd Street straddling Kedzie Avenue, between Kimball Street to the west and Robin Lane to the east, and also on the east side of Kedzie Avenue north of 183rd Street.

IV. METHODOLOGY OF EVALUATION

In evaluating the area's potential qualification as a TIF District, the following methodology was utilized:

- 1) A site survey of the area was undertaken by representatives from KMA.
- 2) KMA completed an exterior evaluation of structures, as part of the review. Additionally, KMA assessed 2014 through 2020 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). KMA reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- 4) The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The area was examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of KMA's evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of part of the proposed TIF District as a "conservation area".

A. Conservation Area Threshold Factors

Age

Based upon the site survey and data from the Cook County Assessor's office, seventy-one percent (71%) (15 of the 21 structures) within the Study Area were found to be thirty-five (35) years of age or greater.

B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

1. Obsolescence

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

The Study Area includes several properties comprised of older, large single-use buildings whose original intended uses are no longer consistent with contemporary commercial development standards. For example, a 48-year-old Brunswick Bowling/Big Lots building located on the south side of 183rd Street, has experienced vacancies for six (6) years. This long-term vacancy is evidence of the obsolescence of older, larger, limited-use buildings like this. As another example, the automobile dealership, also on the south side of 183rd Street west of Kedzie Avenue, is another large special use facility, and is 38-years old designed for auto related uses including sales, service, vehicle storage and inventory. The Jewel-Osco building, at the southeast corner of Kedzie Avenue and 183rd Street, while currently in operation, is another example of a larger single-use building, whose advanced age of 37 years and size are characteristics make its potential future obsolescence possible given marketplace competition and newer retail trends. At another property, originally designed as an office building, the Village has issued variances from Village parking regulations since the property is not being used for its original intended use, and rather for non-office uses such as fitness, medical, and salon uses.

In addition, the existence of two single-family residential properties located on the east side of Kedzie Avenue just north of the 183rd Street/Kedzie intersection and adjacent to and across the street from commercial uses, along with another single-family residence located on the south side of 183rd Street and surrounded by commercial properties contribute to obsolescence within the Study Area. These residential uses are incompatible with the surrounding commercial land uses within the Study Area, and are therefore, no longer well suited for their original intended use.

2. Deterioration of Site Improvements and Structures

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration of building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

Various degrees of deterioration were observed at sixteen (16) of the twenty-eight (28) parcels of the Study Area. With respect to surface improvements, deterioration was found to be prevalent in the asphalt-paved parking areas and service driveways in the form of extensive surface cracking, potholes, settlement, loose paving materials, and weed growth in pavement, along with crumbling curbs, faded parking striping paint and traffic control paint, broken or dislodged parking blocks, and deteriorated light standards

Secondary building defects were also observed, including masonry exteriors in need of tuckpointing, damaged exterior stucco, peeling paint on doors, trim and gutters and downspouts, deteriorated rail systems at loading docks, rusted metal service and overhead garage doors, and deteriorated window caulking,

Deterioration such as that described above has been documented by the Village in multiple notices of code enforcement violations to property owners within the Study Area as late as July, 2021, including for potholes, parking lot pavement sealing, parking lot striping paint, weed growth, roof leaks, painting, signage, retaining walls, debris removal, and tuckpointing.

3. Presence of Structures Below Minimum Code Standards:

Pursuant to the Act, structures below minimum code standards are structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

There are several properties within the Study Area that have outstanding code violations. The Brunswick/Big Lots property was issued a demolition order by the Village on January, 2020 citing dilapidation that is “so out of repair as to be dangerous and unsafe for human occupancy” and was “declared a nuisance and dangerous to public safety.” As of the date of this report, the Village is in the process of enforcing this demolition order. In addition, this property also has outstanding fire safety code violations, along with seven (7) other properties, so that twenty-eight percent (28%) of the properties in the Study Area have been cited with fire safety and other code violations.

4. Excessive Vacancies

Pursuant to the Act, excessive vacancies are the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Eleven (11) of the twenty-nine (29) commercial units within the Study Area, or thirty-eight percent (38%), were found to be vacant. As previously mentioned, the 54,000 square foot Brunswick Zone bowling facility was closed abruptly approximately six (6) years ago and has been vacant since that time. Village staff reports that there has not been any interest in this property. In addition, according to Village staff, the 12,100 square foot Park West Plaza retail strip shopping center, located at 3003-3029 W. 183rd Street, comprised of nine (9) commercial units, is approximately thirty-three percent (33%) vacant. There is also a vacant commercial unit in another six-unit retail strip shopping center located on 183rd Street within the Study Area. There are also four improved vacant parcels of land within the Study Area, totaling almost one acre.

5. Lack of Community Planning

According to the Act, lack of community planning exists if the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

While the Village of Homewood adopted its first Comprehensive Plan in 1958, with subsequent updates in 1976, 1986, and 1999, the 1999 Comprehensive Plan states that "most of the Village's ordinances that govern the development of land were prepared in the late 1970's and early 1980's, and that "there has not been a 'whole-scale' in-depth review and evaluation of the zoning and subdivision ordinance language and zoning map" since that time. In contrast, thirteen (13) of the twenty-eight (28) tax parcels within the Study Area, or forty-six percent (46%), were developed before 1984. Eight (8) of these thirteen (13) were developed between 1937 and 1978. In addition, all of the properties situated along the south side of 18rd Street within the Study Area were annexed into the Village in 1960, long before the 1970s and 1980s when the Village began governing the development of land. The Village's 1986 Future Land Use Plan called for commercial and related development within the 183rd Street commercial corridors, well after development of most of the properties within the Study Area. In addition, it was not until the Village's adoption of its 1999 Comprehensive Plan that 183rd Street was recognized as "a major east/west entryway into the Village allowing for a southern grand access-way to the Downtown". The 1999 plan also notes that regional retail market shifts "will create the need for additional local retail shopping within the Downtown and along 183rd Street". Programmed commercial development is recommended as part of the 1999 Comprehensive Plan calling for "expansion of the existing commercial pattern of commercial uses within the northeastern quadrant of 183rd and Kedzie Avenue." As noted earlier, these objectives

are also dependent upon the awareness of current marketplace trends that impact retail/commercial uses.

Evidence of a lack of effective community planning within the Study Area, can be seen in the incompatible land uses associated with two single-family residential properties located on the east side of Kedzie Avenue just north of the 183rd Street/Kedzie intersection and adjacent to and across the street from commercial uses, along with another single-family residence located on the south side of 183rd Street and surrounded by commercial properties all with inadequate buffering between these incompatible land uses. Further evidence of a lack of effective community planning can be seen in three tax parcels that are situated behind and between other parcels, and therefore, have no road access to them. In addition, the lack of facilitation of on-site access for vehicular or pedestrian traffic between commercial properties, such as cross easements or other traffic connections between properties provides for exclusive reliance on curb cuts at each property for ingress and egress, contributing to greater traffic generation within the rights of way of 183rd Street, a major arterial.

Further evidence of a lack of community planning can be found in the fact that certain properties within the Study Area are not in compliance with Village zoning regulations. For example, the Village has issued zoning variances for eight (8) of the twenty-eight (28) tax parcels within the Study Area. Six (6) of these are variations from Village parking regulations, one (1) is a variation from Village use regulations the property is not being used for its intended use as an office building, but rather for non-office uses, such as fitness, medical, and salon uses, and another is a variation from Village fence height requirements.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

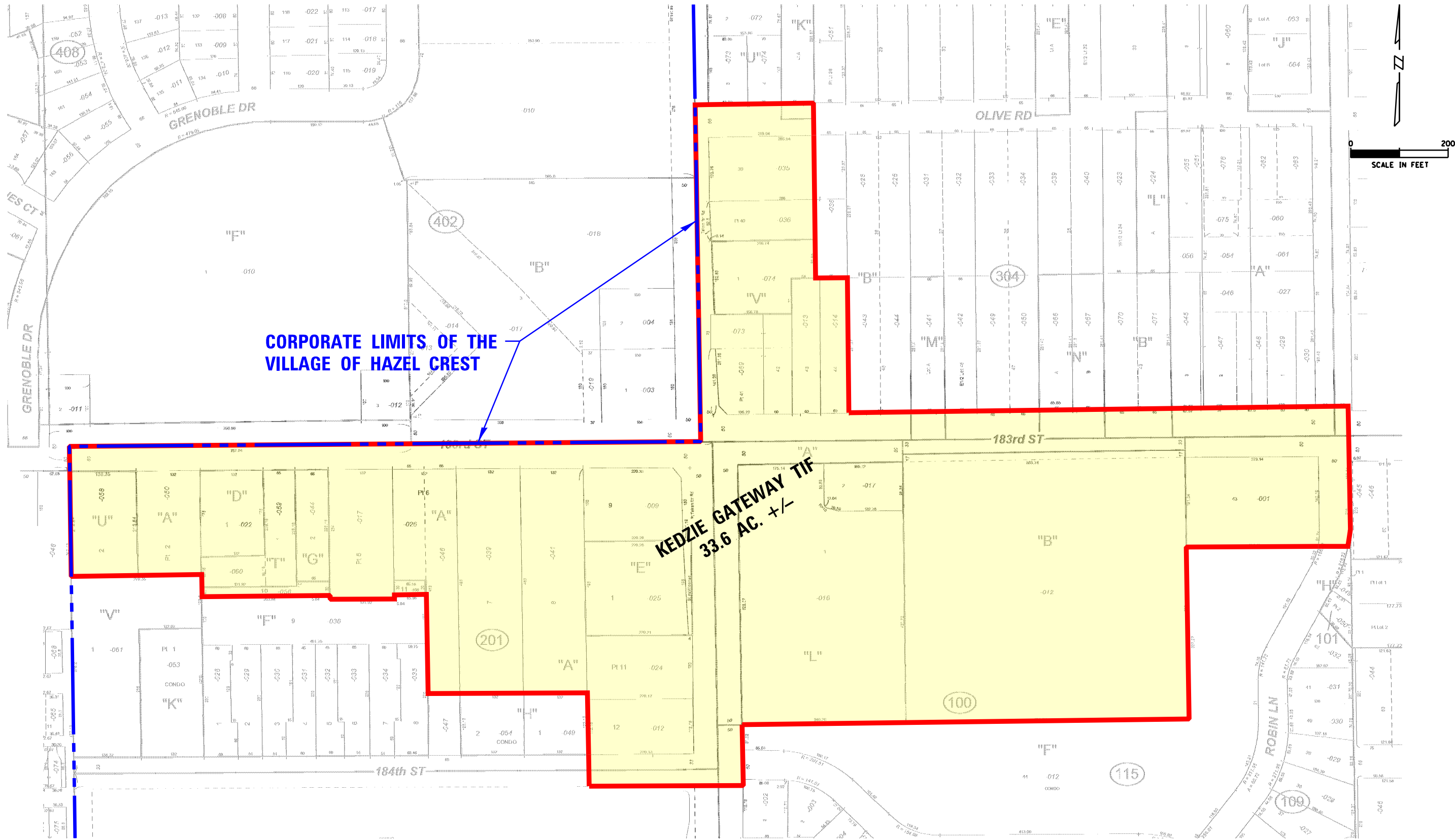
The following is a summary of relevant qualification findings as it relates to a proposed designation of the Study Area by the Village as a TIF District:

1. The area is contiguous and is greater than 1½ acres in size;
2. The area qualifies as a “conservation area;”;
3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the area as a TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction and retention as well as the coordination of redevelopment efforts for modern uses. These efforts will be important to the area’s continued improvement and preservation of tax base.

APPENDIX I
TIF DISTRICT BOUNDARY MAP



CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

KEDZIE GATEWAY TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	210319
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	06-17-2021	TIF21319A

REVISED: 07-16-2021

APPENDIX II
TAX PARCELS

List of Tax Parcels

**28-36-304-013
28-36-304-014
28-36-304-035
28-36-304-036
28-36-304-069
28-36-304-073
28-36-304-074
31-01-100-012
31-01-100-016
31-01-100-017
31-01-115-001
31-02-201-009
31-02-201-012
31-02-201-017
31-02-201-022
31-02-201-024
31-02-201-025
31-02-201-026
31-02-201-038
31-02-201-039
31-02-201-041
31-02-201-044
31-02-201-046
31-02-201-050
31-02-201-056
31-02-201-058
31-02-201-059
31-02-201-060**

EXHIBIT 4
EXISTING LAND USE MAP

Proposed Kedzie Gateway TIF: Current Land Use Map

Item 9. G.

Village of Homewood

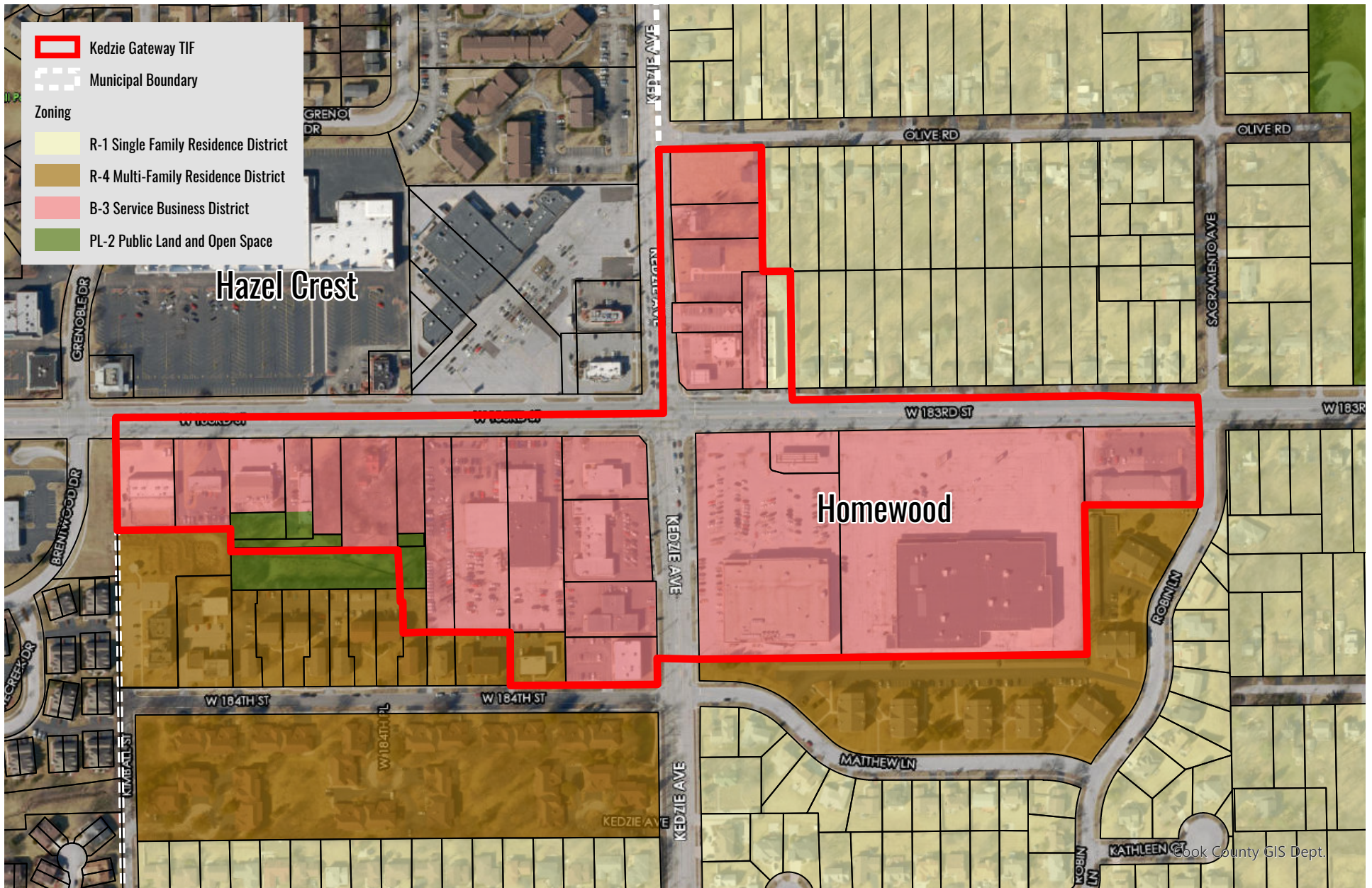
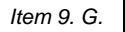


EXHIBIT 5
PROPOSED LAND USE MAP

Item 9. G.

Item 9. G.



VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 12, 2021

To: Jim Marino, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Solicitation of Alternate Bids – 18225 Dixie Highway

PURPOSE

Homewood Brewing, LLC, d/b/a Homewood Brewing Company (HBC) has submitted a letter of intent to purchase the property at 18225 Dixie Highway and a proposal to redevelop it. This property is the former Bogart's Charhouse restaurant. The proposal includes the construction of a 12,000 square foot single-story brewery and restaurant. The new facility will include a brewhouse and full-service kitchen as well as a taproom, dining room, and an outdoor seating area. Since the Village has received a redevelopment proposal, the solicitation of alternate proposals or bids for the sale and redevelopment of this property is required by law. Any submitted proposals or bids will be opened at the October 12 board meeting.

PROCESS

In 2018, the Village acquired the property in a tax foreclosure sale. At that time, the building had been vacant for approximately nine years. In October 2020, the Village established the Dixie Highway/Miller Court Tax Increment Financing District (TIF), which includes this property. The intent was to secure this property and provide incentives for suitable development. Recently, the Village partnered with the Cook County Sheriff's Restoring Neighborhoods Workforce (RENEW) program to demolish the building and prepare the site for redevelopment.

As required, the Village has provided the opportunity for other interested parties to submit alternate proposals or bids for the sale and redevelopment of our property. The Village approved an ordinance for solicitation of alternate bids on September 28, 2021, which required the bids to be submitted to the Village no later than 5:00 p.m. on Tuesday, October 12, 2021.

OUTCOME

Opening alternate bids received ensures that the Village complies with State requirements and allows the redevelopment of this property to move forward.

FINANCIAL IMPACT

Funding Source: No Financial Impact

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

VILLAGE OF HOMEWOOD



LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Open and read alternate bids and proposals.