

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

June 09, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes:

Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on May 26, 2026.
6. Claims List:

Consider a motion to approve the Claims List of June 9, 2026 in the amount of \$1,635,635.06.
7. Oath of Office: The Village Clerk will administer the oath of office to:

Sean Faulkner for the position of assistant director of public works in the Public Works Department.
8. Appointment(s):

Appointment/Planning and Zoning Commission Chairperson/Seth Bransky: Consider a motion to approve the appointment of Seth Bransky as Chairperson of the Planning and Zoning Commission.
9. Presentation(s):

Communication and Engagement Manager Antonia Steinmiller will present the Spring 2026 Graduates of the Citizens Civics Academy.
10. Hear from the Audience
11. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. M-2429/Traffic Regulation Schedule/Stop Signs/Yield Signs: Pass an ordinance revising the Village of Homewood Traffic Regulation Schedule to remove the existing yield signs and add stop signs on the northbound and southbound approaches of Howe Avenue at Cedar Road.

- B. Purchase Approval/Cook County Land Bank Authority/17924 Halsted Street: Authorize the purchase of a 15,600 square foot office building located at 17924 Halsted Street, per the Term Sheet once executed by the Village Manager and the Cook County Land Bank Authority; and, authorize the Village President, Village Manager, Village Attorney, and other necessary Village officials to take all necessary actions to effectuate the purchase and acquisition of the property pursuant to the Term Sheet, including preparation of a purchase and sale agreement to be presented for formal Board approval at a future meeting.
- C. M-2430/Special Use Permit/Drive-Through Facility/7Brew/17855 Halsted Street: Pass an ordinance granting a special use permit for a drive-through facility for the proposed location of 7Brew at 17855 Halsted Street, accessory to a permitted restaurant use at the same location.
- D. M-2431/Variance/Perimeter Landscape Zone/7Brew/17855 Halsted Street: Pass an ordinance granting a variance from Section 44-05-06.(f).(3).b. to allow for the reduction of the required width of the parking area perimeter landscape zone from 15 feet to 11 feet and seven inches for the proposed location of 7Brew at 17855 Halsted Street.
- E. M-2432/Redevelopment Agreement/Second Amendment/Raices Restaurant Inc./Anguiano Guido Properties LLC/18136 Dixie Highway: Pass an ordinance approving the Second (2nd) Amendment to the Redevelopment Agreement between Raices Restaurant Inc., Anguiano Guido Properties LLC, and the Village of Homewood for the redevelopment of property at 18134-18138 Dixie Highway.
- F. M-2433/Disposal of Surplus Property/Contents of Homewood Auditorium/2010 Chestnut Road: Pass an ordinance authorizing the Village Manager to sell, donate, or dispose of the property and materials as needed to commence the renovation of the Village Auditorium at 2010 Chestnut Road.
- G. M-2434/Amendment to Cell Tower Agreement/New Cingular Wireless PCS, LLC (AT&T)/2536 Hickory Road: Authorize the Village President to sign an amendment to the agreement with New Cingular Wireless PCS, LLC (AT&T) of Atlanta, GA for the continued leasing of space on the Village-owned water tower located at 2536 Hickory Road for telecommunications equipment.

12. General Board Discussion

13. Adjourn

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, MAY 26, 2026
VILLAGE HALL BOARD ROOM

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

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

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

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Thomas Johnson, Assistant Director of Finance Lindsay Cabay, Interim Director of Economic and Community Development Noah Schumerth, Director of Public Works Joshua Burman, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of May 12, 2026 were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$456,505.58 was presented. There were no questions from the Trustees.

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

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

OATHS OF OFFICE: The Village Clerk administered the oath of office to Ryan Jones for the position of utility technician in the Public Works Department

Clerk Flores administered the oath of office to Lorielle Brown for the position of police officer in the Police Department.

PRESENTATION(S):

The Village Clerk read a proclamation declaring the first Friday in June, June 5, 2026, to be National Gun Violence Awareness Day in the Village of Homewood.

The Village Clerk read a proclamation honoring Maureen Alfonso, Michael Cap, William O'Brien, and Fred Sierzega for their distinguished service on the Planning and Zoning Commission.

Charli Johnsos and Brian Grey from Kluber Engineering presented the proposed HVAC system for the public safety campus. After reviewing the current system which is a geothermal system, Kluber recommends a boiler system and a chill water system.

Geoffrey Dickinson from SB Friedman spoke about their proposal for conducting the North Halsted TIF Bond Feasibility Analysis. Geoffrey explained that when upfront capital is needed for major projects in a TIF, municipalities will typically bond to generate the needed cash flow instead of waiting for money from the TIF which could take 23 years to collect. Jeff said it could take around 30 days to complete the first round of TIF Bond analysis. Geoffrey also explained that if after the first round of analysis the TIF does not show the ability to generate the necessary cash, the analysis would end at that point.

HEAR FROM THE AUDIENCE: Seth Bransky stated that the Ravisloe neighborhood is being inundated with traffic when the viaduct floods and is asking for some signage. Amy Crump read from her book Keywords for Capitalism. A saxophone player played a short song on his instrument.

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

- A. R-3258/Executive Session Minutes/Approve/Destroy: Pass a resolution approving the minutes of Executive Sessions held from October 28, 2025 to April 14, 2026; and, approve the destruction of Executive Session minutes held from June 11, 2024 to November 12, 2024.
- B. R-3259/Release of Executive Session Minutes: Pass a resolution determining minutes or portions thereof from Executive Sessions no longer requiring confidential treatment.
- C. R-3260/Class 8 Real Estate Tax Classification/18123 Harwood Avenue/JWP Interpris Corporation/Old Fashion Donuts: Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the property located at 18123 Harwood Avenue, owned by Joe Peters of JWP Interpris Corporation.
- D. R-3261/Class 8 Real Estate Tax Classification/2345 183rd Street/Ace Group Inc.: Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the property located at 2345 183rd Street, owned by Ace Group Inc. (Berkot's Super Foods).
- E. M-2426/Special Use Permit/18332 Kedzie Avenue/Faded Creations: Pass an ordinance granting a Special Use Permit for a salon/spa establishment in the B-3 General Business zoning district at 18332 Kedzie Avenue to Faded Creations.
- F. M-2427/Special Use Permit/1820 Ridge Road/Advanced Healthcare Plus: Pass an ordinance granting a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district at 1820 Ridge Road to Advanced Healthcare Plus.
- G. M-2428/Increase of Class 2 Liquor Licenses/Bevda's Two Corp./3043 183rd Street: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 2 liquor licenses by one for the proposed Bevda's Wine & Spirits location at 3043 183rd Street.
- H. Agreement/North Halsted TIF Bond Feasibility Analysis/SB Friedman Development Advisors: Approve a budget amendment in the amount of \$9,700; and, authorize the Village Manager to enter into an agreement with SB Friedman Development Advisors of Chicago, IL in an amount not to exceed \$29,700 to conduct a comprehensive analysis of the

North Halsted TIF district's ability to generate sustainable increment required to support the debt service for bond issuances.

- I. Agreement/Engineering and Design Services/Public Safety Campus/Kluber Architects: Authorize the Village President to enter into an agreement with Kluber Architects and Engineers of Aurora, IL to provide professional engineering and design services for the replacement of the existing geothermal system at the Public Safety Campus (Police and Fire Departments), with a new Heating, Ventilation, and Air Conditioning (HVAC) system in the amount of \$217,750.
- J. Purchase Approval/2026 Ford Police Interceptor/Currie Motors: Waive competitive bidding due the purchase being made through an approved governmental purchasing cooperative; and, approve the purchase of one (1) 2026 Ford Police Interceptor Utility vehicle through the Suburban Purchasing Cooperative from Currie Motors of Frankfort, IL, in the amount of \$45,574, plus associated emergency equipment, decals, and vehicle upfitting in an additional amount of \$13,426, for a total cost not to exceed \$59,000.
- K. Purchase Approval/2026 Ford F-150/Currie Motors: Waive competitive bidding due to the purchase being made through an approved governmental purchasing cooperative; and, approve the purchase of one (1) 2026 Ford F-150 through the South Suburban Purchasing Cooperative from Currie Motors of Frankfort, IL in the amount of \$45,189, and the cost to purchase and install lighting, accessories, and equipment for an additional cost of \$14,700, in a total amount not to exceed \$59,889.
- L. Purchase Approval/2026 International HV607 Chassis/Rush Truck Centers: Waive competitive bidding due to purchasing through a joint governmental or cooperative purchasing program; and, authorize the purchase of one (1) 2026 International HV607 chassis from Rush Truck Centers of Springfield, IL for a total purchase price of \$116,126.
- M. R-3262/Allowable Flag Display/Village-Owned Flagpoles: Pass a resolution establishing allowable flag display for Village-owned flagpoles.

Before the omnibus vote, President Hofeld invited comments.

Item M: Trustees Heiferman read a statement providing context for his support of the flag policy as a matter of municipal governance and that it should not be interpreted as being in opposition to any community or group in Homewood. Trustee Siemsen echoed Trustee Heiferman's comments. Trustee Siemsen also shared that their jobs as a board is to be very objective and fair to all parties and all groups. Trustee Roman shared that she didn't think that she could share her thoughts as eloquent as Trustee Heiferman, but shared that she agrees with Trustee Heiferman's comments.

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

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

Trustees thanked residents for coming out to the meeting. Trustee Siemsen announced that the police officer sworn in tonight was the first black woman to serve as a Homewood police officer. Trustee Roman said she didn't want the Village parking lot to change ownership until the project could financially demonstrate its ability to definitively move forward - so that the Village can continue to utilize the parking lot for as long as possible.

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

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

The board moved to Executive Session at 7:58 p.m.
The board returned from Executive Session at 8:15 p.m.

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

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

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk



PUBLIC COMMENTS –
for the Tuesday, May 26, 2026 Board Meeting

From: Laura Lopez
Sent: Tuesday, May 19, 2026 12:40 PM
To: Hofeld, Rich; puliccomment@homewoodil.gov
Cc: generalinfo
Subject: Petition
Good morning Mr.Hofeld,

I would like to begin by introducing myself. My name is Laura Lopez and I have been a resident of Homewood for almost 7 years. My family and I moved here from the Chicago northside. Best decision we could have made for our family. We love Homewood! We love all the village events. My family enjoys taking walks to the parks. We are very excited about the renovation of Irwin park. This is our spot for the 4th of July parade. My oldest son is graduating from HF in a few days! I have another son attending James hart and my youngest daughter will be attending churchill. My boys love playing soccer and have been training at HF high school turf field. Unfortunately this past Friday my son was kicked out of the field. He was not causing any trouble. We have been going to the turf field since we moved here! The turf field is always full of people playing sports. I reached out to the athletic director at HF who explained the field actually has some kind of signage. Apparently this explains that residents are not allowed to do any training or sports. I'll be honest I have never seen them. I don't believe anyone is aware considering how busy this area can be during warm days. My son and his friends ended up going to Marian high school to continue their soccer training. I'm not familiar with politics and village budgets, liability issues etc. The situation did not make any sense to me. I am a Homewood resident whose children are not allowed in the public high school. I understand we have other parks where they can play soccer. Most of the time the grass is too tall or fields are just too muddy. James Hart soccer team this season had to reschedule several games due to the conditions of the fields. There is just something about playing in a turf field that really motivates a student athlete. I would like to petition for a public turf field in our community. One that all families can access without security kicking them out and forcing our own children to unsafe neighborhoods. I ask Mr.Hofeld how do we move forward with my petition?

Thank you for your time,
Laura Lopez

Name	Description	DEPARTMENT	Net Invoice Amount
A BETTER DOOR & DOCK SERV	PUBLIC WORKS GATE	PUBLIC WORKS	3,725.00
A BETTER DOOR & DOCK SERV	PUBLIC WORKS GATE	PUBLIC WORKS	688.75
A BETTER DOOR & DOCK SERV	PUBLIC WORKS GATE	PUBLIC WORKS	712.50
Total A BETTER DOOR & DOCK SERVICES:			5,126.25
ACCURATE EMPLOYMENT SCR	BACKGROUND	MANAGER'S OFFICE	185.17
Total ACCURATE EMPLOYMENT SCREENING LLC:			185.17
ALEX FARKAS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	160.00
Total ALEX FARKAS:			160.00
AMAZON CAPITAL SERVICES IN	HDMI SWITCHERS	MANAGER'S OFFICE	49.95
AMAZON CAPITAL SERVICES IN	PENS	FIRE DEPARTMENT	34.89
AMAZON CAPITAL SERVICES IN	WATER CARTRIDGES	FIRE DEPARTMENT	179.31
AMAZON CAPITAL SERVICES IN	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	116.68
AMAZON CAPITAL SERVICES IN	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	189.99
AMAZON CAPITAL SERVICES IN	PHONE CASE	PUBLIC WORKS	32.25
AMAZON CAPITAL SERVICES IN	KEYBOARD AND CABLING	MANAGER'S OFFICE	229.34
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	MANAGER'S OFFICE	45.47
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	49.32
AMAZON CAPITAL SERVICES IN	GRABOWSKI - BOOTS	FIRE DEPARTMENT	152.03
AMAZON CAPITAL SERVICES IN	SHIPPING CHARGE CREDIT	FIRE DEPARTMENT	12.08
Total AMAZON CAPITAL SERVICES INC:			1,067.15
AURELIOS PIZZA INC	FOOD ALLOWANCE	PUBLIC WORKS	52.92
Total AURELIOS PIZZA INC:			52.92
AUTO PALACE INC	ACCIDENT REPAIR PUBLIC WORKS	PUBLIC WORKS	2,026.74
Total AUTO PALACE INC:			2,026.74
AVALON PETROLEUM COMPAN	FUEL INVENTORY	ASSETS	15,192.40
AVALON PETROLEUM COMPAN	DIESEL INVENTORY	ASSETS	3,840.13
Total AVALON PETROLEUM COMPANY:			19,032.53
BERKOTS SUPER FOODS	PW WEEK LUNCHEON	PUBLIC WORKS	30.00
BERKOTS SUPER FOODS	PW WEEK LUNCHEON	PUBLIC WORKS	25.00
BERKOTS SUPER FOODS	PW WEEK LUNCHEON	PUBLIC WORKS	25.00
BERKOTS SUPER FOODS	PW WEEK LUNCHEON	PUBLIC WORKS	13.05
BERKOTS SUPER FOODS	ICE FOR EMPLOYEE LUNCH	MANAGER'S OFFICE	4.38
Total BERKOTS SUPER FOODS:			97.43
BERLANDS HOUSE OF TOOLS	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	2,981.98
Total BERLANDS HOUSE OF TOOLS:			2,981.98
BHFX LLC	PRINTER METER CHARGE 2/1/26 TO 4/30/26	PUBLIC WORKS	35.64
Total BHFX LLC:			35.64

Name	Description	DEPARTMENT	Net Invoice Amount
BLUE COLLAR SUPPLY COMPA	UNIFORM ALLOWANCE - PW	PUBLIC WORKS	166.99
BLUE COLLAR SUPPLY COMPA	UNIFORM ALLOWANCE - PW	PUBLIC WORKS	160.50
Total BLUE COLLAR SUPPLY COMPANY:			327.49
BULTEMA FARMS & GREENHO	FLOWERS	PUBLIC WORKS	651.00
Total BULTEMA FARMS & GREENHOUSE INC:			651.00
C & M PIPE SUPPLY	UTILITIES SUPPLIES	PUBLIC WORKS	1,894.21
C & M PIPE SUPPLY	SHOP STOCK	PUBLIC WORKS	416.63
Total C & M PIPE SUPPLY:			2,310.84
C & T LAWN AND LANDSCAPE	COMMERCIAL CUTS	FIRE DEPARTMENT	367.50
C & T LAWN AND LANDSCAPE	2147 RIDGE ROAD	FIRE DEPARTMENT	140.00
C & T LAWN AND LANDSCAPE	18134-38 DIXIE LOT CLEANUP	FIRE DEPARTMENT	1,380.00
C & T LAWN AND LANDSCAPE	CLEAN UP AT CALIFORNIA & 183RD ST.	FIRE DEPARTMENT	560.00
C & T LAWN AND LANDSCAPE	SEED COVER - TOWER PARK	PUBLIC WORKS	1,480.00
C & T LAWN AND LANDSCAPE	PROPERTY CLEAN UP	PUBLIC WORKS	2,150.00
Total C & T LAWN AND LANDSCAPE:			6,077.50
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHARLES MARTIN	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	919.27
Total CHARLES MARTIN:			919.27
CHEVROLET OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	115.06
Total CHEVROLET OF HOMEWOOD:			115.06
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,848.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	10,458.69
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL - LEMAY	MANAGER'S OFFICE	855.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL DOWNTOWN TOD TIF	EXPENSES	149.38
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL HARWOOD TOD TIF		2,091.31
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL WATER	PUBLIC WORKS	1,095.45
Total CHRISTOPHER J CUMMINGS PC:			16,497.83
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 2/1/2026-2/28/2026	PUBLIC WORKS	318,264.45
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 3/1/2026-3/31/2026	PUBLIC WORKS	383,409.43
Total CITY OF CHICAGO HEIGHTS:			701,673.88
COMCAST BUSINESS CORP	FIBER INTERNET VH & FIBER NTKW CONNECTION PW	MANAGER'S OFFICE	3,693.99
COMCAST BUSINESS CORP	PRI TELEPHONE SERVICE-DIRECT DIAL	MANAGER'S OFFICE	457.62
Total COMCAST BUSINESS CORP:			4,151.61
COMED	UTILITIES	PUBLIC WORKS	1,191.09

Name	Description	DEPARTMENT	Net Invoice Amount
Total COMED:			1,191.09
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	440.00
Total COOK COUNTY CLERK:			440.00
CORE & MAIN LP	WATER METER SUPPLIES	PUBLIC WORKS	2,367.62
Total CORE & MAIN LP:			2,367.62
CURRIE MOTORS	STREET DEPT REPAIR PARTS	PUBLIC WORKS	308.18
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	1,250.00
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	20.00
CURRIE MOTORS	ADMIN REPAIR PARTS	PUBLIC WORKS	985.68
Total CURRIE MOTORS:			2,563.86
CVB	HOTEL TAX - APRIL 2026 EVOLVE	ASSETS	32.10
CVB	HOTEL TAX - APRIL 2026 LA BANQUE	ASSETS	500.52
Total CVB:			532.62
DACRA ADJUDICATION LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	1,500.00
Total DACRA ADJUDICATION LLC:			1,500.00
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	117.60
Total DANA ROBINSON:			117.60
DENNIS LEAKS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	119.00
Total DENNIS LEAKS:			119.00
DISCOUNT FENCE	FENCE REPAIR FROM MAIN BREAK	PUBLIC WORKS	750.00
Total DISCOUNT FENCE:			750.00
DMC SECURITY SERVICES INC	RADIO MONITORING AT 17755 ASHLAND	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	RADIO MONITORING AT 17755 ASHLAND	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	RADIO MONITORING AT BRIAN CAREY	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	RADIO MONITORING AT 17755 ASHLAND	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	RADIO MONITORING AT WP#1	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	RADIO MONITORING AT L&M	PUBLIC WORKS	66.00
Total DMC SECURITY SERVICES INC:			396.00
EVT TECH	POLICE VEHICLE UPFIT	PUBLIC WORKS	4,874.85
EVT TECH	POLICE VEHICLE EQUIPMENT	PUBLIC WORKS	195.00
EVT TECH	POLICE VEHICLE UPFIT	PUBLIC WORKS	825.00
EVT TECH	POLICE VEHICLE UPFIT	PUBLIC WORKS	153.85
EVT TECH	POLICE VEHICLE UPFIT	PUBLIC WORKS	4,988.90
Total EVT TECH:			11,037.60
FLEET SAFETY SUPPLY	NEW VEHICLE EQUIPMENT - PD	PUBLIC WORKS	947.94

Name	Description	DEPARTMENT	Net Invoice Amount
Total FLEET SAFETY SUPPLY:			947.94
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	95.28
Total FORD OF HOMEWOOD:			95.28
FRANCISCAN WORKING WELL	DRUG SCREENS SEASONAL	PUBLIC WORKS	265.00
Total FRANCISCAN WORKING WELL:			265.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	130.00
Total GALLAGHER MATERIALS:			130.00
GERARD NOE	BOOT REIMBURSEMENT SEASONAL EMPLOYEE	PUBLIC WORKS	152.49
Total GERARD NOE :			152.49
GW BERKHEIMER CO INC	HVAC MATERIALS	PUBLIC WORKS	260.08
Total GW BERKHEIMER CO INC:			260.08
HARRY BOEREMA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	571.20
Total HARRY BOEREMA:			571.20
HARRY HAMMOCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	525.86
Total HARRY HAMMOCK:			525.86
HF PARK DISTRICT	BEAUTIFICATION AWARDS ROOM RENTAL	PUBLIC WORKS	297.00
Total HF PARK DISTRICT:			297.00
HOMEWOOD DISPOSAL	DEBRIS REMOVAL	PUBLIC WORKS	80.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	1,728.80
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	664.34
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	92.00
Total HOMEWOOD DISPOSAL:			2,565.14
IDES	Q1 2026 UNEMPLOYMENT	MANAGER'S OFFICE	2,976.00
Total IDES:			2,976.00
ILLINOIS CHAPTER IAA	PRUNING TRAINING	PUBLIC WORKS	650.00
Total ILLINOIS CHAPTER IAA:			650.00
IMPERIAL SURVEILLANCE INC	SECURITY CAMERAS LICENSE RENEWAL	MANAGER'S OFFICE	3,268.00
Total IMPERIAL SURVEILLANCE INC:			3,268.00
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	333.95
INTERSTATE BATTERY	L&M REPAIR PARTS	PUBLIC WORKS	93.95

Name	Description	DEPARTMENT	Net Invoice Amount
Total INTERSTATE BATTERY:			427.90
IPBC	JUNE INSURANCE PREMIUM	MANAGER'S OFFICE	5,598.72
IPBC	JUNE INSURANCE PREMIUM	MANAGER'S OFFICE	2,773.59
IPBC	JUNE INSURANCE PREMIUM	MANAGER'S OFFICE	6.02
IPBC	JUNE INSURANCE PREMIUM	MANAGER'S OFFICE	1,011.88
IPBC	JUNE INSURANCE PREMIUM	MANAGER'S OFFICE	2,310.72
IPBC	JUNE INSURANCE PREMIUM	MANAGER'S OFFICE	1,527.33
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	1,435.07
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	9,008.54
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	3,386.59
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	6,623.08
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	969.55
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	1,451.02
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	3,710.36
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	8,685.98
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	4,692.93
IPBC	JUNE INSURANCE PREMIUM	FIRE DEPARTMENT	44,414.11
IPBC	JUNE INSURANCE PREMIUM	FIRE DEPARTMENT	6,135.11
IPBC	JUNE INSURANCE PREMIUM	FIRE DEPARTMENT	6,026.37
IPBC	JUNE INSURANCE PREMIUM	POLICE DEPARTMENT	78,308.18
IPBC	JUNE INSURANCE PREMIUM	POLICE DEPARTMENT	7,667.58
IPBC	JUNE INSURANCE PREMIUM	POLICE DEPARTMENT	4,029.57
IPBC	JUNE INSURANCE PREMIUM	POLICE DEPARTMENT	5,788.27
IPBC	JUNE INSURANCE PREMIUM	MANAGER'S OFFICE	62,323.11
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	2,422.43
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	6,673.97
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	5,338.57
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	5,004.07
IPBC	JUNE INSURANCE PREMIUM	PUBLIC WORKS	7,439.95
IPBC	JUNE INSURANCE PREMIUM	MANAGER'S OFFICE	232.49
Total IPBC:			294,995.16
IRMA	APRIL 2026 DEDUCTIBLE	MANAGER'S OFFICE	1,765.22
Total IRMA:			1,765.22
J & L DOORS INC	2ND FLOOR VILLAGE HALL PROJECT	PUBLIC WORKS	320.87
J & L DOORS INC	2ND FLOOR VILLAGE HALL PROJECT	PUBLIC WORKS	335.59
Total J & L DOORS INC:			656.46
JAX INSPECTION PRO	PLUMBING INSPECTIONS	FIRE DEPARTMENT	1,250.00
Total JAX INSPECTION PRO:			1,250.00
JONES PARTS & SERVICE INC	L&M DEPT REPAIR PARTS	PUBLIC WORKS	151.99
Total JONES PARTS & SERVICE INC:			151.99
LANER MUCHIN LTD	DISABILITY PENSION APPLICATION/LABOR RELATIONS	MANAGER'S OFFICE	1,380.00
LANER MUCHIN LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	3,666.67
Total LANER MUCHIN LTD:			5,046.67

Name	Description	DEPARTMENT	Net Invoice Amount
LARISSA SHIPPS	INCENTIVE REIMBURSEMENT	PUBLIC WORKS	3,100.00
Total LARISSA SHIPPS:			3,100.00
LAUTERBACH & AMEN LLP	GASB 74/75 REPORT	MANAGER'S OFFICE	1,050.00
Total LAUTERBACH & AMEN LLP:			1,050.00
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	334.00
Total LBM TOOLS LLC:			334.00
LEEPS SUPPLY CO INC	PLUMBING REPAIR SUPPLIES	PUBLIC WORKS	199.62
Total LEEPS SUPPLY CO INC:			199.62
LEXIPOL LLC	POLICY MANUAL	POLICE DEPARTMENT	5,393.58
LEXIPOL LLC	DAILY TRAINING BULLETINS	POLICE DEPARTMENT	7,149.62
LEXIPOL LLC	POLICEONE ACADEMY	POLICE DEPARTMENT	2,793.96
LEXIPOL LLC	INVENTORY MANAGEMENT	POLICE DEPARTMENT	1,038.60
Total LEXIPOL LLC:			16,375.76
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	98.15
Total LOTT #1 INC:			98.15
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MARY ANN MURPHY	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	3,590.40
Total MARY ANN MURPHY:			3,590.40
MCMASTER CARR SUPPLY CO	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	386.23
MCMASTER CARR SUPPLY CO	CREDIT / RETURN	PUBLIC WORKS	386.23-
Total MCMASTER CARR SUPPLY CO:			.00
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,988.10
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL KNOCKDOWN	PUBLIC WORKS	4,494.00
MEADE ELECTRIC CO INC	STREET LIGHT REPAIR	PUBLIC WORKS	1,222.38
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,988.10
Total MEADE ELECTRIC CO INC:			9,692.58
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	47.97
MENARDS INC	OPERATING SUPPLIES VM	PUBLIC WORKS	13.63
MENARDS INC	OFFICE SUPPLIES/DISPOSABLES	PUBLIC WORKS	9.80
MENARDS INC	HVAC REPAIR L&M	PUBLIC WORKS	299.99
MENARDS INC	HVAC REPAIR PARTS	PUBLIC WORKS	19.67
MENARDS INC	VH 2ND FLOOR PROJECT	PUBLIC WORKS	129.57
MENARDS INC	VH 2ND FLOOR PROJECT	PUBLIC WORKS	236.09
Total MENARDS INC:			756.72

Name	Description	DEPARTMENT	Net Invoice Amount
METROPOLITAN INDUSTRIES I	SCADA SUBSCRIPTION	PUBLIC WORKS	850.00
METROPOLITAN INDUSTRIES I	LIFT STATION 9 REPAIRS	PUBLIC WORKS	27,409.00
Total METROPOLITAN INDUSTRIES INC:			28,259.00
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	23.59
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	142.27
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	49.44
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	62.57
Total MONARCH AUTO SUPPLY INC:			277.87
MOTOROLA SOLUTIONS INC	SPILLMAN FLEX SWA	MANAGER'S OFFICE	706.07
Total MOTOROLA SOLUTIONS INC:			706.07
NICOR	UTILITIES	PUBLIC WORKS	307.56
NICOR	UTILITIES	PUBLIC WORKS	1,544.94
NICOR	UTILITIES	PUBLIC WORKS	185.50
NICOR	UTILITIES	PUBLIC WORKS	64.30
Total NICOR:			2,102.30
NIX NAX	KIRKLAND - EMBROIDERED SHIRTS	FIRE DEPARTMENT	64.00
Total NIX NAX:			64.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	137.61
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	545.20
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	557.67
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	425.59
Total O'HERRON CO:			1,666.07
OLEARYS CONTRACTORS EQU	STREET DEPT REPAIR PARTS	PUBLIC WORKS	121.80
Total OLEARYS CONTRACTORS EQUIPMENT & SUPPLY:			121.80
PARK AVENUE RECOVERY	BIO-HAZARD CLEANING	POLICE DEPARTMENT	200.00
PARK AVENUE RECOVERY	ME TRANSPORT	POLICE DEPARTMENT	350.00
PARK AVENUE RECOVERY	ME TRANSPORT	POLICE DEPARTMENT	350.00
Total PARK AVENUE RECOVERY:			900.00
PYE BARKER FIRE & SAFETY	FIRE EXTINGUISHER TESTING	PUBLIC WORKS	407.95
PYE BARKER FIRE & SAFETY	FIRE EXTINGUISHER TESTING	PUBLIC WORKS	144.95
PYE BARKER FIRE & SAFETY	FIRE EXTINGUISHER TESTING	PUBLIC WORKS	80.00
PYE BARKER FIRE & SAFETY	FIRE EXTINGUISHER TESTING	PUBLIC WORKS	246.95
Total PYE BARKER FIRE & SAFETY:			879.85
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		1,554.72
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		829.72
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		539.72
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	EXPENSES	539.72
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	PUBLIC WORKS	539.72
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		539.72

Name	Description	DEPARTMENT	Net Invoice Amount
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	MANAGER'S OFFICE	1,619.18
Total RYAN LLC:			6,162.50
SCBAS INC	OIL CHANGE	FIRE DEPARTMENT	770.02
Total SCBAS INC:			770.02
SERVICE INDUSTRIAL SUPPLY I	JET HOSE REPAIR	PUBLIC WORKS	287.64
Total SERVICE INDUSTRIAL SUPPLY INC:			287.64
SERVICE SANITATION INC	PORTABLE SANITATION	MANAGER'S OFFICE	282.25
SERVICE SANITATION INC	PORTABLE SANITATION	PUBLIC WORKS	250.00
Total SERVICE SANITATION INC:			532.25
SETH BELL	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	89.00
Total SETH BELL:			89.00
SHERWIN INDUSTRIES INC	CRACK SEALER MAINTENANCE	PUBLIC WORKS	564.04
SHERWIN INDUSTRIES INC	CRACK SEALING COMPOUND - PW	PUBLIC WORKS	3,500.00
Total SHERWIN INDUSTRIES INC:			4,064.04
SNAP-ON INDUSTRIAL	VEHICLE MAINT DEPT SOFTWARE	PUBLIC WORKS	1,337.80
Total SNAP-ON INDUSTRIAL:			1,337.80
SO SUB MAYORS & MANAGERS	GIS CONSORTIUM	MANAGER'S OFFICE	9,000.00
Total SO SUB MAYORS & MANAGERS ASSOC:			9,000.00
SOUTH SUBURBAN HUMANE S	ANIMAL IMPOUND FEES	POLICE DEPARTMENT	750.00
Total SOUTH SUBURBAN HUMANE SOCIETY:			750.00
SUBURBAN LABORATORIES IN	LAB SERVICES - PW	PUBLIC WORKS	1,540.80
Total SUBURBAN LABORATORIES INC:			1,540.80
THE EAGLE UNIFORM CO INC	QUARTERMASTER UNIFORMS - PD	POLICE DEPARTMENT	69.90
Total THE EAGLE UNIFORM CO INC:			69.90
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	88.81
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	219.94
Total THE SHERWIN-WILLIAMS CO INC:			308.75
THOMAS HEALY	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	584.59
Total THOMAS HEALY:			584.59
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	144.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total THOMPSON ELEVATOR INSPECTION:			144.00
TIMOTHY HANNIG	80% MEDICARE SUPPLEMENT REIMBUSREMENT	MANAGER'S OFFICE	666.78
Total TIMOTHY HANNIG:			666.78
T-MOBILE	PHONES AND IPADS	MANAGER'S OFFICE	1,751.89
Total T-MOBILE:			1,751.89
TRUGREEN	LAWN SERVICE - BCTC	FIRE DEPARTMENT	62.34
Total TRUGREEN:			62.34
UNITED RENTALS NORTH AME	LIFT STATION 9 PUMP RENTAL	PUBLIC WORKS	6,389.72
Total UNITED RENTALS NORTH AMERICA INC:			6,389.72
URBAN COMMUNICATIONS INC	URBANCOM APRIL AND MAY	MANAGER'S OFFICE	7,160.00
Total URBAN COMMUNICATIONS INC:			7,160.00
US JETTING LLC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	165.23
Total US JETTING LLC:			165.23
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	205.81
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	377.43
UTERMARK & SONS QUALITY L	GRASS CUTS	FIRE DEPARTMENT	150.00
UTERMARK & SONS QUALITY L	GRASS CUTS	FIRE DEPARTMENT	180.00
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	377.43
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	145.81
Total UTERMARK & SONS QUALITY LAWNCARE CO:			1,436.48
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	85.92
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	82.52
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	78.48
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	75.24
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.49
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	93.25
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	FEES	PUBLIC WORKS	50.85
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	95.36
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	92.00
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	87.85
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	84.13
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.49
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	93.25
VESTIS GROUP INC	FEES	PUBLIC WORKS	54.76

Name	Description	DEPARTMENT	Net Invoice Amount
Total VESTIS GROUP INC:			1,332.73
VIOLET QUIRKE	BOOT REIMBRUSEMENT SUMMER HIRE	PUBLIC WORKS	112.74
Total VIOLET QUIRKE:			112.74
WAREHOUSE DIRECT OFFICE	BUSINESS CARDS	PUBLIC WORKS	114.55
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	78.62
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	43.88
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	8.35
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	139.02
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	76.98
Total WAREHOUSE DIRECT OFFICE PDTS:			461.40
WEATHERPROOFING TECHNO	MUNICIPAL FACILITIES ROOF REPLACEMENTS	PUBLIC WORKS	255,271.13
WEATHERPROOFING TECHNO	MUNICIPAL FACILITIES ROOF REPLACEMENTS	PUBLIC WORKS	157,488.54
Total WEATHERPROOFING TECHNOLOGIES INC:			412,759.67
WENTWORTH TIRE SERVICE IN	2801 - LEAK IN TIRE	FIRE DEPARTMENT	310.00
Total WENTWORTH TIRE SERVICE INC:			310.00
WEST SIDE TRACTOR SALES	WATER DEPT REPAIR PARTS	PUBLIC WORKS	111.58
WEST SIDE TRACTOR SALES	WATER DEPT REPAIR PARTS	PUBLIC WORKS	23.48
Total WEST SIDE TRACTOR SALES:			135.06
WEX BANK	FLEET FUEL CARD	PUBLIC WORKS	383.64
Total WEX BANK:			383.64
WOLDHUIS FARMS SUNRISE G	NATIVE PLANTS	PUBLIC WORKS	1,892.64
Total WOLDHUIS FARMS SUNRISE GREENHOUSE INC:			1,892.64
Grand Totals:			1,635,635.06

Dated: _____

Village Clerk: _____

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 9, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Oath of Office – Sean Faulkner

PURPOSE

Staff requests that the Village Clerk administer the oath of office to Sean Faulkner for the position of assistant director of public works.

PROCESS

Sean joins the Village of Homewood after serving as the natural resources supervisor for the Village of Orland Park Public Works Department. Prior to that role, he dedicated more than 29 years of service to the Village of South Holland, where he gained extensive experience in municipal operations, infrastructure maintenance, fleet and equipment management, natural resource stewardship, and public service delivery.

Throughout his career, Sean has built a reputation as a knowledgeable and collaborative leader with a strong commitment to operational excellence, employee development, and customer service. His broad municipal experience, problem-solving abilities, and understanding of public works operations will be valuable assets to the Village. We are excited to welcome Sean to the Homewood team and look forward to the leadership, expertise, and fresh perspective he will bring to the organization in the years ahead.

OUTCOME

We welcome Sean to the Public Works Department and look forward to his career here.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

VILLAGE OF HOMEWOOD



RECOMMENDED BOARD ACTION

Request that the Village Clerk administer the Oath of Office to Sean Faulkner for the position of assistant director of public works.

ATTACHMENT(S)

None



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 9, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Stop Sign Request

PURPOSE

Staff is requesting Board approval to install two (2) stop signs at the intersection of Cedar Road and Howe Avenue in response to resident concerns regarding vehicle compliance and intersection safety. This also involves the removal of two (2) yield signs that already exist at the intersection. These recommended changes require an ordinance amending the Traffic Regulation Schedule.

PROCESS

In response to concerns expressed by several residents, Public Works evaluated the intersection of Cedar Road and Howe Avenue. The intersection is currently controlled by yield signs on northbound and southbound Howe Avenue at Cedar Road. During field observations, staff noted that motorists frequently failed to adequately reduce speed or yield to conflicting traffic as intended by the existing traffic control signs. The observed driver behavior diminishes the effectiveness of the yield signs and increases the potential for vehicle conflicts at the intersection.

Staff presents stop sign requests to the Village Board when at least two Illinois Department of Transportation (IDOT) Manual on Uniform Traffic Control Devices (MUTCD) warrants are satisfied. Following staff review, the intersection was determined to meet the applicable criteria due to the number of uncontrolled approaches entering a through street and the limited effectiveness of the existing yield signs.

Based on staff observations and MUTCD guidance, Public Works recommends replacing the existing yield signs with stop signs on Howe Avenue at Cedar Road to improve driver compliance and clearly establish right-of-way at the intersection.

OUTCOME

Installation of the recommended stop signs will improve driver awareness and compliance at the intersection, establish a more defined right-of-way condition, and reduce the likelihood of vehicle conflicts. The proposed change is expected to enhance overall intersection safety while addressing concerns raised by residents in the surrounding neighborhood.

VILLAGE OF HOMEWOOD

Item 11. A.



FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance revising the Village of Homewood Traffic Regulation Schedule to remove the existing yield signs and install stop signs on the northbound and southbound approaches of Howe Avenue at Cedar Road.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M-2429**AN ORDINANCE REVISING SCHEDULES REGULATING
THE USE OF STREETS WITHIN THE VILLAGE OF HOMEWOOD**

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

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

WHEREAS, the Board of Trustees has determined that it is necessary to revise Schedule D regulating "Stop Signs" with the addition of stop signs at the intersection of Cedar Road and Howe Avenue; and

WHEREAS, the Board of Trustees has determined that it is necessary to revise Schedule E regulating "Yield Signs" with the deletion of yield signs at the intersection of Cedar Road and Howe Avenue; and

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

SECTION ONE – REVISION OF TRAFFIC REGULATION SCHEDULE:

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

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

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

SECTION TWO - EFFECTIVE DATE:

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

PASSED and APPROVED this 9th day of June, 2026.

Village President

ATTEST:

Village Clerk

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

The following stop signs shall be erected, observed and enforced.

Southbound Aberdeen at 187th Street.
Northbound Aberdeen Street at Birch Road.
Southbound Aberdeen Street at Birch Road.
Eastbound Alexander at Western Avenue.
Westbound Alexander Terrace at Western Avenue.
Southbound Argyle at Heather Road.
Northbound Argyle at 183rd Street.
Southbound Armitage Court at Ridge Road.
Northbound Ashland Avenue at 183rd Street.
Southbound Ashland Avenue at 187th Street.
Northbound Ashland Avenue at 187th Street.
Northbound Ashland Avenue at Riegel Road.
Northbound Ashland Avenue at Olive Road.
Southbound Ashland Avenue at Olive Road.
Eastbound Birch Road at Aberdeen Street.
Westbound Birch Road at Aberdeen Street.
Eastbound Birch Road at Center Avenue.
Westbound Birch Road at Center Avenue.
Eastbound Birch Road at California.
Eastbound Birch Road at Dixie Highway.
Westbound Birch Road at Dixie Highway.
Eastbound Birch Road at Harwood.
Westbound Birch Road at Klimm.
Eastbound Birch Road at Klimm.
Westbound Birch Road at Martin Avenue.
Eastbound Birch Road at Martin Avenue.
Westbound Birch Road at Morris.
Eastbound Birch Road at Morris.
Westbound Birch Road at Riegel Road.
Eastbound Bowling Green at Halsted.
Eastbound Burr Oak at Ashland Avenue.
Westbound Burr Oak at Ashland Avenue.
Eastbound Burr Oak at Loomis.
Westbound Burr Oak at Loomis.
Southbound Bretz Drive at Ridge Road.
Southbound California at Birch Road.
Northbound California at Birch Road.
Northbound California at Tarpon.
Southbound California at 183rd Street.
Northbound California at 183rd Street.
Eastbound Caroline Drive at Governors Highway (Route 54).

Schedule D, Stop Signs

Item 11. A.

Northbound Carpenter at 183rd Street.
Eastbound Carson Drive at Riegel Road.
Northbound Carson Drive at Idlewild.
Southbound Carson Drive at Idlewild.
Eastbound Cedar Road at Ashland Avenue.
Eastbound Cedar Road at Harwood Avenue.
Westbound Cedar Road at Highland Avenue.
Eastbound Cedar Road at Highland Avenue.
Northbound Center Avenue at Ridge Road.
Southbound Center Avenue at 183rd Street.
Northbound Center Avenue at 183rd Street.
Southbound Center Avenue at 187th Street.
Northbound Center Avenue at 187th Street.
Southbound Center Avenue at 191st Street.
Northbound Center Avenue at 191st Street.
Northbound Center Avenue at 175th Street.
Northbound Cherry Creek Drive at 183rd Street.
Eastbound Cherry Creek Drive at Governors Highway (Route 54).
Eastbound Cherry Lane at Dixie Highway.
Westbound Cherry Lane at Harwood Avenue.
Eastbound Cherry Lane at Martin Avenue.
Westbound Cherry Lane at Martin Avenue.
Westbound Chestnut Road at Harwood Avenue.
Eastbound Chestnut Road at Dixie Highway.
Eastbound Chestnut Road at Park Avenue.
Eastbound Chayes Park Drive at Governors Highway (Route 54).
Eastbound Clyde at Western Avenue.
Southbound Clyde at Heather Road.
Westbound Clyde Terrace at Western Avenue.
Northbound Cowing Court at 183rd Street.
Northbound Cowing Court at Evergreen Road.
Southbound Cowing Court at Evergreen Road.
Northbound Dixmoor at 175th Street.
Eastbound Dolphin Lake Drive at Governors Highway (Route 54).
Southbound Dolphin Lake Drive at 183rd Street.
Northbound Dundee at Crescent Drive.
Southbound Dundee at Heather Road.
Northbound Dundee at 175th Street.
Eastbound Elder Road at Center Avenue.
Westbound Elder Road at Center Avenue.
Eastbound Elder Road at Halsted.
Westbound Elm at Harwood Avenue.
Eastbound Elm at Dixie Highway.

Schedule D, Stop Signs

Item 11. A.

Eastbound Evergreen at Center Avenue.
Eastbound Evergreen at Homewood.
Westbound Evergreen at Dixie Highway.
Westbound Evergreen at Homewood.
Northbound Francisco at 183rd Street.
Southbound Gladville at Ridge Road.
Northbound Gladville at 183rd Street.
Southbound Gladville at 187th Street.
Northbound Golfview at 175th Street.
Northbound Gottschalk at Ridge Road.
Southbound Gottschalk at Ridge Road.
Southbound Gottschalk at 183rd Street.
Northbound Gottschalk at 183rd Street.
Southbound Gottschalk at 187th Street.
Northbound Gottschalk at Olive Road.
Southbound Gottschalk at Olive Road.
Westbound Hart Drive at Morgan Street.
Southbound Harwood Avenue at Pine.
Northbound Harwood Avenue at Pine.
Southbound Harwood Avenue at Dixie Highway.
Northbound Harwood Avenue at Dixie Highway.
Southbound Harwood Avenue at Ridge Road.
Northbound Harwood Avenue at Ridge Road.
Eastbound Heather at Center.
Westbound Heather at Harwood Avenue.
Eastbound Heather at Dixie Highway.
Westbound Heather at Governors Highway (Route 54).
Eastbound Hawthorne at Dixie Highway.
Westbound Hedgerow Lane at Kedzie Avenue.
Eastbound Hickory at Center.
Westbound Hickory at Center.
Northbound Highland at 183rd Street.
Southbound Highland at 183rd Street.
Northbound Highland at 187th Street.
Southbound Highland at 187th Street.
Northbound Highland at Cedar Road.
Southbound Highland at Cedar Road.
Southbound Highland at Terrace.
Northbound Highland at Terrace.
Southbound Highland at Idlewild.
Southbound Highland at Ridge Road.
Northbound Highland at Ridge Road.
Southbound Highland Avenue at Pine Road.

Schedule D, Stop Signs

Item 11. A.

Northbound Henry at 183rd Street.
Westbound Hickory at Harwood.
Westbound Hickory at Martin Avenue.
Eastbound Hickory at Martin Avenue.
Eastbound Hickory at Dixie Highway.
Westbound Hickory at Dixie Highway.
Eastbound Hickory at Gottschalk.
Westbound Hickory at Kedzie.
Eastbound Hillview at Center.
Westbound Hillview at Riegel Road.
Eastbound Hollydale at Governors Highway (Route 54).
Northbound Homewood at 183rd Street.
Southbound Homewood at Ridge Road.
Southbound Homewood at 183rd Street.
Southbound Hood at Ridge Road.
Southbound Hood at 183rd Street.
Northbound Hood at 183rd Street.
Northbound Howe at 175th Street.
Eastbound Idlewild at Carson Drive.
Westbound Idlewild at Carson Drive.
Westbound Idlewild at Dixie Highway.
Westbound Idlewild at Riegel Road.
Eastbound Idlewild at Riegel Road.
Eastbound Jamie Lane at Center.
Westbound Jamie Lane at Center.
Westbound Jonathan Lane at Center Avenue.
Northbound Klimm at Harwood Avenue.
Eastbound Linden at Ashland Avenue.
Northbound Lincoln at 175th Street.
Eastbound Linden Road at Loomis Avenue.
Westbound Linden Road at Loomis Avenue.
Westbound Linden at Ashland Avenue.
Northbound Loomis at Burr Oak.
Northbound Loomis at Idlewild.
Southbound Loomis at Idlewild.
Southbound Loomis at Ridge Road.
Northbound Loomis at Ridge Road.
Southbound Loomis at Olive Road.
Northbound Loomis at Olive Road.
Northbound Loomis at 183rd Street.
Northbound Loomis at 187th Street.
Northbound Loomis at 191st Street.
Northbound Loomis Avenue at Linden Road.

Schedule D, Stop Signs

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Southbound Loomis Avenue at Linden Road.
Southbound Loomis at 191st Street.
Eastbound Lyn Court at Riegel Road.
Eastbound Maple at Dixie Highway.
Eastbound Maple at Ashland Avenue.
Northbound Martin at 183rd Street.
Northbound Martin at Chestnut Road.
Southbound Martin at Ridge Road.
Southbound Martin at 183rd Street.
Northbound May at 185th Street.
Southbound May at 185th Street.
Southbound May at 187th Street.
Northbound May at 187th Street.
Eastbound May at Morgan Avenue.
Northbound Morgan at 187th Street.
Westbound Miller Court at Dixie Highway.
Northbound Morgan at Bowling Green.
Southbound Morgan at 183rd Street.
Northbound Morris at 183rd Street.
Northbound Morris at Harwood Avenue.
Southbound Morris at 183rd Street.
Eastbound Olive at Loomis.
Westbound Olive at Loomis.
Eastbound Olive at Center.
Westbound Olive at Center.
Westbound Olive at Harwood Avenue.
Westbound Olive at Highland Avenue
Eastbound Olive at Martin.
Westbound Olive at Martin.
Eastbound Olive at Dixie Highway.
Westbound Olive at Gottschalk.
Eastbound Olive at Riegel Road.
Westbound Olive at Gottschalk.
Eastbound Olive at Riegel Road.
Westbound Olive at Kedzie.
Eastbound Oak at Park Avenue.
Southbound Park Avenue at 183rd Street.
Southbound Perth at 183rd Street.
Northbound Perth at 183rd Street.
Northbound Palmer at Harwood.
Westbound Pine at Harwood Avenue.
Eastbound Pine at Ashland Avenue.
Eastbound Pine at Dixie Highway.

Schedule D, Stop Signs

Item 11. A.

Northbound Poplar at 183rd Street.
Southbound Poplar at 187th Street.
Westbound Ridge Road at Harwood Avenue.
Eastbound Ridge Road at Park Avenue.
Northbound Riegel Road at 187th Street.
Westbound Pine Road at Highland Avenue.
Eastbound Pine Road at Highland Avenue.
Southbound Riegel Road at 187th Street.
Southbound Sacramento at 183rd Street.
Eastbound Spruce at Dixie Highway.
Eastbound Spruce Road at Dixmoor Drive
Westbound Spruce Road at Dixmoor Drive.
Southbound Stedhall at Heather.
Northbound Stewart at 183rd Street.
Southbound Stewart at 183rd Street.
Eastbound Sycamore at Dixie Highway.
Westbound Sycamore at Gottschalk.
Westbound Tarpon at California.
Eastbound Tarpon at California.
Westbound Terrace at Dixie Highway.
Eastbound Terrace at Highland.
Westbound Terrace at Highland.
Eastbound Terrace at Carson Drive.
Eastbound Thomas Street at Center Avenue.
Northbound Vincennes at Pine.
Southbound Vincennes at Dixie Highway.
Southbound Walton Lane at Ridge Road.
Northbound Walton Lane at Washington Park Plaza Parking Lot.
Northbound Western Avenue at 175th Street.
Northbound Western Avenue at 183rd Street.
Westbound Willow at Harwood Avenue.
Eastbound 174th Street at Halsted.
Eastbound 175th Street at Halsted.
Eastbound 175th Street at Center.
Eastbound 184th Street at Kedzie Avenue.
Eastbound 185th Street at Kedzie Avenue.
Westbound 185th Street at Center.
Westbound 186th Place at Dixie Highway.
Eastbound 186th Place at Riegel Road.
Eastbound 187th Street at Center.
Westbound 187th Street at Center.
Eastbound 187th Street at Riegel Road.
Westbound 187th Street at Riegel Road.

Schedule D, Stop Signs

Item 11. A.

Eastbound 185th Place at Kedzie Avenue.
Westbound 191st Street at Riegel Road.
Eastbound 190th Street at Center.
Eastbound alley one-half block south of 183rd Street at Dixie Highway.
Northbound alley one-half block east of Dixie Highway at 186th Place.
Southbound alley one-half block east of Dixie Highway at 187th Place.
Eastbound alley one-half block north of Ridge Road at Gottschalk.
Eastbound alley one-half block south of 183rd Street at Klimm.
Westbound alley one-half block south of 183rd Street at Klimm.
Eastbound alley one-half block south of 183rd Street at Morris.
Westbound alley one-half block south of 183rd Street at Morris.
Westbound alley one-half block south of 183rd Street at Martin.
Eastbound alley one-half block south of 183rd Street at Martin.
Southbound Highland at 186th Place.
Northbound Highland at 186th Place.
Westbound Willow at Dixie Highway.
Eastbound Willow at Dixie Highway.
Westbound Willow at Harwood Avenue.
Eastbound 174th Street at Halsted.
Eastbound 175th Street at Halsted.
Eastbound 175th Street at Center.
Eastbound 184th Street at Kedzie Avenue.
Eastbound 185th Street at Kedzie Avenue.
Westbound 185th Street at Center.
Westbound 186th Place at Dixie Highway.
Eastbound 186th Place at Riegel Road.
Eastbound 187th Street at Center.
Westbound 187th Street at Center.
Eastbound 187th Street at Riegel Road.
Westbound 187th Street at Riegel Road.
Eastbound 185th Place at Kedzie Avenue.
Westbound 191st Street at Riegel Road.
Eastbound 191st Street at Center Avenue.
Westbound 191st Street at Center Avenue.
Eastbound 190th Street at Center.
Eastbound alley one-half block south of 183rd Street at Dixie Highway.
Northbound alley one-half block east of Dixie Highway at 186th Place.
Southbound alley one-half block east of Dixie Highway at 187th Place.
Eastbound alley one-half block north of Ridge Road at Gottschalk.
Eastbound alley one-half block south of 183rd Street at Klimm.
Westbound alley one-half block south of 183rd Street at Klimm.
Eastbound alley one-half block south of 183rd Street at Morris.
Westbound alley one-half block south of 183rd Street at Morris.

Schedule D, Stop Signs

Item 11. A.

Westbound alley one-half block south of 183rd Street at Martin.
Eastbound alley one-half block south of 183rd Street at Martin.
Northbound Lathrop Avenue at 175th Street.
Eastbound Evergreen Road at Cowing Court.
Westbound Evergreen Road at Cowing Court.
Northbound Sycamore Drive at Spruce.
Southbound Dixmoor Drive at Spruce.
Northbound Dixmoor Dive at Spruce.
Northbound Roosevelt Avenue at Spruce.
Southbound Howe Avenue at Spruce.
Northbound Howe Avenue at Spruce.
Eastbound Spruce Road at Howe Avenue.
Westbound Spruce Road at Howe Avenue.
Northbound Hillside Avenue at Spruce.
Southbound Golfview Avenue at Spruce.
Northbound Golfview Avenue at Spruce.
Southbound Western Avenue at Spruce.
Northbound Western Avenue at Spruce.
Southbound Dundee Avenue at Spruce.
Northbound Dundee Avenue at Spruce.
Eastbound Spruce Road at Lincoln.
Westbound Spruce Road at Lincoln.
Eastbound Locust Road at Lincoln.
Westbound Hawthorne Road at Lincoln.
Southbound Dundee at Hawthorne Road.
Northbound Dundee at Hawthorne.
Southbound Western at Hawthorne.
Northbound Western at Hawthorne.
Southbound Washington at Hawthorne.
Southbound Golfview at Hawthorne.
Northbound Golfview at Hawthorne.
Southbound Hillside at Hawthorne.
Southbound Howe at Hawthorne Road.
Northbound Howe at Hawthorne Road.
Eastbound Hawthorne Road at Howe.
Westbound Hawthorne Road at Howe.
Southbound Roosevelt at Hawthorne.
Southbound Briar Avenue at Hawthorne.
Southbound Cowing Court at 186th Place.
Southbound Gottschalk at 186th Place.
Northbound Gottschalk at 186th Place.
Eastbound 186th Place at Gottschalk.
Westbound 186th Place at Gottschalk.

Schedule D, Stop Signs

Item 11. A.

Southbound Homewood at 186th Place.
Southbound Page Avenue at 186th Place.
Southbound Gladville Avenue at 186th Place.
Northbound Gladville Avenue at 186th Place.
Southbound Marshfield Avenue at 186th Place.
Southbound Ashland at 186th Place.
Northbound Ashland at 186th Place.
Eastbound 186th Place at Ashland Avenue.
Westbound 186th Place at Ashland.
Southbound Lyn Court at 186th Place.
Southbound Cowing Court at Willow.
Northbound Cowing Court at Willow.
Southbound Gottschalk at Willow Road.
Northbound Gottschalk at Willow Road.
Southbound Homewood at Willow Road.
Northbound Homewood at Willow Road.
Southbound Highland at Willow Road.
Northbound Highland at Willow Road.
Northbound Page Avenue at Willow Road.
Northbound Gladville at Willow Road.
Southbound Marshfield at Willow Road.
Northbound Marshfield at Willow Road.
Eastbound Willow Road at Marshfield.
Westbound Willow Road at Marshfield.
Northbound Ashland Avenue at Willow.
Southbound Ashland Avenue at Idlewild Lane.
Southbound Ashland Avenue at Terrace Road.
Northbound Ashland Avenue at Terrace Road.
Westbound Terrace Road at Ashland Avenue.
Eastbound Terrace Road at Ashland Avenue.
Southbound Park Avenue at Ridge Road.
Northbound Park Avenue at Ridge Road.
Southbound Palmer Avenue at Willow Road.
Northbound Palmer Avenue at Willow Road.
Southbound Klimm Avenue at Willow Road.
Northbound Klimm Avenue at Willow Road.
Southbound Morris Avenue at Willow Road.
Northbound Morris Avenue at Willow Road.
Southbound Martin Avenue at Willow Road.
Northbound Martin Avenue at Willow Road.
Northbound Lexington Avenue at Willow Road.
Eastbound Willow Road at Morris Avenue.
Westbound Willow Road at Morris Avenue.

Schedule D, Stop Signs

Item 11. A.

Southbound Palmer Road at Heather Road.
Northbound Palmer Road at Heather Road.
Southbound Klimm Avenue at Heather Road.
Northbound Klimm Avenue at Heather Road.
Southbound Lexington Avenue at Heather Road.
Northbound Lexington Avenue at Heather Road.
Southbound Morris Avenue at Heather Road.
Northbound Morris Avenue at Heather Road.
Southbound Martin Avenue at Heather Road.
Northbound Martin Avenue at Heather Road.
Eastbound Heather Road at Lexington Avenue.
Westbound Heather Road at Lexington Avenue.
Eastbound 187th Street at Highland Avenue.
Westbound 187th Street at Highland Avenue.
Northbound Gladville Avenue at Linden Avenue.
Southbound Gladville Avenue at Linden Avenue.
Eastbound Linden Avenue at Gladville Avenue.
Westbound Linden Avenue at Gladville Avenue.
Northbound Gladville at Burr Oak Road.
Southbound Gladville at Burr Oak Road.
Eastbound Burr Oak Road at Gladville Avenue.
Westbound Burr Oak Road at Gladville Avenue.
Eastbound Birch Road at Gottschalk Avenue.
Westbound Birch Road at Gottschalk Avenue.
Eastbound Birch Road at Poplar Avenue.
Westbound Birch Road at Poplar Avenue.
Northbound Poplar Avenue at Birch Road.
Southbound Poplar Avenue at Birch Road.
Northbound Poplar Avenue at Hillview Road
Northbound Poplar Avenue at East Lyn Court.
Southbound Poplar Avenue at East Lyn Court.
Westbound Evergreen Road at Poplar Avenue.
Westbound Hillview Road at Poplar Avenue.
Westbound Willow Road at Poplar Avenue.
Westbound East Lyn Court at Poplar Avenue.
Westbound 186th Place at Poplar Avenue.
[Northbound Howe Avenue at Cedar Road](#)
[Southbound Howe Avenue at Cedar Road](#)

The following yield signs shall be erected, observed.

Westbound Coach Road at Morgan.

Eastbound Coach Road at Morgan.

Westbound Evergreen at Highland.

Eastbound Evergreen at Highland.

Southbound Ashland at Terrace.

Northbound Ashland at Terrace.

Southbound Highland at Cedar.

Northbound Highland at Cedar.

Southbound Gladville at Cedar.

Northbound Gladville at Cedar.

Southbound Gladville at Pine.

Northbound Gladville at Pine.

~~Southbound Howe at Cedar.~~

~~Northbound Howe at Cedar.~~

Westbound Crescent Drive at Argyle.

Eastbound Crescent Drive at Stewart.

Westbound Crescent Drive at Stewart.

Eastbound Crescent Drive at Perth.

Westbound Crescent Drive at Perth.

Northbound Cowing Court at Birch Road.

Southbound Cowing Court at Birch Road.

Northbound Gottschalk Avenue at Evergreen Road.

Southbound Gottschalk Avenue at Evergreen Road.

Southbound Highland at Cedar.

Northbound Highland at Cedar.

Northbound Homewood Avenue at Birch Road.

Southbound Homewood Avenue at Birch Road.

Eastbound Evergreen at Gladville.

Westbound Evergreen at Gladville.

Eastbound 184th Place at Marshfield Avenue.

Southbound Chayes Park Court at Chayes Park Drive.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 9, 2026

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: Acquisition of Office Building at 17924 Halsted Street

PURPOSE

The Village desires to purchase a commercial property located at 17924 Halsted Street. The Village Board is being requested to authorize the Village President to enter into a real estate purchase and sale agreement between the Village of Homewood and Cook County Land Bank Authority for the office building property located at 17924 Halsted Street, Homewood, IL.

PROCESS

In May 2026, the Village Manager received direction and authorization from the Board to negotiate the purchase of 17924 Halsted Street from the Cook County Land Bank Authority (CCLBA). The three-story office building was acquired by the CCLBA earlier this year. The Cook County Land Bank is able to acquire tax delinquent properties through a legally defined process that removes the back taxes. The Land Bank will acquire, hold, and transfer/sell the property to promote redevelopment and reuse of vacant, abandoned, foreclosed, or tax-delinquent properties with the goals to support targeted efforts to stabilize neighborhoods; stimulate residential, commercial, and industrial development - all in ways that are consistent with goals and priorities established by local government partners and other community stakeholders.

Cook County Land Bank Authority typically establishes a Broker's Opinion of Value (BOV) that sets the targeted selling price of the property. The BOV for the 17924 Halsted Street property was set at \$50,000. Staff negotiated a final sales price for the property at \$40,000.

Next Steps

The CCLBA provided the Village with a "Term Sheet" that was signed by the Village Manager and returned to the CCLBA for their signature. The CCLBA will be responsible for drafting the sales agreement and the Village will cover the cost for title insurance for the property. Title insurance ensures that the property will be indemnified against any potential future (legal) claims against the property.

Ten percent (10%) of the purchase price is agreed to be paid to CCLBA within thirty (30) days of the execution of the signed term sheet. The property is to be sold "as is."



Acquisition Property Located in the North Halsted TIF

The property proposed for purchase is located within the North Halsted TIF District, which was established in February 2025. Property acquisition is a TIF eligible expense. Because this TIF district is newly created, it does not yet have funds to cover the purchase. To complete the immediate purchase of the property, staff proposes to use General Fund dollars.

Staff plans to request for the Village Board to allow the porting of funds from the Northeast TIF district, *which borders the North Halsted TIF*, to cover the costs for this acquisition and other potential development costs and opportunities occurring in the new North Halsted TIF (i.e., the cost of North Halsted TIF Bond Analysis). Under Illinois TIF law, funds can only be transferred (“ported”) between TIF districts that share a common boundary.

Once funds are successfully approved to be ported, the North Halsted TIF will then “reimburse” the General Fund for the property acquisition expenditure.

Staff will return to the Board later this year with an ordinance requesting the Board to formally authorize a transfer of funds from the Northeast TIF to the North Halsted TIF. The ported funds would cover this property purchase as well as any other TIF-eligible expenses that arise during the year.

The transfer will be structured as an interfund loan, meaning the North Halsted TIF will be obligated to repay the Northeast TIF as tax increment revenue is generated within the new district.

OUTCOME

The negotiated total sale price for the three-story commercial office building property located at 17924 Halsted Street is \$40,000. The Village attorney will coordinate the preparation of the real estate purchase and sale contract with the Cook County Land Bank Authority and staff will agendize a resolution formalizing the approval of the contract.

FINANCIAL IMPACT

- **Funding Source:** General Fund/North Halsted TIF Fund
- **Budgeted Amount:** N/A
- **Final Cost of Acquisition:** \$40,000

LEGAL REVIEW

Village Attorney will oversee the completion of the purchase and sale contract between the Village and the Cook County Land Bank Authority.



RECOMMENDED BOARD ACTION

Authorize the purchase of a 15,600 square foot office building located at 17924 Halsted Street, per the Term Sheet once executed by the Village Manager and the Cook County Land Bank Authority; and, authorize the Village President, Village Manager, Village Attorney, and other necessary Village officials to take all necessary actions to effectuate the purchase and acquisition of the property pursuant to the Term Sheet including preparation of a purchase and sale agreement to be presented for formal Board approval at a future meeting.

ATTACHMENT(S)

- CCLBA Term Sheet
- Broker's Opinion of Value

Cook County Land Bank Authority (“CCLBA”) Term Sheet

1. Property Address: 17924 Halsted Street, Homewood, IL 60430
2. PIN: # 29-32-401-026-0000
3. Purchaser: Name: Village of Homewood
Address: 2020 Chestnut Road, Homewood, IL 60430
Contact: Napoleon Haney, Village Manager
Phone: (708) 206-3376
Email: nhaney@homewoodil.gov
4. Purchaser’s Attorney: Name: Chris J. Cummings, PC
Address: 2024 Hickory Road | Suite 205 | Homewood, IL 60430
Phone: (708) 799-7575
Email: chris@CJCummingsLaw.com
5. Purchase Price: \$40,000 - Forty thousand dollars

Payment of Purchase Price: Purchaser has agreed to pay a total of \$40,000 for the Property described in Attachment A to the Term Sheet which is incorporated herein by reference. Ten percent of the Purchase Price shall be paid to CCLBA within thirty (30) days of the Purchaser’s signature below. If Purchaser does not provide payment of the Purchase Price within thirty (30) days, the Term Sheet shall be deemed null and void.

6. Proposed Municipal Use for Property: Homewood is working with a developer to develop the property. The developer will assist the Village either with the demolition of the building to redevelop the property using a residential model, or retaining the building as a rehabbed office space.
7. Financing: The Purchaser (check one) () will or () will not obtain financing to purchase the Property. Lender: N/A

CCLBA will have the right to terminate this transaction upon any material change in how the purchase of the Property is being financed. Any such change will be permitted only with CCLBA’s express authorization.

8. Property Sold As-Is: Each Property sold by CCLBA is sold on an “as is” basis with no express or implied warranties as to condition.
9. Contract of Purchase and Sale: Upon the execution and delivery of this Term Sheet by both Seller and Purchaser (collectively, “Parties”), Seller will have its attorneys prepare, and send to Purchaser, a Purchase Agreement. Such Purchase Agreement shall be consistent with these terms and shall include other material terms and conditions of the sale yet to be agreed to by the Parties, including, without limitation, representations and warranties mutually acceptable to the Parties. The Purchaser shall have **seven (7) business days** from the date the Purchaser receives the Purchase Agreement to return a signed Purchase Agreement to the Seller’s attorneys. Electronic copies are acceptable. Notwithstanding any other provision, if a signed Purchase Agreement is not returned within **seven (7) business days**, the terms set forth in this Term Sheet and the Purchase Agreement shall expire.
10. Contingent on Acquisition: CCLBA (check one) () has, () has not, acquired the Property.

If CCLBA has not yet acquired the Property, CCLBA’s obligation to close on the Property is contingent upon CCLBA’s acquisition of the Property prior to NA (“Acquisition Deadline”). If, at any time, CCLBA notifies Purchaser that CCLBA will not be acquiring the Property prior to the Acquisition Deadline, this Term Sheet

**Cook County Land Bank Authority ("CCLBA")
Term Sheet**

and the Purchase Agreement shall be null and void. The Acquisition Deadline may only be extended by mutual agreement by the Parties in writing.

- 11. Closing Location and Period: The closing of the purchase and sale (the "Closing") shall take place no later than thirty (30) days (the "Closing Date") at a mutually agreeable time at the offices of a title company of CCLBA's choosing or as otherwise agreed to by the Parties in writing.
- 12. Transfer Taxes; Prorations and Closing Costs: Purchaser will shall pay the costs of any transfer/inspection fees and taxes due for Seller's acquisition and sale of the Property. Notwithstanding any local custom, Purchaser shall (a) record the deed and pay all associated costs; (b) pay any and all title costs, including the costs of any title policies, any closing fees, any escrow fees, and any other costs associated with closing or issuance of a title policy; and (c) pay any costs associated with the transaction not otherwise addressed in this Term Sheet. Seller represents that property taxes have been voided through the year of Seller's acquisition. However, any taxes that have accrued between the year of Seller's acquisition and the Closing will be Purchaser's responsibility to pay. Seller will not provide a tax proration at Closing.
- 13. Post-Closing Security. CCLBA currently has a contract with Door & Window Guard Systems, Inc. ("DAWGS") to secure the Property while it is vacant. The rates for maintaining the DAWGS system after Closing are attached to this Term Sheet. Pursuant to local ordinance, Purchasers are obligated to keep the Property secured at all times after Closing until the property is re-occupied. Purchaser agrees to secure the Property after closing as follows:

Keep and maintain the current DAWGS system at the attached rates.

Discontinue and replace the DAWGS system.

Not applicable

- 14. Termination: Unless the Parties have made and entered into a Purchase Agreement, Seller shall have the right to withdraw its acceptance of the terms in this Term Sheet. If the Seller exercises this option, this Term Sheet shall be deemed null and void and neither party shall have any further duties or obligations under this Term Sheet. If Seller withdraws acceptance of this Term Sheet, Seller agrees to refund the originating Party any Application Fee paid as part of this transaction. Neither Party shall be entitled to any monetary or legal damages as a result of termination.

If this term sheet correctly reflects your understanding of our mutual intent with respect to certain principal terms and conditions of the proposed sale of the Property, please indicate by signing this Term Sheet and returning the same to the undersigned.

**Cook County Land Bank Authority
("CCLBA")**

By: _____

Name: Jessica Caffrey

Title: Executive Director

Agreed to as of _____

Purchaser:

By: Napoleon Haney

Name: Napoleon Haney

Title: Village Manager for Village of Homewood

Agreed to as of June 5, 2026

Application Fee Received: NA

Broker's Opinion of Value

Item 11. B.



17924 Halsted St., Homewood, IL

Opinion of Value	17924 Halsted St., Homewood, IL , will sell for +/- \$50,000
Description of Asset	<p>This 15,600sf office building has been gutted to the core. Office buildings in this submarket that are move in ready are selling for +/- \$40 per foot. This equates to a hypothetical completed value of \$600,000. However, this property will need significant improvements to get there.</p> <p>Roof \$100,000 HVAC \$50,000 Electric \$50,000 Plumbing \$100,000 Sprinkler \$100,000 Parking Lot \$50,000 Elevator \$150,000 All of this for a white box that then needs finishing. (\$600,000 for improvements to attain clean vanilla box.)</p>
Real Estate Taxes	\$148,000.00 (2024)
Environmental	Does not appear to be any show-stoppers.
Structural	Lots of roof leakage through Elevator shaft.
Parking	Great with some asphalt working needed asap.
Current Zoning	B-4
Recent Comparable Sales	<p>In September of 2025, 950 W 175, Homewood, a 16,000sf office building almost exactly the same but move in ready sold for \$700,000 (\$43 per foot.)</p> <p>In October of 2025, 18525 S Torrence, Lansing, a 15,000sf single story office building sold for \$650,000 (\$43 per foot.)</p>
Competitive Properties	<p>300 Lincoln Highway, a 20,000sf former First Midwest Bank building is in the 2nd year of marketing at \$750,000 (\$37 per foot.) Bank buildings are notoriously tough due to wasted space and big rehab costs, but it will be hard to compete with our condition.</p> <p>18220 Harwood Ave, Homewood, a 10,000sf single story office building is in year 3 of marketing for \$475,000 (\$43 per foot.)</p> <p>900 Ridge Road, Homewood, a 20,000sf fully leased 3 story building is in year 2 on the market for \$799,000 (\$38 per foot.)</p>
Community Contact	No recent experience with Homewood ED.



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**AVISON
 YOUNG**



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 9, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

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

Topic: Special Use Permit and Variance for Drive-Through Restaurant (7Brew) at 17855 Halsted Street

PURPOSE

The applicant, Who Brew LLC (parent company for 7Brew Coffee Shop) has requested a special use permit for a drive-through facility at 17855 Halsted Street. The drive-through will support a proposed coffee shop named 7Brew. 7Brew is a national coffee chain which serves various coffee and energy drinks, exclusively for drive-through customers.

The applicant has proposed to demolish the current 4,800 square-foot restaurant building formerly occupied by Boston Market, as well as most of the existing parking areas on the site.

The applicant will construct a 1,031 square foot building for the new drive-through coffee shop. The building will be served by two drive-through lanes bringing traffic to the building. The drive-through does not use menu boards and has employees taking orders from the line. Customers in the drive-through lanes will be served from two large sliding doors in the building where employees can enter and exit the building and walk to customers in vehicles. The new site plan will create new parking areas along the frontage on Halsted Street, new landscape areas along the west and south sides of the site, and new utility connections to support the new building. The entrance and exit to the site will both be located along the private access drive in front of Home Depot and Burlington Coat Factory.

The proposed drive-through will be designed to handle at least 22 vehicles on-site. Additional overflow traffic will utilize the private drive aisle to the east of the property to minimize disruptions to public streets or private property. The Village has reviewed circulation plans to ensure compliance with Village ordinances and the recommendations of the Village Engineer.

The restaurant use for the site is permitted. The drive-through for the business requires a special use permit, which allows the Village to consider the impacts of the drive-through facility and whether it is appropriately designed and located for the site.



The applicant has also requested a variance to reduce the “perimeter landscape zone,” which screens parking lots located along public streets, from the required width of 15’ to 11’ 7” due to the narrow shape of the site and the large IDOT parkway located immediately adjacent to the property.

PROCESS

Staff reviewed three applications for this project:

- **Special Use Permit:** For drive-through facility associated with new development
- **Variance:** For reduction of front perimeter landscape buffer width from 15’ to 11’ 7”
- **Site Plan Review:** For all improvements associated with new restaurant use

The Site Plan Review Committee carefully reviewed development plans for this project. Staff also carefully reviewed the project against the special use standards for the project, as well as the standards for approving a variance.

At the regular meeting of the Planning and Zoning Commission on May 28, 2026, the Commission considered the request for a special use permit to allow the proposed drive-through facility, and the variance to reduce the required landscape zone. The Planning and Zoning Commission recommended approval of both applications by a unanimous vote of 6-0. The Commission also unanimously approved the Site Plan Review by a unanimous vote of 6-0, conditioned on Board approval of the special use permit and variance and the completion of minor changes to their site drawings.

While not required for a special use permit or variance application, the Appearance Commission also conditionally approved the Appearance Review (design review) for this project by a 5-0 vote on May 7, 2026.

OUTCOME

The Planning and Zoning Commission reviewed the applicant, heard testimony by the applicant and considered the applicant’s responses to the special use standards of the Village Zoning Ordinance. The following Findings of Fact were incorporated into the record.

1. The subject property is located at 17855 Halsted Street and is located within the B-4 Shopping Center, with Cook County PIN # 29-33-100-063-0000.
2. The subject property is currently owned by BSG Homewood LLC (Who Brew LLC is an approved lessee of property owned by BSG Homewood LLC).
3. The proposed use of the property is a restaurant use, which is a permitted use in the B-4 Shopping Center zoning district.
4. The proposed use includes an accessory drive-through facility use, which is a special use in any zoning district where such a facility is allowed as an accessory use.



5. The applicant has requested a variance from requirements for the parking area perimeter landscape zone, reducing the required width of the zone from 15' to 11' 7".
6. The subject site meets the use-specific standards for restaurants in Section 44-04-04 of the Village Zoning Ordinance.
7. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
8. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.
9. The proposed variance meets the applicable standards for variance approval as set forth in Section 44-07-12.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a special use permit for a drive-through facility at 17855 Halsted Street, accessory to a permitted restaurant use at the same location; and, pass an ordinance granting a variance from Section 44-05-06.(f).(3).b. to allow for the reduction of the required width of the parking area perimeter landscape zone from 15' to 11' 7".

ATTACHMENT(S)

- Ordinance – Special Use Permit
- Ordinance – Variance

ORDINANCE NO. M - 2430**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A DRIVE THROUGH FACILITY AS AN ACCESSORY USE AT 17855 HALSTED STREET IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

WHEREAS, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by the passage of an Ordinance in districts where such a permit is required; and

WHEREAS, a request has been received for a special use permit to operate a drive-through facility at 17855 Halsted Street;

WHEREAS, the property at 17855 Halsted Street is located within the B-4 Shopping Center zoning district;

WHEREAS, drive-through facilities are allowed as an accessory use to an approved use in the B-4 Shopping Center zoning district per the Village Zoning Ordinance, with approval of a special use permit;

WHEREAS, the requested drive-through facility will serve a proposed restaurant use at 17855 Halsted Street, which is a permitted use in the B-4 Shopping Center zoning district;

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request for a special use permit to operate the proposed drive-through facility at its regular meeting on May 28, 2026, and voted for approval with six (6) ayes to zero (0) nays; and

WHEREAS, the Homewood Planning and Zoning Commission concurrently reviewed a Site Plan Review application for the proposed restaurant development on May 28, 2026, and reviewed the proposed design and layout of the development including the drive-through facility, which received an approval vote with six (6) ayes to zero (0) nays; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to grant a special use permit, subject to the terms and provisions hereof.

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

SECTION ONE - FINDINGS OF FACT:

1. The subject property is located at 17855 Halsted Street and is located within the B-4 Shopping Center, with Cook County PIN # 29-33-100-063-0000;
2. The subject property is currently owned by BSG Homewood LLC;
3. The proposed use of the property is a restaurant use, which is a permitted use in the B-4 Shopping Center zoning district;
4. The proposed use includes an accessory drive-through facility use, which is a special use in any zoning district where such a facility is allowed as an accessory use;
5. The subject site meets the use-specific standards for restaurants in Section 44-04-04 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
7. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11;

SECTION TWO - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lots 1-5 in the Homewood Home Depot Subdivision being a resubdivision of the North 20 feet of the West 20 Feet of the West 870 Feet (except that part taken for South Halsted

Street) of the Southwest ¼ of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, also the South 1350 Feet of the East 800 Feet of the West 870 Feet of the Northwest ¼ of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-33-100-063

Common Address: 17855 Halsted Street
Homewood, IL 60430

SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Who Brew LLC (7Brew Coffee Shop) to allow a drive-through facility at the above-described property.

SECTION FOUR - CONDITIONS

None.

SECTION FIVE - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of May 28, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of June 9, 2026, as they relate to the subject zoning.

SECTION SIX- RECORDING:

The Village Attorney shall cause this Ordinance, without attachments to be recorded in the Office of the Cook County Clerk - Recording Division.

PASSED and APPROVED this 9th Day of June, 2026.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____

ORDINANCE NO. M - 2431

**AN ORDINANCE GRANTING A VARIANCE AT 17855 HALSTED STREET
IN HOMEWOOD, COOK COUNTY, ILLINOIS, TO ALLOW FOR
MODIFICATIONS TO REQUIRED LANDSCAPE AREAS.**

WHEREAS, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, 65 ILCS 5/11-13-1.1 authorizes the granting of a zoning variation by the passage of an Ordinance;

WHEREAS, BSG Homewood LLC is the owner of the property at 17855 Halsted Street;

WHEREAS, the petitioner for a zoning variance, Who Brew LLC, is an approved lessee of the property at 17855 Halsted Street, as defined by legally recorded memorandum;

WHEREAS, the petitioner proposes the construction of a restaurant use with a drive-through facility;

WHEREAS, the property at 17855 Halsted Street is located within the B-4 Shopping Center zoning district;

WHEREAS, the petitioner has requested a variation from Section 44-05-06.(f).(3).b to reduce the required width of a parking area perimeter landscaping area from the required 15 feet to 11 feet and seven inches;

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its May 28, 2026 regular meeting and voted six votes to zero to recommend approval of the requested variances; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request for a special use permit to operate the proposed drive-

through facility at its regular meeting on May 28, 2026, and voted for approval with six (6) ayes to zero (0) nays; and

WHEREAS, the Homewood Planning and Zoning Commission also concurrently reviewed a Site Plan Review application for the proposed restaurant development on May 28, 2026, and reviewed the proposed design and layout of the development including the drive-through facility, which received an approval vote with six (6) ayes to zero (0) nays; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to grant a variance, subject to the terms and provisions hereof.

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

SECTION ONE - INCORPORATION OF RECITALS:

The above recitals are incorporated into this ordinance as if restated here.

SECTION TWO - FINDINGS OF FACT

1. The subject property is located at 17855 Halsted Street and is located within the B-4 Shopping Center, with Cook County PIN # 29-33-100-063-0000;
2. The subject property is currently owned by BSG Homewood LLC (Who Brew LLC is an approved lessee of property owned by BSG Homewood LLC);
3. The proposed use of the property is a restaurant use, which is a permitted use in the B-4 Shopping Center zoning district;
4. The applicant has requested a variance from requirements for the parking area perimeter landscape zone, reducing the required width of the zone from 15' to 11' 7";
5. The subject site meets the use-specific standards for restaurants in Section 44-04-04 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;

- 7. The proposed variance meets the applicable standards for variance approval as set forth in Section 44-07-12.

SECTION THREE - LEGAL DESCRIPTION

The subject property is legally described as follows:

Lots 1-5 in the Homewood Home Depot Subdivision being a resubdivision of the North 20 feet of the West 20 Feet of the West 870 Feet (except that part taken for South Halsted Street) of the Southwest ¼ of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, also the South 1350 Feet of the East 800 Feet of the West 870 Feet of the Northwest ¼ of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-33-100-063

Common Address: 17855 Halsted Street
Homewood, IL 60430

SECTION FOUR - GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

A variation from Section 44-05-06.(f).(3).b Landscape Requirements to permit the reduction of the required parking area perimeter landscape zone from 15 feet to 11 feet and seven inches, on the property located at 17855 Halsted Street.

SECTION FIVE - CONDITIONS

None.

SECTION SIX - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of May 28, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of June 9, 2026, as they relate to the subject zoning.

SECTION SEVEN- RECORDING:

The Village Attorney shall cause this Ordinance, without attachments to be recorded in the Office of the Cook County Clerk - Recording Division.

PASSED and APPROVED this 9th Day of June, 2026.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 9, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

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

Topic: 2nd Amendment to Redevelopment Agreement – Tequila Raizes Restaurant, 18134-18138 Dixie Highway

PURPOSE

On December 10, 2024, the Village entered into a Redevelopment Agreement (RDA) with Raizes Restaurant Inc. and Anguiano Guido Properties LLC, to redevelop the Village-owned property at 18134-18138 Dixie Highway. The developer owns Casa Catrina in Joliet, IL, and has sought expansion to a new restaurant location in Homewood. The developer has proposed a 6,000 square foot Mexican restaurant on the site (“Tequila Raizes”).



The developer has yet to secure the funding and/or financing necessary to complete the project which appears to have tempered their progress in completing their final building permit approvals. The developer provided a timeline to Village staff, which entails receiving full construction loan commitments no later than July 31, 2026. The applicant has requested an extension to the RDA to accommodate this timeline.

The applicant also requested an extension to the deadline to receive their issued building permits by August 14, 2026, the expiration date for the project’s planning and zoning approvals set by the Village Zoning Ordinance. A final construction completion date for the project has been proposed for no later than June 30, 2027.

PROCESS

This Village has met the following milestones in support of the project:

- **December 10, 2024:** The Village approved a redevelopment agreement and purchase and sale agreement with the developer. The RDA:
 - committed the Village to approve a Cook County Class 8 incentive for the project.
 - committed to a places of eating tax rebate of up to \$60,000 for three years.



- **March 25, 2025:** The developer formally purchased the property for \$1 and closed on the property.
- **August 14, 2025:** The Village approved planning/zoning approvals, which expire after one (1) year if building permits are not received.
- **April 14, 2026:** The Village Board approved a 1st amendment to the RDA on April 14, 2026, which extended project deadlines and created an amended timeline of milestones for the project.

The 1st amended to the RDA approved on April 14, 2026 required that the developer provide the Village sufficient proof of financing to complete the project by May 29, 2026. The date has passed, now requiring the Village Board to consider approving an amended redevelopment agreement to extend the deadline for proof of financing and other project milestones.

In general, when critical project milestones in an RDA or an amended RDA are not met, the Village reserves the right to file a re-conveyance deed to return the property to Village ownership.

OUTCOME

Approval of the 2nd amendment to the RDA will allow the developer time to acquire the necessary financing commitments for the project and proceed with final permit approvals and construction. If successful, the project will result in the redevelopment and revitalization of a long-vacant commercial property along Dixie Highway. The restaurant would provide increased property tax revenue, and revenue from sales taxes and places of eating taxes.

FINANCIAL IMPACT

- **Funding Source:** Places of eating tax rebate
- **Budgeted Amount:** Property transferred to developer for \$1. Places of eating tax rebate capped at \$60,000.
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance approving the Second (2nd) Amendment to the Redevelopment Agreement between Raices Restaurant Inc., Anguiano Guido Properties LLC, and the Village of Homewood for the redevelopment of property at 18134-18138 Dixie Highway.

ATTACHMENT(S)

- Ordinance approving Second Amendment to the Redevelopment Agreement
- Second Amendment to the Redevelopment Agreement

ORDINANCE NO. M -2432**AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD AND RAICES RESTAURANT, INC., ANGUIANO GUIDO PROPERTIES LLC FOR PROEPRTY AT 18134-18138 DIXIE HIGHWAY IN THE HOMEWOOD DOWNTOWN TOD REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village of Homewood, Cook County, Illinois (“Village”) owned real estate at 18134-18138 Dixie Highway in the Downtown TOD Redevelopment Project Area; and

WHEREAS, the Village in 2017 established the Downtown Transit-Oriented Development Tax Increment Financing Redevelopment Project Area (Downtown TOD TIF) to encourage commercial development; and

WHEREAS, on December 10, 2024, the Village President and Board of Trustees approved a Redevelopment Agreement (“the RDA”) and Purchase and Sale Agreement (“the PSA”) for the purchase and redevelopment of vacant Village-owned property at 18134-18138 Dixie Highway in the Downtown TOD TIF (“the Property”); and

WHEREAS, Raices Restaurant, Inc. Anguiano Guido Properties, LLC (“Developer”) purchased the above property from the Village for \$1 on March 25, 2025, according to the terms of the approved PSA;

WHEREAS, on April 14, 2026, the Village President and Board of Trustees approved a first amendment to the RDA;

WHEREAS, the amended RDA provided that if the Developer did not provide sufficient proof of financing by **May 29, 2026**, the Developer would be in default and be required to re-convey the property to the Village according to the terms of the agreement; and

WHEREAS, the Developer has requested additional time to secure financing and complete Village permitting processes;

WHEREAS, the President and Board of Trustees of the Village of Homewood have agreed to extend the time allowed for the Developer to secure financing and complete Village permitting processes;

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

SECTION ONE - APPROVAL AND AUTHORIZATION TO EXECUTE AMENDED REDEVELOPMENT AGREEMENT.

The Second Amendment to the Redevelopment Agreement between the Village and Raices Restaurant, Inc., and Anguiano Guido Properties, LLC, attached as Exhibit A, is hereby approved. The Village President and Village Clerk are authorized to execute the agreement.

SECTION TWO - EFFECTIVE DATE.

This Ordinance shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 9th Day of June, 2026.

By: _____

Village President

ATTEST:

Village Clerk

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

EXHIBIT A

**SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT
APPROVED DECEMBER 10, 2024, BETWEEN RAICES RESTAURANT INC.,
ANGUIANO GUIDO PROPERTIES LLC, AND THE VILLAGE OF
HOMWOOD FOR PROPERTY AT 18134-18138 DIXIE HIGHWAY,
HOMWOOD, ILLINOIS.**

WHEREAS, the Village of Homewood, Cook County, Illinois (“Village”) owned real estate at 18134-18138 Dixie Highway in the Downtown TOD Redevelopment Project Area; and

WHEREAS, the Village in 2017 established the Downtown Transit-Oriented Development Tax Increment Financing Redevelopment Project Area (Downtown TOD TIF) to encourage commercial development; and

WHEREAS, on December 10, 2024, the Village President and Board of Trustees approved a Redevelopment Agreement (“the RDA”) and Purchase and Sale Agreement (“the PSA”) for the purchase and redevelopment of vacant Village-owned property at 18134-18138 Dixie Highway in the Downtown TOD TIF (“the Property”); and

WHEREAS, Raices Restaurant, Inc. and Anguiano Guido Properties, LLC (“Developer”) purchased the above property from the Village for \$1 on March 25, 2025, according to the terms of the approved PSA;

WHEREAS, on April 14, 2026, the Village President and Board of Trustees approved a first amendment to the RDA;

WHEREAS, the amended RDA provided that if the Developer did not provide sufficient proof of financing by **May 29, 2026**, the Developer would be in default and be required to re-convey the property to the Village according to the terms of the agreement; and

WHEREAS, the Developer has requested additional time to secure financing and complete Village permitting processes;

WHEREAS, the President and Board of Trustees of the Village of Homewood have agreed to extend the time allowed for the Developer to secure financing and complete Village permitting processes;

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and

the Developer (collectively, the “Parties”) hereby agree to amend the Redevelopment Agreement by deleting Section 5 of the First Amendment of the RDA and replacing it with the following:

5. Undertakings on the Part of Developer.

(a) Developer shall obtain Final Completion of the Project by **June 30, 2027**, subject to any mutually agreed upon extensions, following closing in substantial accordance with the Cost Estimates, plans, and specifications approved by the Village, and all ordinances, rules, and regulations of the Village and of other regulatory agencies from which approval must be obtained.

(b) Developer recognizes and agrees that the Village has sole (but not arbitrary) discretion regarding all Village approvals and permits relating to the Project, and reasonable failure by the Village to grant any required approval or issue any required permit shall not be deemed a default by the Village under this Agreement or cause any claim against or liability to the Village under this Agreement.

(c) During construction of the Project, Developer shall maintain worker’s compensation insurance and liability insurance in amounts and with companies licensed or authorized to do business in Illinois and shall cause the Village, its elected public officials, officers, agents and employees to be named as additional insureds on such liability policy or policies for any claims made against the Village because of this Agreement for personal injury, wrongful death, or property damage. A certificate of insurance verifying such coverage shall be furnished to the Village before the issuance of any construction permit. Developer shall indemnify, save, and hold harmless the Village, its elected officials, agents, and employees from and against any damage, liability, loss, or deficiency (including, without limitation, reasonable attorney’s fees and other costs) incident to any suit, demand, claim, or liability regarding the Village’s participation in this Agreement.

(d) By **July 31, 2026**, Developer shall furnish proof of financing in the form of a **signed** letter of commitment acceptable to Village from a financial institution, along with evidence of the equity required for the necessary funding to complete the Project. Alternatively, the Developer shall have the option to pay for the development of the Project in cash. In this instance, the Developer represents to the Village that it has sufficient funds available to satisfy the terms of this Agreement. The Developer agrees to verify the above representation upon the reasonable request of

the Village and to authorize the disclosure of such financial information to the Village that may be reasonably necessary to prove the availability of sufficient funds to complete construction of the Project.

(e) The Developer shall accept title to the Property subject to a covenant substantially in the following form: The Project shall be completed no later than **June 30, 2027** unless otherwise approved by the Village. Failure to comply with this covenant may cause all title, rights, and interests in the Property herein conveyed to revert to the Village of Homewood, and the Village shall be entitled to recover all costs and expenses, including attorney's fees, incurred in re-vesting title in the Village. This covenant shall run with the land and shall terminate upon Final Completion of the Project in accordance with the approved permits. This covenant shall be enforceable against the Developer, their heirs, successors, and assigns.

(f) The Developer must undertake these actions by the dates specified:

- 1) By **July 31, 2026**, the Developer shall provide proof of financing as described in paragraph 5. (d) above;
- 2) By **August 14, 2026**, the Developer shall complete all plan reviews with the Village and ~~apply for an~~ receive approved and issued building permits to **complete construction of the Project** in compliance with the Village of Homewood Building and Property Maintenance Codes; and
- 3) By **September 14, 2026**, the Developer shall close on construction financing and commence construction; and
- 4) By **June 30, 2027**, the Developer shall complete construction of the Project and

It is acknowledged by the Developer that failure to meet any of the above deadlines, unless extended by mutual agreement **approved by the Village President and the Board of Trustees**, constitutes a default. If the Developer defaults, the Village is authorized to record the Re-conveyance Deed, thereby resulting in the Developer forfeiting the Property, any payments made in connection therewith, and any improvements made to the Property.

(g) Prior to the conveyance of the Property to the Developer, the Developer shall deliver to the Village a recordable Re-conveyance Deed for the Property, re-vesting title in the Village free and clear of all liens

and encumbrances. The Village shall have the right to record the re-conveyance warranty deed if there is a default in any of the terms of this Agreement by the Developer that remains uncured **sixty (60) days** after receiving notice from the non-defaulting party as provided in paragraph 22 in the original redevelopment agreement, or if the Developer cannot or does not complete the Project in accordance with the terms of this Agreement.

(h) So long as Developer is not in default and has completed improvements and rehabilitated the Property in strict accordance with approved building permits, the Village shall return the re-conveyance warranty deed to the Developer when the Developer completes the Project.

All other provisions of the original Redevelopment Agreement remain in full force.

IN WITNESS WHEREOF, this Agreement is entered into on _____, 2026.

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

**RAICES RESTAURANT INC.,
an Illinois corporation**

By: _____
Village President

By: _____
Its: _____

Attest:

Village Clerk

Attest:

By: _____
Its: _____

**Anguiano Guido Properties LLC,
an Illinois limited liability company**

By: _____
Its: _____

Attest:

By: _____
Its: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 9, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Disposal of Surplus Property housed in the Village Auditorium

PURPOSE

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

PROCESS

As part of the upcoming renovation of the Village Auditorium, the Village Board recently approved the selection of a general contractor to complete the project improvements. In preparation for construction activities, Village staff completed a basic visual inventory of existing auditorium furnishings and equipment currently located within the facility.

Through this review, staff identified several items that are no longer needed for municipal operations and are not anticipated to be reused as part of the renovated auditorium space. Due to the age, condition, and future design plans for the facility, staff is requesting authorization to declare these items as surplus property to allow for donation, sale, recycling, disposal, or other creative and appropriate disposition methods in accordance with Village policies and procedures.

The following items have been identified as surplus property:

- Folding Chairs
- Gym Floor - Vinyl Cover System (rolls)
- Scoreboard
- Stage Curtains
- Wheeled Tables
- Basketball Rims and Backboards
- Auditorium Seating
- Various and miscellaneous equipment and items

OUTCOME

Approval of the ordinance will enable the Village to sell, dispose of, or donate the items.

VILLAGE OF HOMEWOOD

Item 11. F.



FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the Village Manager to sell, donate, or dispose of the property and materials as needed to commence the renovation of the Village Auditorium at 2010 Chestnut Road.

ATTACHMENT(S)

Ordinance

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

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

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

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

SECTION ONE – DECLARATION OF SURPLUS PROPERTY:

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

Village Items

- Folding Chairs
- Gym Floor Cover System
- Scoreboard
- Stage Curtains
- Wheeled Tables
- Basketball Rims
- Auditorium Seating

SECTION TWO – METHOD OF DISPOSAL:

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

SECTION THREE – EFFECTIVE DATE:

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

PASSED and APPROVED this 9th day of June, 2026.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 9, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Amendment to Cell Tower Lease Agreement

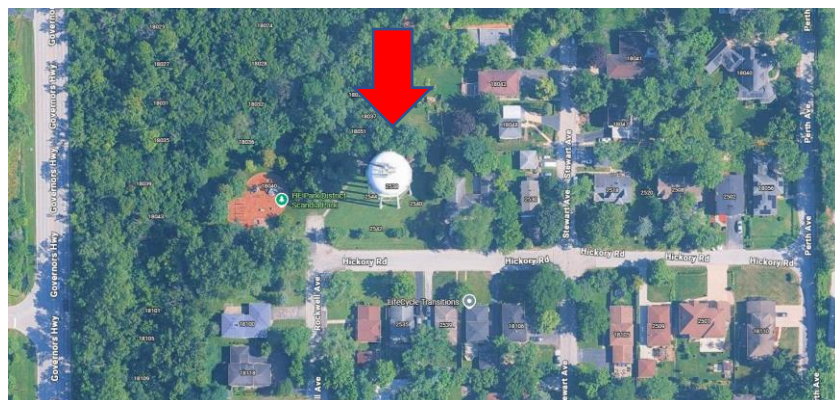
PURPOSE

Staff is requesting that the Village Board approve a contract amendment with New Cingular Wireless PCS, LLC (AT&T) of Atlanta, GA, to continue leasing space on the Village-owned water tower located at 2536 Hickory Road for telecommunications equipment. The current lease term is scheduled to expire on November 30, 2029.

PROCESS

The original lease agreement between the Village and AT&T was executed in 1999 and amended in 2015. The current lease term is scheduled to expire on November 30, 2029. Under the proposed amendment, the agreement would automatically renew for five (5) additional five-year renewal terms unless AT&T provides notice of its intent not to renew. If all renewal options are exercised, the agreement could potentially remain in effect through 2054.

As part of the amendment, beginning December 1, 2029, the Village will receive semi-annual lease payments of \$27,449.05, totaling approximately \$54,898.10 annually. Additionally, staff was able to negotiate an increase in the annual rent escalation clause from three percent (3%) to four percent (4%). Beginning December 1, 2030, the annual rental amount will increase by four percent each year over the previous year's rent amount, resulting in additional long-term revenue growth for the Village.



2536 Hickory Road



OUTCOME

This long-term lease structure provides operational continuity, revenue stability, and flexibility for both parties.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Authorize the Village President to sign a contract amendment with New Cingular Wireless PCS, LLC (AT&T) of Atlanta, GA for the continued leasing of space on the Village-owned water tower located at 2536 Hickory Road for telecommunications equipment.

ATTACHMENT(S)

Contract amendment

Ordinance M-2434

Late Exhibit

Market: IL / WI
 Cell Site Number: IL0289
 Cell Site Name: HOMEWOOD
 Fixed Asset Number: 10005271

SECOND AMENDMENT TO LEASE AGREEMENT SITE 289

SECOND AMENDMENT TO LEASE AGREEMENT SITE 289 (“**Amendment**”) dated as of the later date below (“**Effective Date**”) is by and between Village of Homewood, an Illinois municipal corporation having a mailing address at 2020 Chestnut Road, Homewood, IL 60430 (“**Lessor**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address at 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 (“**Lessee**”).

WHEREAS, Lessor and Lessee (or its affiliate or predecessor-in-interest) entered into a Lease Agreement Site 289 dated October 12, 1999, as amended by First Amendment to Lease Agreement #289 dated April 29, 2015, whereby Lessor leased to Lessee certain Premises (“**Premises**”), therein described, that are a portion of the Property (“**Property**”) located at 2536 Hickory Road, Homewood, IL 60430 (collectively, the “**Agreement**”); and

WHEREAS, notwithstanding anything to the contrary in the Agreement, the parties acknowledge and agree that the Term of the Agreement will expire on November 30, 2029, and the parties mutually desire to renew the Agreement, memorialize such renewal period and modify the Agreement in certain other respects, all on the terms and conditions contained herein; and

WHEREAS, Lessor and Lessee desire to adjust the Rent in conjunction with the modifications to the Agreement contained herein; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to permit Lessee to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services; and

WHEREAS, Lessor and Lessee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. **Renewal Term.** At the end of the final Renewal Term presently set forth in the Agreement, the Term will automatically renew for five (5) separate consecutive additional periods of five (5) years each (each being defined as a “**Renewal Term**”) upon the same terms and conditions of

the Agreement, unless Lessee notifies Lessor in writing of Lessee's intention not to renew the Agreement at least sixty (60) days prior to the expiration of the existing Term.

2. **Modification of Rent.** Commencing on December 1, 2029, the current Rent under the Agreement shall be payable semi-annually in the semi-annual amount of Twenty-Seven Thousand Four Hundred Forty-Nine and 05/100 Dollars (\$27,449.05) (the "**Rent**"), and shall continue during the Term, subject to adjustment, if any, as provided below. In the event of any overpayment of Rent prior to or after the Effective Date, Lessee shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount.

3. **Future Rent Increase / Semi -Annual Payments.** The Agreement is amended to provide that commencing on Decemeber 1, 2030, Rent shall increase annually by four percent (4%) over the Rent paid during the previous year.

4. **Emergency 911 Service.** In the future, without the payment of additional Rent, or any other consideration, and at a location mutually acceptable to Lessor and Lessee, Lessor agrees that Lessee may add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services.

5. **Acknowledgement.** Lessor acknowledges that: 1) this Amendment is entered into of the Lessor's free will and volition; 2) Lessor has read and understands this Amendment and the underlying Agreement and, prior to execution of this Amendment, was free to consult with counsel of its choosing regarding Lessor's decision to enter into this Amendment and to have counsel review the terms and conditions of this Amendment; 3) Lessor has been advised and is informed that should Lessor not enter into this Amendment, the underlying Agreement between Lessor and Lessee, including any termination or non-renewal provision therein, would remain in full force and effect.

6. **Notices.** Section 20e of the Agreement is hereby deleted in its entirety and replaced with the following:

NOTICES. All notices, requests, payments of rent, demands, and other communications required or permitted hereunder shall be given as follows:

For Notices of Default to Lessee:

- a) To Lessee's Lease Administration Department at NoticeIntake@att.com; and
- b) To Lessee's Law Department via First Class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid:

New Cingular Wireless PCS, LLC
 Attn.: Legal Dept – Network Operations
 Re: Cell Site #: IL0289; Cell Site Name: HOMEWOOD (IL)
 Fixed Asset #: 10005271
 208 S. Akard Street

Dallas, TX 75202-4206

For Notices of Default to Lessor:

- a) To Lessor at Tacquah@homewoodil.gov; and
- b) To Lessor's Law Department via First Class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid:

Village of Homewood
2020 Chestnut Road
Homewood, IL 60430

All other Notices will be sent:

- a) To Lessee's Lease Administration Department at NoticeIntake@att.com; and
- b) To Lessor at Tacquah@homewoodil.gov

Notices by email will be effective on the first calendar day after it was sent unless the sender receives an automated message that the email has not been delivered. Electronic mail shall be sent with a read receipt, but a read receipt shall not be required to establish that notice was given and received. All other Notices shall be effective when received unless returned undelivered. Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party hereto as provided herein.

7. **Charges.** All charges payable under the Agreement such as utilities and taxes shall be billed by Lessor within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Lessor, and shall not be payable by Lessee. The foregoing shall not apply to semi-annual Rent which is due and payable without a requirement that it be billed by Lessor. The provisions of this subsection shall survive the termination or expiration of the Agreement.

8. **Memorandum of Agreement.** Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Agreement substantially in the form of the Attachment 1. Either party may record this Memorandum at any time, in its absolute discretion.

9. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall control. Except as expressly set forth in this Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Amendment.

10. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

IN WITNESS WHEREOF, the parties have caused this Amendment to be effective as of the last date written below.

LESSOR:
Village of Homewood,
an Illinois municipal corporation

LESSEE:
New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: [NOT FOR EXECUTION]

By: [NOT FOR EXECUTION]

Print Name: _____

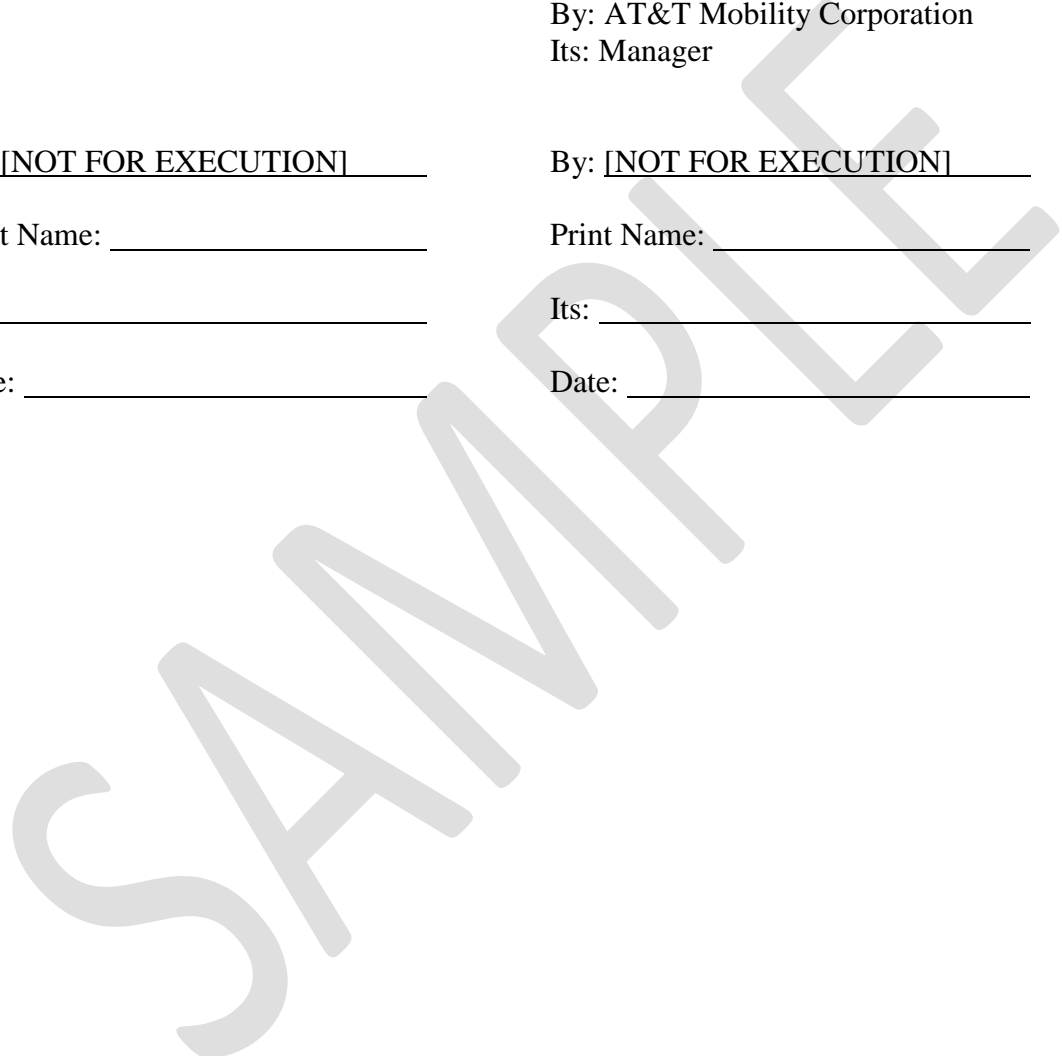
Print Name: _____

Its: _____

Its: _____

Date: _____

Date: _____



Attachment 1
Memorandum of Agreement

SAMPLE