MEETING AGENDA

Board of Trustees Meeting

Village of Homewood
November 10, 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 October 27, 2026.

6. Claims List:

   Consider a motion to approve the Claims List of November 10, 2026 in the amount of $1,173,359.28.

7. Hear from the Audience
8. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):

   A. Budget Amendment/Acceptance of Proposal/Professional Engineering Services/Burns & McDonnell: Approve a budget amendment of $265,388 to the water sewer fund; and, accept a proposal from Burns & McDonnell of Chicago, IL for professional engineering services (Tasks 1 & 2) in an amount not to exceed $265,388, to assist the Village of Homewood in Construction Management of Lead Service Line Replacement Fiscal Year 2027 in accordance with the United States Environmental Protection Agency and Illinois Environmental Protection Agency requirements.

   B. Purchase Approval/Truck Upfitting/Henderson Products Inc.: Waive competitive bidding due to purchasing through a Joint Governmental or Cooperative purchasing program; and, approve the purchase of two (2) truck upfitting packages from Henderson Products Inc. of Huntley, IL for a total purchase price of $371,026.06 for the upfitting of truck chassis #33 and #39.

   C. R-3279/Redevelopment Agreement/Vivek Pinto/Crab Bagz LLC/18679-18681 Dixie Highway: Pass a resolution approving a redevelopment agreement with Paris Walker of Crab Bagz LLC (Business Owner) and Vivek Pinto (Building Owner) to provide 50% reimbursement

for eligible costs through the Non-TIF Business Incentive (Retail Enhancement Program) not to exceed $10,000 in total reimbursement for the property located at 18679-18681 Dixie Highway.

D. M-2458/Solicitation of Alternate Proposals/Village-Owned Property/17924 Halsted Street: Pass an ordinance to solicit alternate proposals for the conveyance and redevelopment of Village-owned property at 17924 Halsted Street.

E. M-2459/Variance/Accessory Structure Standards/17748 Gladville Avenue: Pass an ordinance granting a variance from Subsection 44-04-14(b)(4)b.1 of the Homewood Zoning Ordinance, to allow the construction of a storage shed that exceeds the size maximum permitted by right, with the conditions that (1) the shed shall be used solely for accessory residential storage purposes and shall not be used as living space or for commercial activities; and (2) the shed shall not exceed a maximum height of 14 feet, measured in accordance with the Village Zoning Ordinance.

F. Intergovernmental Agreement/Environmental Health Inspection Services/Cook County Department of Public Health: Authorize the Village President to enter into an agreement with the Cook County Department of Public Health for the Provision of Environmental Health Inspectional Services for the period of December 1, 2026 through November 30, 2027.

G. M-2460/Amendment to Restated Redevelopment Agreement/Purchase and Sale Agreement/Collateral Assignment of Tax Increment Funding Documents/Subordination Redevelopment Agreement/A&R Screening LLC/LAROYCO, LLC: Pass an ordinance approving the amendment to the restated redevelopment agreement, related purchase and sale agreement, and the collateral assignment of tax increment financing documents and subordination redevelopment agreement among the Village of Homewood, A&R Screening LLC, and LAROYCO, LLC for property at 1313-1351 175th Street in the Northeast Redevelopment Project Area.

9. New Business:

   A. Discussion/Liquor License Request/Thithi Restaurant: After discussion, if the Board is in favor of granting the request for a liquor license to Thithi Restaurant, staff should be directed to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one. The ordinance will be agendized at a future Board meeting, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license.

   B. Direction to Staff/Class 8 Incentive Request/18250 Harwood Avenue/Bawadi Construction: The Board may consider one of the following motions: Direct staff to prepare a municipal resolution of support for the requested Cook County Class 8 property tax incentive; or, deny the request for a municipal resolution of support for the requested Cook County Class 8 property tax incentive for the property located at 18250 Harwood Avenue.

   C. Discussion/Staff Direction/2026 Real Estate Tax Levy: Discuss the 2026 Real Estate Tax Levy and provide staff direction; and, direct staff to publish a Truth in Taxation Hearing notice in the local newspaper to be held prior to the December 8, 2026 Board meeting and prepare the real estate tax levy ordinances for approval.

10. General Board Discussion

11. 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, OCTOBER 27, 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: Village Clerk Nakina Flores called the roll. Those present were Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Patrick Siemsen, Trustee Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Director of Economic and Community Development Noah Schumerth, Director of Public Works Joshua Burman, Assistant Village Manager Terence Acquah.

MINUTES: The minutes of the October 13, 2026 Village Board Meeting were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of $615,231.23 was presented. There were no questions from the Trustees.

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

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

President Hofeld said two items totaled 42 percent of the Claims List: $165,000 for rebuilding the watermain on Idlewild Lane, and $96,000 to Thorn Creek Basin Sanitary District.

PRESENTATION: Trustee Lauren Roman, Board Liaison to the Events Committee, presented a check from the 2026 Fall Fest Chili Cook-off proceeds in the amount of $2933 to the Cancer Support Center. There were 15 contestants who each made four gallons of chili. The community had a chance to taste each of the chilis for a small donation.

HEAR FROM THE AUDIENCE: Amy Crump spoke about the upcoming election and same-day voter registration. Julia Bridges complained about the Amazon drones disrupting wildlife, violating noise ordinances, and invading privacy. Julia would like the Village to keep track of all complaints and make a rebuttal against these drones. Village Manager Haney said they are under FAA jurisdiction and the Village cannot prohibit them. President Hofeld suggested that the residents complain

directly to Amazon. Trustees agreed that staff will keep a list of complaints that will be reported to the email for public comments. Resident Comlee said drones are five feet tall and 75 pounds which causes disruption to human and animal habitats. She proposes the Village enact some bylaws that can be taken to the State level. Quincy Crump is concerned that the drones will collide with birds, and cause noise pollution and disturbances.

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

A. Annual Report/Economic Development Committee: Accept the 2025 annual report of the Economic Development Committee.

B. M-2456/Traffic Regulation Schedule/No U-Turn Signs: Pass an ordinance amending the Village of Homewood Traffic Regulation Schedule for recently installed No U-turn signs at 183rd Street and Park Avenue.

C. Approval of Proposals/Police Station Plumbing Repairs/Brandenburger Plumbing/Reid & Pedersen Drainage: Approve a proposal from Brandenburger Plumbing of Chicago, IL the lowest responsible bidder, in the amount of $25,607 for overhead pipe replacement; waive competitive bidding and approve the proposal from Reid & Pedersen Drainage of Crete, IL in the amount of $49,220 for slip lining and clean out installation work, for a total cost of plumbing repairs at the Homewood Police Station in the amount of $74,827.

D. Purchase Approval/Pro-Tec Aluminum Trench Shield/Lee Jensen Sales Co., Inc.: Waive competitive bidding to allow the purchase of a new trenching and shoring system known as the Pro-Tec Aluminum Trench Shield shoring system with supportive equipment through Lee Jensen Sales Co., Inc. of Mokena, IL as the sole source provider in an amount not to exceed $30,933.94.

E. Budget Amendment/Approval of Generator Grant for Preparedness Program: Approve the Generator Grant for Preparedness Program; and, approve a budget amendment in the amount of $50,000 to fund the program.

F. R-3278/Release of Reconveyance Deed/2018-2020 Ridge Road: Pass a resolution authorizing the release of a reconveyance deed for the property located at 2018-2020 Ridge Road (Jiao 66).

Before the omnibus vote, President Hofeld invited comments. Item D: Trustee Harris-Jones said this is a more seamless approach to keep our workers safe. Item E: Trustees Siemsen and Willis said the generator grant is a great idea.

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

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

NEW BUSINESS:

A. M-2457/Purchase and Sale Agreement/Villari Ltd./1933 Ridge Road: Approve a budget amendment in the amount of $400,000; and, pass an ordinance authorizing the Village President to enter a real estate purchase contract with Villari Ltd. for the property at 1933 Ridge Road, Homewood, IL, formerly known as the American Dance Center.

A motion was made by Trustee Mason and seconded by Trustee Heiferman to approve an ordinance authorizing the Village President to enter a real estate purchase contract with Villari Ltd.

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

B. M-2457/Purchase and Sale Agreement/Villari Ltd./1933 Ridge Road: Approve a budget amendment in the amount of $400,000; and, pass an ordinance authorizing the Village President to enter a real estate purchase contract with Villari Ltd. for the property at 1933 Ridge Road, Homewood, IL, formerly known as the American Dance Center.

Item B was deferred.

OLD BUSINESS: Village Manager Haney updated the Board on the redevelopment agreement with Holladay Properties for the property located at 2024 Chestnut Road by saying they have a non-binding agreement. Holladay Properties still needs to go through the entitlement process. Once that is completed, the final redevelopment agreement will come before the board for a vote.

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming to the meeting. The Board encouraged all the residents to enjoy their holiday, be safe, and take some time to look at all the houses that entered the Halloween decorating contest. Trustee Roman agrees with giving Amazon pushback regarding the drones. Trustee Harris-Jones encouraged everyone to join the Homewood app so that they can stay updated with all the current news, weather, and road reports.

EXECUTIVE SESSION: A motion was made by Trustee Mason and seconded by Trustee Siemsen 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, Mason, and Roman. NAYS – None.

The board moved to Executive Session at 7:29 p.m.
The board returned from Executive Session at 7:53 p.m.

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

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

The meeting adjourned at 7:54 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk

From: Manju Connolly
Sent: Thursday, October 22, 2026 2:17 PM
To: PublicComments
Subject: Amazon drone activity extremely concerning

Hi Homewood Board,
I am deeply concerned with the Amazon drone activity that has taken over the area. I see at least 50 drone flights per day, beginning around September 13. As drones are highly disruptive to wildlife, especially bees and birds, I propose that the village passes legislation to prevent drones from flying over our geographical area.
Ideally, activity would be blocked for the whole state or country as ecosystems are interconnected across cities. However, it is important to me to start with Homewood as that is where I live, and I want to begin the process before we lose the local wildlife that contributes to health as well as quality of life.

If needed, I can testify as to the personal disturbance I feel every time I see, and more importantly hear the drones flying overhead. Each flight is visible from my home office, and I can hear the loud buzzing for 15-20 seconds every time, long before and after visibly seeing the drone. The disturbance interrupts my ability to stay focused on work without feeling totally enraged and distracted by the fact that we have allowed this to happen in our city of Homewood. I take a lot of pride in this city since I went to HF and value our diversity in thought and demographics. However, bowing down to Amazon, who continues to collect billions in profit by monopolizing market share via corporate practices vs local values for everyday goods and services, makes me consider for the first time whether this is the right city for me and if I would stay here if we continue to allow drones to freely barge through our airways. Amazon drones now, what next ?

Please do not hesitate to reach out to me for more information as needed. If this will be discussed on the 10/27 Board meeting, I will do my best to attend.

Thank you for your reply and consideration.
Sincerely,
Manju Connolly

From: charles oleary
Sent: Tuesday, October 20, 2026 9:45 PM
To: PublicComments
Subject: dixie highway underpass

We live on Cedar Road just west of Dixie Highway. Our street has become a major detour route for Dixie Highway traffic. Vehicles are driving at high speeds along our small street.
Two suggestions to keep our road safer.
Post the speed limit so drivers new to Cedar road know the speed limit is slower than Dixie Highway speeds. Post stop signs at eye level at the intersections. Stop signs are now at ground level and drivers do not see them until it is too late to stop.

Neighbors are posting their own signs on their lawns in an attempt to slow cars down. Any help appreciated.

Charles O'Leary

Name	Description	DEPARTMENT	Net Invoice Amount
ADVANCE SWEEPING SERVICE	STREET SWEEPING	PUBLIC WORKS	10,424.62
Total ADVANCE SWEEPING SERVICES INC:			10,424.62
AMAZON CAPITAL SERVICES IN	PROMOTIONAL MATERIALS	FIRE DEPARTMENT	178.50
AMAZON CAPITAL SERVICES IN	KEYBOARD & MOUSE	PUBLIC WORKS	44.98
AMAZON CAPITAL SERVICES IN	MINUTES RECORDER FOR ECONOMIC DEVELOPMENT	MANAGER'S OFFICE	189.00
AMAZON CAPITAL SERVICES IN	GIVEAWAYS	MANAGER'S OFFICE	183.68
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	18.49
AMAZON CAPITAL SERVICES IN	OTTERBOX FOR NEW PHONES AT PD	MANAGER'S OFFICE	52.34
AMAZON CAPITAL SERVICES IN	DESKS	PUBLIC WORKS	1,540.00
AMAZON CAPITAL SERVICES IN	CARDSTOCK RETURN	FIRE DEPARTMENT	20.07-
AMAZON CAPITAL SERVICES IN	BUILDING MAINT TOOLS	PUBLIC WORKS	98.70
AMAZON CAPITAL SERVICES IN	GIANT CHECK FOR PRESENTATIONS	MANAGER'S OFFICE	21.98
AMAZON CAPITAL SERVICES IN	CREDIT / RETURN ITEM	PUBLIC WORKS	170.99-
AMAZON CAPITAL SERVICES IN	REPLACEMENT FOR PD REPORT ROOM PC	MANAGER'S OFFICE	431.16
AMAZON CAPITAL SERVICES IN	ZAGG KEYBOARD	FIRE DEPARTMENT	129.99
AMAZON CAPITAL SERVICES IN	REPLACEMENT MOUSE PADS	MANAGER'S OFFICE	19.52
AMAZON CAPITAL SERVICES IN	BUILDING MAINT SUPPLIES	PUBLIC WORKS	170.77
AMAZON CAPITAL SERVICES IN	REPLACEMENT MOUSE AND KEYBOARDS	MANAGER'S OFFICE	71.97
Total AMAZON CAPITAL SERVICES INC:			2,960.02
APPAREL REDEFINED	QUARTERMASTER UNIFORMS	FIRE DEPARTMENT	947.88
Total APPAREL REDEFINED:			947.88
ARCHETYPE SERVICES LLC	PHAROS LIGHT RENEWAL	MANAGER'S OFFICE	700.00
Total ARCHETYPE SERVICES LLC:			700.00
AURELIOS PIZZA INC	EVENT MEAL	PUBLIC WORKS	35.00
Total AURELIOS PIZZA INC:			35.00
AUTO PALACE INC	ACCIDENT REPAIR CODE ENFORCEMENT	PUBLIC WORKS	1,794.68
Total AUTO PALACE INC:			1,794.68
AVALON PETROLEUM COMPAN	FUEL INVENTORY - GASOLINE	ASSETS	15,563.66
AVALON PETROLEUM COMPAN	FUEL INVENTORY - DIESEL	ASSETS	5,267.70
Total AVALON PETROLEUM COMPANY:			20,831.36
BARBARA OTTO	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	740.80
Total BARBARA OTTO:			740.80
BERKOTS SUPER FOODS	FIRST RESPONDER LUNCHEON	PUBLIC WORKS	121.04
Total BERKOTS SUPER FOODS:			121.04
BIANCA VICICONDI	HOLIDAY LIGHTS ENTERTAINMENT (CHARACTERS)	MANAGER'S OFFICE	1,260.00
Total BIANCA VICICONDI:			1,260.00
BRIAN LONG	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	2,043.14

Name	Description	DEPARTMENT	Net Invoice Amount
Total BRIAN LONG:			2,043.14
BRITES TRANSPORATION LTD	STORM DEBRIS HAULING	PUBLIC WORKS	4,895.74
BRITES TRANSPORATION LTD	STORM DEBRIS HAULING	PUBLIC WORKS	5,736.00
BRITES TRANSPORATION LTD	DUMP CHARGES - PW	PUBLIC WORKS	3,369.52
BRITES TRANSPORATION LTD	STORM DEBRIS HAULING	PUBLIC WORKS	261.36
Total BRITES TRANSPORATION LTD:			14,262.62
BURNS & MCDONNELL ENGINE	2026 LSLR	PUBLIC WORKS	8,606.71
BURNS & MCDONNELL ENGINE	LEAD SERVICE LINE REPLACEMENT	PUBLIC WORKS	7,048.14
Total BURNS & MCDONNELL ENGINEERING CO INC:			15,654.85
C & T LAWN AND LANDSCAPE	COMMERCIAL CUTS	FIRE DEPARTMENT	770.00
C & T LAWN AND LANDSCAPE	2124 183RD PROPERTY CLEANUP	FIRE DEPARTMENT	985.00
Total C & T LAWN AND LANDSCAPE:			1,755.00
CDW GOVERNMENT INC	AVM LAPTOP 2026	MANAGER'S OFFICE	1,522.28
CDW GOVERNMENT INC	DUO RENEWAL FOR PD	MANAGER'S OFFICE	4,963.50
CDW GOVERNMENT INC	MEMORY FOR SERVER 2 AT VH	MANAGER'S OFFICE	1,585.24
Total CDW GOVERNMENT INC:			8,071.02
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHEVROLET OF HOMEWOOD	L&M REPAIR PARTS	PUBLIC WORKS	580.57
Total CHEVROLET OF HOMEWOOD:			580.57
CHICAGO COMMUNICATIONS L	NETWORK 3 EXPENSE -- CC HILLS PD	POLICE DEPARTMENT	1,468.10
Total CHICAGO COMMUNICATIONS LLC:			1,468.10
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	7,770.65
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,848.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL NORTHEAST TIF	PUBLIC WORKS	5,215.98
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL HARWOOD TOD TIF		384.34
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL NORTH HALSTED TIF		219.62
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL KEDZIE GATEWAY		219.62
Total CHRISTOPHER J CUMMINGS PC:			15,658.21
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 9/1/2026-9/30/2026	PUBLIC WORKS	365,348.97
Total CITY OF CHICAGO HEIGHTS:			365,348.97
COMED	UTILITIES	PUBLIC WORKS	4,336.29
Total COMED:			4,336.29
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	12,465.93
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	9,762.03

Name	Description	DEPARTMENT	Net Invoice Amount
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	4,266.69
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	534.77
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	49.13
Total CONSTELLATION NEWENERGY INC:			27,078.55
CONWAY SHIELD	STRYKER PANTS	FIRE DEPARTMENT	741.88
Total CONWAY SHIELD:			741.88
COOK COUNTY DEPT OF PUBLI	HEALTH INSPECTIONS JULY-SEPTEMBER 2026	MANAGER'S OFFICE	8,800.00
Total COOK COUNTY DEPT OF PUBLIC HEALTH:			8,800.00
COOK COUNTY DEPT OF TRAN	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	1,300.97
Total COOK COUNTY DEPT OF TRANSPT AND HWYS:			1,300.97
CORE & MAIN LP	WATER METER SUPPLIES	PUBLIC WORKS	145.00
CORE & MAIN LP	WATER METER SENSUS SOFTWARE	PUBLIC WORKS	7,350.00
CORE & MAIN LP	WATER METER SENSUS SOFTWARE	PUBLIC WORKS	6,000.00
CORE & MAIN LP	WATER METER SUPPLIES	PUBLIC WORKS	1,350.00
CORE & MAIN LP	WATER METER SUPPLIES	PUBLIC WORKS	1,160.00
CORE & MAIN LP	BOLTS	PUBLIC WORKS	347.46
CORE & MAIN LP	VALVE PART	PUBLIC WORKS	193.63
CORE & MAIN LP	WATER METER SUPPLIES	PUBLIC WORKS	2,204.00
Total CORE & MAIN LP:			18,750.09
CORE INTEGRATED MARKETIN	YARD SIGNS HAUNTED HOMEWOOD	MANAGER'S OFFICE	75.00
Total CORE INTEGRATED MARKETING:			75.00
CURRIE MOTORS	WATER DEPT REPAIR PARTS	PUBLIC WORKS	175.57
CURRIE MOTORS	TRUCK 43 REPLACEMENT	PUBLIC WORKS	26,276.50
CURRIE MOTORS	TRUCK 43 REPLACEMENT	PUBLIC WORKS	26,276.50
CURRIE MOTORS	STREET DEPT TRUCK #45 REPLACEMENT	PUBLIC WORKS	26,276.50
CURRIE MOTORS	STREET DEPT TRUCK #45 REPLACEMENT	PUBLIC WORKS	26,276.50
Total CURRIE MOTORS:			105,281.57
CVB	HOTEL TAX - SEPTEMBER 2026 EVOLVE	ASSETS	39.47
CVB	HOTEL TAX - SEPTEMBER 2026 LA BANQUE	ASSETS	1,019.42
Total CVB:			1,058.89
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	117.60
Total DANA ROBINSON:			117.60
DISCOUNT FENCE	FENCE REPAIR FROM MAIN BREAK	PUBLIC WORKS	4,365.00
DISCOUNT FENCE	FENCE REPAIR FROM MAIN BREAK	PUBLIC WORKS	4,240.00
DISCOUNT FENCE	FENCE REPAIR FROM MAIN BREAK	PUBLIC WORKS	2,590.00
Total DISCOUNT FENCE:			11,195.00
EUROFINS DW AND WW CENT	LAB SERVICES - PW	PUBLIC WORKS	960.00

Name	Description	DEPARTMENT	Net Invoice Amount
EUROFINS DW AND WW CENT	LAB SERVICES - PW	PUBLIC WORKS	430.80
Total EUROFINS DW AND WW CENTRAL LLC:			1,390.80
EVT TECH	POLICE VEHICLE UPFIT 12-2612	PUBLIC WORKS	4,934.90
EVT TECH	VEHICLE UPFIT 21-2621	PUBLIC WORKS	295.00
Total EVT TECH:			5,229.90
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	152.81
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	FIRE DEPARTMENT	885.75
Total EXPERT CHEMICAL:			1,038.56
FLEET SAFETY SUPPLY	NEW VEHICLE EQUIPMENT PW	PUBLIC WORKS	183.87
FLEET SAFETY SUPPLY	POLICE LIGHTING CREDIT	PUBLIC WORKS	333.72-
FLEET SAFETY SUPPLY	POLICE REPAIR PARTS	PUBLIC WORKS	139.18
FLEET SAFETY SUPPLY	NEW VEHICLE EQUIPMENT PW 21-2621	PUBLIC WORKS	690.42
Total FLEET SAFETY SUPPLY:			679.75
FORD OF HOMEWOOD	EXHAUST EMISSIONS	FIRE DEPARTMENT	82.44
FORD OF HOMEWOOD	OPERATING SUPPLIES VM	PUBLIC WORKS	95.28
FORD OF HOMEWOOD	EXHAUST EMISSIONS	FIRE DEPARTMENT	62.85
FORD OF HOMEWOOD	U28 OIL CHANGE	FIRE DEPARTMENT	40.05
FORD OF HOMEWOOD	U28 OIL CHANGE	FIRE DEPARTMENT	107.60
FORD OF HOMEWOOD	VEHICLE PARTS	FIRE DEPARTMENT	209.30
FORD OF HOMEWOOD	VEHICLE MAINTENANCE	FIRE DEPARTMENT	90.05
Total FORD OF HOMEWOOD:			687.57
FRANCISCAN WORKING WELL	MEDICAL EXPENSE	POLICE DEPARTMENT	82.00
Total FRANCISCAN WORKING WELL:			82.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	162.50
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	360.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	65.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	195.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	455.00
Total GALLAGHER MATERIALS:			1,237.50
GFC LEASING	MONTHLY AGREEMENT	MANAGER'S OFFICE	1,113.98
GFC LEASING	TONER	MANAGER'S OFFICE	130.00
Total GFC LEASING:			1,243.98
GFL ENVIRONMENTAL SERVIC	FUEL DISPOSAL	PUBLIC WORKS	663.72
Total GFL ENVIRONMENTAL SERVICES USA INC:			663.72
GREGORY KNOLL	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	733.61
Total GREGORY KNOLL:			733.61
HEALTHY HOUNDS	HEALTHY HOUNDS HVAC EXTERIOR	MANAGER'S OFFICE	1,673.00

Name	Description	DEPARTMENT	Net Invoice Amount
HEALTHY HOUNDS	HEALTHY HOUNDS INCENTIVE PLUMBING	MANAGER'S OFFICE	3,780.50
Total HEALTHY HOUNDS:			5,453.50
HENDERSON PRODUCTS INC	PLOW TRUCK UPFIT 35-2635	PUBLIC WORKS	1,500.00
HENDERSON PRODUCTS INC	PLOW TRUCK UPFIT 37-2637	PUBLIC WORKS	1,500.00
Total HENDERSON PRODUCTS INC:			3,000.00
HOMEWOOD DISPOSAL	GARBAGE SERVICES - FALL FEST	MANAGER'S OFFICE	220.00
HOMEWOOD DISPOSAL	WATER MAIN BREAK SWEEP	PUBLIC WORKS	690.00
HOMEWOOD DISPOSAL	DEBRIS REMOVAL	FIRE DEPARTMENT	125.00
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	908.26
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	92.00
Total HOMEWOOD DISPOSAL:			2,035.26
IDI	INVESTIGATIONS EXPENSE	POLICE DEPARTMENT	146.00
Total IDI:			146.00
INTERSTATE BATTERY	STREET DEPT REPAIR PARTS	PUBLIC WORKS	154.95
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	249.95
Total INTERSTATE BATTERY:			404.90
IPBC	NOVEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	8,886.61
IPBC	NOVEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	3,262.79
IPBC	NOVEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	6.02
IPBC	NOVEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	5,602.48
IPBC	NOVEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	2,739.30
IPBC	NOVEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	1,787.12
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	1,701.47
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	9,492.96
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	3,686.20
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	7,413.86
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	3,145.76
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	1,711.36
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	4,359.14
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	10,238.84
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	5,552.62
IPBC	NOVEMBER INSURANCE PREMIUM	FIRE DEPARTMENT	45,892.65
IPBC	NOVEMBER INSURANCE PREMIUM	FIRE DEPARTMENT	5,037.91
IPBC	NOVEMBER INSURANCE PREMIUM	FIRE DEPARTMENT	7,101.49
IPBC	NOVEMBER INSURANCE PREMIUM	POLICE DEPARTMENT	89,004.00
IPBC	NOVEMBER INSURANCE PREMIUM	POLICE DEPARTMENT	10,216.82
IPBC	NOVEMBER INSURANCE PREMIUM	POLICE DEPARTMENT	6,187.26
IPBC	NOVEMBER INSURANCE PREMIUM	POLICE DEPARTMENT	8,168.88
IPBC	NOVEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	71,736.83
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	3,628.00
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	9,189.04
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	7,462.41
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	6,731.05
IPBC	NOVEMBER INSURANCE PREMIUM	PUBLIC WORKS	10,796.08
IPBC	NOVEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	236.25

Name	Description	DEPARTMENT	Net Invoice Amount
Total IPBC:			350,975.20
JAX INSPECTION PRO	PLUMBING INSPECTIONS	FIRE DEPARTMENT	2,400.00
Total JAX INSPECTION PRO:			2,400.00
JEFFERY MOORE	RESTITUTION PAYMENT	ASSETS	360.00
Total JEFFERY MOORE:			360.00
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	153.70
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	132.83
Total JONES PARTS & SERVICE INC:			286.53
JUSTFOIA IN	FOIA SOFTWARE RENEWAL	MANAGER'S OFFICE	9,302.35
Total JUSTFOIA IN:			9,302.35
KANKAKEE TRUCK EQUIPMEN	EMERGENCY REPAIR PW	PUBLIC WORKS	7,623.78
Total KANKAKEE TRUCK EQUIPMENT:			7,623.78
KELLY STRAYER	REIMBURSEMENT FOR TRAINING EXPENSES	POLICE DEPARTMENT	1,728.41
Total KELLY STRAYER:			1,728.41
KLUBER, INC	HVAC TO REPLACE GEO-THERMAL	PUBLIC WORKS	28,520.00
Total KLUBER, INC:			28,520.00
LARISSA SHIPPS	INCENTIVE REIMBURSEMENT - 2139 183RD	MANAGER'S OFFICE	653.50
Total LARISSA SHIPPS:			653.50
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	174.59
Total LOTT #1 INC:			174.59
M E SIMPSON CO INC	LEAK LOCATION	PUBLIC WORKS	645.00
Total M E SIMPSON CO INC:			645.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MEADE ELECTRIC CO INC	STREET LIGHT KNOCKDOWN	PUBLIC WORKS	6,258.00
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,988.10
MEADE ELECTRIC CO INC	STREET LIGHT KNOCKDOWN	PUBLIC WORKS	952.54
Total MEADE ELECTRIC CO INC:			9,198.64
MENARDS INC	VM DEPT TOOL	PUBLIC WORKS	276.71
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	31.98
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	102.82

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	ECOM BLDG	PUBLIC WORKS	7.47
MENARDS INC	CLEANING	PUBLIC WORKS	20.69
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	5.49
MENARDS INC	VH	PUBLIC WORKS	32.98
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	36.75
MENARDS INC	MSC	PUBLIC WORKS	48.08
MENARDS INC	VH	PUBLIC WORKS	34.78
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	53.49
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	27.92
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	88.97
MENARDS INC	VH	PUBLIC WORKS	123.95
MENARDS INC	MSC	PUBLIC WORKS	30.96
MENARDS INC	BOARD UP	PUBLIC WORKS	80.44
MENARDS INC	MSC	PUBLIC WORKS	104.30
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	182.04
MENARDS INC	ECOM	PUBLIC WORKS	270.16
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	109.50
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	97.66
MENARDS INC	OFFICE SUPPLIES	PUBLIC WORKS	23.98
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	51.07
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	17.73
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	289.74
Total MENARDS INC:			2,149.66
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	86.76
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	101.52
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	115.68
MONARCH AUTO SUPPLY INC	NEW VEHICLE EQUIPMENT PW	PUBLIC WORKS	159.99
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	67.04
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	261.70
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	109.75
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	98.00
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	110.52
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	13.14
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	129.58
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	64.80
Total MONARCH AUTO SUPPLY INC:			1,318.48
NATHAN BRUNI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	225.12
Total NATHAN BRUNI:			225.12
NICOR	UTILITIES	PUBLIC WORKS	1,504.89
NICOR	UTILITIES	PUBLIC WORKS	255.52
NICOR	UTILITIES	PUBLIC WORKS	64.90
NICOR	UTILITIES	PUBLIC WORKS	309.36
Total NICOR:			2,134.67
NIX NAX	LOGO SWEATSHIRTS	PUBLIC WORKS	64.00
NIX NAX	UNIFORMS/LOGO	PUBLIC WORKS	16.00
Total NIX NAX:			80.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	16.00

Name	Description	DEPARTMENT	Net Invoice Amount
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	428.36
O'HERRON CO	TRAINING SUPPLIES	POLICE DEPARTMENT	157.50
Total O'HERRON CO:			601.86
PEGGY COLLIER	HOLIDAYS LIGHTS GIVEAWAY ITEM	MANAGER'S OFFICE	1,200.00
Total PEGGY COLLIER:			1,200.00
PYE BARKER FIRE & SAFETY	SCBA PARTS	FIRE DEPARTMENT	690.00
Total PYE BARKER FIRE & SAFETY:			690.00
REID & PEDERSON	BOND REFUND FOR SEWER REPAIR - 18425 PALMER AV	ASSETS	800.00
Total REID & PEDERSON:			800.00
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	FIRE DEPARTMENT	96.00
Total RELIANCE SAFETY LANE & SERVICE:			96.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	PUBLIC WORKS	586.67
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	EXPENSES	586.67
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		586.67
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		586.67
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		586.67
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		586.67
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	MANAGER'S OFFICE	1,759.98
RYAN LLC	PROPERTY RESEARCH ANALYSIS	MANAGER'S OFFICE	82.50
Total RYAN LLC:			5,362.50
SEAN FAULKNER	CLOTHING ALLOWANCE	PUBLIC WORKS	207.83
Total SEAN FAULKNER:			207.83
SERENDIPITY YOGA AND WELL	YOGA CLASSES	FIRE DEPARTMENT	180.00
Total SERENDIPITY YOGA AND WELLNESS LLC:			180.00
SERVICE SANITATION INC	PORTABLE SANTITATION	PUBLIC WORKS	159.50
Total SERVICE SANITATION INC:			159.50
SO SUB MAYORS & MANAGERS	EAP BILLING 11/1/26-4/30/27	MANAGER'S OFFICE	1,495.48
Total SO SUB MAYORS & MANAGERS ASSOC:			1,495.48
SOUND INCORPORATED	TROUBLESHOOT ACCESS ISSUE	MANAGER'S OFFICE	190.00
Total SOUND INCORPORATED:			190.00
SUTTON FORD	WATER DEPT DUMP TRUCK - #32	PUBLIC WORKS	56,349.00
Total SUTTON FORD:			56,349.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	136.89

Name	Description	DEPARTMENT	Net Invoice Amount
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	135.80
Total TERMINIX PROCESSING CNTR:			272.69
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	73.00
Total THE EAGLE UNIFORM CO INC:			73.00
THOMAS JOHNSON	REIMBURSEMENT FOR TRAINING EXPENSES	POLICE DEPARTMENT	1,080.41
Total THOMAS JOHNSON:			1,080.41
THOMAS K MELVIN	MURAL TUCKPINTING /PAINTING	EXPENSES	6,400.00
Total THOMAS K MELVIN:			6,400.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	76.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTION	FIRE DEPARTMENT	34.00
Total THOMPSON ELEVATOR INSPECTION:			110.00
T-MOBILE	PHONES AND IPADS	MANAGER'S OFFICE	1,782.47
Total T-MOBILE:			1,782.47
TPI BUILDING CODE CONSULT	PLAN REVIEWS OCTOBER 2026	FIRE DEPARTMENT	460.00
Total TPI BUILDING CODE CONSULTANTS:			460.00
TRACE ANALYTICS INC	BREATHING APPARATUS	FIRE DEPARTMENT	60.00
Total TRACE ANALYTICS INC:			60.00
TRAINING CONCEPTS INC	CPR/AED TRAINING MATERIALS	MANAGER'S OFFICE	412.00
TRAINING CONCEPTS INC	CPR/AED TRAINING MATERIALS	POLICE DEPARTMENT	430.50
TRAINING CONCEPTS INC	AFFILIATION FEE	POLICE DEPARTMENT	75.00
Total TRAINING CONCEPTS INC:			917.50
TRUGREEN	BCTC LAWN SERVICE	FIRE DEPARTMENT	67.33
Total TRUGREEN:			67.33
URBANCOM.NET FIBER OPERA	URBANCOM INTERNET SERVICE	MANAGER'S OFFICE	3,580.00
Total URBANCOM.NET FIBER OPERATIONS INC:			3,580.00
USA BLUEBOOK	FLAGS	PUBLIC WORKS	170.38
Total USA BLUEBOOK:			170.38
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	167.43
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	171.62
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	604.86
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	115.81

Name	Description	DEPARTMENT	Net Invoice Amount
Total UTERMARK & SONS QUALITY LAWNCARE CO:			1,059.72
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	5.68
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	21.39
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	396.79
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	124.78
Total WAREHOUSE DIRECT OFFICE PDTS:			548.64
WEX BANK	FLEET FUEL CARDS	PUBLIC WORKS	602.08
Total WEX BANK:			602.08
WRIGHT MATERIALS LLC	BLACK DIRT	PUBLIC WORKS	350.00
Total WRIGHT MATERIALS LLC:			350.00
Grand Totals:			1,173,359.28

Dated: _____

Village Clerk: _____

VILLAGE OF HOMEWOOD

BOARD AGENDA MEMORANDUM **DATE OF MEETING: November 10, 2026**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Proposal for Professional Engineering Services – Construction Management for Lead Service Line Replacement - Fiscal Year 2027

PURPOSE

Staff is requesting Village Board approval of a budget amendment to the Water and Sewer Fund in the amount of $265,388, ***which will be reimbursed through the Village's State Revolving Loan Fund allocation***. Staff also recommends the Board accept and approve the proposal from Burns & McDonnell Engineering Co., Inc. of Chicago, IL for professional engineering services associated with Construction Management for the FY27 Lead Service Line Replacement (LSLR) project.

PROCESS

The Village plans to replace up to 249 lead service lines in 2027 — the second year of its Lead Service Line Replacement Program. Following extensive coordination with Burns & McDonnell, the Illinois Environmental Protection Agency (IEPA) has reserved funding for the project through the State Revolving Fund (SRF). This marks the second phase of a long-term effort to replace all remaining lead service lines by 2037, in compliance with the United States Environmental Protection Agency's Lead and Copper Rule Improvements issued in October 2024.

Under a separate agreement, Burns & McDonnell was retained to prepare a Construction Bid Package identifying the 2027 replacement locations and providing general design details and specifications to support construction oversight. The Village is currently soliciting bids to secure a contract for the 2027 construction work, with Burns & McDonnell serving in an observation and documentation role—monitoring progress, reporting to the Village, and ensuring compliance with project specifications.

Status of 2026

For FY 2026, the Village budgeted $388,600 for construction management services. For FY 2027, Burns & McDonnell has proposed a reduced cost of $265,388, representing a savings of $123,212. This reduction is largely attributed to Burns & McDonnell's ability to develop a more accurate cost estimate based on actual experience and expenditures from the FY 2026 program. Additionally, any unused funds from the FY 2026 construction management budget could be

carried forward to FY 2027 to help offset potential change orders or unforeseen project expenses, subject to applicable funding requirements.

Summary of Proposal Tasks as listed in the Burns & McDonnell Proposal (Critical Tasks)

Task 1: Construction Administration

The Construction Administrator will support the Village in the successful implementation and management of the 2027 Lead Service Line Replacement Program. Working under the direction of the Public Works Director or designee, the Construction Administrator (Burns & McDonnell) will oversee project coordination, contract compliance, documentation, and reporting to ensure timely and compliant delivery of the program. The Administrator will be responsible for the following duties:

Duties	Summary
Project Coordination	Serve as the main point of contact between the Village, Burns & McDonnell, and the contractor to ensure clear communication and efficient project delivery.
Contract Compliance	Review contractor submittals (insurance, bonds, schedules) for compliance with contract terms and SRF/IEPA requirements.
Construction Oversight	Observe field activities periodically to confirm general compliance with specifications and report progress to the Village.
Documentation & Administration	Maintain organized project records, daily reports, correspondence, and documentation from the Resident Project Representative.
Payments & Change Orders	Review and process contractor pay requests and prepare up to five (5) change orders as required.
Meetings & Reporting	Lead progress meetings, prepare project updates, and assist with SRF documentation and disbursement requests.
Project Closeout	Conduct pre-final and final inspections, develop punch lists, verify corrective work, and process final payment.
Resident Coordination	Support distribution and collection of property access agreements, track responses, and address resident inquiries.
Data Management	Document and report service line replacement details—including materials and addresses—for integration into the Village's inventory.

Task 2: Resident Project Representative

The Resident Project Representative (RPR) will provide ***on-site*** field observation, contract administration, and documentation support during the duration of Homewood's 2027 Lead Service Line Replacement Project. The RPR will work under the direction of the Construction Administrator (Burns & McDonnell) and coordinate closely with the Village to ensure the contractor's work generally conforms to project specifications and schedule requirements.

Duties	Summary
Field Observation	Periodically observe construction to confirm general compliance with contract documents, document daily activities, and report progress to the Construction Administrator and Village.
Contract Liaison	Serve as the on-site liaison between the Village, contractor, utilities, and agencies. Respond to contractor inquiries and coordinate interpretation of plans and specifications.
Testing & Quality Control	Observe field and lab testing (e.g., concrete, compaction) to verify compliance. Document results, record material quantities, and report any deficiencies.
Schedules & Progress	Review contractor schedules, identify potential delays, and communicate issues to the Construction Administrator and Village.
Meetings	Lead or participate in weekly progress meetings to review work status, scheduling, and any field issues.
Documentation & Records	Maintain organized project files, logs, daily reports, weather records, correspondence, and other site documentation.
Payments & Change Orders	Review pay applications for accuracy and assist in evaluating and documenting up to five (5) change orders.
Service Line Inventory	Use a Village-provided tablet to update the GIS service line inventory with materials, photos, and replacement data.
Record Drawings	Update drawings to reflect installed service line locations and submit final as-builts to the Village and IEPA in PDF format.
Final Completion	Conduct pre-final and final inspections, develop punch lists, verify completion, and recommend final payment.

OUTCOME

Burns & McDonnell proposes to perform Tasks 1 through 2 on a time and materials basis of $265,388. Below is the summary table.

Task Description	Task Total
Task 1 – Construction Administration	$45,805
Task 2 – Resident Project Representative (RPR)	$219,583
Scope Total	**$265,388**

Scheduled Benchmarks

1. Provide Contractor Notice to Proceed in January 2027.
   - Contractor will have 275 days from Notice to Proceed to Substantial Completion.
2. Work to commence in March 2027.
3. Work to be substantially complete by the end of October 2027.

Total of FY27 Lead Service Line Professional Engineering Services
(all eligible for reimbursement through the SRF)

Agreement	IEPA SRF Category	Burns & McDonnell Approved Contract Value
Lead Service Line Replacement Plan FY27	Design Services	$12,470
Design & Bidding of Lead Service Line Replacement FY27	Design Services	$1,645
Construction Management and Observation of Lead Service Line Replacement FY27	Construction Engineering	$265,388
	Total	**$279,503**

FINANCIAL IMPACT

- **Funding Source:** Water & Sewer Fund
- **Budgeted Amount:** $0
- **Budget Amendment Requested:** $265,388 (to be reimbursed through the SRF loan)
- **Cost:** $265,388

LEGAL REVIEW

Pending review of the General Conditions of the Consultant Agreement

RECOMMENDED BOARD ACTION

Approve a budget amendment of $265,388 to the water sewer fund; and, accept a proposal from Burns & McDonnell of Chicago, IL for professional engineering services (Tasks 1 & 2) in an amount not to exceed $265,388, to assist the Village of Homewood in Construction Management of Lead Service Line Replacement Fiscal Year 2027 in accordance with the United States Environmental Protection Agency and Illinois Environmental Protection Agency requirements.

ATTACHMENT(S)

Burns & McDonnell Engineering Services Proposal

October 27, 2026

Joshua Burman
Director of Public Works
Village of Homewood
2020 Chestnut Road
Homewood, Illinois 60430

Re: Proposal for Professional Services during Construction for Lead Service Line Replacement (LSLR) FY27 (EPA Loan Project Number: L177879)

Dear Mr. Burman:

Burns & McDonnell Engineering Co., Inc. (BMcD) is pleased to provide this proposal for Construction Services to assist the Village of Homewood (Village) with the monitoring and observing of construction of the Village's Lead Service Line Replacement (LSLR) FY27 project.

PROJECT UNDERSTANDING

The Village plans to replace up to 249 lead service lines for FY27 Project 1, and after extensive collaboration with BMcD, the IEPA has set aside funding through the State Revolving Fund (SRF) for the Village's Lead Service Line work in 2027. This is the first step in a larger program where the Village plans to replace all lead service lines by the end of 2037, to comply with the Lead and Copper Rule Improvements, issued by the EPA in October 2024. Under separate agreement, BMcD was hired by the Village to develop a Construction Bid Package consisting of the locations of the service lines to be replaced in 2027 with general design details and specifications for the purpose of monitoring a contractor in the performance of the work. The Village will solicit bids for the construction of the 2027 lead service line replacements and hire a contractor to perform the work. BMcD's sole role in this contract is to periodically monitor, observe, document, and report to the Village the work performed by the Contractor. The Village intends to have the project complete by the end of 2027.

This proposal covers services to be provided associated with Project 1 of the 2027 Lead Service Line Program. Services anticipated to be provided include the following:

TASK 1.0: CONSTRUCTION ADMINISTRATION

The Construction Administrator will assist the Village in the overall implementation and management of Project 1 of the 2027 Lead Service Line Program and provide the Specific Duties and Responsibilities listed below. The Construction Administrator will work closely with and report to the Director of Public Works or his designee.

BURNS McDONNELL

Specific Duties and Responsibilities:

A. Project Control and Management:
Establish and maintain lines of communication, authority, and procedures between the Village, BMcD, and the Village's Contractor(s). Prepare and submit monthly BMcD project invoices for up to 10-months.

B. Contract Requirements:
Review items submitted by the contractor, such as insurance and bonds, for general conformance with contract requirements.

C. Construction Monitoring:
Periodically observe the work of Contractor for general compliance with the contract requirements. BMcD is not viewing such work product to evaluate, assess, or change the means or methods of design, fabrication, or construction. BMcD has no duty to evaluate any approaches, means, or methods, or safety practices of Villages contractor(s).

D. Scheduling:
Review the schedules that the contractor submits to confirm they are in general conformance with contract requirements. Review monthly schedules submitted by the contractor to determine if the contractor will complete the project within the contract milestone dates.

E. Administration:
Handle project administrative correspondence including preparation of written documents and correspondence requiring the Village's signature and authorization. Maintain a file of daily construction reports prepared by BMcD's Resident Project Representative ("the RPR").

F. Contractor's Payment:
Review Contractor's applications for progress and final payment. Submit to the Village for processing and payment. Up to nine (9) monthly pay requests are included.

G. Change Orders:
Recommend necessary or desirable change orders to the Village, review requests for change orders, and handle administrative aspects to include contractor negotiations, formal preparation and submission to the Village. Up to five (5) change orders are included. Disputes beyond normal contract administration involving third party dispute resolution processes are not included in this work, and would require a separate agreement.

H. Job Meetings:
Conduct periodic progress meetings with associated parties to review construction progress, procedures, Contractor's schedule progress, design interpretation, and project status. Up to ten (10) meetings or presentations to be attended by the Construction Administrator are included.

I. Final Completion:
Together with the RPR, conduct and develop a pre-final project walk through and develop a pre-final punchlist for the Contractor. Upon competition of the pre-final punchlist, notify the Village that a final inspection is in order. Attend the final inspection with the Village and Contractor. Advise the Village when punchlist work resulting from the final inspection has been completed. Prepare and submit final pay estimate for processing.

J. SRF Documentation:
1) Provide information for quarterly SRF construction progress reports such as project status, percent complete and costs incurred.
2) Submit completed contract documents for L177879 to Village for IEPA submission
3) Prepare monthly disbursement requests for L177879 to Village of IEPA submission
   a) Review quarterly apprenticeship reporting reports for L177879 prepared by the contractor

K. Documentation:
Burns & McDonnell will document and record the status of the lead service lines included in this project on an iPad or other electronic tablet provided by Burns & McDonnel. The status will include the date of replacement for private and public side lead service lines, the material used for replacement (i.e. copper), and identification of lead service lines that are not replaced due to Owner refusal or failure to comply with requirements of the access agreement. Burns & McDonnell will also use the iPad to collect the approximate locations of the corporation stops on the water main and the curb stop on each service line. Village will be responsible for the overall lead service line inventory and for incorporating the data provided by BMcD into the lead service line inventory.

TASK 2.0: RESIDENT PROJECT REPRESENTATIVE (RPR)

General: The RPR will be onsite periodically to observe portions of the work. The responsibilities of the RPR will include field and construction observation, contract document interpretation, taking quantities to the point of delivery, contract administration and documenting the general day to day construction activities by the contractor, and progress meetings. RPR will coordinate with Village and notify the Village of any substantial schedule changes and review the contractors' general compliance with contract drawings and specifications. The RPR will work with and report to the Construction Administrator. The RPR will provide the following duties:

Specific Duties and Responsibilities

A. Contract Liaison:

Respond to requests for interpretation submitted by the contractor. Work principally with the Contractor's on-site superintendent or foreman. Serve as the Village's liaison with other local agencies, utility companies, state agencies, located in the Village right of way. Resident, property owner, and business concerns will be directed to the Village. Communicate not less than weekly with the Village.

B. Review of Work, Defective Work, Observation, and Testing:

1) Conduct on-site observations of the work in progress and check that work is in general conformance to the contract documents.
2) Observe work performed for general conformance to the requirements of the contract documents, and inform the Village regarding observed work that does not generally conform to the requirements of the contract documents and may be considered unsatisfactory, faulty, or defective.
3) Verify that tests required by the contract documents and in presence of the required personnel, and that contractors maintain adequate record thereof; observe, record and report to Construction Administrator appropriate details relative to the test procedures.
4) Observe required field tests such as concrete tests or soil compaction tests as specified and performed by others. Review the results of all field and laboratory tests to determine the suitability of materials tested. Notify Contractor and Village of any deviations.
   a) Accompany visiting inspectors and record the outcome of these inspections and report to Construction Administrator.
   b) Memorialize materials quantities used on site for future Contractor Pay Application Review.

C. Contractors Request for Information (RFI):
Respond to Contractor RFIs regarding the drawings and specifications which may be submitted by the Contractor and make recommendations to the Construction Administrator with any time and cost implications for final decision.

D. Schedules:
Review construction schedule prepared by the contractor. Communicate to the Village conditions which may cause delay in completion and report same to the Contractor and the Construction Administrator.

E. Meetings:
Schedule, attend, and lead progress meetings while in the field with associated parties to review the overall project status. Assume that progress meetings will be held on a weekly basis when contractor is on site.

F. Contract Administration and Records:
1) Handle day to day contract administration and associated correspondence in accordance with the established procedures.
2) Maintain at the job site orderly files for correspondence, reports of job conferences, reproductions of original contract documents including addenda, change orders, field orders, additional drawings issued subsequent to the execution of the contract documents, progress reports, and other project related documents.
3) Keep a diary or log book, recording Contractor's hours on the job site, weather conditions, data relative to questions of extras or deductions, list of visiting officials, daily activities, decisions, and general observations of the ongoing work.
4) Record names, addresses and telephone numbers of Contractors, sub-contractors and major suppliers of equipment and materials.

G. Reports:
Furnish Construction Administrator written reports as required of progress of the work and Contractor's compliance with the approved progress schedule.

H. Contractors Payment:
Review applications for payment with Contractor for compliance with the established procedure for their submission and forward them to Construction Administrator, noting particularly their relation to the schedule of values and/or bid items, work completed and materials and equipment delivered to the site.

I. Change Orders:
Perform initial evaluation of change orders and submit same to Construction Administrator with cost estimate breakdown for final approval and processing. This scope of services assumes that there will be a maximum of five (5) change orders on the project. These change orders will be submitted to the IEPA.

J. Lead Service Line Replacement Tracking and Record Drawings:
On a Burns & McDonnell provided tablet (iPad) that will be connected to the Village's Arc GIS Online (AGOL) account, track quantities that have been incurred by the Contractor, and locations of new services (as described above). Update drawings with lead services lines there were replaced.

K. Final-Completion:
1) Together with the Construction Administrator conduct and prepare a pre-final project walk through and provide the contractor with a pre-final punchlist. Notify the Construction Administrator when the punchlist has been addressed and the project is ready for final payment.
    a. Together with the Construction Administrator conduct a final project review with the Village and the Contractor. Prepare a final punchlist and submit to the Contactor. Notify the Construction Administrator when all work is completed and ready for final payment.
    b. Review Contractor provided red-lined as-builts and generate an updated set up as-builts that indicate the new service line locations. Submit the as-builts to the Village and the IEPA in .PDF format.

ASSUMPTIONS
1. BMcD will not provide building inspection, health and safety inspection, or plumbing inspection services, as these tasks will be performed by the Village or its contractor if and when required.
2. BMcD has not been retained to provide review, inspection or observation related to site safety or occupational safety and health administration (OSHA) guidelines or regulations, including without limiting, any plans, precautions, personal protective equipment, means, methods, techniques, sequences, or procedures used to fabricate, assemble, install, or construct the project.
3. BMcD is not responsible for construction means, methods, techniques, sequences, or procedures; for construction safety precautions or programs; or for any construction contractor(s') failure to perform its work in accordance with the contract documents.
4. Site visits to review, inspect or observe a prospective site or the progress and quality of

the work, whether such visit occurs during any period when construction or equipment installation is underway or not, shall not create any duties in respect of BMcD and the safety of persons and shall not cause BMcD to be responsible for any plans, precautions, personal protective equipment, means, methods, techniques, sequences or procedures of anyone performing fabrication, assembly, installation or construction in connection with the project. BMcD's responsibilities in connection with the project shall not be inferred by any person to mean that BMcD has any responsibility for site safety. Safety in, on, or about the site is the sole and exclusive responsibility of the contractor alone.

5. Site visits to review, inspect or observe the progress and quality of the project shall not cause BMcD to assume any liability for any contractor(s') failure to perform its work in accordance with its contract documents.
6. Contractor to document and record condition of interior of structure prior to commencement of work using photo and video of the area affected by the work Contractor to record the work performed on the interior of structure on private property using photo and video of the area affected by the work and share these with the RPR upon completion. Contractor recordings will be sufficient for the RPR to estimate quantities.
7. Contractor to prepare the quarterly apprenticeship reporting reports for L177879, and submit to BMcD for review and distribution to the IEPA.
8. BMcD is not obligated to observe unsafe conditions or enter properties that may be unsafe. This includes, but is not limited to, the following: violent animals, residents displaying unsafe behaviors in the sole discretion of the RPR, noxious fumes, cluttered homes, or any other perceived or observed situations that the BMcD determines makes entry unsuitable.
9. Village will perform lead service line sampling and reporting three (3) to six (6) months after service line replacements are completed if a resident requests in accordance with 40 CRF§141.84 (H.3.IV). Burns & McDonnells role in the resident sampling will be limited to distribution and collection of sample bottles left with the occupants, only if the distribution and collection happens while the Contractor performing other construction work on-site for which BMcD is present. The scope does not include time solely dedicated to sample distribution and collection.
10. Village will manage resident outreach, and in the event of non-responsive property owners, the Village will issue the IDPH Waiver of Full Lead Service Line Replacement.
11. Attendance, presentations, and memos related to Village Board meetings are not included.
12. Contractor is responsible for collecting the soil and pH samples required to populate the IEPA clean construction demolition debris forms (662 or 663).
13. Developing, maintaining, and/or hosting a LSLR Specific Website and/or any public

relations work, including public meetings, media campaign, press releases, and advertising is not included, as this work will be performed by the Village.

14. BMcD will provide one (1) RPR for the project, regardless of the number of contractor crews. The Village acknowledges that BMcD monitoring of the work performed by the contractor will be periodic and limited by what the BMcD RPR can visually observe and BMcD will not visually observe all work performed. This could be attributed to multiple crews or subcontractors working, in-person progress meetings located off-site, or any number of other reasons, including the work taking place on private property. Additional RPRs can be added for additional fee.
15. Up to a maximum of 10 RFI responses is included.
16. Up to a maximum of 20 submittals and resubmittals are included
17. RPR is assumed to be a Level 10 working forty (40) hours per week total for thirteen (13) weeks (520 hours).
18. A BMcD fleet vehicle has been included for a total of four (4) months.
19. The Contractor is responsible for obtaining the Village's temporary easement agreement and/or access agreements. BMcD will document the properties for which access agreements have been obtained. BMcD will not enter private property prior to an access agreement being in place.
20. Materials testing services will be performed by the Contractor.
21. BMcD will provide general administrative support of the Village but is not responsible for site safety, Contractor's schedule, Contractor's costs, or other aspects or requirements of the project that are not specifically defined in this scope of work.
22. Existing homes are assumed to comply with the Village's building codes and/or ordinances and are able to receive the lead service line replacement. BMcD will not provide any engineering or technical assistance for homes that are otherwise unable to receive the lead service line replacement in compliance with current code requirements.
23. BMcD will only enter the residences of private property at the direction of the Contractor or Village staff and only with the Contractor or a member of Village staff present.
24. Disputes between Village's contractor(s) and property owners, or related to contractor(s)' work will be referred to Village. BMcD will not resolve property owner disputes regarding contractor actions in carrying out work. Village will retain final decision making authority regarding adequacy of contractor performance.
25. BMcD's RPR services are solely for the purpose of monitoring and observing that the work performed by the Village's contractors is in general conformance with the contract

documents and so advising Village. BMcD's personnel are not licensed plumbers or building inspectors, and BMcD's services are not for the purpose of confirming that work performed is in accordance with building codes and/or ordinances or any professional standards. BMcD does not have a duty to discover, but will note conditions observed on private property, including but not limited to foundation cracks or deterioration, drainage problems, plumbing defects, leaks, or others to the Village's building inspector for further assessment and resolution.

26. Conflicts and disputes with residents, property owners, or businesses and any of their complaints directed to BMcD related to the project will be referred to the Village. The Village will act as the interface between the resident, property owner, or business and the contractor and handle all communications related to the issue from that point forward or will provide written direction for BMcD to communicate to the resident.
27. Refusal by property owner to comply with an existing access agreement will constitute a refusal to proceed. Any additional work with property whose owners have refused entry shall be subject to a change in scope.
28. Village is responsible to identify ownership of property in connection with access agreements. BMcD will do a data comparison by comparing publicly available Cook County tax records to the Village utility records. Any discrepancies (i.e. differences in the names of homeowners) will be flagged for the Village. The Village will then perform a title search on the subject property.
29. The Village of Homewood will be responsible for initially distributing the Access Agreements to residents and collecting signatures approving work to be conducted on private property. The Village is legally obligated to make several attempts to contact property owners and solicit access agreements. The Contract Documents direct the Contractor to solicit Access Agreements from property owners that have not signed to date, and document each attempt to contact the property owners.
30. The Village of Homewood is responsible for hydro excavating all service lines (at the B-Box) labeled for replacement in the Contract Drawings and determining materials prior to the start of the Contractor's work in the field. BMcD will not be on-site during hydroexcavation.

SCHEDULE

1. Provide Contractor Notice to Proceed in January 2027.
    a. Contractor will have 275 days from Notice to Proceed to Substantial Completion.
2. Work to commence in March 2027.
3. Work to be substantially complete by October 31st, 2027.

COMPENSATION

Burns & McDonnell proposes to perform Tasks 1 through 2 on a time and materials basis of **$265,388** based on the attached rate sheet. See summary table below.

Task Description	**Task Total**
TASK 1.0: CONSTRUCTION ADMINISTRATION	$ 45,805
TASK 2.0: RESIDENT PROJECT REPRESENTATIVE (RPR)	$ 219,583
Scope Total	**$265,388.00**

BURNS McDONNELL

FUNDING ALLOCATION

The contract values of work completed to date, as well the value for each category of expense submitted in the IEPA SRF Project Plan and Funding Nomination Form in March, 2025, are included in table below.

Loan Number L177879	IEPA SRF Category	Contract Value	Value Requested in Loan Application
IEPA FY27 LSLR PWSLP SRF Loan 1 Task 1 - IEPA Multi-Year Project Plans and Funding Nomination Form Task 2 - Project Management Services Task 3 - Contract Documents (Specifications and Drawings) for FY2027 LSLR PWSLP Projects	Design Services	$12,470	$14,955
IEPA FY27 LSLR PWSLP SRF Loan 1 Task 4 - Bidding for FY2027 LSLR PWSLP Projects	Construction Services	$1,645	$271,667
IEPA FY27 LSLR PWSLP SRF Loan 1 Task 1 – Construction Administration Task 2 – Resident Project Representative	Construction Services	$265,388	
Total Costs Reimbursable through IEPA SRF Loans:		**$279,503**	**$286,622**

TERMS AND CONDITIONS

To comply with the IEPA SRF requirements for Engineering and Professional Services financed by the Loan, the Agreement Terms and Conditions shall be modified to include the following clauses:

Certification Regarding Debarment, Suspension, and Other Responsibility Matters (compliance with Executive Order 12549):

The prospective participant certifies to the best of its knowledge and belief that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
2. Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public: (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
4. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default. I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001, a false statement may result in a fine of up to $10,000 or imprisonment for up to 5 years, or both.

Audit and Access to Records Clause:

1. Books, records, documents and other evidence directly pertinent to performance of PWSLP/WPCLP loan work under this agreement shall be maintained in accordance with generally accepted Accounting Principles. The Agency or any of its authorized representatives shall have access to the books, records, documents and other evidence for the purpose of inspection, audit and copying. Facilities shall be provided for access and inspection.
2. Audits conducted pursuant to this provision shall be in accordance with auditing standards generally accepted in the United States of America.

3. All information and reports resulting from access to records pursuant to the above shall be disclosed to the Agency. The auditing agency shall afford the engineer an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report.
4. The final audit report shall include the written comments, if any, of the audited parties.
5. Records shall be maintained and made available during performance of project services under this agreement and for three years after the final loan closing. In addition, those records that relate to any dispute pursuant to the Loan Rules Section 365.650 or Section 662.650 (Disputes) or litigation or the settlement of claims arising out of project performance or costs or items to which an audit exception has been taken, shall be maintained and made available for three years after the resolution of the appeal, litigation, claim or exception.

Covenant Against Contingent Fees:
The Engineer warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees. For breach or violation of this warranty, the loan recipient shall have the right to annul this agreement without liability or in its discretion to deduct from the contract price or consideration or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

USEPA nondiscrimination clause:
The Engineer shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the Engineer to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

USEPA fair share percentage clause:
The Engineer agrees to take affirmative steps to assure that disadvantaged business enterprises are utilized when possible as sources of supplies, equipment, construction and services in accordance with the PWS Loan Program rules. As required by the award conditions of USEPA's Assistance Agreement with Illinois EPA, the engineer acknowledges that the fair share percentages are 5% for MBEs & 12% for WBEs.

BURNS McDONNELL

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

Project: Construction for Lead Service Line Replacement (LSLR) FY27 Project 1 (EPA Loan Project Number: L177879)	**Date of Letter, Proposal, or Agreement: October 27, 2026**
Client: Village of Homewood	**Client Signature:**

1. SCOPE OF SERVICES
For the above-referenced Project, Burns & McDonnell Engineering Company, Inc. (BMcD) will perform the services set forth in the above-referenced Letter, Proposal, or Agreement, in accordance with these Terms and Conditions. BMcD has relied upon the information provided by Client in the preparation of the Proposal, and shall rely on the information provided by or through Client during the execution of this Project as complete and accurate without independent verification.

2. PAYMENTS TO BMCD
A. Compensation will be as stated in the above-referenced Letter, Proposal, or Agreement. Statements will be in BMcD's standard format and are payable upon receipt. Time is of the essence in payment of statements, and timely payment is a material part of the consideration of this Agreement. A late payment charge will be added to all amounts not paid within 30 days of statement date and shall be calculated at 1.5 percent per month from statement date. Client shall reimburse any costs incurred by BMcD in collecting any delinquent amount, including reasonable attorney's fees. If a portion of BMcD's statement is disputed, Client shall pay the undisputed portion by the due date. Client shall advise BMcD in writing of the basis for any disputed portion of any statement.

B. Taxes as may be imposed on professional consulting services by state or local authorities shall be in addition to the payment stated in the above-referenced Letter, Proposal, or Agreement.

3. INSURANCE
A. During the course of performance of its services, BMcD will maintain Worker's Compensation insurance with limits as required by statute, Employer's Liability insurance with limits of $1,000,000, Commercial General Liability with limits of $1,000,000 per occurrence and $2,000,000 general aggregate, and Automobile Liability insurance with combined single limit of $1,000,000 per accident, including the Village of Homewood as additional insured on the Commrercial General Liabilty and Automobile Policies.

B. If the Project involves on-site construction, construction contractors shall be required to provide (or Client may provide) Owner's Protective Liability Insurance naming Client as a Named Insured and BMcD as an Additional Insured or to endorse Client and BMcD using ISO forms CG 20 10 0704 & CG 20 37 0704 endorsements or their equivalents as Additional Insureds on all construction contractor's liability insurance policies covering claims for personal injuries and property damage in at least the amounts required of BMcD in 3A above. Construction contractors shall be required to provide certificates evidencing such insurance to Client and BMcD. Contractor's compensation shall include the cost of such insurance including coverage for contractual and indemnification obligations herein.

C. Client and BMcD release each other and waive all rights of subrogation against each other and their officers, directors, agents, or employees for damage covered by property insurance and self-insurance during and after the completion of BMcD's services. A provision similar to this shall be incorporated into all construction contracts entered into by Client, and all construction contractors shall be required to provide additional insured coverage and waivers of subrogation in favor of Client and BMcD for damage covered by any construction contractor's policies of insurance.

4. INDEMNIFICATION
A. To the extent allowed by law, Client will require all construction contractors to indemnify, defend, and hold harmless Client and BMcD from any and all loss where loss is caused or alleged to be caused in whole or in part by the construction contractors, their employees, agents, subcontractors or suppliers.

B. If this Project involves construction and BMcD does not provide consulting services during construction including, but not limited to, on-site monitoring, site visits, site observation, shop drawing review, and/or design clarifications, Client agrees to indemnify and hold harmless BMcD from any liability arising from this Project or Agreement, except to the extent caused by BMcD's negligence.

C. OWNER agrees to indemnify ENGINEER for damages, costs and expenses (including reasonable attorney's fees) but only to the extent caused by the negligent acts, errors or omissions of OWNER, its officers, directors, shareholders, Contractors, employees, agents, and consultants, and any of them.

5. PROFESSIONAL RESPONSIBILITY– LIMITATION OF REMEDIES
A. BMcD will exercise reasonable skill, care, and diligence in the performance of its services and will carry out its responsibilities in accordance with customarily accepted professional practices. If BMcD fails to meet the foregoing standard, BMcD will perform at its own cost, the professional services necessary to correct errors and omissions reported to BMcD in writing within one year from the completion of BMcD's services for the Project. No warranty, express or implied, is included in this Agreement or regarding any drawing, specification, or other work product or instrument of service.

B. In no event will BMcD be liable for any special, indirect, or consequential damages including, without limitation, damages or losses in the nature of increased Project costs, loss of revenue or profit, lost production, claims by customers of Client, and/or governmental fines or penalties.

C. BMcD's aggregate liability for all damages connected with its services for the Project not excluded by the preceding subparagraph, whether or not covered by insurance will not exceed $1,000,000.

D. These mutually negotiated obligations and remedies stated in this Paragraph 5, Professional Responsibility – Limitation of Remedies, are the sole and exclusive obligations of BMcD and remedies of Client, whether liability of BMcD is based on contract, warranty, strict liability, tort (including negligence), indemnity, or otherwise.

6. PERIOD OF SERVICE AND SCHEDULE
The provisions of this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the services stated in the Proposal. BMcD's obligation to render services hereunder will extend for a period that may reasonably be required for the completion of said services. BMcD shall make reasonable efforts to comply with deliverable schedules (if any) and consistent with BMcD's professional responsibility.

7. COMPUTER PROGRAMS OR MODELS
Any use, development, modification, or integration by BMcD of computer models or programs does not constitute ownership or a license to Client to use or modify such computer models or programs.

8. ELECTRONIC MEDIA AND DATA TRANSMISSIONS
A. Any electronic media (computer disks, tapes, etc.) or data transmissions furnished (including Project Web Sites or CAD file transmissions) are for Client information and convenience only. Such media or transmissions are not to be considered part of BMcD's instruments of service. BMcD, at its option, may remove all indicia of its ownership and involvement from each electronic display.

B. BMcD shall not be liable for loss or damage directly or indirectly, arising out of Client's use of electronic media or data transmissions.

9. DOCUMENTS
A. All documents prepared by BMcD pursuant to this Agreement are instruments of service in respect of the Project specified herein. They

are not intended or represented to be suitable for reuse by Client or others in extensions of the Project beyond that now contemplated or on any other Project. Any reuse, extension, or completion by Client or others without written verification, adaptation, and permission by BMcD for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to BMcD.

B. In the event that BMcD is to reuse, copy or adapt all or portions of reports, plans, or specifications prepared by others, Client represents that Client either possesses or will obtain permission and necessary rights in copyright, patents, or other proprietary rights and will be responsible for any infringement claims by others. Client warrants the completeness, accuracy, and efficacy of the information, data, and design provided by or through Client (including prepared for Client by others), for which BMcD shall rely on to perform and complete its services.

10. ESTIMATES, SCHEDULES, FORECASTS, AND PROJECTIONS
Estimates, schedules, forecasts, and projections prepared by BMcD relating to loads, interest rates and other financial analysis parameters, construction costs and schedules, operation and maintenance costs, equipment characteristics and performance, and operating results are opinions based on BMcD's experience, qualifications, and judgment as a professional. Since BMcD has no control over weather, cost and availability of labor, cost and availability of material and equipment, cost of fuel or other utilities, labor productivity, construction contractor's procedures and methods, unavoidable delays, construction contractor's methods of determining prices, economic conditions, government regulations and laws (including the interpretation thereof), competitive bidding or market conditions, and other factors affecting such estimates or projections, BMcD does not guarantee that actual rates, costs, quantities, performance, schedules, etc., will not vary significantly from estimates and projections prepared by BMcD.

11. POLLUTION
In view of the uncertainty involved in investigating and recommending solutions to environmental problems and the abnormal degree of risk of claims imposed upon BMcD in performing such services, notwithstanding the responsibility of BMcD set forth in Paragraph 5A to the maximum extent allowed by law, Client agrees to release, defend, indemnify and hold harmless BMcD and its officers, directors, employees, agents, consultants and subcontractors from all liability, claims, demands, damages, losses, and expenses including, but not limited to, claims of Client and other persons and organizations, reasonable fees and expenses of attorneys and consultants, and court costs, except where there has been a final adjudication that the damages were caused by BMcD's willful disregard of its obligations under this Agreement. Such indemnification includes claims arising out of, or in any way relating to, the actual, alleged, or threatened dispersal, escape, or release of, or failure to detect or contain, chemicals, wastes, liquids, gases, or any other material, irritant, contaminant, or pollutant.

12. ON-SITE SERVICES
A. Project site visits by BMcD during investigation, observation, construction or equipment installation, or the furnishing of Project representatives shall not make BMcD responsible for construction means, methods, techniques, sequences, or procedures; for construction safety precautions or programs; or for any construction contractor(s') failure to perform its work in accordance with the contract documents.

B. Client shall disclose to BMcD the location and types of any known or suspected toxic, hazardous, or chemical materials or wastes existing on or near the premises upon which work is to be performed by BMcD's employees or subcontractors. If any hazardous wastes not identified by Client are discovered after a Project is undertaken, Client and BMcD agree that the scope of services, schedule, and compensation may be adjusted accordingly. Client agrees to release BMcD from all damages related to any pre-existing pollutant, contaminant, toxic, or hazardous substance at the site.

13. CHANGES
Client shall have the right to make changes within the general scope of BMcD's services, with an appropriate change in compensation and schedule, upon execution of a mutually acceptable amendment or change order signed by authorized representatives of Client and BMcD.

14. TERMINATION
Services may be terminated by Client or BMcD by seven written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, Client shall pay BMcD all amounts due BMcD for all services properly rendered and expenses incurred to the date of receipt of notice of termination, plus reasonable costs incurred by BMcD in terminating the services. In addition, Client may terminate the services for Client's convenience upon payment of twenty percent of the yet unearned and unpaid estimated, lump sum, or not-to-exceed fee, as applicable.

15. DISPUTES, NEGOTIATIONS, MEDIATION
A. If a dispute arises relating to the performance of the services to be provided and, should that dispute result in litigation, it is agreed that the substantially prevailing party (as determined in equity by the court) shall be entitled to recover all reasonable costs of litigation, including staff time, court costs, attorney's fees and other related expenses.

B. The parties shall participate in good faith negotiations to resolve any and all disputes. Should negotiations fail, the parties agree to submit to and participate in a third party-facilitated mediation as a condition precedent to resolution by litigation. Unless otherwise agreed to, mediation shall be conducted under the rules of the American Arbitration Association.

C. Causes of action between the parties shall accrue, and applicable statutes of limitation shall commence to run the date BMcD's services are substantially complete.

16. WITNESS FEES
A. BMcD's employees shall not be retained as expert witnesses, except by separate written agreement.

B. Client agrees to pay BMcD pursuant to BMcD's then current schedule of hourly labor billing rates for time spent by any employee of BMcD responding to any subpoena by any party in any dispute as an occurrence witness or to assemble and produce documents resulting from BMcD's services under this Agreement.

17. CONTROLLING LAW
This Agreement shall be subject to, interpreted and enforced according to the laws of the State of Illinois, without regard to any conflicts of law provisions. Parties agree to submit to the exclusive venue and jurisdiction of the 18th Judicial Circuit Court, County of DuPage, Wheaton, Illinois, or the United States District Court, Northern District of Illinois.

18. RIGHTS AND BENEFITS – NO ASSIGNMENT
BMcD's services will be performed solely for the benefit of Client and not for the benefit of any other persons or entities. Neither Client nor BMcD shall assign or transfer interest in this Agreement without the written consent of the other.

19. ENTIRE CONTRACT
These Terms and Conditions and the above-referenced Letter, Proposal, or Agreement contain the entire agreement between BMcD and Client relative to BMcD's services for the Project herein. All previous or contemporaneous agreements, representations, promises, and conditions relating to BMcD's services for the Project are superseded. Since terms contained in purchase orders do not generally apply to professional services, in the event Client issues to BMcD a purchase order, no preprinted terms thereon shall become part of this Agreement. Said purchase order documents, whether or not signed by BMcD, shall be considered only as an internal document of Client to facilitate administrative requirements of Client's operations.

20. SEVERABILITY
Any unenforceable provision herein shall be amended to the extent necessary to make it enforceable; if not possible, it shall be deleted and all other provisions shall remain in full force and affect.

- END -

Schedule of Hourly Professional Service Billing Rates

Position Classification	Classification Level	Hourly Billing Rate
General Office *	5	$92.00
Technician *	6	$114.00
Assistant *	7	$133.00
	8	$179.00
	9	$204.00
Staff *	10	$231.00
	11	$248.00
Senior	12	$284.00
	13	$309.00
Associate	14	$319.00
	15	$321.00
	16	$323.00
	17	$326.00

NOTES:

1. Position classifications listed above refer to the firm's internal classification system for employee compensation. For example, "Associate", "Senior", etc., refer to such positions as "Associate Engineer", "Senior Architect", etc.

2. For any nonexempt personnel in positions marked with an asterisk (*), overtime will be billed at 1.5 times the hourly labor billing rates shown.

3. For outside expenses incurred by Burns & McDonnell, such as authorized travel and subsistence, and for services rendered by others such as subcontractors, the client shall pay the cost to Burns & McDonnell plus 10%.

4. Monthly invoices will be submitted for payment covering services and expenses during the preceding month. Invoices are due upon receipt. A late payment charge of 1.5% per month will be added to all amounts not paid within 30 days of the invoice date.

5. The services of contract/agency and/or any personnel of a Burns & McDonnell parent, subsidiary, affiliate, related, or associated entity shall be billed to owner according to the rate sheet as if such personnel is a direct employee of Burns & McDonnell, except that services provided by Burns & McDonnell Global, Inc. will be billed at a Level 6 based on the rates listed above.

6. The rates shown above are effective for services through December 31, 2027, and are subject to revision thereafter. The composition or build-up of the rates shown above are not subject to audit, inspection, or review.

BOARD AGENDA MEMORANDUM **DATE OF MEETING: November 10, 2026**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Purchase Approval – Upfitting and Equipment Installation for 2026 International HV607 Snow Plow Truck (#39 and 2027 International HV607 Snow Plow Truck (#33)

PURPOSE

Periodically, the Village of Homewood must replace critical equipment and vehicles that reach the end of their useful life. Each year, staff conducts a comprehensive evaluation of the Village's fleet and compiles a list of recommended replacements based on the American Public Works Association (APWA) Fleet Management guidelines. As part of the budget process, staff identified the need to replace snow plow trucks #33, a 2011 International 7400 CDL truck, and #39, a 2006 International 7400 CDL truck. These vehicles have experienced extensive use, exceeded their service life, and require increasingly frequent maintenance.

Chassis Purchase

On a truck, the chassis is the foundational structure or main "skeleton." It consists of the metal frame along with the essential mechanical components required to make the vehicle move—such as the engine, cab (interior) transmission, axles, suspension, and wheels. Typically, a chassis must be "upfitted" with the desired amenities (dump bed, hydraulic lift system, electronics, etc.).

At the May 26, 2026 Board meeting, the Board approved the purchase of a new 2027 International HV607 chassis from Rush Truck Centers of Springfield, IL. Another truck became available a month later, enabling the Village Board to approve the purchase of a second 2027 International HV607 chassis from Rush Truck Centers of Springfield, IL at the July 14, 2026 meeting for a total purchase price of $232,652. The Village Board waived competitive bidding for both acquisitions, since the purchases were made through a joint governmental or cooperative purchasing program. Cooperative purchasing allows the Village to secure competitively solicited pricing while expediting procurement timelines.

Upfitting and Installation

Staff requests that the Board waive competitive bidding due to purchasing through a Joint Governmental or Cooperative purchasing program, and approve the purchase of two (2) truck prep packages from Henderson Products Inc. of Huntley, IL for a total purchase price of $371,026.06, for the upfitting of truck chassis #33 and #39. Upfitting will include heavy duty

suspension and springs to support additional weight of salt and equipment; alternators and batteries to power hydraulic pumps, lights and salt spreaders; wiring harness to integrate plow controls, lights and auxiliary electrical circuits; undercarraige mounts to absorb the puching force of the blade without tweaking the frame; plow blads and A-frame; hydraulic system which includes lift cylinders, angle rams and hydraulic pumps; V-box styles granular salt spreaders; lights and inside control functions; and liquid pre-wet system.











PROCESS

The heavy-duty truck fleet operated by the Public Works Department is critical to maintaining year-round municipal operations and service delivery. These vehicles support a wide range of essential operations, including roadway and utility repairs, storm response, tree removal, flood mitigation, traffic control, road maintenance, winter snow and ice operations, and the transport of materials and debris. Public Works staff depends on this fleet daily to efficiently and safely provide vital services that keep the community operating and residents protected.

The equipment and upfitting from Henderson Products Inc. were selected for Units #33 and #39 to maintain consistency with the Village's existing fleet. Both trucks will be built to the same overall specifications to maintain fleet consistency but will include additional capacity behind the truck cab for pre-wetting salt (240 gallons compared to 150 gallons on current trucks).

EQUIPMENT & UPFITTING FOR TRUCKS #33 AND #39			
Original Package Price per Truck	**Total Package with NPPGov Discount**	**3.5% PAID IN FULL DISCOUNT**	**Total Cost**
$224,155.00	$191,175.16	-$6.691.13	$184,484.03
$224,155.00	$191,175.16	-$6.691.13	$184,484.03
	Freight Charge	$1,029.00 X 2	$2,058.00
			$371,026.06

The Public Works Department anticipates delivery of the upfitted trucks from Henderson Products in spring or summer 2027. They will be operational for the 2027-2028 snow season.

OUTCOME

Upfitting trucks #33 and #39 with the two (2) truck prep packages will allow Public Works staff to efficiently and safely provide vital services that keep the community operating and residents protected.

FINANCIAL IMPACT

- **Funding Source:** General Capital
- **Budgeted Amount:** $1,000,000.00 (Vehicle and Equipment Replacements)
- **Total Cost:** $371,026.06 - total cost of upfitting for (2) Trucks

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Waive competitive bidding due to purchasing through a Joint Governmental or Cooperative purchasing program; and, approve the purchase of two (2) truck prep packages from Henderson Products Inc. of Huntley, IL for a total purchase price of $371,026.06 for the upfitting of truck chassis #33 and #39.

ATTACHMENT(S)

Henderson Products, Inc. proposal

A proposal for
VILLAGE OF HOMEWOOD, IL
17755 ASHLAND AVE
HOMEWOOD, IL 60430

Quote # SF-2026-03470 Revison # 1

Oct 28, 2026

Quotation valid until: Jan 26, 2027

This document outlines a comprehensive truck package, comprising the following equipment. The listed equipment is designed to be installed and operated as an integrated system, ensuring full compatibility and optimal performance.

Front Plow

Plow Hitch

Underbody Scraper

Mark E Dump Body

Prewet System

Tailgate Spreader

Chassis

Installation

NPPGov Contract Number: PS22170

Quote prepared by: Brad Peters

Package Model - PACKAGE

PLOW	
Plow Style	**Reversible RSP/OWP**
Plow Trip Spring Option	**Heavy Duty 5 Position Adjustable Trip Spring**
Plow Profile	**Integral Shield**
Plow Moldboard Modifications	**RH Mailbox Cut**
Plow Trip Type	**Full Trip**
Plow Height	**42 inch**
Plow Length	**10 foot**
Plow Moldboard Material Type	**Grade 50**
Plow Moldboard Material Thickness	**10 Gauge**
Plow Moldboard Paint	**Henderson Orange**
Moldboard Sandblast	**Not Required**
Plow Cutting Edge type	**Standard**
Plow Cutting Edge Description	**Standard 5/8 X 8 Cutting Edge**
Plow Pushframe type	**HD pushframe**
Plow Pushframe Width	**Full Width**
Plow Reversing Cylinders	**4" x 2" Nitrided Reversing Cylinders**
Cushion Valve	**Cushion Valve (Standard)**
Cylinder Hose Kit	**Cylinder Hose Kit (Standard)**
Plow Running Gear Shape	**Mushroom Style**
Plow Running Gear	**Oscilating Mushroom Shoe**
Plow Hitch Type	**Quick Link Hitch**
Plow Deflector	**Rubber Deflector Logo Installed**
Plow Sight Marker	**36" Poly Plow Marker (Ship Loose)**
Parking Jack	**Parking Jack Shipped Loose**
Moldboard Shoes	**No Moldboard Shoe**
Curb Guards	**Wrap Around Curb Guard, Pair**
Moldboard Bottom Angle Gussets	**Full Moldboard Bottom Angle Gussets**
Blade Saver	**No Blade Saver**
HITCH	
Truck Side Hitch Type	**Low Profile**
Hitch Family	**Basic Hitch**
Lift Cylinder	**4"x2" Nitrided Cylinder**
Hitch Connection Type	**Quick Link Hitch**
Hitch Mounting Hardware	**No Mounting Hardware**
UBS	
Scraper Moldboard Type	**Power Reversing Underbody Scraper**
Scraper Length	**10 Foot**
Scraper Blade Height	**20 inches**
Scraper Blade Thickness	**1 inch Moldboard Thickness**
Scraper Blade Offset	**Yes**
Paint	**Black Moldboard and Mounting**
Scraper Cutting Edge Type	**Curved Non Carbide**
Scraper Cutting Edge Size	**1/2" X 6"**

Trip Spring	**No Accumulator/Trip Spring, Force Valve**
Scraper Lift Cylinder	**Lift Cyl 3.5-9,Nitrided Rod**
Scraper Grease Bank	**Grease Bank On Circle Plate**
Scraper Cushion Valve	**Cushion Valve,1800 Psi**
Scraper Oscillation	**Non-Oscillating**
HPI	
Family	**Mark E, Classic**
Floor Length	**10' Floor Length**
Side Height	**36 inches**
Body Material (Sides/HeadSheet)	**10GA 201SS Sides/Headsheet**
Floor Material	**1/4" AR400 Floor**
Front Bolster	**No Front Bolsters**
Rear Bolster Material	**7GA 201SS Rear Bolsters**
Rear Bolster Height	**8" Taller Than Sides Rear Bolster, 2 1/8" Pockets**
Top Rail/Rub Rail Material	**10GA 201SS Top & Rub Rails**
Side Braces	**(2) V Crimp Side Braces**
Hydraulic Lines	**1/2" SS Hydraulic Line DS Longsill**
Hoist Type	**Trunnion Mount Hoist, Internal, DA, W/SubFrame**
Cylinder Model	**CS/G4,Dbl Act, 2yr Salt Warranty**
Install Hoist & Cradle	**Upfitter Installed H&C**
Hoist Mount Type	**Standard Subframe**
Longsills	**5" I-Beam, Full Weld Longsill & Apron**
Body Hinge Maintenance	**Greaseable Pins, W/Bushings**
Tailgate Style	**Configured Tailgate**
Tailgate Air Valve	**Upfitter Supplied Air Valve**
Tailgate Pin Lanyards	**TG Pin Lanyards**
Horizontal J-Hooks	**No Horizontal J-Hooks**
Bolsters Chain Hooks	**Banjo Chain Hooks (Inst)**
Tailgate Chains	**SS Tailgate Chains**
Tailgate Hinge	**Heavy Duty 1-1/2" Pins, 1" Plate W/Bushing**
Tailgate Release & Control	**Double Acting Air Cylinder with SS Bushings**
Tailgate Lift Style/Location	**Formed Lift Loop,Top Brace**
Tailgate Brace	**(2) Horizontal Tailgate Braces**
Coal Chute	**No Coal Chute**
Tailgate Liner	**No Tailgate Liner**
Tailgate Sheet Material	**7GA 201SS Tailgate Sheet**
Tailgate Maintenance	**Greaseable Pins, Jaws, & Shaft**
Cabshield Install/Ship Loose	**Cabshield Shipped Loose for Install**
Rear Facing Cabshield Light Holes	**4 Rear Facing ILDOT Spec**
Side Facing Cabshield Light Holes	**No Side Light Holes**
Foward Facing Cabshield Light Holes	**No Forward Light Holes**
Cabshield Installation Height	**Upfitter Installed Standard Leg Height**
Cabshield Material	**10 Gauge Sheet 7 Gauge Ends**
Cabshield Width	**86" Width**
Cabshield Overhang	**22" Overhang**
Cabshield Style	**Weld-On Cabshield with Tarp Shroud**

Cabshield Finish Prep	**Cabshield No Finish Prep (Raw)**
Cabshield Paint/Finish	**Cabshield No Finish (Raw)**
Backup Light	**Backup Light: None**
Lighting Package	**Upfitter Supplied Light Pack**
Lighting Add-Ons	**No Weld-On Light Box**
Rear Facing Rear Bolster Light	**2 Obround Light**
Rear Bolster Marker Lighting	**2.5" Round Low, 6" Obround High Light Holes**
Rub Rail Lighting	**Obround Midway Box Only**
Liquid Tanks	**No Prewet Tanks On Body**
Finish Prep	**Wash & Prime Mild Parts Only**
Paint/ Finish	**No Finish**
Asphalt Lip	**12"Pin On 7GA GR50 Asp Lip,Ins**
Side Boards, Installed at Factory	**Upfitter Supplied Sideboards**
Side Ladder Location	**Ladder/Grabhandle, Driverside Front, Ship Loose**
Side Ladder Type	**Ladder, Pullout 201SS, Fixed Upper**
Body Steps	**No Interior Steps**
Walk Rails	**2" Sure Step Walk Rail**
Vibrator Location	**Vibrator Bracket Between Longsills**
TGS Installation	**No Factory Installed TGS**
TGS Integration	**HPI TGS External Prop Style Spill Shields, Ship Loose**
TGS/Asph Lip Mount Holes	**Mount Holes In Apron and Bolster (Asphalt Lip)**

Special Request
Cs,Weld-On,W/ Tarp Shroud

USE 197038.201 CABSHIELD, 22X86,10GA, W/TARP (LIGHT BOX HOODS ON TOP OF TARP SHROUD TO PROTECT LIGHTS FROM DAMAGE).

Special Request
12"Pin On 7GA GR50 Asphalt Lip Installed

ASPHALT LIP TO BE PRIMED AND PAINTED BLACK.

Special Request
2.5" Round Low, Obround High

- CHANGE THE 2.5" HOLE TO A 3/4" MARKER LIGHT HOLE.
- MAKE THE 6" OBROUND LIGHT HOLE LOW (SEE PICTURE REFERENCE).

Family	**Mark E, Classic**
Floor Length	**10' Floor Length**
Side Height	**36 inches**
Body Material (Sides/HeadSheet)	**10GA 201SS Sides/Headsheet**
Floor Material	**1/4" AR400 Floor**
Front Bolster	**No Front Bolsters**

Rear Bolster Material	**7GA 201SS Rear Bolsters**
Rear Bolster Height	**8" Taller Than Sides Rear Bolster, 2 1/8" Pockets**
Top Rail/Rub Rail Material	**10GA 201SS Top & Rub Rails**
Side Braces	**(2) V Crimp Side Braces**
Hydraulic Lines	**1/2" SS Hydraulic Line DS Longsill**
Hoist Type	**Trunnion Mount Hoist, Internal, DA, W/SubFrame**
Cylinder Model	**CS/G4,Dbl Act, 2yr Salt Warranty**
Install Hoist & Cradle	**Upfitter Installed H&C**
Hoist Mount Type	**Standard Subframe**
Longsills	**5" I-Beam, Full Weld Longsill & Apron**
Body Hinge Maintenance	**Greaseable Pins, W/Bushings**
Tailgate Style	**Configured Tailgate**
Tailgate Air Valve	**Upfitter Supplied Air Valve**
Tailgate Pin Lanyards	**TG Pin Lanyards**
Horizontal J-Hooks	**No Horizontal J-Hooks**
Bolsters Chain Hooks	**Banjo Chain Hooks (Inst)**
Tailgate Chains	**SS Tailgate Chains**
Tailgate Hinge	**Heavy Duty 1-1/2" Pins, 1" Plate W/Bushing**
Tailgate Release & Control	**Double Acting Air Cylinder with SS Bushings**
Tailgate Lift Style/Location	**Formed Lift Loop,Top Brace**
Tailgate Brace	**(2) Horizontal Tailgate Braces**
Coal Chute	**No Coal Chute**
Tailgate Liner	**No Tailgate Liner**
Tailgate Sheet Material	**7GA 201SS Tailgate Sheet**
Tailgate Maintenance	**Greaseable Pins, Jaws, & Shaft**
Cabshield Install/Ship Loose	**Cabshield Shipped Loose for Install**
Rear Facing Cabshield Light Holes	**4 Rear Facing ILDOT Spec**
Side Facing Cabshield Light Holes	**No Side Light Holes**
Foward Facing Cabshield Light Holes	**No Forward Light Holes**
Cabshield Installation Height	**Upfitter Installed Standard Leg Height**
Cabshield Material	**10 Gauge Sheet 7 Gauge Ends**
Cabshield Width	**86" Width**
Cabshield Overhang	**22" Overhang**
Cabshield Style	**Weld-On Cabshield with Tarp Shroud**
Cabshield Finish Prep	**Cabshield No Finish Prep (Raw)**
Cabshield Paint/Finish	**Cabshield No Finish (Raw)**
Backup Light	**Backup Light: None**
Lighting Package	**Upfitter Supplied Light Pack**
Lighting Add-Ons	**No Weld-On Light Box**
Rear Facing Rear Bolster Light	**2 Obround Light**
Rear Bolster Marker Lighting	**2.5" Round Low, 6" Obround High Light Holes**
Rub Rail Lighting	**Obround Midway Box Only**
Liquid Tanks	**No Prewet Tanks On Body**
Finish Prep	**Wash & Prime Mild Parts Only**
Paint/ Finish	**No Finish**
Asphalt Lip	**12"Pin On 7GA GR50 Asp Lip,Ins**

Side Boards, Installed at Factory	**Upfitter Supplied Sideboards**
Side Ladder Location	**Ladder/Grabhandle, Driverside Front, Ship Loose**
Side Ladder Type	**Ladder, Pullout 201SS, Fixed Upper**
Body Steps	**No Interior Steps**
Walk Rails	**2" Sure Step Walk Rail**
Vibrator Location	**Vibrator Bracket Between Longsills**
TGS Installation	**No Factory Installed TGS**
TGS Integration	**HPI TGS External Prop Style Spill Shields, Ship Loose**
TGS/Asph Lip Mount Holes	**Mount Holes In Apron and Bolster (Asphalt Lip)**

PWS

Control Console Type	**No Control Console**
Prewet Type	**Hydraulic Prewet**
Material Type/Support Frame	**Prewet Pump Kit Only (No Tanks/Brackets)**
Application	**Customer/Hydraulic Supplied Tank**
Slurry Tube	**No Slurry**
Flush Kit	**2.5 Gal Flush Tank Assembly**
Tank Float Switch	**No Float Switch**
Air Bleed Kit	**Air Bleed Kit, 1/8" Npt Drain**
Spray Nozzle Type	**Variable Displacement Hose Nozzle**
Spreader Spinner Chute	**Spreader Spinner Chute, All Other**
Prewet Function	**Hydraulic with Flow Meter No Valve (8gpm)**
Special Request	
No Slurry	TGS WILL HAVE SLURRY TUBE.
Special Request	
Variable Displacement Hose Nozzle	DEDUCT VDN HOSE. TGS WILL HAVE SLURRY TUBE.

TGS

Dump Body Profile	**Straight Rear Dump Body Profile**
Spreader Side Plates	**Standard Height Side Plate**
Auger Size	**6 inch Auger**
Auger Drive	**Hydraulic Gearcase Drive**
Auger Speed Sensor	**Yes**
Auger Discharge	**Single Discharge at a time**
Material	**201 Stainless Steel**
Paint	**No Paint (Stainless Steel)**
Spinner Location	**Standard Discharge**
Spinner Motor Type	**Hydraulic Spinner Motor**
Spinner Motor Detail	**Motor,Hyd,Single Spinner (Std)**
Spinner Disc	**18" Spinner Disc, Polyurethane**
TGS Spinner Strut Kit	**No Spinner Frame Strut**
TGS Spinner Height Adjustment Kit	**No Spinner Height Adj Kit**
TGS Adjustable Baffle Kit	**Adjustable Spinner Baffle**
Hardware Type	**Stainless Hardware**
Mounting Width	**96 inch body (standard)**
TGS Berm Chute	**No Berm Chute**
TGS Slurry Tube	**Slurry Tube Installed**
TGS Auger Pitch	**STD Auger Pitch Auger**

TGS Hose Kit	**No Hose Kit w/ Quick Couplers**
TGS Shipping Kit	**No Shipping Kit**
TGS Dump Install	**No TGS Install**
CHASSIS	
Chassis Supplier	**Customer Supplied Chassis**
Order Type	**Turnkey Install**
Chassis Make	**International**
Chassis Model	**HV607**
Chassis Model Year	**Model Year 2026**
Hood Snow Door	**No Snow Door On Hood**
Hood Type	**Standard OEM Hood Style**
Grille Style	**Stationary Grille**
Cab Type	**Regular Cab**
Front Frame Extensions	**20" Front Frame Extensions**
Front Frame Wall Type	**Single Wall Front Frame**
Front Frame Wall Thickness	**.44" Frame Rail Wall Thickness**
Front Frame Rail Height	**10.866" Frame Height**
Front Bumper	**OEM Front Bumper Included**
Front Frame Width	**33.5" Front Frame Width**
Front Suspension Load Rating	**15K to 19K Front Suspension**
Set Back/Forward Axle	**Set Back Axle**
Chassis Axle Quantity	**Single Axle**
Chassis CA/CT (Usable)	**102**
PTO/Pump Provisions	**PTO Provisions Driver Side**
Pump Location	**Transmission Mount Pump**
Transmission Model	**Allison 3000 Transmission**
Transmission Cooler	**Standard Transmission Cooler**
Backup Alarm	**Chassis Back Up Alarm Not Included**
Battery Box Placement	**Battery Box Under Passenger Seat**
Momentary Dash Switch Qty	**No Momentary Dash Switch**
Rocker Switch Qty	**12 Latching Dash Switch**
Plow Light Prep	**Chassis Plow Light Ready**
Beacon/Strobe Prep	**No OEM Supplied Beacon/Strobe Prep**
Trailer Plug	**7 Pin Round Plug OEM Installed**
Body builder plug	**Bodybuilder Plug Installed**
Chassis Supplied Camera	**No Chassis Supplied Camera**
Tow Hooks	**No Chassis Supplied Tow Hook**
Glad Hands	**Glad Hands Not Included**
Air Line Provision for Glad Hands	**No Air Line Provisions**
Air Tank Placement	**Inside Frame Air Tank**
Fuel Tank Location	**Under Driver Door Fuel Tank**
Fuel Tank Shape	**D-Shaped Fuel Tank**
Def Tank Location	**Def Directly Behind Fuel Tank**
Fuel Tank Size	**50-59 Gallon Fuel Tank Size**
Passenger Seat Style	**Fixed Passenger Seat**
INSTALLATION	
Chassis Delivery To Henderson	**Truck Dealer/Customer Delivers**
USC Build Facility	**USC-IL**

Installation Order Type	**Turnkey Install**
Completed Truck Delivery	**Henderson Delivers (100 Miles or Less)**
Non-Henderson Equipment	**No Non-Henderson Equipment**
USC Paint Location	**Not Required For Job**
Hooklift	**No Job Specific Hooklift**
Liquid Type	**Behind the Cab Prewet System**
Spreader Type	**TGS Spreader**
Dump Body Type	**Mark E Classic**
Scraper Type	**Reversible UBS Installed, Hydraulic Accumulator Trip**
Wing Type	**No Wing Plow**
Front Plow Type	**Reversible Plow**
Hitch Type	**Low Profile**
Plow Portion Hitch	**Plow Attachment Quick Link**
Hitch Mount Style	**Cheek Plate And Kicker Mount Kit**
Front Bumper	**OEM Bumper Cut And Split**
Front Tow Hooks	**Tow Hooks, 44K Lb, Pair, USC Supplied**
Plow Markers	**Factory Supplied and Installed at USC**
Plow Rubber Deflector	**Rubber Deflector Installed at Manufacturing**
Plow Jack Install	**Plow Jack Installed at Upfit**
Scraper Steps	**Scraper Steps Not Required**
Scraper Chassis Step	**Scraper Chassis Step Not Required**
Scraper Quick Disconnect	**Scraper with No Quick Couplers Installed**
Wood Sideboard Size	**2" X 10" Sideboards Rough Cut**
Dump Body Floor Length	**10' Floor Length**
Dump Body Rear Profile	**Straight Tailgate And Apron**
Sideboards	**Wood Side Boards, Supplied At Henderson Upfit, No Paint**
Dump Body Vibrator	**Cougar DC2700, Single Axle**
Shovel Holder Location 1	**Driver Side Headsheet**
Shovel Holder Style	**Stainless Steel Spring Loaded Shovel Holder With Bracket**
Shovel Holder Quantity	**1 Henderson Upfit Supplied Shovel Holder**
Ladder 1 Style	**3 Step Pull Out**
Ladder 1 Location	**Driver Side Front**
Ladder Quantity	**1 Ladder**
Ladder(s)	**Supplied By Factory And Installed At Henderson Upfit**
Grab Handle 1 Type	**Stainless Steel 17" Grab Handle**
Grab Handle Quanity	**1 Grab Handle**
Grab Handles	**Factory Supplied**
Steps	**No Steps Required**
Asphalt Lip	**Asphalt Lip Supplied & Installed at Factory**
Cabshield Install	**Cabshield Supplied By Factory, Weld To Body At Henderson Upfit**
Pressure Protection Valve	**Direct To Air Tank Valve (International, Mack & Volvo)**

Tailgate Release Type	**Henderson Upfit Supplied Manual Air Over Air Release**
Tailgate Style	**Standard Tailgate**
Dump Body Material	**Stainless Steel Dump Body**
Dump Body Cylinder Type	**Double Acting Hoist Cylinder**
Dump Body Hoist Type	**Telescopic Hoist With Subframe, Internal Doghouse**
Spreader Tie Down Winch System	**No Spreader Tie Down Winches Required**
TGS Spill Shield	**TGS Shield Supplied At Factory, Installed At Henderson Upfit**
Body Liner	**Body Liner Not Required**
Rubber Mounting Pads	**No Rubber Mounting Pads Required**
Tarp Material	**Black Vinyl Tarp Material Asphalt Rated**
Tarp System Type	**Electric, 45 Deg Arms, Without Wind Deflector**
Tarp Brand	**US Tarp System**
TGS/RTS Drive Type	**Hydraulic Drive TGS/RTS**
TGS/RTS Spinner Configuration	**Single Spinner**
TGS Tailgate Prop	**No Tailgate Prop Required**
TGS/RTS Spinner Support Kit	**No Spinner Support Kit Required**
QD Mount Location Field	**Quick Disconnect Mount in Pintle Plate**
Liquid Drive Configuration	**Hydraulic Drive, Henderson Upfit Installed**
Liquid Controls	**Supplied By Henderson Upfit, Included With Hydraulic Package**
Slurry Tube	**Supplied By Factory, Sales To Order With Unit**
Prewet Discharge Location	**Front Or Rear**
Behind the Cab Prewet Tank	**240 Gal Behind the Cab Prewet Tank**
Pintle Plate information	**Blank Plate, Subframe**
Pintle Hook Selection	**20 Ton**
Rear Mudflap Mounting	**Swinging Stainless Steel Mount**
Rear Mudflap Material	**Rubber Rear Mudflap With Logo**
Rear Center Mudflap Mounting	**Not Required On Job**
Front Center Mudflap Mounting	**Front Center Mudflap Not Required**
Front Mudflap Mounting	**Front Mudflap Not Required**
Poly Fenders	**Poly Fenders, Full Pair, Single Axle, Stainless Steel Mount**
Pintle Plate	**Blank Pintle Plate**
Pintle Plate Thickness	**3/4" Pintle Plate Thickness**
Pintle Plate OEM Lights	**OEM Light Remount Sides Of Pintle Plate**
Pintle Plate ICC Lights	**Qty 3, 3/4" ICC Lights**
Reflective Tape	**Henderson Logo Reflective Tape, 60' Linear**
Lube System	**No Lube System Required**
Miscellaneous D-Ring Quantity	**Not Required**
Exhaust Elbows	**Exhaust Elbow Not Required**
Automatic Tire Chains	**Tire Chains Not Required**
Pusher Axle	**Pusher Axle Not Required**
Toolbox	**Not Required**
Trailer Plug 2	**Not Required For Job**
Trailer Plug 1	**Remount OEM Trailer Plug (qty 1)**

Gladhands	**Glad Hands Not Required**
Pintle Plate D-Rings	**Qty 2, 1" D-Rings, 50 Degree Bend**
Chipper Bar	**Chipper Bar Not Required**
Rear Tow Hook	**Not Required**
PDP Mount Location	**PDP Mounted On Back Wall**
Misc Electrical Supplies	**Misc Electrical Supplies Required**
GPS System	**GPS System Not Required**
Pavement Temp Sensor	**Included With Hydraulics Package**
USC Light Package	**72" Light Bar ILDOT Short Whelen**
Grille Light(s)	**Grille Lights Not Required**
Camera Wash Kit	**Camera Wash Kit 3 Cameras**
Camera 3 Location	**Passenger Side Mirror Mount**
Camera 2 Location	**Cabshield Mounted**
Camera 1 Location	**Rear Spinner**
Camera Type/Monitor	**Camera Type Not Required**
Camera Quantity	**3 Hydraulic Supplied Cameras**
Camera System	**Camera System Included In Hydraulic Package**
Wiper(s)	**Wiper Not Required**
Switchbox	**No Switch Box Necessary**
License Plate Lights	**Henderson Upfit Supplied License Plate Light Grey Housing**
Brake Controller	**Voyager Brake Controller**
Body Up Switch/Light	**Proximity Switch/Bracket/Harness**
Back Up Alarm Bracket	**Back Up Alarm Bracket Not Required**
Back Up Alarm	**97 Decibel**
Roof Beacon Light	**Not Required**
Worklight 4 Location	**On Rear Of Body**
Worklight 4 Type	**LED Worklight, 5" Round, Optilux**
Worklight 3 Location	**On Rear Of Body**
Worklight 3 Type	**LED Worklight, 5" Round, Optilux**
Worklight 2 Location	**Scraper**
Worklight 2 Type	**LED Worklight, 5" Round, Optilux**
Worklight 1 Location	**Scraper**
Worklight 1 Type	**LED Worklight, 5" Round, Optilux**
Worklight Quantity	**Quantity 4 Worklights**
Roof Spotlight	**Not Required**
Mirrors	**Not Required**
Driving Lights	**Driving Lights Not Required**
Plow Lights Brackets	**Stainless Steel, OEM Mount, International, Pair**
Plow Lights	**ABL, Heated**
Dump Body Rear Lighting	**2 Each Side**
Dump Body Light Box	**Not Required**
Position 2 from Bottom Strobe Color	**White/Amber Combo Strobe**
Rear Bolster Light Position 2 from Bottom	**Strobe**
Rear Bolster Light Position 1 from Bottom	**Stop/Tail/Turn/Backup**
Dump Body Side Bolster Lighting	**2.5" Red/6" Obround Combination**

Bolster Rear Side Strobe	**White/Amber Combo Strobe**
Dump Body Rub Rail Lighting	**Obround Midway Rub Rail Light**
Dump Body Rub Rail Light Color	**Amber Rub Rail Lighting**
Cabshield Front Light Quantity	**No Forward Facing Lights**
Cabshield Rear Facing Light Type	**(2) S/T/T (2) Strobe Lights**
Cabshield Rear Facing Light Quantity	**4 Rear Facing Light Holes**
Cabshield Side Facing Light QTY	**No Side Facing Lights**
Cabshield Beacon Light	**Cabshield Beacon Light Not Required**
Cabshield Rear Facing Strobe Color	**Amber 6" Strobes**
Hydraulic System Source	**Henderson Supplied Hydraulic System**
Hydraulic System Manufacturer	**Force America**
Control Mount Location	**Hydraulics Provided Control Mount**
Hydraulic Control Type	**Electric Controls**
PTO Type	**Included In Hydraulics**
Reservoir Type	**Reservoir Supplied With Hydraulics**
Hydraulic Package	**Full Hydraulic Package**
Total Number of Quick Coupler Pairs Required	**10 Pair QD Couplers**
Quick Coupler Upgrade	**Stainless Steel QD Couplers**
Return Filter	**Supplied With Hydraulic Package**
Low Oil Indicator	**Supplied With Hydraulic Package**
High Temperature Oil Shutdown	**High Temp Oil Shutdown Not Required**
Low Oil Shutdown	**Not Required**
Valve Enclosure Mount Location	**Driver Side Valve enclosure, Frame Mount**
Valve Enclosure Size	**Supplied With Hydraulic Package**
Valve Enclosure Supplier	**Valve Enclosure Supplied w/ Hydraulics**
Plow Pressure Relief Valve	**Plow Pressure Relief included In Hydraulics**
Stainless Steel Tubing	**SS Lines to Front and Rear of Truck**
Body Paint Type	**No Henderson Upfit Paint Required**
Clear Coat Finish	**No Clear Coat Finish Required**
Asphalt Lip Paint Type	**Asphalt Lip Paint Not Required**
Undercoat	**No Undercoat Required**
Touch Up Paint	**Black Out Paint on Hardware**
Special Request Quick Disconnect Mount Pintle Plate	MOUNT ABOVE PINTLE PLATE ON SHELF OF TRUNNION.
Special Request 240 Gal Behind The Cab Prewet Tank	**NOTE FOR CUSTOMER:** LIQUID FILL TO BE FILLED FROM DRIVERS SIDE OF TRUCK.
Special Request 72" Lght Bar Ildot Short Whelen	**TAKEDOWN AND ALLEY LIGHTS TO BE ADDED TO THE LIGHTBAR:** (2)181543 KIT, LED, TAKEDOWN, PAIR.
Special Request Dump Body Side Bolster Light 2.5" And Obround Combination	CHANGE THE 2.5" LIGHT TO A 3/4" MARKER LIGHT.
Special Request	

Amber Rub Rail Lighting	(2)192242 LIGHT, OVAL, AMBER/WHT, LED,5GF 5G SERIES, SPLIT-COLOR.
Special Request Cabshield Lights Not Required	**INSTALL 2.5" MARKER LIGHTS IN FRONT OF CABSHIELD:** (2)259105 LIGHT, MARKER, AMBER,2.5", LED.
Special Request Side Facing Stobe None	**INSTALL AMBER/WHITE COMBO STROBES:** (2)192242 LIGHT, OVAL, AMBER/WHT, LED,5GF 5G SERIES, SPLIT-COLOR.
Special Request Rear Facing Cabshield Amber 6" Strobes Qty 2	REAR FACING CABSHIELD LIGHTS ARE INCLUDED IN THE WHELEN ILDOT LIGHT KIT.
Special Request Hydraulic System Manufacturer: Force America	FORCE AMERICA HYDRAULICS QUOTE# QT001-2106696-1 • Has future wing provisions • Valve to operate D/A Hoist, D/A Plow raise with power float, D/A Plow angle, D/A Wing toe, Da Wing heel, D/A Scraper raise, D/A Scraper angle, Prewet, Auger and Spinner. • Includes closed loop auger and prewet feedback, includes ARC wireless sensor, includes three complete camera kits. • Hot Shift PTO • 6100 Spreader Controller

Original Package Price: $224,155.00

Total Package with applicable NPPGov Discount: $191,175.16

100% Deposit (3.5% Discount): $184,484.03

Freight: $1,029.00

Package (s): 2

Total: $371,026.06

Due to the volatility in material costs and chassis delays, pricing is subject to change at time of manufacturing and/or upfit.

Henderson offers a deposit programe with additional discounts. Please contact your Henderson sales representative for more details.

All terms and conditions apply. Terms of Sale Document available at http://www.hendersonproducts.com/assets/Terms_of_sale.pdf

Signed:_____ **Date:**_____

Quote notes:

VILLAGE OF HOMEWOOD

BOARD AGENDA MEMORANDUM **DATE OF MEETING: November 10, 2026**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Non-TIF Incentive Approval for Crab Bagz, 18681 Dixie Highway



Figure 1: Rendering of proposed business frontage of Crab Bagz restaurant at 18681 Dixie Highway.

PURPOSE

The Village of Homewood supports the development of new local businesses and restaurants within the Village, as well as the expansion of existing businesses looking to place greater investment into the Village. The Village provides this support through a variety of programs, including the Village's Non-TIF Business Incentive Program.

The Village currently offers three incentive programs through the Non-TIF Business Incentive Program:

- **Go Green! Reward:** Assists property owners in constructing and upgrading buildings with environmentally sustainable initiatives which benefit the environment
- **Retail Enhancement Program:** Assists new or existing businesses owners with buildout costs for relocating a business in Homewood or expanding an existing Village business
- **Façade and Property Improvement Program:** Assists property owners in revitalizing and reinvesting in property, especially for work to improve the exterior appearance and code compliance of existing commercial buildings.

These programs provide reimbursements for up to 50% of eligible property improvement costs. Property owners or business operators receiving funds are responsible for completing eligible work and submitting proof of payment for reimbursement from the Village. This program is generally reserved for smaller investments (< $150,000) in property or investment in properties outside of Village tax increment financing (TIF) districts. These programs are designed to incentivize property owners and business owners to complete improvements which increase the function and attractiveness of commercial and industrial buildings in the Village.

The Village has communicated with several local business owners who are seeking assistance with expansion or renovation projects for their business. Crab Bagz, an existing restaurant at 18681 Dixie Highway, contacted the Village in July 2026 about support for restaurant expansion. The Village works closely with business owners to support these business enhancements.

PROCESS

The Village was contacted by the business owner, Crab Bagz LLC (Paris Walker) in July 2026. The owner shared plans to expand into the neighboring tenant space at 18679 Dixie Highway, which was formerly occupied by a healthcare clinic (Adjusting to Health). The expansion plans will increase square footage of the business from 2,275 square-feet to approximately 4,600 square-feet. The expansion will provide space for additional seating, a second bar service area, new restrooms, and additional kitchen and storage areas.

The applicant requested assistance with the installation of signage, concrete repair in the front of the business, new windows, and plumbing work to support the expansion of the kitchen service area. **The applicant has requested $10,000 of funding through the Retail Enhancement Program.** This program is designed to support the expansion of existing businesses. The cost of the signage, concrete repair, windows, and plumbing are estimated to cost approximately $40,000 - $50,000. The Village will offer 50% reimbursement of costs up to the $10,000 maximum for the business expansion program. These costs are part of a larger expansion plan, which is estimated to cost approximately $100,000 - $120,000.

The applicant submitted all requirements for consideration for a non-TIF incentive, including three quotes for each area of proposed work, a business plan with revenue projections and current profit/loss information, and other documents. The property owner, Vivek Pinto, has provided authorization and approval for the business owner to bid and perform the proposed work.

The applicant also shared plans to provide an outdoor patio and requested consideration of an outdoor liquor license from the Village Liquor Commissioner and Village Board. Staff found that the proposed patio would not meet requirements for providing outdoor dining and liquor service compliant with Village codes and ordinances (required ADA ingress/egress, fencing, etc.). The applicant withdrew their application for consideration of outdoor food service. The applicant plans to approach these plans again at a later date.

This application was one of several anticipated when the Village Board approved an increase in program funding for the Non-TIF Business Incentive program in September 2026.

OUTCOME

Projected Revenue/Fiscal Impact

The applicant plans to significantly expand restaurant operations. The applicant expects that the expansion will allow for an increase of sales of up to 50% within the first month after the expansion, and a 100% increase in sales after the first year following expansion. The applicant also plans to hire 5-10 additional employees.

According to the applicant, the business has seen significant increases in sales, doubling sales between 2024 and 2025 without the expansion. The applicant states that business sales have increased over 300% since the business opened.

If this projected sales growth occurs, annual tax revenue generated by the business would increase from approximately $4,350 annually ($2,900 place of eating tax revenue; $1,450 sales tax revenue – based on 2026 sales) to $8,700 annually after the first year. Based on this growth in sales capacity, new revenue would exceed the cost of the reimbursement incentive in just over two years.

Other Potential Benefits

The business expansion will significantly increase the visibility of the business along Dixie Highway. The improvements, including the improvement of signage, windows and concrete work on the exterior of the building, may improve the condition of the exterior of the property and may create additional improvements to the overall appearance of the Southgate corridor. The restaurant expansion is likely to draw additional traffic to the Southgate business district, where greater than 70% of sales come from non-resident visitors. The business may provide additional regional traffic which may benefit other businesses in the Southgate area.

Permitting

The restaurant expansion will require building permits approved by the Village's Building Division. The project is under review by third-party reviewers as of the time of the publication of this memo. The Village will continue to work with the restaurant owners to complete the permitting process over the next one to two months.

FINANCIAL IMPACT

- **Funding Source:** Business Incentive Program (the program budget was increased by $50,000 on September 8, 2026)
- **Budgeted Amount:** $75,000 (increase from $25,000 to $75,000 approved on September 8, 2026)
- **Cost:** $10,000 – once expended, approximately $43,000 of the $75,000 program budget will have been utilized)

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution approving a redevelopment agreement with Paris Walker of Crab Bagz LLC (Business Owner) and Vivek Pinto (Building Owner) to provide 50% reimbursement for eligible costs through the Non-TIF Business Incentive (Retail Enhancement Program) not to exceed $10,000 in total reimbursement.

ATTACHMENT(S)

- Resolution
- Redevelopment Agreement

RESOLUTION NO. R-3279

A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD, VIVEK PINTO AND CRAB BAGZ LLC FOR PROPERTY AT 18679-18681 DIXIE HIGHWAY

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

WHEREAS, Crab Bagz LLC plans an expansion of an existing approved business in the Village of Homewood, to add approximately 2,200 square feet of floor area to the business to support increases in sales and business activity;

WHEREAS, Crab Bagz LLC has submitted a request to be reimbursed for business expansion costs, including new signage, concrete repairs, and kitchen plumbing improvements at 18679-18681 Dixie Highway; and

WHEREAS, the building is owned by Vivek Pinto of Oveido, Florida, and has provided authorization for Crab Bagz LLC to bid and perform work to expand the existing restaurant business, and to apply for necessary incentives to perform the work;

WHEREAS, the Non-TIF Business Incentive program is designed to reimburse eligible costs expended in the expansion and improvement of existing businesses in the Village, or the construction or relocation of new businesses in the Village, to encourage economic development and continued investment in Village commercial and industrial properties when it is deemed to the in the Village's best interest to support such investments;

WHEREAS, the Retail Enhancement Program is one of three programs created within the Non-TIF Business Incentive Program to support such expansion and development, which allows for reimbursements of up to $10,000 to support the expansion of improvement of existing businesses in the Village;

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the Village's best interest to enter into the redevelopment agreement attached as Exhibit A, reimbursing up to $10,000 in eligible project costs;

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

SECTION ONE – APPROVAL OF REDEVELOPMENT AGREEMENT:

The redevelopment agreement attached as Exhibit A to this resolution is approved and the Village President is authorized to execute the same on behalf of the Village.

SECTION TWO – EFFECTIVE DATE:

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

PASSED and APPROVED this 10th Day of November, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

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

EXHIBIT A – REDEVELOPMENT AGREEMENT
18679-18681 DIXIE HIGHWAY
VILLAGE OF HOMEWOOD, ILLINOIS

AGREEMENT TO REIMBURSE ELIGIBLE EXPENSES FOR IMPROVEMENTS TO PROPERTY LOCATED AT 18679-18681 DIXIE HIGHWAY UNDER THE HOMEWOOD BUSINESS INCENTIVE PROGRAM IN THE VILLAGE OF HOMEWOOD, ILLINOIS

This Agreement is made and entered on April 28, 2026, between Paris Walker of Crab Bagz LLC ("Business Owner"), Vivek Pinto ("Property Owner") and the Village of Homewood, an Illinois municipal corporation ("Village").

WHEREAS, Business Owner has requested financial assistance from the Village to upgrade an existing property within the village's B-3 General Business District, including installing new signage, repairing concrete, and adding plumbing fixtures ("the Project");

WHEREAS, Business Owner has received authorization from Building Owner to perform bids and complete work to upgrade existing property, including both interior and exterior improvements;

WHEREAS, Business Owner has obtained bids with the lowest bids for each area of work considered for this incentive, totaling $26,800; and

WHEREAS, the Village is desirous of having the Business Owner and Building Owner improve the property, thereby enhancing total business activity, increasing the appearance and character of the surrounding neighborhood, and promoting public health and safety; and

WHEREAS, the Business Owner represents and warrants that without financial assistance from the Village, the Project as contemplated would not be economically feasible; and

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

NOW, THEREFORE, in exchange for the mutual promises and considerations set forth herein, the Business Owner, Building Owner and Village agree as follows:

1. As authorized by the President and Board of Trustees of the Village of Homewood on November 10, 2026 and subject to the terms of this Agreement, the Village of Homewood agrees to reimburse the Business Owner for a portion of the cost of certain work to be undertaken on the property commonly known as 18673-18681

Dixie Highway, Homewood, Illinois ("Property"), located in the B-3 General Business District as defined by the Homewood Zoning Ordinance. The legal description of the Property is attached as Exhibit A to this Agreement.

2. The work eligible for reimbursement ("Work") is described in Exhibit B to this Agreement. Building Owner has submitted supporting bids totaling $26,800. The Village agrees to reimburse Building Owner up to $10,000, representing fifty percent (50%) of represented costs of improvements included within eligible work.

3. Business Owner shall be responsible for executing all contracts in connection with said Work and ensuring that the Work is completed in accordance with said contracts. The Building Owner shall furnish the Village with copies of all contracts for said Work. All Work shall comply with all local codes.

4. Within sixty (60) days of the completion of the agreed upon Work under this agreement, the Business Owner shall submit a written reimbursement request to the Village's Community Development Department along with the following documentation:

A. Copies of cancelled check(s) or other evidence that Business Owner or Building Owner has paid for the Work;

B. Lien waivers from all general contractors, subcontractors, and materialmen who provided services or materials for the Work.

5. Failure to submit a written reimbursement request within sixty (60) days of the completion of the Work contemplated under this agreement shall be grounds for the Village to deny reimbursement. Business Owner's failure to submit a reimbursement request shall not constitute a default under this Agreement.

6. Changes, additions, revisions or deletions to the plans and/or construction documents originally submitted to the Village must be approved by the Village in writing. The Village will review such proposed changes within a reasonable time. However, the Village assumes no responsibility for any delay or additional cost incurred because of this requirement. Final construction shall comply with the approved plans.

7. Business Owner shall not be entitled to reimbursement from the Village under this Agreement if the final construction deviates from the previously approved plans and/or does not comply with all local codes.

8. Building Owner shall allow Village inspectors reasonable access to the Property to determine that the Work complies with the approved plans and local codes.

9. Building Owner shall require all contractors performing the Work to provide worker's compensation and liability insurance in amounts satisfactory to the Village, naming the Village and the Building Owner as additional insured.

10. Building Owner and Business Owner agree to comply with all Federal, State, and local laws and regulations. Building Owner also agrees that it will notify all contractors and subcontractors of their obligation to comply with the Prevailing Wage Act if applicable.

11. Building Owner shall require each contractor to indemnify and hold the Village harmless from all claims arising out of this Agreement resulting from the Building Owner's or contractor's negligence, including claims for personal injury, wrongful death and property damage. Building Owner agrees to indemnify and hold the Village harmless from all such claims arising out of this Agreement resulting from the Building Owner's negligence or willful and wanton conduct.

12. Building Owner and Business Owner hereby agrees to complete Work within twelve (12) months of the execution of this agreement. Failure to complete said Work, including failure to receive approval for required Village applications or permits, shall constitute a default under this Agreement.

13. Upon completion of the Work, the Building Owner hereby agrees to maintain the subject property, including landscaping, in compliance with all applicable Village codes. Failure to comply with Village codes constitutes a default under this Agreement.

14. Should either party be in default under this Agreement, the non-defaulting party shall give written notice of such default by certified mail with postage prepaid, or by personal delivery. Notice by certified mail shall be considered given when deposited in the United States mail. Should such default remain uncured twenty-one (21) days after the giving of such notice, the non-defaulting party shall have the right to terminate this Agreement by giving written notice of such termination in the same manner and under the same terms as the notice of default. Either party may also seek to enforce its rights under this Agreement as authorized by law.

15. Should either party initiate litigation against the other to enforce the terms of this Agreement, the successful litigant shall be entitled to recover court costs and reasonable attorney fees.

16. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

17. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

18. This Agreement does not constitute a general obligation of the Village, and Building Owner and Business Owner acknowledge that Village has no obligation hereunder to make any payments to Building Owner or Business Owner from any other funds other than the Non-TIF Business Incentive Program Fund.

19. In the event of a conflict in the provisions of the text of this Agreement and the exhibits attached hereto, the text of the Agreement shall control and govern.

20. Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

21. A Memorandum of this Agreement substantially similar to Exhibit C shall be recorded by the Village and shall be binding on the Building Owner and Business Owner

22. Notices under this Agreement shall be sent as follows:

To the Village:
Village Manager
Village of Homewood
2020 Chestnut Rd.
Homewood IL 60430

With a copy to:
Christopher J. Cummings
Village Attorney
2024 Hickory Rd., Suite 205
Homewood IL 60430

To the Building Owner:
Vivek Pinto
1447 Myrtle Oaks Trail
Oviedo, FL 32765

To the Business Owner:
Crab Bagz LLC
ATTN: Paris Walker
18681 Dixie Highway
Homewood, IL 60430

23. Building Owner or Business Owner shall return three (3) signed copies of this agreement to the Village Manager's Office within thirty (30) days of receipt. The Village reserves the right to rescind this Agreement if signed Agreements are not returned as specified.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the above day and date.

VILLAGE OF HOMEWOOD

By:_____
Village President

ATTEST:

_____
Village Clerk
Vivek Pinto

By:_____
Village President

Crab Bagz LLC

By:_____

Signed and sworn to before me on _____, 2026

_____
Notary Public

EXHIBIT A

Legal Description:

Lot 10 (Except the North 10 Feet Thereof) and Lots 7, 8, 9 and 10 in Block 1 in Southgate, Being a Subdivision of part of the South ½ of the Northeast ¼ of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 18673-18681 Dixie Highway, Homewood, IL 60430

PINs: 32-06-218-043-0000

EXHIBIT B

Description of Work	Approved Cost	Approved Reimbursement Maximum
Kitchen Plumbing Fixture Installation	$17,500	$8,750
Concrete Repair	$5,300	$2,650
Signage Materials and Installation	$4,000	$2,000
TOTAL	**$26,800**	**$13,400 (total reimbursement shall not exceed $10,000)**

MEMORANDUM OF AGREEMENT

(EXHIBIT C)

On November 10, 2026, the VILLAGE OF HOMEWOOD, Cook County, Illinois ("VILLAGE"), Vivek Pinto ("Property Owner") and Crab Bagz LLC ("Business Owner"), entered into a Redevelopment Agreement covering the following property:

Legal Description:	Lot 10 (Except the North 10 Feet Thereof) and Lots 7, 8, 9 and 10 in Block 1 in Southgate, Being a Subdivision of part of the South ½ of the Northeast ¼ of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
Permanent index numbers:	32-06-218-043-0000
Address of Real Estate:	18673-18681 Dixie Highway, Homewood, Illinois 60430

The Agreement provided reimbursement of certain eligible redevelopment costs concerning the subject property.

The said Agreement contains additional provisions, including Building Owner's obligation to repay funds to the Village if the business ceases operation within three (3) years after the Work has been completed.

VILLAGE OF HOMEWOOD

By: _____
Richard A. Hofeld, Village President

Signed and sworn to before me by Richard A. Hofeld on _____, 2026.

_____
Notary Public

CRAB BAGZ LLC

By: _____
Paris Walker

Signed and sworn to before me by Paris Walker on _____, 2026.

_____
Notary Public

VIVEK PINTO

By: _____
Vivek Pinto

Signed and sworn to before me by Vivek Pinto on _____, 2026.

_____

Notary Public

This document prepared by Christopher J. Cummings, Village Attorney, Village of Homewood, 2024 Hickory Rd., Suite 205, Homewood IL 60430.

VILLAGE OF HOMEWOOD

BOARD AGENDA MEMORANDUM **DATE OF MEETING: November 10, 2026**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Solicitation of Alternate Proposals for Village-Owned Property in a TIF District at 17924 Halsted Street



Figure 1: Recent listing photo of property at 17924 Halsted Street

PURPOSE

The Village of Homewood regularly acquires property for the purpose of encouraging increased economic activity and redevelopment. These acquisitions often target properties which are deteriorating, are in need of substantial rehabilitation, or are strategically positioned to support redevelopment opportunities. Recent property acquisitions in 2026 include 1933 Ridge Road and 18157 Dixie Highway.

In September 2025, the vacant building at 17924 Halsted Street was purchased by the Cook County Land Bank Authority. The Village partnered with the Cook County Land Bank Authority to purchase the property in October 2026 for the amount of $40,000. Two neighboring properties were sold at auction in September 2026.

The Village received a proposal for development of 17924 Halsted Street in early November from Grace Cui of Yan Arp Inc., owner of the neighboring property at 17926 Halsted Street. The Village must provide a reasonable opportunity for alternate proposals to be received and considered.

PROCESS

A 15,000 square-foot masonry office building was constructed on the property at 17924 Halsted Street in 1974. The property is 0.80 acres in area. In 2023, the estimated market value of the property was $1,237,816.

The office building has been vacant for nearly 10 years, and the property has accumulated numerous liens between 2015 and 2025. The building has also suffered significant visible deterioration during its vacancy. The building was purchased by the Cook County Land Bank Authority in September 2025.

Village staff worked with the Cook County Land Bank Authority in 2025 to acquire the property. The Land Bank Authority and Village agreed to a price of $40,000. The purpose of the acquisition

was to support future redevelopment of the property. The Village closed on the property on October 9, 2026.

The Village received one (1) proposal in early November from Grace Cui of Yan Arp Inc., owner of the neighboring property at 17926 Halsted Street. A draft proposal is attached with this memo. Staff has provided preliminary feedback on completeness of the proposal and will require additional documentation prior to final submittal.

The property is located within the North Halsted Tax-Increment Financing (TIF) district, which was established in 2025 to support redevelopment of various parcels along Halsted Street, including the subject property. **All Village land sales for redevelopment of property within a TIF district require a *solicitation of alternate proposals.*** The Village must provide a reasonable opportunity for alternate proposals to be received and considered. The Board may select any proposal deemed in the best interest of the public.

After the Board passes an ordinance to solicit alternate proposals for the property, Village staff will prepare a legal notice for publication as required by state statute. A draft of this legal notice is attached.

Village staff also will begin to formally advertise and market the solicitation. This marketing is standard for recent Village property sales. Village staff will create an RFP guide with project requirements, criteria, and other details about the property. A draft copy of this RFP guide is attached by staff for public review. Staff will also prepare social media posts and other collateral to share publicly with interested developers or buyers.

All proposals will require the minimum submittals:

- Purchase price (reflective of Village investment in the property)
- Narrative detailed proposed use of the property
- Site plan(s)
- Floor plan(s)
- Preliminary pro forma and project budget
- Description of any incentives needed to support the proposal
- Timeline/estimated date of completion

The Board may request additional documentation at any time. Staff has also provided a draft set of criteria for Board consideration and review. The Board may request any project criteria to guide alternative proposal submittals if it chooses to do so. The draft project criteria includes:

- Fiscal/financial impact of development
- Acquisition price
- Project feasibility
- Compatibility with Village plans, policies, and ordinances

- Project design quality and community impact
- Long-term project management and project sustainability

The Village has proposed a 28-day solicitation period. Staff has recommended a deadline of December 8, 2026 at 12:00 p.m. This deadline will allow proposals to be presented to the Village Board at the December 8 regular meeting of the Village Board. A 28-day solicitation period allows for the Village to provide a sufficient amount of time for proposals to be prepared while promoting swift redevelopment of the property.

OUTCOME

During a solicitation of alternate proposals, staff will collect and summarize all proposals received. At the next regular meeting of the Village Board following the end of the solicitation period, Village staff will present the proposals and request additional direction from the Board. **The Board may select a proposal at any time following the required solicitation of proposals by a majority vote (four votes).**

FINANCIAL IMPACT

- **Funding Source:** N/A (the Village purchased the subject property for $40,000 from the North Halsted TOD TIF).
- **Budgeted Amount:** N/A
- **Cost:** $0 – any future costs associated with supporting redevelopment (i.e. TIF incentive requests) would be reviewed by the Board in the future

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance to solicit alternate proposals for the conveyance and redevelopment of Village-owned property at 17924 Halsted Street.

ATTACHMENT(S)

- Ordinance
- Draft Legal Notice
- Draft RFP Packet (for public distribution)

ORDINANCE NO. M-2458

AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE BIDS AND PROPOSALS FOR THE SALE AND REDEVELOPMENT OF REAL PROPERTY AT 17924 HALSTED STREET IN THE VILLAGE OF HOMEWOOD

WHEREAS, the Village of Homewood ("Village") acquired real property, described in Section One of this Ordinance and with a common address of 17924 Halsted Street for $40,000 from the Cook County Land Bank Authority;

WHEREAS, the Village of Homewood ("Village") is contemplating the sale of aforementioned real estate described in Section One of this Ordinance and located in the North Halsted Tax-Increment Financing (TIF) District; and

WHEREAS, the Village of Homewood has received one proposal (the "Proposal") for the redevelopment of the property described in Section One of this Ordinance, including the acquisition of the real estate for a nominal amount; and

WHEREAS, before agreeing to sell the real estate as contemplated in the Proposal, Section 11-74.4-4 of the Illinois Municipal Code (65 ILCS 5/11-74.4-4) requires that the Village provide a reasonable opportunity for any other person to submit an alternate proposal or bid for the sale and redevelopment of this property.

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

SECTION ONE - SOLICITATION OF ALTERNATE BIDS AND PROPOSALS:

The Village Manager and staff are hereby directed to solicit alternate bids and proposals for the sale and redevelopment of the following described property owned by the Village of Homewood:

Parcel 1: Lot 2 in Washington Subdivision, Being a Resubdivision of Lot 2 of Village of Homewood Subdivision in Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, said Plat of Washington Subdivision having been recorded August 26, 1976, as Document Number 23612574, in Cook County, Illinois, Excepting Therefrom the Following Described Parcel:

Beginning at the Northeast Corner of Said Lot 2 in Washington Subdivision; Thence South 00 Degrees 08 Minutes 30 Seconds West, 268.00 Feet Along the East Line of Lot 2 to the Southeast Corner of Said Lot 2; Thence North 89 Degrees 51 Minutes 30 Seconds West, 223.67 Feet Along the South Line of Walton Lane (50.0 Feet Wide), said Point Being the Southwest Corner of Said Lot 2; Thence Northerly Along Said East Right-of-Way Line of Walton Lane (50.0 Feet Wide), Being the West Line of Said Lot 2 Along a Curve Convex to the East Having a Radius of 280.00 Feet for an Arc Distance of 24.90 Feet; Thence South 89 Degrees 51 Minutes 30 Seconds East 156.96 Feet;

Thence North 00 Degrees 12 Minutes 45 Seconds East, 112.11 Feet; Thence North 89 Degrees 47 Minutes 15 Seconds West 57.33 Feet; Thence North 00 Degrees 00 Minutes 05 Seconds West 41.43 Feet; Thence South 89 Degrees 59 Minutes 55 Seconds West, 5.62 Feet; Thence North 00 Degrees 13 Minutes 54 Seconds East, 90.75 Feet to the North Line of Said Lot 2; Thence South 89 Degrees 51 Minutes 30 Seconds East 137.27 Feet to the Point of Beginning.

The Village Manager and staff shall publish the legal notice on the last page of this ordinance in a newspaper of general circulation within the Village of Homewood no later than Wednesday, November 11, 2026.

SECTION TWO - PROPOSAL AVAILABLE FOR INSPECTION

The Village Manager or his designee shall make the Proposal available for public review in the Village Clerk's office during regular business hours and on the Village website.

SECTION THREE - DUE DATE FOR ALTERNATE BIDS AND PROPOSALS:

Alternate bids and proposals for the sale and development of the property described in Section One above shall be submitted to the Village by 5:00 p.m. on Tuesday, December 8, 2026, at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois. Alternate bids and proposals will be presented at the Village Board meeting beginning at 7:00 p.m. on Tuesday, December 8, 2026, at the Homewood Village Hall.

SECTION FOUR - 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 10th day of November, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

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

LEGAL NOTICE
VILLAGE OF HOMEWOOD

SOLICITATION OF ALTERNATE BIDS AND PROPOSALS FOR THE SALE AND DEVELOPMENT OF PROPERTY IN A TAX INCREMENT REDEVELOPMENT PROJECT AREA

Notice is hereby given that the Village of Homewood is soliciting bids and proposals for the sale and development of the following described municipally owned property within the Downtown TOD Redevelopment Project Area:

Parcel 2:
All of Lot 4 and Lot 5 and 6 (except the easterly 50 feet of said Lots 5 and 6) and the north 45 feet of Lot 10 in Block "B" in the Village of Hartford now called Homewood, a subdivision of the Northeast ¼ of the Southwest ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification No: 29-31-307-004, 29-31-307-005, 29-31-307-015

Common Address: 2066 Ridge Road, Homewood, IL 60430

The property is a vacant commercial structure and is zoned B-1 downtown core district. The proposal for the property is for redevelopment as a mixed-use commercial and residential building.

and the following described property:

Lots 1 through 6, both inclusive, in Block "C" in Village of Hartford (now called Homewood) Subdivision of the Northeast Quarter of the Southwest Quarter of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification No: 29-31-305-018

Common Address: 2024 Chestnut Road, Homewood IL

The property is a public parking lot and is zoned B-2 downtown transition district. The proposal for the property is for redevelopment as a mixed-use commercial and residential building.

Copies of the proposal are available for public review in the Village Clerk's office at the Homewood Village Hall, 2020 Chestnut Road, Monday through Friday, 8:00 a.m. to 5:00 p.m., and on the village website: village.homewood.il.us.

Alternate proposals must be received at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by 5:00 p.m. on Tuesday, February 24, 2026. All such proposals will be presented at the Village Board

meeting beginning at 7:00 p.m. on February 24, 2026.

Proposals shall include:

a. Description of planned use(s).
b. Timeline of construction period.
c. Proposed site plan/design.
d. Estimated date of completion of improvements.
e. Estimated date of occupancy and estimated date of commencing new business operations.
f. Description of incentives requested by the Developer, if any.

Persons with questions may contact Director of Economic & Community Development Angela Mesaros at (708) 206-3387.

Village Clerk

Village of Homewood

Date: February 11, 2026

LEGAL NOTICE
VILLAGE OF HOMEWOOD

TO BE PUBLISHED NO LATER THAN WEDNESDAY, NOVEMBER 11, 2026

SOLICITATION OF ALTERNATE BIDS AND PROPOSALS FOR THE SALE AND DEVELOPMENT OF PROPERTY IN A TAX INCREMENT REDEVELOPMENT PROJECT AREA IN THE VILLAGE OF HOMEWOOD AT 17924 HALSTED STREET

Notice is hereby given that the Village of Homewood is soliciting bids and proposals for the sale and development of the following described municipally-owned property in the North Halsted Tax Increment Financing District:

Parcel 1: Lot 2 in Washington Subdivision, Being a Resubdivision of Lot 2 of Village of Homewood Subdivision in Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, said Plat of Washington Subdivision having been recorded August 26, 1976, as Document Number 23612574, in Cook County, Illinois, Excepting Therefrom the Following Described Parcel:

Beginning at the Northeast Corner of Said Lot 2 in Washington Subdivision; Thence South 00 Degrees 08 Minutes 30 Seconds West, 268.00 Feet Along the East Line of Lot 2 to the Southeast Corner of Said Lot 2; Thence North 89 Degrees 51 Minutes 30 Seconds West, 223.67 Feet Along the South Line of Walton Lane (50.0 Feet Wide), said Point Being the Southwest Corner of Said Lot 2; Thence Northerly Along Said East Right-of-Way Line of Walton Lane (50.0 Feet Wide), Being the West Line of Said Lot 2 Along a Curve Convex to the East Having a Radius of 280.00 Feet for an Arc Distance of 24.90 Feet; Thence South 89 Degrees 51 Minutes 30 Seconds East 156.96 Feet;

Thence North 00 Degrees 12 Minutes 45 Seconds East, 112.11 Feet; Thence North 89 Degrees 47 Minutes 15 Seconds West 57.33 Feet; Thence North 00 Degrees 00 Minutes 05 Seconds West 41.43 Feet; Thence South 89 Degrees 59 Minutes 55 Seconds West, 5.62 Feet; Thence North 00 Degrees 13 Minutes 54 Seconds East, 90.75 Feet to the North Line of Said Lot 2; Thence South 89 Degrees 51 Minutes 30 Seconds East 137.27 Feet to the Point of Beginning.

Parcel Identification No: 29-32-401-026

Common Address: 17924 Halsted Street, Homewood, IL 60430

The property is a vacant three-story commercial structure in the B-4 General Business district. The property was purchased for value by the Village of Homewood in October 2026.

The Village has received one proposal for the property. The proposal calls for the property to be sold for $40,000, for the existing structure to be demolished and for the construction of a mixed-use commercial and residential building. All consideration of any proposed conveyance, lease, mortgage or other disposition by the municipality of the subject property located within a tax increment financing district requires the

solicitation of alternate proposals.

Copies of the proposal are available for public review in the Village Clerk's office at the Homewood Village Hall, 2020 Chestnut Road, Monday through Friday, 8:00 a.m. to 5:00 p.m., and on the village website: village.homewood.il.us.

Alternate proposals must be received at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by 5:00 p.m. on Tuesday, February 24, 2026. All such proposals will be presented at the Village Board meeting beginning at 7:00 p.m. on February 24, 2026.

Proposals shall include:

a. A description of the planned use of the property;

b. A draft site plan or floor plan for the proposed use;

c. A preliminary project budget, or pro forma for the development, including the source of funding for the property acquisition and improvements;

d. A description of any incentives sought by the applicant.

e. An estimated date the redevelopment will be complete and operating.

Persons with questions may contact Director of Economic & Community Development Noah Schumerth at (708) 206-3380.

Nakina Flores
Village Clerk
Village of Homewood
2020 Chestnut Road
Homewood, IL 60430

Date: November 11, 2026

VILLAGE OF HOMEWOOD

BOARD AGENDA MEMORANDUM **DATE OF MEETING: November 10, 2026**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Variance for Accessory Use Standards for Shed Construction at 17748 Gladville Avenue

PURPOSE

The applicant, Tony Bomar, owns the subject property located at 17748 Gladville Avenue. The applicant is requesting a variance from the accessory structure bulk and dimensional standards for property in the R-2 Single-Family Residence zoning district to permit construction of a 396-square-foot storage shed.



Figure 1: 17748 Gladville Avenue Residence

Section 44-04-14(b)(4) of the Village Zoning Ordinance limits the maximum permitted size of a shed to 144 square feet. The subject property previously contained a 140-square-foot shed that sustained significant storm damage in July. The applicant is proposing a larger replacement shed to provide additional storage for lawn care equipment, landscaping supplies, gardening tools, seasonal items, and other materials associated with routine property maintenance.

The proposed shed will be used exclusively for residential storage and property maintenance purposes and will not be used as living space or for commercial activities.

PROCESS

At its regular meeting on October 22, 2026, the Homewood Planning and Zoning Commission reviewed the request. With six (6) of the seven (7) commission members present, the Commission voted unanimously to recommend approval of the variance.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the Applicant, and considered the applicant's response to the Standards for a Variance. The following Findings of Fact were incorporated into the record:

1. The subject property is a 0.19-acre parcel, identified as Cook County PIN #29-31-204-033-0000.
2. The subject property is owned by Tony Bomar, the applicant for the proposed variance.

3. The subject property is located within the R-2 Single-Family Residence zoning district.
4. The subject property is occupied by a single-family residential home with an attached garage.
5. The subject property previously contained a 140-square-foot accessory storage shed that sustained storm damage.
6. The applicant states that the existing property layout and available storage areas are insufficient to accommodate the equipment and materials necessary to maintain and improve the property.
7. The applicant is requesting a variance to permit the construction of a 396-square-foot accessory storage building to accommodate residential storage and property maintenance needs.
8. The proposed accessory storage building is not proposed for use as living space or for commercial activities.
9. The proposed variance has been evaluated in accordance with the applicable standards for variance approval set forth in Section 44-07-12 of the Village Zoning Ordinance.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a variance from Subsection 44-04-14(b)(4)b.1 of the Homewood Zoning Ordinance, to allow the construction of a storage shed that exceeds the size maximum permitted by right, with the conditions that (1) the shed shall be used solely for accessory residential storage purposes and shall not be used as living space or for commercial activities; and (2) the shed shall not exceed a maximum height of 14 feet, measured in accordance with the Village Zoning Ordinance.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M-2459

AN ORDINANCE GRANTING A VARIANCE OF THE DIMENSION STANDARDS OF ACCESSORY STRUCTURES TO ALLOW CONSTRUCTION OF A 396 SQUARE FOOT SHED AT 17748 GLADVILLE AVENUE, HOMEWOOD, 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 5/11-13-5 authorizes granting a zoning variation by the passage of an Ordinance; and

WHEREAS, Tony Bomar is the owner of 17748 Gladville Avenue, a property located within the R-2 Single Family Residential Zoning District; and

WHEREAS, the petitioner proposes the construction of a 396-square-foot storage shed on the property; and

WHEREAS, Section 44-04-14(b)(4) establishes the bulk and dimensional standards for sheds; and

WHEREAS, the petitioner has requested a variation from Subsection 44-04-14(b)(4)b.1 to exceed the maximum shed size of 144 square feet; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its October 22, 2026, regular meeting and voted six to zero to recommend approval of the requested variance; and

WHEREAS, Homewood Municipal Code Section 44-07-03 further authorizes the granting of a variation by passage of an ordinance by the Village Board of Trustees; 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, 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 a 0.19-acre parcel, identified as Cook County PIN #29-31-204-033-0000;
2. The subject property is owned by Tony Bomar, the applicant for the proposed variance;
3. The subject property is located within the R-2 Single-Family Residence zoning district;
4. The subject property is occupied by a single-family residential home with an attached garage;
5. The subject property previously contained a 140-square-foot accessory storage shed that sustained storm damage;
6. The Applicant states that the existing property layout and available storage areas are insufficient to accommodate the equipment and materials necessary to maintain and improve the property;
7. The Applicant is requesting a variance to permit the construction of a 396-square-foot accessory storage building to accommodate residential storage and property maintenance needs;
8. The proposed accessory storage building is not proposed for use as living space or for commercial activities; and
9. The proposed variance has been evaluated in accordance with the applicable standards for variance approval set forth in Section 44-07-12 of the Village Zoning Ordinance.

SECTION FOUR – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The north 70 feet of the following described parcel; Lot 76 (except the north 54 feet thereof and except the west 50 feet of the south 150 feet thereof) in W. K. Gore's subdivision in the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois.

Permanent Index Number: 29-31-204-033-0000

Common Address: 17748 Gladville Avenue
Homewood, IL 60430

SECTION FIVE – GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

A variance from Section 44-04-14(b)(4)b.1 of the Village Zoning Ordinance to permit the construction of a storage shed that exceeds the maximum size permitted for a shed by 252 feet (396 square feet).

SECTION SIX – CONDITIONS:

1. The shed shall be used solely for accessory residential storage purposes and shall not be used as living space or for commercial activities.

2. The shed shall not exceed a maximum height of 14 feet, measured in accordance with the definitions of the Village Zoning Ordinance.

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

The following documents are hereby made a part of this ordinance:

1. Homewood Planning and Zoning Commission minutes from October 22, 2026, as they relate to the subject zoning.

2. Homewood Village Board minutes of November 10, 2026, as they relate to this ordinance.

SECTION EIGHT – 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 10th day of November, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

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

VILLAGE OF HOMEWOOD

BOARD AGENDA MEMORANDUM **DATE OF MEETING: November 10, 2026**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Renewal of Intergovernmental Agreement with Cook County for Health Inspections

PURPOSE

Homewood has roughly 121 establishments that sell food within the Village. These food selling spaces require annual health inspections in order to protect the health of their customers and the residents of the Village. The Village also requires health inspections prior to the opening of any new food selling establishments. Homewood does not have an on-staff health inspector like some larger communities. For the past several years, the Village of Homewood has contracted with the Cook County Department of Public Health to complete all food establishment inspections in the Village. Cook County is seeking a renewal of the agreement from December 1, 2026 through November 30, 2027.

PROCESS

The Cook County Department of Public Health will conduct annual health inspections at each food establishment in the Village. Under this agreement, the cost per inspection would remain at $100. The businesses that receive these health inspections are invoiced for the inspection fees along with their business license fees. These costs are reimbursed to the Village through payment of those fees.

OUTCOME

Renewing this agreement will ensure continued success in bringing the food establishments into compliance with local and State code.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** $25,000
- **Cost:** N/A

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Authorize the Village President to enter into an agreement with the Cook County Department of Public Health for the Provision of Environmental Health Inspectional Services for the period of December 1, 2026 through November 30, 2027.

ATTACHMENT(S)

Intergovernmental Agreement

INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF ENVIRONMENTAL HEALTH INSPECTIONAL SERVICES

This **AGREEMENT** entered into as of December 1, 2026 by and between the Village of Homewood, Cook County, Illinois a municipal corporation (hereinafter called the **VILLAGE**), and the County of Cook, Illinois a body corporate and politic (hereinafter called the **COUNTY**).

WITNESSETH:

WHEREAS, The **VILLAGE** wishes to provide environmental health inspectional services relating to food service sanitation and retail food store sanitation; and

WHEREAS, the **COUNTY** is willing to provide the **VILLAGE** with certain environmental health services through the work of its Department of Public Health, (hereinafter called the **DEPARTMENT**) upon the terms and conditions as hereinafter set forth; and

WHEREAS, the **COUNTY** is a home rule unit as provided in the 1970 Illinois Constitution (Art. VII, Sec. 6); and

WHEREAS, the **VILLAGE** is a municipality deriving its authority as provided in the Illinois Compiled Statutes (65 ILCS 5); and

WHEREAS, the 1970 Illinois Constitution (Art. VII, Section 10) and the Illinois Compiled Statutes (5 ILCS 220) provide authority for intergovernmental cooperation; and

WHEREAS, the Illinois Compiled Statutes (55 ILCS 5/5-25013 (B) 5), provides that the **DEPARTMENT** may contract for the sale of health services; and

WHEREAS, the parties hereto seek to protect the health of the citizens of the **COUNTY** and the **VILLAGE** by undertaking the **AGREEMENTS** contained herein through their joint effort.

NOW THEREFORE, in consideration of the premises, and such other considerations as hereinafter set forth, the parties hereto agree as follows:

1. The **DEPARTMENT**, through its Environmental Health Division Staff, shall provide the following environmental services to the **VILLAGE:**

    a. Make inspections as required by the food sanitation provisions of the Code of Ordinances of the **VILLAGE** (hereinafter called the **VILLAGE CODE**) of all food service establishments and retail food stores licensed or permitted by the **VILLAGE** as scheduled by the **VILLAGE** and the **DEPARTMENT** during the term of this **AGREEMENT** to assure compliance with the **VILLAGE CODE;**

b. Reinspect all food service establishments and retail food stores to monitor the correction of violations identified at the time of the initial inspection pursuant to (a.) above;

c. Provide the **VILLAGE** with reports of inspections undertaken;

d. Report immediately to the **VILLAGE** on matters which in the opinion of the inspector are of serious concern;

e. Testify as required in any court cases brought by the **VILLAGE** for correction of food sanitation code violations cited pursuant to inspections conducted by the **DEPARTMENT**;

f. Review plans for any new or extensively remodeled food service establishment or retail food store in the **VILLAGE** to assure compliance with current Federal, State, **COUNTY**, and **VILLAGE** Food Service Establishment and Retail Food Store Regulations.

2. The **DEPARTMENT** agrees to furnish its employees with means of transportation to, from, and within the **VILLAGE** in order to carry out the duties and inspections as described herein.

3. The **VILLAGE** agrees:

a. To maintain in force during the term and any extension of this intergovernmental **AGREEMENT**, ordinances or regulations at least equivalent to the **COUNTY** Food Service Establishment and Retail Food Store Ordinances;

b. To maintain files and records of inspections and licensing or permitting of food service establishments and retail food stores, and to provide the **DEPARTMENT** with one copy of inspection reports prepared by **DEPARTMENT** personnel and upon reasonable notice provide the **COUNTY** with access to said files and records;

c. To provide any legal action in the determination of the **VILLAGE** necessary to enforce the **VILLAGE** ordinances or regulations.

4. To provide the **DEPARTMENT** with the necessary authority to perform the duties and services referred to above.

5. The **DEPARTMENT** agrees to provide all of the services outlined in Paragraph Number 1 above, at a cost of **$100.00 per inspection** billed to the **VILLAGE** for the term of the **AGREEMENT**.

6. The **VILLAGE** agrees to hold harmless and to indemnify the **COUNTY**, its Board members, officers, agents and employees from liabilities, costs, judgments, attorneys' fees or other expenses resulting from any negligence or act or failure to act under this **AGREEMENT** by the **VILLAGE**, its officers, agents or employees. The **COUNTY** agrees to hold harmless and to indemnify the **VILLAGE**, its Board members, officers, agents and employees from liabilities, costs, judgments, attorneys' fees or other expenses resulting from any negligence or act or failure to act under this **AGREEMENT** by the **COUNTY**, its officers, agents or employees. Nothing herein shall be construed to require the **VILLAGE** to indemnify the **COUNTY** for the negligence of the **DEPARTMENT** or its officers, agents, or employees; and further, nothing herein shall be construed to require the **VILLAGE** to indemnify or make any payments in connection with any claim for which the **COUNTY** or the **DEPARTMENT** otherwise would not be liable, nor shall it be construed to waive any defenses that the **COUNTY**, the **DEPARTMENT** or the **VILLAGE** may otherwise have to any such claim. Furthermore, nothing herein shall be construed to require the **COUNTY** to indemnify the **VILLAGE** for the negligence of the **VILLAGE** or its officers, agents or employees; and further, nothing herein shall be construed to require the **COUNTY** to indemnify or make payments in connection with any claim for which the **VILLAGE** otherwise would not be liable.

7. This **AGREEMENT** shall become effective as of December 1, 2026 and shall continue through November 30, 2027 unless otherwise terminated by either party as hereinafter provided. This **AGREEMENT** may be renewed on an annual basis by resolution of the corporate authority of both parties or with the written agreement of the parties through their designated representatives. For purposes of the renewal of the terms and conditions contained in this **AGREEMENT** the **COUNTY** authorizes the Chief of the Bureau of Health Services or the Director of the **DEPARTMENT** to renew on its behalf.

8. The parties hereto shall at any time during the term of this **AGREEMENT** have the right to terminate same upon 30 days written notice to the other party, said notice to be sent certified mail, return receipt to: Director, Cook County Department of Public Health, 10220 S. 76th Avenue, Room 250, Bridgeview, IL 60455; or the Mayor, Village of Homewood, 2020 Chestnut Road, Homewood, IL 60430.

9. It is expressly agreed by the parties hereto that all environmental health staff members of the **DEPARTMENT** shall be deemed its employees and shall be under the sole supervision and control of the **DEPARTMENT.**

10. This intergovernmental **AGREEMENT** may be amended only by resolution of the corporate authority of each party hereto.

11. If any provision of this **AGREEMENT** is invalid for any reason, such invalid portion shall not render invalid the remaining provisions of this **AGREEMENT** which can be given effect without the invalid provision to carry out the intent of the parties as stated herein.

12. Neither party hereto may assign this **AGREEMENT** in whole or in part without the written consent of the other party.

13. The waiver by a party or any breach or failure of the other party to perform any covenant or obligation contained herein shall not constitute a waiver of any subsequent breach.

14. This **AGREEMENT** represents the entire **AGREEMENT** between the parties and supersedes any and all prior **AGREEMENTS**, whether written or oral. Any modification of this **AGREEMENT** shall be valid only if in writing and signed by all parties hereto.

15. This **AGREEMENT** shall be governed by and construed in accordance with the laws of the State of Illinois.

16. All notices relating to the **AGREEMENT** shall be either hand delivered to the party or mailed to the party by certified mail, return receipt requested to all respective parties at addresses as both appear in Section 8 of this **AGREEMENT**.

17. None of the provisions of this **AGREEMENT** is intended to create nor shall be designed or construed to create any relationship between the **COUNTY** and the **VILLAGE** other than of independent entities contracting with each other hereunder solely for effecting the provisions of the **AGREEMENT**. Neither of the parties hereto nor any of their respective representatives shall be construed to be the agent, the employer or representative of the other. The **VILLAGE** and the **COUNTY** will maintain separate and independent managements and each has full unrestricted authority and responsibility regarding its own organization and structure.

18. The execution of this **AGREEMENT** by the **COUNTY** shall be subject to the authorization of the Cook County Board of Commissioners adopted in accordance with applicable law.

IN WITNESS WHEREOF, the undersigned governmental units have caused this **AGREEMENT** to be duly executed and attached herewith are copies of the respective resolutions authorizing the signing official to execute this **AGREEMENT**.

VILLAGE OF HOMEWOOD
a municipal corporation

By: _____

Village President

ATTEST:

By: _____

Village Clerk

Dated: _____

COUNTY OF COOK
a body corporate and politic

By: _____

Chief Operating Officer (COO)

Dated: _____

By: _____

Chief Executive Officer (CEO)

Dated: _____

VILLAGE OF HOMEWOOD

BOARD AGENDA MEMORANDUM **DATE OF MEETING: November 10, 2026**

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: An Amendment to the Restated Redevelopment Agreement that includes the Collateral Assignment of TIF Documents and Subordination of Redevelopment Agreement (RDA) and a Purchase and Sales Agreement Among the Village of Homewood, A&R Screening, LLC, LAROYCO LLC and Midland States Bank

PURPOSE

The Village Board is being requested by John LaRoy, owner of Apparel Redefined, to approve the necessary documents that will enable the company to initiate and complete the rehabilitation and reoccupancy of the existing 9,400 square-foot office building at 1313 175th Street along with the new construction of a 35,700 square-foot screen-printing production facility.

PROCESS

The Board approved the initial Redevelopment Agreement and Purchase and Sales agreement in October 2023. A&R Screening, doing business as Apparel Redefined, planned to renovate the existing building at 1313 175th Street and construct a light industrial screen printing facility on a portion of the four acres of vacant land to the west of the 1313 175th Street building. Movement on the project was delayed while the developer assembled the needed financing for the project. The Village Board approved a Restated Redevelopment Agreement, effective February 10, 2026 concerning the redevelopment of the property at 1313 through 1351 175th Street. The developer is prepared to complete the project.

Property History

The 175th Street corridor has always been the focus of "future redevelopment" for the Village of Homewood. The 175th Street corridor is part of the Northeast Tax Incremental Financing District (TIF), created in 2015. Utilizing TIF funding, the Village purchased and closed on the 1221 175th Street building (Atrium Building) for $200k in May of 2022 with the hopes of redeveloping the building as part of the 175th Street redevelopment focus. The Village, at that time, also owned the four (4) vacant acres of land to the west for over 34 years. Because the vacant land was Village owned and "exempt," the property had not generated property taxes for those 34 years. Due to market and economic conditions, the Village was unsuccessful in marketing the vacant four acres over the years. In 2023, John LaRoy approached the Village with a light industrial concept that would develop a portion of the vacant land, create a business headquarters, create jobs, and build a newly constructed light industrial facility. The Village, in partnership with Apparel Redefined, worked through a number of steps to secure the needed financing for the project.

The RDA and Purchase & Sales Agreement

In summary, the Village, using TIF funding, purchased the 1313 175th Street building ($400k) in November 2023 as part of a 5.8-acre land transfer to the developer. Approximately three acres of this transfer will remain vacant. As part of the TIF agreement, the Village agrees to reimburse the developer 100% of any incremental property taxes generated by the business. The Village agrees to use existing and available TIF dollars to reimburse the developer for soil mitigation work in an amount not-to-exceed $1.13M once the project is completed. The Village also agrees to support a Cook County Class 8 incentive for the project.

Land/Property Reverter Provision

As a safeguard when the Village conveys property to a developer as part of a redevelopment agreement, the Village typically includes a reverter or "clawback" provision. Such a provision generally allows the Village to regain ownership of the property if the developer fails to satisfy certain obligations under the redevelopment agreement. Under the developer's proposed financing structure, however, the Village's customary reverter rights will be subordinate to the developer's lender.

As a condition of financing, the lender requires a first-priority security interest in the property being pledged as collateral. Consequently, if the developer defaults on its loan and the lender exercises its rights against the collateral, the Village will likely be unable to recover the property through its customary reverter provision.

In practical terms, if the developer were to default on its financing obligations and the lender foreclosed on the property, the lender, or a subsequent purchaser through the foreclosure process, could obtain ownership of the property. While lender priority is a normal component of many real estate development financing arrangements, staff is highlighting this issue because approximately three (3) acres of currently vacant land being conveyed by the Village could ultimately be beyond the Village's ability to recover in the unlikely event that the developer defaults on their obligations.

Accordingly, this information is being presented to the Village Board so that it is fully aware of the limitation on the Village's traditional reverter protection when considering the proposed redevelopment agreement.

Subordination Agreement

To perfect this development deal, the Village Board is being requested to approve a TIF Subordination Agreement. In summary, Apparel Redefined is pledging its rights under the RDA, particularly its rights to receive TIF money, to Midland States Bank as additional security for the loan. At the same time, the Village is agreeing that certain Village rights under the RDA will be subordinate to the Bank's rights. The RDA potentially provides the Developer with up to $5,000,000 in reimbursement of qualifying TIF project costs; plus up to $1,130,400 for qualifying

extraordinary soil-condition costs. The subordination routes all future TIF payments to the lender as pledged debt service. This does not create a new $6.13 million obligation for the Village. The TIF payments remain subject to the RDA's conditions and available TIF revenues. Rather, the subordination changes who receives the TIF money once a payment becomes due.

Amendment to the Restated Development Agreement
To provide some assurances to the Village as it relates to the actual transfer of the building, the developer has agreed to the terms of the amendment to the restated development agreement. At the property and land conveyance closing, the developer will issue a promissory note to the Village in an amount of Four Hundred Thousand Dollars ($400,000), and owner will place a recordable mortgage on the property.

The Village's mortgage is subordinate to the mortgages securing the project financing provided by Midland States Bank and Fifth Third Bank at closing.

The forgivable mortgage demonstrates that if the property goes into foreclosure and there are excess funds from the sale, the Village will be entitled to recoup the proceeds. The Village and the developer are restructuring the closing so the developer can purchase the property using lender financing. The lender will receive the first mortgage, the Village will receive a second mortgage securing its $400,000 forgivable obligation, both financing and property acquisition will close together on a new closing date. It is important to note that one parcel will be removed from the transaction, and title to the remaining property will be transferred to the developer.

OUTCOME
Approving the agreements will allow for the developer to begin and complete their work to construct their new headquarters and light industrial facility.

FINANCIAL IMPACT
- **Funding Source:** Northeast TIF
- **Budgeted Amount:** $0
- **Cost:** N/A

LEGAL REVIEW
Not Required

RECOMMENDED BOARD ACTION
Pass an ordinance approving the amendment to the restated redevelopment agreement, related purchase and sale agreement, and the collateral assignment of TIF Documents and subordination redevelopment agreement among the Village of Homewood, A&R Screening LLC and LAROYCO, LLC.

ATTACHMENT(S)

- Amendment to the Restated Redevelopment Agreement and Related Purchase and Sale Agreement Among the Village of Homewood, A&R Screening, LLC and LAROYCO, LLC
- Collateral Assignment of TIF Documents and Subordination of RDA

ORDINANCE M-2460

AN ORDINANCE APPROVING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT AND REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD AND A & R SCREENING, LLC FOR PROPERTY AT 1313-1351 175TH STREET IN THE NORTHEAST REDEVELOPMENT PROJECT AREA.

WHEREAS, the Village of Homewood, Cook County, Illinois ("Village") owns real estate at 1313-1351 175th Street in the Northeast Redevelopment Project Area; and

WHEREAS, on February 10, 2026, the Village Board passed ordinance M-2346 approving a revised redevelopment agreement and purchase and sale agreement with A & R Screening, LLC ("Developer") for the above property; and

WHEREAS, on September 8, 2026, the Village Board approved Planned Development zoning for the project by passage of ordinance M-2454; and

WHEREAS, the President and Board of Trustees find it to be in the Village's best interest to make final revisions to the redevelopment agreement and the purchase and sale agreement so the Developer can secure financing, close on the purchase, and begin construction.

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 AMENDMENTS TO THE REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT.

(a) The attached amendment to the Redevelopment and Purchase and Sale Agreements between the Village and A & R Screening, LLC are hereby approved. The Village President and Village Clerk are authorized to execute those agreements.

(b) The Village Attorney or his nominee is authorized to close the transfer of this property to A & R Screening, LLC. The Village Attorney or his nominee, elected officials, and members of the Village staff, as appropriate, are authorized to execute all documents necessary to complete this transaction.

SECTION TWO – EFFECTIVE DATE.

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

PASSED AND APPROVED this 10th day of November 2026.

By: _____
Village President

ATTEST:

_____
Village Clerk

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

EXHIBIT 1
Amendment to Redevelopment Agreement
(including Purchase and Sale Agreement)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

I do further certify that the attached and foregoing is a correct copy of ordinance M-_____ entitled:

AN ORDINANCE APPROVING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT AND REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD AND A & R SCREENING, LLC FOR PROPERTY AT 1313-1351 175TH STREET IN THE NORTHEAST REDEVELOPMENT PROJECT AREA

as adopted by the President and Board of Trustees of the Village of Homewood at its regularly convened meeting held on November 10, 2026, and as signed by the President of said Village on _____, 2026, all as appears from the official records of said Village in my care and custody.

In witness whereof, I have affixed my official signature and the corporate seal of the Village of Homewood, Illinois on _____, 2026.

_____
Village Clerk

(SEAL)

AMENDMENT TO RESTATED REDEVELOPMENT AGREEMENT AND RELATED PURCHASE AND SALE AGREEMENT AMONG THE VILLAGE OF HOMEWOOD, A & R SCREENING, LLC, AND LAROYCO, LLC

This Amendment is made effective as of November 10, 2026, by and among the VILLAGE OF HOMEWOOD, Cook County, Illinois, an Illinois municipal corporation (Village), A & R SCREENING, LLC, an Illinois limited liability company (Developer), and LAROYCO, LLC, an Illinois limited liability company (Owner).

RECITALS

The Village and Developer entered into the Restated Redevelopment Agreement effective February 10, 2026, approved by Ordinance M-2396 (RDA), concerning redevelopment of property commonly known as 1313–1351 175th Street, Homewood, Illinois. The related Real Estate Purchase and Sale Agreement (Purchase Agreement) is included with the RDA.

The parties wish to provide for lender subordination, a $400,000 forgivable obligation secured by a subordinate mortgage in favor of the Village, simultaneous financing and real estate closings, a revised closing date, exclusion of a parcel from the conveyance, and acquisition of title by Owner.

In consideration of their mutual covenants and the consideration stated in the RDA and Purchase Agreement, the parties agree as follows:

1. INCORPORATION AND DEFINITIONS

The recitals are incorporated into this Amendment. Capitalized terms not otherwise defined in this Amendment have the meanings given in the RDA or Purchase Agreement, as applicable. This Amendment modifies both agreements only as expressly provided below.

2. LENDER SUBORDINATION

The Village agrees to enter into the Collateral Assignment of TIF Documents and Subordination of RDA required by Midland States Bank (Midland), in the form attached as Exhibit A to this Amendment (Subordination Agreement). The parties shall attach the agreed form before executing this Amendment. The Village shall execute and deliver the Subordination Agreement at Closing concurrently with the financing and real estate transactions described below.

The Village's rights under the RDA, including its reverter and recapture rights, shall be subject to the Subordination Agreement to the extent provided therein. Except as expressly provided in the Subordination Agreement, this Amendment does not eliminate the reverter-deed requirement of RDA Section 6(g) or the remedies referring to that deed in RDA Sections 8 and 23.

3. FORGIVABLE NOTE AND SUBORDINATE MORTGAGE

At Closing, Developer shall execute and deliver to the Village a promissory note in the original principal amount of Four Hundred Thousand Dollars ($400,000), in the form attached to this Amendment as Exhibit C and incorporated herein, and Owner shall execute and deliver a recordable mortgage on the Property conveyed to Owner securing that note, in the form attached to this Amendment as Exhibit D and incorporated herein. Owner joins in this Amendment to undertake this mortgage obligation. Delivery of the executed note and mortgage is a condition to the Village's obligation to convey the Property.

The Village's mortgage shall be subordinate to the mortgages securing the Project financing provided by Midland States Bank and Fifth Third Bank at Closing. The closing documents and recording instructions shall reflect that priority, and the Village shall execute the instruments necessary to establish the agreed subordination.

The $400,000 obligation evidenced by the note shall be forgiven upon completion of construction of the Project. For this purpose, completion shall be evidenced by the Certificate of Completion under RDA Section 6(b), together with Final Completion as defined in RDA Section 4(c). Upon satisfaction of those requirements, the Village shall cancel the note and execute and deliver a recordable release of its mortgage.

The forms of promissory note and mortgage attached as Exhibits C and D shall implement these terms. The agreed forms shall be attached before execution of this Amendment, and Developer and Owner, respectively, shall execute and deliver those instruments at Closing as required above. No additional cash advance by the Village is required by this Amendment. Forgiveness of the note and release of the mortgage do not release any other continuing obligation under the RDA.

4. SIMULTANEOUS FINANCING AND REAL ESTATE CLOSINGS

RDA Section 6(f) is supplemented to require Developer and Owner, as applicable, to close on the Project financing provided by Midland States Bank and Fifth Third Bank simultaneously with Closing under the Purchase Agreement. This requirement supersedes any alternative in Section 6(f) that would permit the real estate Closing without the required financing closing.

The Village is not required to deliver title unless the lenders' financing documents have been executed and delivered, all conditions to the initial funding have been satisfied, and funds required to be disbursed at Closing are available for concurrent disbursement through the closing escrow. Future construction advances may remain subject to the applicable loan documents. The parties shall instruct the closing escrow agent not to release or record the Village's conveyance separately from consummation of the financing closings and delivery and recording of the Village's mortgage in the agreed priority.

5. AGREED CLOSING DATE

The first sentence of Purchase Agreement Section 6.1 is replaced with the following: "The Closing shall take place on _____, or on another date mutually agreed upon in writing by the Village, Developer, and Owner." The remaining provisions of Section 6.1 remain effective, subject to the simultaneous-closing requirements of this Amendment.

6. EXCLUDED PROPERTY

The legal description of the Property to be conveyed under the Purchase Agreement is amended by excluding the real estate described in Exhibit B to this Amendment (Excluded Property). The Excluded Property shall remain owned by the Village and shall not be conveyed to Developer or Owner.

All descriptions of the Property in the RDA, the Purchase Agreement, and their exhibits shall be read subject to this exclusion. The deed, Village mortgage, reverter deed, memorandum of agreement, and other instruments affecting the conveyed Property shall use a consistent legal description that excludes the Excluded Property. Any stated acreage is subject to adjustment to reflect the exclusion. The Purchase Price remains $1.00.

Developer shall remove the existing berm from the Excluded Property described in Exhibit B. (Excluded Property Work). Developer shall perform and complete the Excluded Property Work at Developer's sole cost and expense, in an amount not to exceed $400,000. The Village shall have no obligation to pay or reimburse Developer for the Excluded Property Work.

To the fullest extent permitted by applicable law, Developer shall indemnify, defend, and hold harmless the Village from and against any and all claims, demands, actions, causes of action, liabilities, losses, damages, judgments, fines, penalties, costs, and expenses, including reasonable attorneys' fees and defense costs, arising out of or relating to the Excluded Property Work, including its performance by Developer or its contractors, subcontractors, employees, or agents, and including claims for bodily

injury, death, or damage to property; provided, however, that Developer shall not be required to indemnify the Village to the extent such liability is caused solely by the Village's willful and wanton acts. The $400,000 limitation on the cost of the Excluded Property Work shall not limit Developer's obligations under this indemnification provision. These indemnification obligations shall survive completion of the Excluded Property Work and expiration or termination of the RDA or this Amendment.

7. PROPERTY OWNERSHIP AND OWNER JOINDER

The Village consents to Developer's designation of LAROYCO, LLC as the purchaser's nominee to receive title under the Purchase Agreement and as the owner of the Property. The Village's deed shall name LAROYCO, LLC as grantee. This consent supplements RDA Sections 11 and 12 and the Purchase Agreement to the extent necessary to permit that acquisition.

Owner accepts the Property subject to the RDA, as amended, and joins in and agrees to perform the obligations imposed on the owner of the Property, including execution of the Village mortgage, the reverter deed required by RDA Section 6(g), subject to the Subordination Agreement, and the memorandum required by RDA Section 11(c). Owner shall join in the closing documents as necessary to bind its interest in the Property.

A & R Screening, LLC remains the Developer under the RDA and is not released from its obligations by this designation or conveyance. This Amendment does not, by itself, assign Developer's right to receive reimbursements to Owner. Any collateral assignment to Midland shall be governed by the Subordination Agreement.

8. CONTINUING EFFECT; CONFLICTS; EXECUTION

Except as expressly amended, the RDA and Purchase Agreement are ratified and remain in full force and effect. If this Amendment conflicts with either agreement, this Amendment controls. The Subordination Agreement governs the lender rights and priorities expressly addressed in that instrument.

This Amendment shall be construed and enforced under Illinois law. It becomes effective when lawfully authorized and executed by all parties, with the Village signing last and inserting the effective date above. It may be executed in counterparts, which together constitute one instrument.

IN WITNESS WHEREOF, the parties have executed this Amendment through their authorized representatives.

VILLAGE OF HOMEWOOD

By: Village President
Date: _____
Attest: _____
Village Clerk
A & R SCREENING, LLC

By: _____
Name: _____
Title: _____
Date: _____
LAROYCO, LLC

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT A

COLLATERAL ASSIGNMENT OF TIF DOCUMENTS AND SUBORDINATION OF RDA

[Attach the Subordination Agreement before execution of this Amendment.]

EXHIBIT B

EXCLUDED PROPERTY

Legal description of the property excluded from the conveyance and retained by the Village:

LOT 1 IN INDUSTRIAL SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214941 IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 29-32-101-048-0000

EXHIBIT C

FORM OF FORGIVABLE PROMISSORY NOTE

Principal: $400,000.00 Date: _____

Property: 1313–1351 175th St., Homewood, IL 60430

FOR VALUE RECEIVED, A & R SCREENING, LLC, an Illinois limited liability company ("Maker" or "Developer"), promises to pay to the VILLAGE OF HOMEWOOD, Cook County, Illinois, an Illinois municipal corporation ("Village"), the principal sum of FOUR HUNDRED THOUSAND DOLLARS ($400,000.00), solely when payable under this Note and subject to the forgiveness provisions below. This Note evidences the forgivable obligation undertaken as part of the consideration for the Village's conveyance and redevelopment transaction; it does not require an additional cash advance by the Village.

1. RDA; SECURITY

This Note is delivered under Section 3 of the Amendment. "RDA" means the Restated Redevelopment Agreement between the Village and A & R Screening, LLC effective February 10, 2026, as modified by the Amendment to Restated Redevelopment Agreement and Related Purchase and Sale Agreement among the Village, A & R Screening, LLC, and LAROYCO, LLC (the "Amendment"), effective _____ (collectively, the "RDA"). Capitalized terms not defined in this Note have the meanings in the RDA. This Note is secured by the mortgage of even date executed by LAROYCO, LLC ("Owner") in favor of the Village on the Property conveyed at Closing (the "Mortgage").

2. NO INTEREST; NO SCHEDULED PAYMENTS

No interest accrues or is payable on this Note, before or after default or acceleration. No periodic principal payments are required. There is no separate calendar maturity date; principal becomes payable only as provided below, unless previously forgiven.

3. FORGIVENESS

The entire principal obligation shall be forgiven upon issuance by the Village of the Certificate of Completion under RDA Section 6(b), together with Final Completion under RDA Section 4(c), for the entire Project, including the manufacturing facility and renovated office building. The Village shall determine completion and issue the Certificate of Completion in accordance with the RDA, including the standards and procedures of RDA Section 6(b). Final Completion shall have the meaning and

requirements stated in RDA Section 4(c). Upon satisfaction of those requirements, the Village shall cancel this Note and execute and deliver a recordable release of the Mortgage. No temporary occupancy certificate alone satisfies these requirements. Forgiveness does not release other continuing obligations under the RDA.

4. CONSTRUCTION DEFAULT; ACCELERATION

An Event of Default under this Note occurs only if Developer fails to complete construction of the Project as required by the RDA and that failure remains uncured after all applicable notices, cure periods, and extensions under the RDA. The applicable construction periods, mutually agreed extensions, default and cure provisions, and force majeure provisions of RDA Sections 4(b), 6(a), 8, 13, 17, and 23 are incorporated by reference. No unrelated RDA default or default under the Senior Financing, standing alone, constitutes an Event of Default under this Note. Following an Event of Default, and subject to the agreed lender protections, the Village may declare the unpaid principal immediately due and payable by written notice to Maker. Termination of the RDA for that uncured construction default does not extinguish this Note or the Mortgage. Until forgiveness or payment, the completion-based forgiveness provisions remain applicable.

5. REMEDIES; COSTS

After an Event of Default and acceleration, the Village may enforce payment against Maker and foreclose the Mortgage, subject to its subordinate priority, applicable lender notice and cure rights, and applicable law. Maker shall pay reasonable enforcement costs and attorneys' fees incurred in enforcing this Note and the Mortgage, to the extent recoverable under applicable law; fees and expenses in proceedings under the RDA remain subject to RDA Section 16 where applicable. No interest shall accrue on those sums. The Village shall receive no duplicate recovery.

6. SUBORDINATION

The indebtedness evidenced by this Note and the Mortgage are subordinate to the Project loans provided to Developer by or through Midland States Bank and Fifth Third Bank, including the Fifth Third loan administered by Fifth Third Bank (Community Development Entity), and the mortgages securing those loans at Closing (the "Senior Financing"). Payment and enforcement are subject to the agreed Collateral Assignment of TIF Documents and Subordination of RDA and any separate subordination instruments executed by the Village for the Senior Financing at Closing. Those executed instruments govern lender notice and cure rights, enforcement restrictions, and the scope of the agreed subordination. This Note does not independently expand subordination to unrelated debt or future refinancing.

7. PARTIES LIABLE

Maker remains liable for payment when due under this Note. Owner is not a co-maker or guarantor and has no personal liability for the indebtedness, enforcement costs, or any deficiency by reason of this Note or the Mortgage; the Village's recourse against Owner under those instruments is limited to the mortgaged property. No individual guaranty is created.

8. NOTICES

Notices shall be given by personal delivery or certified mail in accordance with RDA Section 9, including any written address changes made under that section. Notices to the Village shall be addressed to Village Manager, Village of Homewood, 2020 Chestnut Road, Homewood, Illinois 60430, with a copy to Christopher J. Cummings, Christopher J. Cummings, P.C., 2024 Hickory Road, Suite 205, Homewood, Illinois 60430. Notices to Developer shall be addressed to A & R Screening, LLC, Attention: John LaRoy, 4611 136th Street, Crestwood, Illinois 60418, with a copy to Daniel Shapiro, Shapiro & Associates Law, 618 Academy Drive, Unit B, Northbrook, Illinois 60062.

9. GOVERNING LAW; CONTINUING EFFECT

Illinois law governs this Note. The RDA, as modified by the Amendment, controls in the event of a conflict, subject to the executed subordination instruments as to matters expressly governed by them. No waiver or amendment of this Note is effective unless in writing and signed by Maker and the Village with lawful authorization. This Note binds and benefits their respective successors and permitted assigns. A delay in enforcement does not waive a right. If a provision is held unenforceable, the remaining provisions remain effective to the extent permitted by law.

Maker executes this Note through its duly authorized representative.

A & R SCREENING, LLC, an Illinois limited liability company

_____

By:
Name: _____
Title: _____
Date: _____

EXHIBIT D

FORM OF SUBORDINATE MORTGAGE

Prepared by: _____
Address: _____
After recording return to: _____
Address: _____

Date: _____
Secured principal: $400,000.00
Common address: 1313–1351 175th St., Homewood, IL 60430
PINs: 29-32-101-047-0000; 29-32-101-066-0000; 29-32-101-067-0000; 29-32-101-068-0000; 29-32-101-076-0000

THIS MORTGAGE is made by LAROYCO, LLC, an Illinois limited liability company ("Mortgagor" or "Owner"), having an address at _____, in favor of the VILLAGE OF HOMEWOOD, Cook County, Illinois, an Illinois municipal corporation ("Village" or "Mortgagee"), having an address at 2020 Chestnut Road, Homewood, Illinois 60430.

1. GRANT OF MORTGAGE

For good and valuable consideration, including the Village's conveyance of the Property to Mortgagor and the redevelopment transaction, Mortgagor hereby mortgages and conveys to Mortgagee, as security and not as an absolute conveyance, all of Mortgagor's right, title, and interest in the real estate described in Schedule 1 attached hereto in Cook County, Illinois, together with all buildings, improvements, fixtures, and appurtenances now or later forming part of that real estate (the "Property"). This Mortgage covers only the Property conveyed to Mortgagor at Closing and does not encumber the Excluded Property retained by the Village under the Amendment.

2. SECURED OBLIGATIONS

This Mortgage secures the forgivable promissory note of even date made by A & R SCREENING, LLC, an Illinois limited liability company ("Developer" or "Maker"), payable to the Village in the original principal amount of $400,000.00 (the "Note"), together with reasonable enforcement costs and attorneys' fees recoverable under the Note and this Mortgage (collectively, the "Secured Obligations"). No interest accrues before or after default or acceleration, and no periodic payments are required. This Mortgage does not secure additional advances or all other obligations under the RDA. The Note is incorporated by reference. The "RDA" means the Restated Redevelopment

Agreement between the Village and A & R Screening, LLC effective February 10, 2026, as modified by the Amendment to Restated Redevelopment Agreement and Related Purchase and Sale Agreement among the Village, A & R Screening, LLC, and LAROYCO, LLC (the "Amendment"), effective _____ (collectively, the "RDA"). Undefined capitalized terms have the meanings stated in the RDA.

3. FORGIVENESS; RELEASE

The principal obligation shall be forgiven upon issuance by the Village of the Certificate of Completion under RDA Section 6(b), together with Final Completion under RDA Section 4(c), for the entire Project, including the manufacturing facility and renovated office building. The Village's completion determination and issuance of the Certificate of Completion are governed by RDA Section 6(b), and Final Completion is governed by RDA Section 4(c). A temporary occupancy certificate alone is insufficient. Upon satisfaction of those requirements, the Village shall cancel the Note and execute and deliver a recordable release of this Mortgage. The Village shall also release this Mortgage upon full payment and discharge of the Secured Obligations. Release does not discharge other continuing RDA obligations.

4. SUBORDINATE PRIORITY

The Village's loan, the Note, and this Mortgage are subordinate to the Project loans provided to Developer by or through Midland States Bank and Fifth Third Bank, including the Fifth Third loan administered by Fifth Third Bank (Community Development Entity), and the mortgages securing those loans at Closing (the "Senior Financing"). The Village's payment and enforcement rights are subject to the agreed Collateral Assignment of TIF Documents and Subordination of RDA and any separate subordination instruments executed by the Village for the Senior Financing at Closing. Those executed instruments govern the scope of subordination, lender notice and cure rights, and enforcement restrictions. No broader subordination to unrelated debt or future refinancing is created by this Mortgage. The closing and recording instructions shall reflect the agreed priority.

5. CONSTRUCTION DEFAULT; NOTICE AND CURE

An Event of Default under this Mortgage occurs only if Developer fails to complete construction of the Project as required by the RDA and that failure remains uncured after all applicable notices, cure periods, and extensions under the RDA. The construction periods, mutually agreed extensions, default and cure provisions, and force majeure provisions in RDA Sections 4(b), 6(a), 8, 13, 17, and 23 are incorporated by reference. The Village shall give the required default notice to Developer and a copy to Mortgagor, and shall honor any applicable notice and cure rights of the Senior Financing

parties under the executed subordination instruments. No unrelated RDA default or default under the Senior Financing, standing alone, triggers foreclosure under this Mortgage. No separate construction deadline or shorter cure period is imposed by this Mortgage.

6. ENFORCEMENT

After an Event of Default and acceleration of the Note by written notice, the Village may foreclose this Mortgage and exercise available judicial remedies under Illinois law, subject to the agreed priority and the executed subordination instruments. The Secured Obligations include reasonable enforcement costs and attorneys' fees to the extent recoverable under applicable law and the Note; RDA Section 16 governs proceedings under the RDA where applicable. No interest accrues on such sums. The Village shall receive no duplicate recovery. Termination of the RDA for the uncured construction default does not extinguish the Note or this Mortgage. Until forgiveness or payment, completion-based forgiveness remains applicable.

7. NONRECOURSE AS TO MORTGAGOR

Mortgagor executes this Mortgage solely to pledge its interest in the Property. Mortgagor does not assume the Note, is not a co-maker or guarantor, and has no personal liability under the Note or this Mortgage for principal, enforcement costs, attorneys' fees, or any deficiency. The Village's recourse against Mortgagor under these instruments is limited to the Property. No individual guaranty is created. This provision does not release Developer from liability under the Note or alter any party's independent obligations under the RDA.

8. NOTICES

Notices shall be given by personal delivery or certified mail in accordance with RDA Section 9, including any written address changes made under that section. Notices to the Village shall be addressed to Village Manager, Village of Homewood, 2020 Chestnut Road, Homewood, Illinois 60430, with a copy to Christopher J. Cummings, Christopher J. Cummings, P.C., 2024 Hickory Road, Suite 205, Homewood, Illinois 60430. Notices to Developer shall be addressed to A & R Screening, LLC, Attention: John LaRoy, 4611 136th Street, Crestwood, Illinois 60418, with a copy to Daniel Shapiro, Shapiro & Associates Law, 618 Academy Drive, Unit B, Northbrook, Illinois 60062. Notices to Mortgagor shall be addressed to LAROYCO, LLC, Attention: _____, Address: _____.
Mortgagor may change its notice address by written notice given in the same manner.

9. MISCELLANEOUS

Illinois law governs this Mortgage. The RDA, as modified by the Amendment, controls in the event of a conflict, subject to the executed subordination instruments as to matters expressly governed by them. Amendments and waivers must be in writing and lawfully authorized and executed by Mortgagor and the Village, with Maker's consent if its obligations are changed. This Mortgage binds Mortgagor's successors and permitted assigns and benefits the Village's successors and permitted assigns. Delay in enforcement is not a waiver. If a provision is unenforceable, the remaining provisions remain effective to the extent permitted by law.

IN WITNESS WHEREOF, Mortgagor executes this Mortgage through its duly authorized representative as of the date stated above.

LAROYCO, LLC, an Illinois limited liability company

By:
Name: _____
Title: _____
Date: _____

ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____, as _____ of LAROYCO, LLC, an Illinois limited liability company, on behalf of the company.

_____
Notary Public
My commission expires: _____
[Notarial seal]

SCHEDULE 1 TO MORTGAGE

LEGAL DESCRIPTION

PARCEL 1 (1313 175TH STREET – OFFICE BUILDING)

LOT 1 IN INDUSTRIAL SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1982 AS DOCUMENT NO. 26214942 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-32-101-047-0000

PARCEL 2 (1351 175TH STREET – VACANT LAND)

LOTS 1, 2, 3 AND OUTLOT "D" IN BLOCK 4, ALL IN PRAIRIE LAKES BUSINESS CENTER, BEING A PLANNED UNIT DEVELOPMENT IN THE NORTHWEST 1/4, THE NORTHEAST 1/4, AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:
29-32-101-066-0000
29-32-101-067-0000
29-32-101-068-0000
29-32-101-076-0000

Common address: 1313–1351 175th St., Homewood, IL 60430

RECORD AND RETURN TO:

POLSINELLI PC
201 E. Las Olas Blvd., Suite 2050
Fort Lauderdale, FL 33301
Attention: S. Shawn Whitney

COLLATERAL ASSIGNMENT OF TIF DOCUMENTS AND SUBORDINATION OF RDA

THIS **COLLATERAL ASSIGNMENT OF TIF DOCUMENTS AND SUBORDINATION OF RDA** (this "***Collateral Assignment and Subordination***") is entered into effective as of October [__], 2026, by **A & R SCREENING, LLC**, an Illinois limited liability company having an address of [_____] ("***Developer***"); **MIDLAND STATES BANK**, an Illinois banking association, having an address at 514 South Main Street, Smithton IL 62285 (together with its successors and assigns, the "***Lender***"), and **VILLAGE OF HOMEWOOD, Cook County, Illinois**, an Illinois municipal corporation having an address at [_____] (together with its successors and assigns, the "***Village***").

RECITALS:

The following recitals are a material part of this Collateral Assignment and Subordination:

A. LaRoy Co, LLC, an Illinois limited liability company ("***Borrower***"), an affiliate of Developer, by its promissory note of even date herewith given to Lender (the "***Note***") is indebted to Lender in the approximate principal sum of $[_____] (the "***Loan***") advanced pursuant to that certain Loan Agreement of even date herewith between Borrower and Lender (the "***Loan Agreement***"). The Note, the Loan Agreement, this Collateral Assignment and Subordination and any of the other documents evidencing or securing the Loan or now or hereafter executed by Borrower, Developer or others in connection with or related to the Loan, together with all amendments, modifications, substitutions or replacements thereof are sometimes collectively referred to as the "***Loan Documents***" or individually as a "***Loan Document***." All capitalized terms not defined herein shall have the respective meanings set forth in the Loan Agreement.

B. The Village and Developer entered into that certain Restated Redevelopment Agreement effective February 10, 2026, approved pursuant to Village Ordinance M-2396 (as amended from time to time in accordance with this Collateral Assignment and Subordination , the "RDA"), concerning the acquisition and redevelopment of the real property commonly known as 1313-1351 175th Street, Homewood, Illinois, and legally described on Exhibit A attached hereto (the "***Property***").

C. The RDA provides, among other things, that, subject to the conditions stated therein, the Village will reimburse the Developer for up to $5,000,000.00 of TIF-eligible project costs under Section 5(b) of the RDA, payable solely from incremental tax revenues generated by the Project and deposited in the Northeast TIF special tax allocation fund, and up to $1,130,400.00 of qualifying extraordinary soil-condition costs under Section 5(d) of the RDA, payable from the Northeast Redevelopment Project Area Special Tax Allocation Fund (collectively, the "***TIF Note***" and together with the RDA, the "***TIF Documents***").

E. Lender requires as a condition to the making of the Loan to Borrower, that Developer assign its interest in the TIF Payments (as defined herein) and the TIF Documents and that the parties hereof enter into this Collateral Assignment and Subordination.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. TIF Documents Assignment. Developer hereby collaterally assigns, grants, and transfers to Lender and Lender's successors and assigns all of Developer's right, title, and interest in, to and under the TIF Documents. Developer represents and warrants to Lender that the original TIF Documents has been delivered to Lender. Developer authorizes Lender to file a financing statement or financing statements under the Uniform Commercial Code ("***UCC***") as adopted in the State of Illinois that Lender deems necessary with the UCC filing department of the Secretary of such State or such other filing office as Developer deems necessary. The assignment of the TIF Documents includes, but is not solely limited to, any and all rights that Developer may now have or hereafter have to any and all TIF Payments, disbursements, distributions or proceeds owing, payable or required to be delivered to Developer on account of the Note with respect to the period commencing on the date hereof and ending on the date on which Developer shall have repaid the Note in its entirety and all proceeds of any or all of the foregoing ("***TIF Payments***"). Developer hereby grants to Lender a security interest in and to the Note and all proceeds thereof, as defined in the UCC, to have and to hold the same unto Lender, it successors and assigns and Developer covenants and agrees to cause all of the TIF Payments to be made directly to Lender. If Developer receives any TIF Payments during any period in which Developer is required to maintain a Clearing Account (as defined in the Loan Agreement) in accordance with the Loan Agreement, Developer shall deposit such amounts into the Clearing Account within one (1) Business Day (as defined in the Loan Agreement) of receipt thereof. Developer hereby irrevocably authorizes and directs the Village to recognize the claims of Lender, including the exclusive right to take possession of the TIF Documents, without investigating the reason for any action taken or the validity of or the amount of indebtedness owing to Lender or the existence of any default under the Loan Documents; and Developer hereby irrevocably directs and authorizes the Village to deliver the TIF Documents to Lender and pay exclusively to Lender or its assigns, all sums due under the RDA or the TIF Documents (including, without limitation, the TIF Payments), subject to the terms thereof, without the necessity of any such investigation. To the extent such sums are paid to Lender, Developer agrees that the Village shall have no further liability to the Developer for the same. The sole signature of Lender shall be sufficient for the exercise of any rights under this Collateral Assignment and Subordination and the sole receipt by Lender of any sum paid by the Village shall be in discharge and release of that portion of any amount owed by the Village. For the avoidance of doubt, "TIF Payments" means all payments and all proceeds, products, substitutions, replacements, supporting obligations and other amounts payable with respect to or arising from the TIF Documents or the RDA. Developer, Lender and the Village acknowledge and agree that the TIF Payments are assigned to Lender and are to be paid directly to Lender or deposited into the Clearing Account, in each case as directed by Lender and in accordance with the Loan Agreement, for application to the repayment of the Loan and all other amounts owing under the Loan Documents. Lender shall apply the TIF Payments in accordance

with the Loan Agreement and, following an Event of Default, may apply the TIF Payments as provided in Section 7. The Village shall have no obligation to monitor or confirm Lender's application of the TIF Payments.

2. Succession of RDA. . The Village is authorized and directed by the Developer to tender performance of their obligations under the RDA to the Lender upon presentation of a copy of this Collateral Assignment and Subordination. Upon the occurrence and during the continuance of an Event of Default, Lender may, by written notice to the Village and without any further consent of Developer or the Village, elect to succeed to and be substituted for Developer under the RDA, and thereafter may exercise any and all rights, powers, privileges, claims and remedies of Developer thereunder, cure any default and perform any obligation of Developer thereunder, in each case in Lender's own name or in Developer's name and with the same force and effect as Developer. The Village shall recognize Lender, any receiver, any purchaser or transferee pursuant to the exercise of remedies under the Loan Documents, and any nominee or designee of any of the foregoing as the successor to Developer under the RDA and, upon such party's written assumption of obligations arising from and after the date of such assumption, shall permit such party to enforce the RDA as if it were the original redeveloper thereunder. Neither Lender nor any such successor shall be liable for any obligation of Developer arising before such written assumption, except to the extent expressly assumed in writing.

3. Village Consent. The Village consents to the assignment of the TIF Documents contained in this Collateral Assignment and Subordination and agrees that, upon written election from Lender, it will make any TIF Payments that become payable under or pursuant to the TIF Documents as directed by Lender until such time as this Collateral Assignment and Subordination is terminated or otherwise cancelled, at which time the Developer will be instructed to make TIF Payments to or on behalf of Developer. The Village further represents and warrants to the Lender that the TIF Documents are each a valid agreement enforceable against the Village in accordance with their respective terms. The Village further certifies, represents and warrants that, to its knowledge, there are no defaults under the TIF Documents or RDA.

4. No Default. The Village and Developer each further certifies, represents and warrants that neither the Developer nor the Village is in default hereunder and that all covenants, conditions and agreements have been performed as required under the TIF Documents.

5. Noticed of Default. The Village agrees to provide the Lender with copies of any notice of default given under the TIF Documents or the RDA, and agrees that the Lender shall have the right, but not the obligation, to cure such default within the time period set forth in the RDA or the TIF Documents, as applicable.

6. Subordination; Standstill. The Village acknowledges and agrees that the Lender shall have no obligation under the RDA with respect to constructing or completing any improvements required to be constructed therein or any TIF Payments required of Developer therein, except to the extent the Lender assumes the Developer's obligations under the RDA and seeks to enforce the Developer's rights thereunder after an Event of Default under the Loan Documents. The Village agrees and covenants that the RDA and the rights of the Village thereunder, are and shall be subject and subordinate to the rights of Lender under this Collateral Assignment and Subordination and the other Loan Documents. Without limiting the foregoing, the Village hereby subordinates to the rights of Lender and its successors and assigns under this Collateral Assignment and Subordination and the other Loan Documents any and all rights of reverter, possibilities of reverter, rights of re-entry, powers of termination, forfeiture rights, repurchase or reacquisition rights, and other similar interests or remedies that the Village now or hereafter may have with respect to the Property under the RDA or otherwise (collectively, the "***Reverter Right(s)***"). No exercise of any Reverter Right shall terminate, impair or otherwise affect the rights of Lender under this Collateral Assignment and Subordination or the other Loan Documents, or the rights of any receiver, assignee,

purchaser, transferee, nominee or designee, or any of their respective successors or assigns. Neither the exercise of remedies under the Loan Documents nor any assignment, transfer or disposition of the TIF Documents, the TIF Payments, the RDA or other collateral pursuant thereto shall itself trigger any Reverter Right. The Village shall not exercise any Reverter Right unless it first gives Lender the written notice and opportunity to cure required by Section 5, and any exercise of a Reverter Right shall remain subject and subordinate to the rights of Lender under this Collateral Assignment and Subordination and the other Loan Documents.

7. Default. Notwithstanding anything to the contrary contained herein, upon the occurrence of a Default (as defined in the Loan Agreement), (a) the TIF Payments received by Lender may be applied by Lender to any principal, interest and other amounts due and owing by Developer under the Note in such order and priority as Lender shall determine in its sole and absolute discretion, and (b) Lender shall be entitled to exercise all remedies provided in the UCC with respect to the security interest granted herein.

8. Assignment. Developer hereby covenants and agrees that Developer will not assign, sell, mortgage, encumber, pledge, hypothecate, grant a security interest in, grant an option or options with respect to, or otherwise dispose of (directly or indirectly, voluntarily or involuntarily, by operation of law or otherwise, and whether or not for consideration) the TIF Documents.

9. Representations. Developer represents and warrants to Lender that (a) Developer has the power, right and authority to assign its interest in the TIF Documents, (b) Developer owns the TIF Documents free and clear of all liens and claims of any others and Developer has not transferred, assigned, granted a security interest in or otherwise encumbered its interest in and to the TIF Documents, (c) no security agreement, financing statement or other document is on file or of record in any public office with respect to the TIF Documents, other than any statement that is or will be filed in favor of the Lender, (d) the obligation of the Maker under the TIF Documents to make TIF Payments is not subject to any defense or counterclaim and (e) the location of the Developer's chief executive office is the address set forth in the caption to this Collateral Assignment and Subordination.

10. Covenants. Developer covenants and agrees with Lender that: (a) Developer will comply with all terms of the TIF Documents, (b) Developer will not waive any provision of the TIF Documents, fail to deliver a copy of any notice received from the Maker to Lender or, without the prior written consent of Lender, fail to exercise any right thereunder, and (c) that it will not change the location of its chief executive office from the location specified in the caption to this Collateral Assignment and Subordination unless, in connection therewith, Developer executes and delivers to Lender such additional UCC financing statements as Lender shall reasonably request.

11. Financing Statements. Developer further covenants and agrees with the Lender that it will at any time and from time to time, upon written request of the Lender, and at the sole expense of Developer, promptly and duly execute and deliver such further instruments and documents and take such further action as Lender may reasonably request for the purpose of obtaining or preserving the full benefits of this Collateral Assignment and Subordination and of the rights and powers herein granted, including, without limitation, the filing of any financing or continuation statements under the UCC. Developer also authorizes Lender to file any such financing or continuation statement without the signature of Developer to the extent allowed by applicable law. A carbon, photographic or other reproduction of this Collateral Assignment and Subordination shall be sufficient as a financing statement for the filing thereof in any jurisdiction.

12. Liability. This Collateral Assignment and Subordination does not include the delegation to Lender of any of Developer's duties, responsibilities or obligations under the TIF Documents. Developer will remain liable to perform all duties, responsibilities and obligations to be performed by the Developer thereunder and Lender shall not have any obligation or liability under the TIF Documents or by reason of

or arising out of this Collateral Assignment and Subordination or the receipt by Lender of any Payment and Developer specifically agrees to indemnify and forever hold Lender harmless from any claim or liability on account thereof, including, without limitation, attorneys fees incurred.

13. Lender Accountability. Lender shall only be accountable for the TIF Payments actually received by it hereunder. Upon the occurrence of an Event of Default (as defined in the Loan Agreement) at Lender's option, Lender may make, enforce, modify, assign, accept, or, if allowed without breach, terminate the TIF Documents and do any and all other acts which Lender may then deem proper to protect Lender's security interest in the TIF Documents covered hereby, and succeed to the fullest extent possible in and to all right, title and interest of Developer under the TIF Documents and any and all renewals, modifications or extensions thereof. Lender may exercise Lender's rights under this paragraph as often and whenever any such Event of Default may occur and be continuing beyond applicable grace periods. Neither Lender nor any of its directors, officers, employees or agents shall be liable for failure to demand, collect or realize upon all or any part of the TIF Documents or for any delay in doing so or shall be under any obligation to sell or otherwise dispose of the TIF Documents upon the request of Developer or any other person or to take any other action whatsoever with regard to the TIF Documents or any part thereof. The powers conferred on Lender hereunder are solely to protect Lender's interest in the TIF Documents and shall not impose any duty upon Lender to exercise any such powers. Lender shall be accountable only for amounts that they actually receive as a result of the exercise of such powers, and neither it nor any of its officers, directors, employees or agents shall be responsible to the Developer for any failure to act or any act hereunder, except for their own gross negligence or willful misconduct.

14. Unenforceability. Any provision of this Collateral Assignment and Subordination which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable with such provision in any other jurisdiction. ` `` shall not modify or amend the TIF Documents, and Developer shall not waive any of its rights under the TIF Documents, without Lender's prior written consent.

15. Modification and Termination. This Collateral Assignment and Subordination may not be modified, amended, supplemented, restated, replaced or terminated except by a written agreement executed by all of the parties hereto. Developer and the VILLAGE agree that no change or amendment shall be made to terms of the RDA or the TIF Documents without the prior written consent of the Lender.

16. Successors and Assigns. This Collateral Assignment and Subordination shall be binding upon and shall inure to the benefit of the Developer and Lender and their respective successors and assigns.

17. Governing Law. This Collateral Assignment and Subordination shall be governed and construed in accordance with the laws of the State of Illinois.

18. WAIVER OF JURY TRIAL. THE PARTIES HEREOF EACH HEREBY EXPRESSLY WAIVES ANY RIGHT OF TRIAL BY JURY IN ANY ACTION OR LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS COLLATERAL ASSIGNMENT AND SUBORDINATION OR THE TRANSACTIONS CONTEMPLATED THEREBY OR HEREBY.

19. Lender Waivers. All rights and remedies afforded to Lender by reason of this Collateral Assignment and Subordination and any other Loan Document, or by law, are separate and cumulative and not alternative to the exercise of any other of such rights or remedies. No delay or omission by Lender in exercising any such right or remedy shall operate as a waiver thereof. No waiver of any right or remedy hereunder, and no modification or amendment hereof, shall be deemed made by Lender unless in writing and

duly signed by an expressly authorized officer of Lender. Any such written waiver shall apply only to the particular instance specified therein and shall not impair the further exercise of such right or remedy or of any other right or remedy of Lender, and no single or partial exercise of any right or remedy hereunder shall preclude other or further exercise thereof or of any other right or remedy.

20. Developer Representations and Warranties. Developer represents and warrants to Lender that: (a) Developer has not assigned or pledged, and hereby covenants that it will not assign or pledge, so long as this Collateral Assignment and Subordination shall remain in effect, any of its right, title or interest in or under the TIF Documents to anyone other than Lender, its successors or assigns, and that it will not, except upon the prior written consent of Lender and upon the terms and conditions, if any, specified in any such consent, enter into any agreement amending or supplementing the TIF Documents, or settle or compromise any claim against the maker of the TIF Documents; (b) Developer's right, title and interest in and to the TIF Documents is not now subject to any lien, encumbrance or security interest; (c) the RDA and/or the TIF Documents are in all respects in full force and effect and enforceable in accordance with their terms; and (d) no default exists under the TIF Documents as of the date of this Collateral Assignment and Subordination.

21. Village Acknowledgements and Estoppel.

(a) The Village acknowledges that the copy of the RDA delivered to Lender is true, correct and complete. Except as identified on Exhibit B, the RDA has not been amended, modified, supplemented, assigned, terminated or rescinded and is in full force and effect.

(b) Except as identified on Exhibit B, the Village has not delivered to the Developer any notice of default under the RDA that remains uncured, and, to the actual knowledge of the Village Manager and Village Attorney without independent investigation, no event has occurred that, with notice or the passage of time, would constitute a default by the Developer under the RDA. The Developer separately represents to the Village and Lender that no default exists except as identified on Exhibit B.

(c) The reimbursement and Project status information set forth on Exhibit B is true and correct as of the Agreement Date. The Village shall not be deemed to represent that future Project Increment or other amounts lawfully available in the Special Fund will be sufficient to pay any particular amount or that any cost not yet reviewed or approved is eligible for reimbursement.

(d) Except as identified on Exhibit B, the Village has not received notice of any prior sale, assignment, pledge or other transfer by the Developer of the Reimbursement Rights, and the Village has not agreed to pay the TIF Payments to any person other than the Developer. The Village has not sold or assigned its payment obligations under the RDA to another person.

(e) Except as identified on Exhibit B, the Village has not granted any person a contractual right specifically senior to the Developer with respect to a TIF Payment that has become due and payable under the RDA. This statement does not constitute a representation concerning other redevelopment project costs, bonds, pledges or obligations payable generally from the Northeast TIF special tax allocation fund, all of which, if any, shall be disclosed on Exhibit B to the extent maintained in the Village's records.

(f) The parties acknowledge that the RDA grants the Developer contractual reimbursement rights and does not grant the Developer or Lender ownership of, or a lien upon, the Northeast TIF special tax allocation fund or tax revenues before such amounts become payable under the

RDA. Nothing in this Collateral Assignment and Subordination expands the source, maximum amount or statutory duration of the TIF Payments.

(g) The Village has taken all action required under applicable law and the RDA to authorize its execution and performance of this Collateral Assignment and Subordination . The individual executing this Collateral Assignment and Subordination for the Village is duly authorized to do so.

(h) The Village and the Developer hereby adopt the completed cost schedule attached as Attachment 1 to Exhibit B to this Collateral Assignment and Subordination as Exhibit B (TIF Reimbursable Costs) to the RDA. That completed schedule supersedes the blank page labeled Exhibit B included in the executed RDA. Subject to all other eligibility, documentation and payment conditions in the RDA, no reimbursement request for a cost listed on the completed schedule shall be denied solely because the originally executed RDA contained a blank Exhibit B. Reallocations among listed line items remain permitted to the extent provided in Section 5(b) of the RDA.

22. Assignment by Lender. Lender, in its sole discretion and without the consent of any other party, including but not limited to the Village, may assign its rights and obligations under this Collateral Assignment and Subordination to any assignee, successor or purchaser of Lender. Lender understands and acknowledges that any assignee of Lender must execute an investment letter and deliver the letter to the Village in order for such assignment to be effective, in the form of the investment letter that Lender delivered to the Village in connection with this Collateral Assignment and Subordination.

23. Relationship of Parties. Nothing in this Collateral Assignment and Subordination is intended, or shall be construed, to create a partnership or joint venture among or between the parties, and the rights and remedies of the parties shall be strictly as set forth in this Collateral Assignment and Subordination.

24. Waiver of Claims and Damages. To the extent permitted by applicable law, Developer waives all claims, damages and demands it may acquire against Lender arising out of the exercise by it of any rights hereunder.

25. Village Consent. The Village irrevocably consents to the Assignment as a collateral assignment for security purposes and recognizes Lender as the secured assignee of the Reimbursement Rights. This Agreement constitutes the Village's written consent to, and acknowledgment and reasonable proof of, the Collateral Assignment and Subordination.

26. Notices. All notices and communications given pursuant to this Collateral Assignment and Subordination shall be deemed to have been given or made when (i) personally delivered, one (1) day after being deposited to a national overnight delivery service, overnight delivery fee prepaid at the following addresses or at such other addresses as the parties may hereinafter designate in writing:

To the Developer: A & R Screening, LLC
4611 136th Street
Crestwood, Illinois 60418
Attention: John LaRoy
Email: [_____]

With a copy to: Shapiro & Associates Law
618 Academy Drive, Unit B

Northbrook, Illinois 60062
Attention: Daniel Shapiro
Email: [_____]

To Lender: Midland States Bank
514 South Main Street
Smithton Illinois 62285
Attention: John Vitale
Email: jvitale@midlandsb.com

with a copy to: Polsinelli PC
201 E. Las Olas Blvd., Suite 2050
Fort Lauderdale, Florida 33301
Attention: S. Shawn Whitney
Email: sswhitney@polsinelli.com

To the Village: Village of Homewood
2020 Chestnut Road
Shakopee, MN 55379
Homewood, Illinois 60430
Attention: Village Manager
Email: [_____]

[SIGNATURES ON FOLLOWING PAGE]

EXECUTED as of the date first above written.

DEVELOPER:

A & R SCREENING, LLC,
an Illinois limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, _____, the _____ of A&R Screening, LLC, a limited liability company under the laws of the State of Illinois, on behalf of the limited liability company.

_____
Notary Public

EXECUTED as of the date first above written.

VILLAGE:

VILLAGE OF HOMEWOOD,
an Illinois municipal corporation

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the _____ of **VILLAGE OF HOMEWOOD**, on behalf of the Illinois municipal corporation.

_____
Notary Public

EXECUTED as of the date first above written.

LENDER:

MIDLAND STATES BANK,
an Illinois banking association

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the _____ of Midland States Bank, on behalf of the Illinois banking association.

_____
Notary Public

EXHIBIT A

Legal Description of the Property

PARCEL 1 (1313 175th Street - office building)

LOT 1 IN INDUSTRIAL SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1982 AS DOCUMENT NO. 26214942 IN COOK COUNTY, ILLINOIS.
Permanent Index Number: 29-32-101-047-000

PARCEL 2 (1351 175th Street - vacant land)

LOT 1 IN INDUSTRIAL SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214941 IN COOK COUNTY, ILLINOIS.
Permanent Index Number: 29-32-101-048-000

PARCEL 3 (1351 175th Street - vacant land)

LOTS 1, 2, 3 AND OUTLOT "D" IN BLOCK 4, ALL IN PRAIRIE LAKES BUSINESS CENTER, BEING A PLANNED UNIT DEVELOPMENT IN THE NORTHWEST 1/4, THE NORTHEAST 1/4, AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
Permanent Index Numbers:

29-32-101-066-000
29-32-101-067-000
29-32-101-068-000
29-32-101-076-000

EXHIBIT B

RDA AND REIMBURSEMENT STATUS CERTIFICATE

The Village and the Developer certify the following information as of the Agreement Date. Any exception or explanation shall be attached and incorporated into this Exhibit B.

Item	Status / Response
1. RDA effective date:	February 10, 2026
2. Ordinance approving RDA:	Ordinance M-2396
3. Amendments, supplements or side letters:	[None / List and attach copies]
4. Developer holds title to Property:	[Yes / No - explain]
5. Final Certificate of Completion issued:	[Yes / No / Not applicable]
6. Final certificate of occupancy issued:	[Yes / No / Not applicable]
7. Known uncured defaults or events requiring notice:	[None / List]
8. Prior assignments or payment directions:	[None / List]
9. Other disclosed pledges or obligations affecting Project Increment:	[None / List]
10. Reverter escrowee and address:	[Name and address]
11. Reverter Quitclaim Deed deposited in escrow:	[Yes / No - date deposited]
12. Completed RDA Exhibit B cost schedule attached as Attachment 1:	[Yes / No - complete before execution]
13. Village authorization for this Agreement:	[Ordinance / Resolution No. and date]

Reimbursement Status

RDA Category	Maximum	Costs Approved	Payments Made	Approved/Unpaid	Remaining Maximum
Section 5(b) TIF-eligible costs	$5,000,000	$_____	$_____	$_____	$_____
Section 5(d) Extraordinary soil costs	$1,130,400	$_____	$_____	$_____	$_____
TOTAL	**$6,130,400**	**$_____**	**$_____**	**$_____**	**$_____**

Next anticipated Section 5(b) payment date: _____

Next anticipated Section 5(d) payment date (if applicable): _____

Project Increment received but not yet applied to a Section 5(b) payment: $_____

Special Fund amount identified as available for a Section 5(d) payment: $_____

Pending reimbursement requests not yet approved: [None / Describe and attach]

Exceptions, qualifications or additional disclosures: [None / Attach schedule]

Acknowledged and certified as of the Agreement Date:

VILLAGE OF HOMEWOOD	A & R SCREENING, LLC
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____

ATTACHMENT 1 TO EXHIBIT B
RDA EXHIBIT B - TIF REIMBURSABLE COSTS

The Village and the Developer adopt the completed schedule below as Exhibit B (TIF Reimbursable Costs) to the RDA. The schedule supersedes the blank page labeled Exhibit B in the executed RDA. The aggregate approved maximum may not exceed $5,000,000.00. Reallocations among line items remain subject to Section 5(b) of the RDA.

TIF-Eligible Cost Category	Approved Maximum	Notes / Conditions
[_____]	$_____	[_____]
[_____]	$_____	[_____]
[_____]	$_____	[_____]
[_____]	$_____	[_____]
[_____]	$_____	[_____]
[_____]	$_____	[_____]
[_____]	$_____	[_____]
[_____]	$_____	[_____]
[_____]	$_____	[_____]
TOTAL APPROVED (not to exceed $5,000,000.00)	**$_____**	

Adopted and approved as of the Agreement Date:

VILLAGE OF HOMEWOOD	A & R SCREENING, LLC
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____

VILLAGE OF HOMEWOOD

BOARD AGENDA MEMORANDUM **DATE OF MEETING: October 10, 2026**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Liquor license request

PURPOSE

The Village received a request from Thithi Restaurant for a Class 4A liquor license for their proposed location at 3325 183rd Street, Unit A.

A Class 4A 75/25 restaurant with bar liquor license allows the retail sale of any alcoholic liquor for on-premises consumption only for establishments with a bar. No more than 25% of sales can be from alcohol sales. The Liquor Commissioner supports issuing the requested license.

PROCESS

The owner of Thithi Restaurant is currently working on the buildout at 3325 183rd Street, Unit A, and plans to open mid-December 2026. The restaurant will serve Vietnamese, Thai, and French fusion food.

If the Board is in favor of the request from Thithi Restaurant for a Class 4A liquor license, staff should be directed to begin the application process. After successfully completing all of the steps required for obtaining a Village of Homewood liquor license, an ordinance to increase the number of allowed Class 4A liquor licenses for Thithi will be presented at a Board meeting for approval.

OUTCOME

Approval of this request will enable Thithi Restaurant to begin the application process for a liquor license and will allow them to offer more options to their dining patrons.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

After discussion, if the Board is in favor of granting the request for a liquor license to Thithi Restaurant, staff should be directed to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one. The ordinance will be agendized at a future Board meeting, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license.

ATTACHMENT(S)

Letter

Tam Nguyen

Thithi Restaurant in Homewood Inc.

3325 183RD Street Unit A

Homewood, IL 60430

Office: 708 – 307 – 6417

Email: thithirestaurant@yahoo.com

October 21, 2026

Liquor License Application Letter

Mayor Rich Hofeld

Liquor Commissioner

2020 Chestnut Road

Homewood, IL 60430

Office: 708 – 206 – 3377

Email: rhofeld@homewoodil.gov

Dear Mayor Rich Hofeld,

I am Tam Nguyen, owner of Thithi Restaurants in Evergreen Park, Westchester, and Homewood. I am writing this letter to apply for an on-premise restaurant liquor license at Thithi Restaurant in Homewood located at 3325 183rd Street, Unit A. We serve Vietnamese, Thai, and French fusion food with a full bar of martinis, cocktails, wines and beers. We plan to open in mid-December 2026. Our open hours are:

Tuesday – Thursday: 11am – 9pm

Friday – Saturday: 12pm – 10pm

Sunday: 3pm – 9pm

Monday: closed

Thank you very much for your consideration. I look forward to bringing in new business to the Village of Homewood and serving the community with a full-service restaurant and bar.

Sincerely,

Tamnguyen

Tam Nguyen

VILLAGE OF HOMEWOOD

BOARD AGENDA MEMORANDUM **DATE OF MEETING: November 10, 2026**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Cook County Class 8 Incentive Request – 18250 Harwood Avenue (Bawadi Construction) - Thornton Twp.



Figure 1: Photo of the subject property at 18250 Harwood Avenue (2026)

PURPOSE

Project Information

Bawadi Construction Inc. is requesting a Cook County Class 8 property tax incentive for property located at 18250 Harwood Avenue. All Class 8 incentive requests require a resolution of support from the municipality that the property is located within. The applicant is requesting support from the Village of Homewood for a Class 8 incentive on the property currently occupied by Bawadi Construction.

Bawadi Construction has operated a construction firm office at the location since 2023. The building is 16,000 square feet. The building was substantially renovated in 2022-2023. The building was previously vacant for several years and was formerly occupied by Peerless Paper Company.

The project history for this business is as follows:

- **November 2021:** The first building permits are received to rehabilitate the building. The building had been vacant for several years prior.
- **October 2022:** Bawadi Construction Inc. purchases the building for $236,000 and continues work to rehabilitate the building.
- **November 2023:** Bawadi Construction Inc. reoccupies the building. *(Reassessment year)*
- **Year 2024 and 2025:** Full business operation
- **September 29, 2026:** Munir Bawadi applies for a Class 8 property tax incentive. *(Reassessment year)*

The application states that the applicant believed that a Class 8 incentive would be granted after previous conversations with the Village President and Village staff. The Village did not enter into a redevelopment agreement or other written agreement to provide a Class 8 incentive for the project.

About Class 8 Incentives

The Cook County Class 8 incentive program is designed to encourage industrial and commercial development in areas of the County which are experiencing "severe economic stagnation." Under this program, qualified commercial real estate is assessed at 10% of the market value for the first 10 years, 15% in the 11th year, and 20% in the 12th year. The Class 8 designation may be renewed during the 10th, 11th or 12th year of the incentive.

The incentive supports the following types of investment in areas deemed to be in need of substantial revitalization:

- New construction/redevelopment of abandoned property.
- "Substantial rehabilitation" or reutilization of abandoned buildings (for commercial or industrial use).
- Encourage property investment in vacant buildings which would otherwise not occur without property tax incentive assistance.

The Class 8 incentive is designed to support new construction and major rehabilitation of previously abandoned buildings (vacant at least 12 months). To receive a Class 8 incentive for property that has been vacant for less than 12 months, the Village must find that there are *"special circumstances"* which justify the need for a Class 8 incentive to be issued. Special circumstances may ***not*** be used to justify a Class 8 incentive when the following are true:

- A building was purchased but was not vacant/unused prior to the purchase.
- There has not been a purchase of the building and the building has been vacant for less than 12 months.

PROCESS

The Village received an application for a Class 8 property tax incentive on September 29, 2026. The applicant is eligible for consideration of a Class 8 application because the property was vacant for greater than 12 months at the time of sale of the property, and the property is located within a township deemed to be an area "in need of substantial revitalization" (Rich, Bloom, Thornton, Bremen, and Calumet townships). *If the Class 8 incentive were granted, the incentive would retroactively apply to tax years 2023-2025, and the County would rebate the applicant approximately 60% of current taxes paid in those years.*

Staff reviewed the application for conformance with Class 8 eligibility criteria and prepared recommendations to the Board based on the request.

OUTCOME

The Board reserves the right to approve or deny a resolution of support for a Class 8 incentive, which is a requirement for the incentive to be approved at the County level. Staff has provided the following analysis points for consideration by the Village Board:

1. The building was reoccupied in 2023 and the construction firm has continuously operated in the building for three years since the reoccupation. The applicant has paid property tax bills of $30,000 - $32,000 over the past three years since the reoccupation of the building.

2. The building was previously vacant for several years. The building's interior and exterior were substantially renovated. The project was completed in 2023.

3. The incentive application claims that the property tax bill on the property in 2026 (reassessment year) will be $98,971 without the Class 8. The 2025 tax bill for the property was $32,347. The application asserts that a **205% increase** in commercial taxes in 2026's reassessment.

4. Based on the application's numbers, the Class 8 incentive would reduce taxes from **$98,971** to **$39,588**.

5. All property in Thornton Township is subject to the triennial assessments in 2026, 2029 and 2032. Is it feasible to believe that other improved commercial property will see similar 200% increases during the current or next assessment cycle?

6. The applicant requested that the Board add the following language to a resolution of support for the Class 8 incentive:

WHEREAS, the Village recognized that the incentive was necessary and the Village had prior discussions with the applicant about the Class 8 incentive prior to closing and re-occupancy of the subject property.

The Board had not previously agreed to a Class 8 incentive through a redevelopment agreement or any another written agreement.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** For context and as proposed by the application, by using $98,971 as the increased tax numbers for 2026, the Village's portion of property taxes from our levy (approximately 11%) would be reduced from $10,886 to $4,355, a 60% decrease.

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

The Board may consider one of the following motions:

1. **Direct staff** to prepare a municipal resolution of support for the requested Cook County Class 8 property tax incentive.

2. **Deny the** request for a municipal resolution of support for the requested Cook County Class 8 property tax incentive.

ATTACHMENT(S)

Application Materials

SANDRICK LAW FIRM LLC
A DIVISION OF KOVITZ SHIFRIN NESBIT

September 29, 2026

Village of Homewood Village President and Board of Trustees
c/o Noah Schumerth
Director of Economic and Community Development
Village of Homewood
2020 Chestnut Rd
Homewood, IL 60430

Re: Request for Class 8 Property Tax Incentive
Address: 18250 Harwood Avenue, Homewood, IL
PIN(s): 29-31-312-030
Applicant: Rana Bawadi/Bawadi Construction, Inc.

Dear Mr. Schumerth:

I am writing on behalf of our client, Rana Bawadi and Bawadi Construction, Inc., to respectfully request the Village of Homewood's support for a Class 8 Property Tax Incentive at 18250 Harwood Avenue. By issuing a Resolution of Support and Consent based on the re-occupancy of a vacant property, the Village can secure a corporate headquarters, eliminate a long-standing vacancy, and reinforce Homewood's reputation as a business-friendly community.

Property Background

For more than a decade, the 16,000-square-foot warehouse and office building at 18250 Harwood Avenue sat completely vacant. Formerly occupied by the Peerless Paper Company, this dark storefront was a persistent detriment to the corridor's vitality.

Mayor Hofeld and Village staff recognized these challenges during meetings with the Applicant prior to closing to discuss the project and the potential Class 8 Incentive. Based on those discussions, the Applicant reasonably believed that the Class 8 would be granted.

Acquiring this severely neglected property required a significant commitment and investment risk. Bawadi Construction stepped forward with a plan to undertake substantial renovations, transforming a blighted and non-performing asset into a modern corporate facility. The project represents a meaningful public-private partnership aimed at revitalization, economic reinvestment, and the reduction of blight within the community.

Company Profile and Economic Impact

Securing Bawadi Construction's headquarters is a significant win for the local economy. Founded in 2015, Bawadi is a premier commercial, residential, and multi-unit builder with a portfolio of over 800 successfully completed projects across Illinois.

By finalizing their roots in Homewood, the Village secures much more than an occupied building. This operation will stimulate local job creation. It will drive daytime spending at Homewood's restaurants and retailers. It also anchors a growing, high-quality firm dedicated to building exceptional spaces. Furthermore, having an expert construction and remodeling firm headquartered locally provides a natural catalyst for further property improvements throughout the Village itself.

Tax Impact

The data underscores the absolute necessity of this incentive. Based on the property's last reassessment, the implied tax liability is approximately $100,000 annually. This translates to $6.25 per square foot in taxes alone.

For a small but growing construction company, a gross occupancy cost of this magnitude is unsustainable. Without the Class 8 Incentive, the cost to operate this facility vastly exceeds projected margins, threatening to stall the momentum of this revitalization. The Incentive is not a luxury. It is the crucial financial stabilizer required to help a small business absorb the massive capital costs of rehabilitating a decade-old vacancy.

Conclusion

We have enclosed a copy of the Class 8 Eligibility Application filed with the Cook County Assessor's office and property tax projections. We are, therefore, respectfully requesting that the Village of Homewood issue a Resolution supporting and consenting to a Class 8 Property Tax Incentive for the subject property based on occupancy of a vacant property. The Resolution will also need to include language similar to the following: *"WHEREAS, the Village recognized that the incentive was necessary and that the City had prior discussions with the applicant, about the Class 8 in October 2022 prior to Closing and re-occupancy of the subject property;"*

Should you need any additional information or documentation, please feel free to give me a call. I thank you for your help and cooperation with this matter.

Sincerely,
SANDRICK LAW FIRM, LLC

Michael J. Pyrchalla
Attorney

18250 Harwood Avenue, Homewood, IL

Aerial



Tax Projections

18250 Harwood Avenue, Homewood, IL

MODEL ASSUMPTIONS & VARIABLES

Assumed Assessed Value (TAV)	Standard: $203,159 | Incentive: $81,264
Assumed Assessment Ratio	Class 5: 25% | Incentive: 10%
Effective Tax Rate	48.716% (Based on last available)

As of 9/29/2026

Triennial Reassessment Impact

Please note that the **Base Year (2026)** is a designated reassessment year for this property.

To accurately forecast the tax burden over the 10-year term, subsequent reassessment intervals at **Year 4 (2029)**, **Year 7 (2032)**, and **Year 10 (2035)** have been modeled and are highlighted below to demonstrate the anticipated stepped increases in assessed value.

Projection Year	Estimated Calendar Year	Standard Class 5 (No Incentive)	Proposed Incentive Taxes
Base Year REASSESSMENT	**2026**	**$98,971**	**$39,588**
Year 2	2027	$101,445	$40,578
Year 3	2028	$103,981	**$41,592**
Year 4 REASSESSMENT	**2029**	**$114,379**	**$45,752**
Year 5	2030	$117,238	**$46,895**
Year 6	2031	$120,169	$48,068
Year 7 REASSESSMENT	2032	**$132,186**	**$52,875**
Year 8	2033	$135,491	$54,196
Year 9	2034	$138,878	$55,551
Year 10 REASSESSMENT	2035	**$152,766**	**$61,106**

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

September 23, 2026

Ira Horwitz
Cook County Assessor's Office
Incentive Program
118 North Clark Street
Chicago, IL 60602

Re: Class 8 Application
PIN: 29-31-312-030
Address: 18250 Harwood Avenue, Homewood
Applicant: Rana Bawadi/Bawadi Construction, Inc.

Dear Ira:

Enclosed, please find a Class 8 Application along with a check in the amount of $1,000.00 for the above-referenced parcel. We will forward the resolution as soon as we receive it.

Should you need any additional information or documentation, please feel free to give me a call. Thank you for your help and cooperation with this matter.

Sincerely,

SANDRICK LAW FIRM LLC

Angela Mesaros

Angela Mesaros
Director of Economic Development
AM/nrb

Enclosure

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 8
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $1,000.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Rana Bawadi Telephone: (____) _____

Company: Bawadi Construction, Inc.

Address. _____

City: Orland Park State: IL Zip Code: 60462

Email: _____

Contact Person (if different than the Applicant)

Name: Angela Mesaros Telephone: (312) 867-1515

Company: Sandrick Law Firm, LLC.

Address: 1005 W. 175th Street

City: Homewood State: IL Zip Code: 60430

Email: amesaros@ksnlaw.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 18250 Harwood Avenue

Permanent Real Estate Index Number: 29-31-312-030-0000

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Homewood ZIP: 60430

Township: Thornton Existing Class: 5-93

Class 8 application is based upon the location of the property in:

____ 1) An area which has been certified for Class 8

X 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton

____ 3) Property obtained through the Cook County Tax Reactivation Program

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties *(including all beneficial owners of a land trust)* identified by names and addresses, and the nature and extent of their interest.

Property Use

Type of Development: Industrial or (Commercial) **(Please circle one)**

General Description of Proposed Property Usage Restaurant Coffee Business

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? 8

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 10 Part-time: 5

How many new permanent full-time jobs will be created by this proposed development? 10

How many new permanent part-time jobs will be created by this proposed development? 10

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

[ ] New Construction **(Read and Complete Section A)**

[ ] Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation

[M] Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)

[ ] Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)

[ ] Occupation of Abandoned Property - **(CEERM)**
(Read and Complete Section C AND CEERM Supplemental Application)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction
Commencement *(excluding demolition, if any)*: _____

Estimated date of construction completion: _____

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

   [☑] YES [ ] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   Peerless Paper Company - property has been vacant for more than 10 years

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation:	TBD
Date of Purchase:	10/07/2022
Name of purchaser:	Bawadi Construction, Inc.
Name of seller:	Emerald City Services, Inc.
Relationship of purchaser to seller:	None

Attach copies of the following documents:

(a) Sale Contract
(b) Closing Statement
(c) Recorded Deed
(d) Assignment of Beneficial Interest
(e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? _____

   When and by whom was the subject property last occupied prior to the purchase for value?

   _____

   Attach copies of the following documents:

   (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

   (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

   Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

   Estimated date of Reoccupation: _____
   Date of purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:
   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

   [ ] 12 or greater continuous months *(Eligible for Special Circumstance)*

   [ ] 3 continuous months and maintain/create 250 Employees *(Eligible for Special Circumstance under CEERM)* - **Complete CEERM Supplemental Application**

   [ ] **Not Eligible for Special Circumstance if No purchase and less than 12 continuous months *vacant, or not a CEERM***

When and by whom was the subject property last occupied prior to the filing of this application?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located *(or the County Board, if the real estate is located in an unincorporated area)* should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

FINALIZING THE INCENTIVE PROCESS

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website *(www.cookcountyassessor.com)* to determine the allowable filing dates for such action.

The property cannot receive Class 8 designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies the same to be true.

Angela Mesaros
Signature

09/23/2026
Date

Angela Mesaros
Print Name

Director of Economic Development
Title

**Note: If title to the property is held in trust or by a corporation or a partnership. this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

Revised 12/30/25

CEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 8 Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

*Under the **CEERM** Program, qualifying industrial real estate would be eligible for the Class 8 level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 8 will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year.* ***The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

_____ Agent's Signature

_____ Agent's Name & Title

_____ Agent's Mailing Address

_____ Agent's Telephone Number

_____ Applicant's Name

_____ Applicant's Mailing Address

_____ Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

_____ Signature of Notary Public

Revised 12/30/25

VILLAGE OF HOMEWOOD

BOARD AGENDA MEMORANDUM **DATE OF MEETING: November 10, 2026**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: 2026 Real Estate Tax Levy Discussion

PURPOSE

Staff will discuss the Village's annual real estate tax levy process with the Board of Trustees and provide options on the total requested 2026 levy. Based on the anticipated Board discussion and direction, a Truth in Taxation Hearing will be published and held prior to the December 8, 2026 Board meeting. The final real estate tax levy ordinances will be agendized on the December 8, 2026 Board meeting for approval.

PROCESS

A tax levy is the amount of money a taxing body can request from the collective group of property owners (through property tax) in a specific area or district. Once the tax levy amount is calculated, the taxing body will perform an "extension." A tax extension is the process used to collect the amount from the taxpayers. Generally, property taxes are collected from residents and businesses within the taxing district. For non-home rule communities like Homewood, tax levies have certain restrictions, limitations, and parameters that are set by the State of Illinois through rules contained in the Property Tax Extension Limitation Law (PTELL).

PTELL does not "cap" individual property tax bills, nor does it cap property assessments; rather, PTELL limits non-home rule taxing districts by allowing a tax levy to only increase from the prior year using the following parameters:

- based on the lesser of 5% or the increase in the consumer price index (CPI) for the year preceding the levy year, and
- by capturing property taxes for new construction within the district for the preceding calendar year.

Once the levy is approved by the Village Board and extended or issued to the property owners and tax dollars are received, the funds are distributed between General Fund operations and the Village's pension funds (Police, Fire, and Illinois Municipal Retirement Fund (IMRF) covering all non-police and non-fire personnel). It is important to note that all taxing agencies levy for their share of property taxes.

Police and Fire Pension Funding as a Component of the Levy

Per the PTELL and State of Illinois Property Tax Code, municipalities are allowed to levy for pension funding requirements. Under the State Pension Code, the Village is to fund the Police and Fire Pension Funds at the required statutory minimum. The required statutory minimum is based on the State of Illinois' current mandate that our Police and Fire Pension Funds be 90% funded by 2040. The Homewood Police Pension Fund is currently funded at 56.2%, while the Homewood Firefighter's Pension Fund is currently funded at 74.2%. The State's Consolidated Pension Fund requirements are designed to accomplish the "90% by 2040" funding mandate.

The State Consolidated Pension Funds (police and fire) hired a creditable actuary, Foster & Foster Actuaries and Consultants of Naperville, IL, to calculate the statutory minimum amounts for each consolidated fund.

	Police Pension Fund	Fire Pension Fund
Statutory Minimum *(assumes 90% funding by 2040)*	$3,213,908	$985,208

Foster & Foster Actuaries and Consultants

The total increase to the levy for both Police and Fire Pension Funds is $249,187or 6% over the prior year extended levy.

Homewood's Police and Fire Pension Board – Levy Funding Request

The Homewood Police and Fire Pension Funds submitted letters requesting that the recommended contributions as calculated by Foster & Foster be used in the 2026 tax levy calculation. The respective letters are attached.

Village Staff Police and Fire Pension Levy Funding Recommendation

Village staff recommends that the statutory minimum amount calculated by the consolidated funds actuary be used for the 2026 tax levy. This methodology is consistent with the prior three (3) tax levies (2023, 2024, and 2025) where the consolidated funds actuarial amount was also used. The Village will continue to levy the consolidated funds actuary amount going forward in order to work to achieve the 90% funded target by 2040 per State statute.

Pension Levy Funding vs. Levy Funding for General Operations

After levying the statutory minimum for the Police and Fire Pension Funds, the remaining tax dollars from the levy are allocated towards IMRF Pension, Social Security, and Medicare employer costs (FICA), audit expenses, risk management insurance premium costs, and all other day-to-day operating expenses (including salaries) within the General Fund.

Staff has prepared two options for the Board to consider for the portion of the levy that falls under PTELL.

Option 1 – Flat Levy

The levy under Option 1 reflects no change to the tax-capped portion of the levy. The 2026 levy request amount would be **$7,859,840**.

While the overall levy does not increase under Option 1, there is a significant impact to the General Fund portion of the tax levy due to the increased funding requirements for the Police and Fire Pension Funds.

OPTION 1	2025 Final Levy Extension	2026 Levy Request	% of Levy
All Pensions (Police, Fire, IMRF)	$4,453,183	$4,709,116	66.32%
Risk Management Insurance	$1,195,850	$1,200,000	16.90%
Social Security/Medicare	$443,459	$490,000	6.90%
General Fund	$1,008,561	$701,937	9.88%
Total Tax-Capped Levy	**$7,101,053**	**$7,101,053**	**100%**
Fire Pension (non-capped)	$12,463	$12,100	
2024 G.O. Bond Debt Service	$784,023	$746,687	
Total Levy	**$7,897,539**	**$7,859,840**	

Option 2 – Prior Year Extended Levy plus the lesser of 5.0% or CPI increase plus new construction

The levy under Option 2 maximizes the tax-capped portion of the levy request. The total 2026 levy request amount would be **$8,085,447**.

Using the PTELL guidelines, the actual CPI for the preceding year is 2.68%. Because the CPI is less than 5%, the Village would capture the full 2.68% increase under the PTELL parameters. The Village is also allowed to estimate the change for new construction, which adds to the overall Equalized Assessed Valuation (EAV). The Village estimates a conservative 0.5% increase due to no new major construction or Tax Increment Financing (TIF) Districts expiring in 2026.

Under Option 2, the Village's 2026 levy will see a total 3.18% increase (2.68% for change in CPI and 0.5% for new construction). This would provide an additional $225,606 towards General Fund operations.

OPTION 2	2025 Final Levy Extension	2026 Levy Request	% of Levy
All Pensions (Police, Fire, IMRF)	$4,453,183	$4,709,116	64.27%
Risk Management Insurance	$1,195,850	$1,200,000	16.38%
Social Security/Medicare	$443,459	$490,000	6.69%
General Fund	$1,008,561	$927,544	12.66%
Total Tax-Capped Levy	**$7,101,053**	**$7,326,660**	**100%**
Fire Pension (non-capped)	$12,463	$12,100	
2024 G.O. Bond Debt Service	$784,023	$746,687	
Total Levy	**$7,897,539**	**$8,085,447**	

Debt Payment Obligations and the Tax Levy

Debt payment obligations are allowed to be included in the tax levy; however, it is important to note that debt payments are not governed by the PTELL. The Village issued a non-referendum General Obligation Bond in the amount of $2,611,269 in September 2024. The general obligation bond funds will be used to complete numerous capital infrastructure projects over the next several years. The principal and interest payments required to repay the 2024 bond issuance will be included in the next couple of levies. With this debt, $746,687 is included in the 2026 tax levy.

Village's Portion of the Total Tax Bill

On the 2025 tax bills, the Village of Homewood's portion is approximately 10.5% of the total real estate tax bill. For example, if a resident's total property tax bill is $10,000, only $1,050 of the annual property taxes paid are allocated to cover the cost for quality amenities and high-level services that are provided by the Village of Homewood. Some examples of such services and amenities include police and fire public safety services, public works services including snow removal and tree removal/reforestation, and the downtown events series including farmers market. We anticipate that the Village's portion will remain the same on the 2026 tax bills.

Below is a summary of the tax bill percentages by taxing district over the past three (3) years.

Taxing District	2023 Tax Bill	2024 Tax Bill	2025 Tax Bill
Village of Homewood	9.95%	10.96%	10.54%
Schools (District 233, 153, 161)	70.88%	70.24%	71.25%
Park District	5.40%	5.41%	5.37%
Library	3.98%	4.00%	3.91%
Community College	3.03%	3.06%	3.04%

Below is a summary of the tax bill percentages of surrounding communities.

Community	Percent of Tax Bill	Community	Percent of Tax Bill
Homewood *	10.54%	Lansing	19.13%
Calumet City	35.04%	Markham	41.16%
Chicago Heights	36.49%	Matteson	9.68%
Country Club Hills	33.21%	Oak Forest	17.38%
Dolton	25.81%	Orland Park	5.26%
East Hazel Crest	13.61%	Park Forest	37.80%
Flossmoor	17.42%	Richton Park	15.05%
Ford Heights	17.30%	South Holland	20.77%
Harvey	35.79%	Tinley Park	13.58%
Hazel Crest	34.15%	Thornton	34.15%

* Average of 4 Townships

OUTCOME

Under **Option 1**, the total 2026 real estate tax levy for the Village of Homewood would remain flat compared to the 2025 levy. However, the General Fund would receive less funding towards the day-to-day operations to provide the high-level services our residents deserve. Because the PTELL limiting rate is calculated from the prior year's final tax extension, this option would also permanently lower the base for future levies, and the foregone revenue would not be recoverable in later years.

Under **Option 2**, the total 2026 real estate tax levy for the Village of Homewood would increase by 3.18% (2.68% - increase in CPI and 0.50% - capturing of new construction) and would allow the Village to maximize the tax levy. This would provide an additional $225,606 to the General Fund to help cover rising costs the Village is experiencing in purchases of supplies and materials, contractual costs, insurance premiums, and pension costs.

The portion of property taxes that goes directly to the Village's General Fund under Option 2 is approximately 7% of the overall budgeted revenues. These are important dollars that help to fund the day-to-day operating expenses of the Village.

It is recommended that the Board move forward with Option 2, which allows the Village to maximize the tax levy. An increase to the tax-capped portion of the levy of 3.18% allows an additional $225,606 to be added to the General Fund to help cover rising costs the Village is

experiencing in purchases of supplies and materials, contractual costs, insurance premiums, and pension costs.

	2025 Final Levy Extension	Option 1	Option 2
All Pensions (Police, Fire, IMRF)	$4,453,183	$4,709,116	$4,709,116
Risk Management Insurance	$1,195,850	$1,200,000	$1,200,000
Social Security/Medicare	$443,459	$490,000	$490,000
General Fund	$1,008,561	$701,937	$927,544
Total Tax-Capped Levy	**$7,101,053**	**$7,101,053**	**$7,326,660**
Fire Pension (non-capped)	$12,463	$12,100	$12,100
2024 G.O. Bond Debt Service	$784,023	$746,687	$746,687
Total Levy	**$7,897,539**	**$7,859,840**	**$8,085,447**

FINANCIAL IMPACT

The final tax levy will be used to create and develop Homewood's next fiscal year's (FY 2027-2028) budget amounts.

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

LEGAL REVIEW

None required

RECOMMENDED BOARD ACTION

Discuss the 2026 Real Estate Tax Levy and provide staff direction on which option to move forward with; and, publish a Truth in Taxation Hearing notice in the local newspaper to be held prior to the December 8, 2026 Board meeting; and, prepare the real estate tax levy ordinances for approval.

ATTACHMENT(S)

- 2026 Proposed Tax Levy – Options 1 and 2
- Request from Homewood Police Pension Fund Board for 2026 tax levy dollars
- Homewood Police Pension Fund Municipal Compliance Reports
- Request from Homewood Fire Pension Fund Board for 2026 tax levy dollars
- Fire Pension Fund Signed Municipal Compliance Reports

Village of Homewood

2026 Proposed Real Estate Tax Levy - OPTION 1 (no change in CPI + new construction)

FINAL EXTENDED 2025 CAPPED LEVY	**$**	**7,101,053**
Increase in Consumer Price Index (CPI)		0.00%
New construction (0.5%)		0.00%
Total Increase in Levy		**0.00%**
2026 TAX CAPPED LEVY	**$**	**7,101,053**
TAX CAPPED INCREASE OVER PRIOR YEAR	**$**	**-**

	2025 Requested Levy	Final 2025 Tax Extension	2026 Proposed Levy	% Change Over 2025 Final Extension
POLICE PENSION *	$ 2,978,070	$ 2,967,759	$ 3,213,908	8.29%
FIRE PENSION *	$ 985,580	$ 982,170	$ 985,208	0.31%
IMRF PENSION *	$ 505,000	$ 503,254	$ 510,000	1.34%
SOCIAL SECURITY/MEDICARE	$ 445,000	$ 443,459	$ 490,000	10.50%
	$ 4,913,650	**$ 4,896,642**	**$ 5,199,116**	**6.18%**
CORPORATE	$ 440,695	$ 439,168	$ 282,790	-35.61%
FIRE	$ 264,417	$ 263,505	$ 186,552	-29.20%
POLICE	$ 132,209	$ 131,752	$ 104,375	-20.78%
STREETS	$ 176,278	$ 79,210	$ 65,172	-17.72%
SCHOOL CROSSING GUARD	$ 35,256	$ 35,136	$ 13,048	-62.87%
AUDIT	$ 60,000	$ 59,790	$ 50,000	-16.37%
INSURANCE	$ 1,200,000	$ 1,195,850	$ 1,200,000	0.35%
	$ 2,308,855	**$ 2,204,412**	**$ 1,901,937**	**-13.72%**
TOTAL TAX CAPPED LEVY	**$ 7,222,505**	**$ 7,101,053**	**$ 7,101,053**	**0.00%**
FIRE PENSION (NON-CAPPED)	$ 12,100	$ 12,463	$ 12,100	
2024 G.O. BOND	$ 746,688	$ 784,023	$ 746,687	
TOTAL LEVY	**$ 7,981,293**	**$ 7,897,539**	**$ 7,859,840**	
TAX LEVY ADJUSTMENT PA 102-0519**	$ -		$ -	
TOTAL LEVY AFTER ADJUSTMENT	**$ 7,981,293**	**$ 7,897,539**	**$ 7,859,840**	**-0.48%**

* Police, Fire, and IMRF Pensions account for 66% of the total capped levy ($7,101,053)
  * - Of the 66%, 89% is related to the Public Safety Pensions

** Public Act 102-0519 Amending the Property Tax Code. Beginning with levy year 2021, all tax capped taxing district levies will be increased by a prior year adjustment. The Act is intended to make taxing districts "whole" for revenue lost as the result of property tax assessment appeal refunds.

Village of Homewood

2026 Proposed Real Estate Tax Levy - OPTION 2 (change in CPI + new construction)

FINAL EXTENDED 2025 CAPPED LEVY	**$ 7,101,053**
Increase in Consumer Price Index (CPI)	2.68%
New construction (0.5%)	0.50%
Total Increase in Levy	**3.18%**
2026 TAX CAPPED LEVY	**$ 7,326,660**
TAX CAPPED INCREASE OVER PRIOR YEAR	**$ 225,606**

	2025 Requested Levy	Final 2025 Tax Extension	2026 Proposed Levy	% Change Over 2025 Final Extension
POLICE PENSION *	$ 2,978,070	$ 2,967,759	$ 3,213,908	8.29%
FIRE PENSION *	$ 985,580	$ 982,170	$ 985,208	0.31%
IMRF PENSION *	$ 505,000	$ 503,254	$ 510,000	1.34%
SOCIAL SECURITY/MEDICARE	$ 445,000	$ 443,459	$ 490,000	10.50%
	$ 4,913,650	**$ 4,896,642**	**$ 5,199,116**	**6.18%**
CORPORATE	$ 440,695	$ 439,168	$ 376,313	-14.31%
FIRE	$ 264,417	$ 263,505	$ 248,248	-5.79%
POLICE	$ 132,209	$ 131,752	$ 138,894	5.42%
STREETS	$ 176,278	$ 79,210	$ 86,726	9.49%
SCHOOL CROSSING GUARD	$ 35,256	$ 35,136	$ 17,363	-50.58%
AUDIT	$ 60,000	$ 59,790	$ 60,000	0.35%
INSURANCE	$ 1,200,000	$ 1,195,850	$ 1,200,000	0.35%
	$ 2,308,855	**$ 2,204,412**	**$ 2,127,544**	**-3.49%**
TOTAL TAX CAPPED LEVY	**$ 7,222,505**	**$ 7,101,053**	**$ 7,326,660**	**3.18%**
			-	
FIRE PENSION (NON-CAPPED)	$ 12,100	$ 12,463	$ 12,100	
2024 G.O. BOND	$ 746,688	$ 784,023	$ 746,687	
TOTAL LEVY	**$ 7,981,293**	**$ 7,897,539**	**$ 8,085,447**	
TAX LEVY ADJUSTMENT PA 102-0519**	$ -		$ -	
TOTAL LEVY AFTER ADJUSTMENT	**$ 7,981,293**	**$ 7,897,539**	**$ 8,085,447**	**2.38%**

* Police, Fire, and IMRF Pensions account for 64% of the total capped levy ($7,326,660)
  * - Of the 64%, 89% is related to the Public Safety Pensions

** Public Act 102-0519 Amending the Property Tax Code. Beginning with levy year 2021, all tax capped taxing district levies will be increased by a prior year adjustment. The Act is intended to make taxing districts "whole" for revenue lost as the result of property tax assessment appeal refunds.

REIMER DOBROVOLNY & LABARDI P

A PUBLIC SAFETY LAW FIRM

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October 26, 2026

Honorable Rich Hofeld, Village President
Village of Homewood
2020 Chestnut Road
Homewood, Illinois 60430

By Priority Mail Delivery Confirmation

Re: Homewood Police Pension Fund-Annual Tax Levy Requirements

Dear Village President Hofeld:

Please be advised that the undersigned is legal counsel for the Homewood Police Pension Fund. At a recent Pension Board meeting, the Pension Board Trustees discussed the annual tax levy/municipal contribution requirements for the Pension Fund for the upcoming tax year. As you are aware, the Pension Board either relies on an actuarial valuation performed by the Illinois Police Officer's Pension Investment Fund or an independent actuary.

In this case, the Pension Board has relied upon the actuarial valuation performed by IPOPIF. According to this valuation, the recommended amount necessary in order to satisfy the annual requirements of §3-125 of the Illinois Pension Code, for the upcoming fiscal year is $3,213,908. A copy of the Valuation Report is enclosed for your review. This represents the mandatory minimum contribution to the Fund required under State law.

Accordingly, pursuant to §3-125 of the Pension Code, the Homewood Police Pension Board is requesting the Village of Homewood levy or contribute that amount for the upcoming tax year in order to satisfy the annual requirements of the Homewood Police Pension Fund. In the event that the Village will not be levying or contributing this amount, please advise me.

Also enclosed, please find a copy of the Pension Fund's "municipal compliance report".

Finally, the Pension Board wishes to draw your attention to §3-125.1 of the Pension Code and §4402.30 of the Illinois Administrative Code defining salary for pension purposes. Both authorities refer to pensionable salary as being determined at

least in part as that established by the municipality's appropriations ordinance. A similar conclusion has been reached by Illinois Appellate Courts. (See *Village of Chicago Ridge v. Chicago Ridge Firefighters' Pension Bd. of Trustees*, 2016 IL App (1st) 152089, *Teppel v. Bd. of Trs. of Bolingbrook Police Pension Fund,* 2025 IL App (3d) 240248). In light of these authorities, the Pension Board requests the City ensure the appropriate salaries attached to rank for officers covered by Article 3 of the Pension Code are properly reflected in a municipal appropriations ordinance.

Thank you for your anticipated cooperation and assistance in this matter. Please do not hesitate to contact the undersigned should you have any questions concerning this matter.

Very truly yours,

Brian J. LaBardi

cc: Mr. Greg Knoll, President
Homewood Police Pension Board

HOMEWOOD POLICE PENSION FUND

Actuarial Valuation

As of May 1, 2026
Statutory Minimum Required Contribution

FOSTER & FOSTER
ACTUARIES AND CONSULTANTS

October 18, 2026

Homewood Police Pension Fund
Re: Actuarial Valuation Report for Statutory Minimum Required Contribution

Dear Board,

This report details the annual actuarial valuation of the Homewood Police Pension Fund as of May 1, 2026.

The valuation was performed to measure the plan's liability and funding levels and to determine the actuarially appropriate funding requirements for the fiscal year beginning May 1, 2026. This report was prepared for use by the Board. Use of the results for other purposes may not be applicable and could produce significantly different results.

DATA AND ASSUMPTIONS

In preparing this report, we have relied on personnel information supplied by the local Board. Asset information and financial reports were prepared by the auditors of the Police Officers' Pension Investment Fund. Plan design information is as defined in Article 3 of the Illinois Pension Code. In our opinion, the assumptions used in the valuation, as adopted by the Police Officers' Pension Investment Fund, represent reasonable expectations of anticipated fund experience. Other sets of assumptions and methods could also be reasonable and could produce materially different results. While we cannot verify the accuracy of all this information, the supplied information was reviewed for consistency and reasonableness. As a result of this review, we have no reason to doubt the substantial accuracy of the information and believe that it has produced appropriate results. This information, along with any adjustments or modifications, is summarized in various sections of this report.

DISCLOSURES AND LIMITATIONS

Future actuarial measurements may differ significantly from the current measurements presented in this report due to factors such as the following: plan experience differing from that anticipated by the economic or demographic assumptions; changes in economic or demographic assumptions; increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period); and changes in plan provisions or applicable law. Due to the limited scope of this report, we did not provide an analysis of these potential differences.

The funding percentages and unfunded accrued liability as measured based on the actuarial value of assets will differ from similar measures based on the market value of assets. These measures, as provided, are appropriate for determining the adequacy of future contributions, but may not be appropriate for the purpose of settling a portion or all of its liabilities.

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In performing the analysis, we used third-party software to model (calculate) the underlying liabilities and costs. These results are reviewed in the aggregate and for individual sample lives. The output from the software is either used directly or input into internally developed models to generate the costs. All internally developed models are reviewed as part of the process. As a result of this review, we believe that the models have produced reasonable results. We do not believe there are any material inconsistencies among assumptions or unreasonable output produced due to the aggregation of assumptions.

ACTUARIAL CERTIFICATION

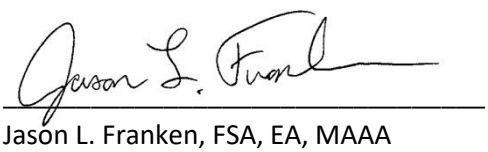
The valuation has been conducted in accordance with all applicable laws and regulations, as well as generally accepted actuarial principles and practices, including the applicable Actuarial Standards of Practice (ASOPs) as issued by the Actuarial Standards Board; specifically No. 6 for Measuring Retiree Group Benefit Obligations/No. 4 for Measuring Pension Obligations and Determining Pension Plan Costs or Contributions, No. 23 for Data Quality, No. 27 Selection of Assumptions for Measuring Pension Obligations, No. 44, Selection and Use of Asset Valuation Methods for Pension Valuations, and No. 51, Assessment and Disclosure of Risk Associated with Measuring Pension Obligations.

The Minimum Required Contribution set forth in this report has been prescribed by the Illinois Pension Code and does not necessarily represent the approach recommended by either the actuary (for a reasonable actuarially determined contribution under Actuarial Standard of Practice No. 4) or the Police Officers' Pension Investment Fund.

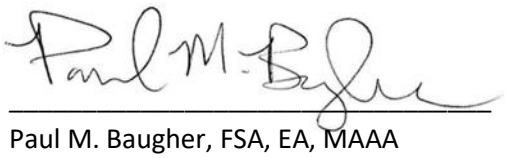
The undersigned are familiar with the immediate and long-term aspects of pension valuations and meet the Qualification Standards of the American Academy of Actuaries necessary to render the actuarial opinions contained herein. All of the sections of this report are considered an integral part of the actuarial opinions.

To our knowledge, no associate of Foster & Foster, Inc. working on this report has any direct financial interest or indirect material interest in the plan sponsor, nor does anyone at Foster & Foster, Inc. act as a member of the Board of Trustees of the Homewood Police Pension Fund. Thus, there is no relationship existing that might affect our capacity to prepare and certify this actuarial report.

Respectfully submitted,
Foster & Foster, Inc.



Jason L. Franken, FSA, EA, MAAA



Paul M. Baugher, FSA, EA, MAAA

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SUMMARY

The regular annual actuarial valuation of the Homewood Police Pension Fund, performed as of May 1, 2026, has been completed and the results are presented in this report. The contribution requirements are as follows:

Valuation Date	May 1, 2026
Total Statutory Contribution	$ 3,729,787
Member Contributions (Est.)	(515,879)
Statutory Minimum Required Contribution [1]	$ 3,213,908

[1] This calculation is determined in accordance with Section 3-125 of the Illinois Pension Code. This report should not be relied upon for purposes other than determining the current tax levy required under the Illinois Pension Code. The assumptions have been set based on expectations for all Article 3 funds in the State of Illinois. The actuarial methods are prescribed by the Illinois Pension Code and do not necessarily represent the approach recommended by either the actuary or the Police Officers' Pension Investment Fund.

CHANGES SINCE PRIOR VALUATION

PLAN CHANGES

There were no plan changes since the prior valuation.

ACTUARIAL ASSUMPTION/METHOD CHANGES SINCE PRIOR VALUATION

There were no assumption changes since the prior valuation.

There were no method changes since the prior valuation.

PRINCIPAL VALUATION RESULTS

Valuation Date	May 1, 2026
A. PARTICIPANT DATA	
Actives	42
Service Retirees	34
Beneficiaries	8
Disability Retirees	7
Terminated Vested Due Future Annuity	2
Terminated with Accumulated Contributions in Fund	3
Total	96
Total Annual Payroll	4,874,198
Annual Rate of Payments to:	
Service Retirees	3,296,458
Beneficiaries	410,576
Disability Retirees	491,631
Terminated Vested Due Future Annuity	48,286
B. ASSETS	
Actuarial Value (AVA)	42,802,543
Market Value (MVA)	48,363,564
C. LIABILITIES	
Present Value of Benefits (PVB)	
Actives	
Retirement Benefits	23,075,735
Death Benefits	317,944
Disability Benefits	2,427,953
Terminated Vested Benefits	1,407,591
Service Retirees	49,702,414
Beneficiaries	3,812,006
Disability Retirees	7,415,682
Terminated Vested Due Future Annuity	358,133
Terminated with Accumulated Contributions in Fund	13,892
Total	88,531,350

Valuation Date	May 1, 2026

C. LIABILITIES (CONTINUED)

Accrued Liability (AL)	
Actives	
Retirement Benefits	12,679,741
Death Benefits	167,587
Disability Benefits	1,291,985
Terminated Vested Benefits	781,924
Service Retirees	49,702,414
Beneficiaries	3,812,006
Disability Retirees	7,415,682
Terminated Vested Due Future Annuity	358,133
Terminated with Accumulated Contributions in Fund	13,892
Total	76,223,364
Normal Cost	
Normal Cost (Retirement)	898,099
Normal Cost (Death)	20,383
Normal Cost (Disability)	144,391
Normal Cost (Terminated Vested)	98,840
Total	1,161,713
Unfunded Actuarial Accrued Liability (UAAL = AL - AVA) [1]	33,420,821
Funded Ratio (AVA / AL)	56.2%

D. AMORTIZATION PAYMENT

Total Accrued Liability	76,223,364
90% Funded Ratio Target	68,601,028
Actuarial Value of Assets	42,802,543
Liabilities Subject to Amortization over 14 Years	25,798,485
Amortization Payment, Beginning of Year	2,307,362

[1] The unfunded actuarial accrued liability reflects a liability loss of $2,052,730 and an asset gain of $208,020 as of the measurement date.

Valuation Date	May 1, 2026

E. STATUTORY MINIMUM REQUIRED CONTRIBUTION [1]

Normal Cost, Including Expense Load [2]	$ 1,265,524
Payment Required to Amortize UAAL Over 14 Years [2]	2,464,263
Total Statutory Contribution	$ 3,729,787
Expected Member Contributions [2]	(515,879)
Statutory Minimum Required Contribution	$ 3,213,908

[1] This calculation is determined in accordance with Section 3-125 of the Illinois Pension Code. This report should not be relied upon for purposes other than determining the current tax levy required under the Illinois Pension Code. The assumptions have been set based on expectations for all Article 3 funds in the State of Illinois. The actuarial methods are prescribed by the Illinois Pension Code and do not necessarily represent the approach recommended by either the actuary or the Police Officers' Pension Investment Fund.

[2] Includes one year of interest.

PROJECTION OF BENEFIT PAYMENTS[1]

Year	Payments for Current Actives	Payments for Current Non-Actives	Total Payments
2027	64,073	4,175,946	4,240,019
2028	107,367	4,236,925	4,344,292
2029	180,804	4,308,341	4,489,145
2030	256,811	4,375,634	4,632,445
2031	353,146	4,438,094	4,791,240
2032	487,875	4,494,989	4,982,864
2033	615,624	4,545,586	5,161,210
2034	764,347	4,589,197	5,353,544
2035	911,056	4,635,529	5,546,585
2036	1,053,934	4,717,084	5,771,018
2037	1,185,027	4,749,207	5,934,234
2038	1,321,748	4,794,721	6,116,469
2039	1,459,145	4,819,353	6,278,498
2040	1,584,778	4,814,826	6,399,604
2041	1,708,302	4,800,163	6,508,465
2042	1,828,132	4,775,290	6,603,422
2043	1,949,149	4,739,702	6,688,851
2044	2,150,685	4,707,856	6,858,541
2045	2,385,122	4,650,323	7,035,445
2046	2,652,635	4,581,044	7,233,679
2047	2,918,775	4,499,495	7,418,270
2048	3,176,869	4,405,205	7,582,074
2049	3,482,740	4,297,833	7,780,573
2050	3,730,056	4,177,255	7,907,311
2051	3,971,460	4,043,752	8,015,212
2052	4,205,766	3,897,926	8,103,692
2053	4,396,230	3,740,722	8,136,952
2054	4,590,655	3,573,402	8,164,057
2055	4,783,757	3,397,435	8,181,192
2056	4,966,964	3,214,484	8,181,448
2057	5,164,236	3,026,284	8,190,520
2058	5,344,124	2,834,622	8,178,746
2059	5,519,241	2,641,391	8,160,632
2060	5,648,207	2,448,496	8,096,703
2061	5,735,595	2,257,649	7,993,244
2062	5,799,762	2,070,564	7,870,326
2063	5,843,564	1,888,836	7,732,400
2064	5,868,612	1,713,798	7,582,410
2065	5,875,446	1,546,543	7,421,989
2066	5,862,882	1,387,938	7,250,820

[1] This illustrates the projection of future benefit payments for the population as it exists on the valuation date without consideration for future hires.

ASSET INFORMATION

Fiscal Year End	April 30, 2026
CHANGE IN MARKET VALUE OF ASSETS	
Market Value of Assets as of April 30, 2025	39,338,929
Benefit payments during fiscal year 2026	(4,022,914)
Administrative expense during fiscal year 2026	(63,656)
Total contributions during fiscal year 2026	4,228,563
Contributions Less Benefit Payments & Administrative Expenses	141,993
Actual Net Investment Earnings	8,882,642
Market Value of Assets as of April 30, 2026	48,363,564
ACTUARIAL VALUE OF ASSETS	
Market Value of Assets	48,363,564
(Gains)/Losses Not Yet Recognized	(5,561,021)
Actuarial Value of Assets	42,802,543
DEVELOPMENT OF INVESTMENT GAIN/LOSS	
Expected Investment Earnings	2,679,875
Actual Net Investment Earnings	8,882,642
Actuarial Investment Gain/(Loss)	6,202,767

GAINS/(LOSSES) NOT YET RECOGNIZED

Fiscal Year Ending	Gain/(Loss)	Amounts Not Yet Recognized by Valuation Year			
		2026	2027	2028	2029
2023	(1,724,661)	(344,932)	0	0	0
2024	789,159	315,664	157,832	0	0
2025	1,046,792	628,075	418,717	209,358	0
2026	6,202,767	4,962,214	3,721,660	2,481,107	1,240,553
Total		5,561,021	4,298,209	2,690,465	1,240,553

ACTUARIAL ASSUMPTIONS AND METHODS

The assumptions shown below were adopted by the Board September 9, 2022 following a 2022 review of plan experience.

Interest Rate	6.80% per year compounded annually, net of investment related expenses.
Mortality Rate	***Active Lives:*** PubS-2010 Employee mortality, unadjusted, with generational improvements with most recent projection scale (currently Scale MP-2021). 10% of active deaths are assumed to be in the line of duty. ***Inactive Lives:*** PubS-2010 Healthy Retiree mortality, adjusted by a factor of 1.150 for male retirees and unadjusted for female retirees, with generational improvements with most recent projection scale (currently Scale MP-2021). ***Beneficiaries:*** PubS-2010 Survivor mortality, unadjusted for male beneficiaries and adjusted by a factor of 1.150 for female beneficiaries, with generational improvements with most recent projection scale (currently Scale MP-2021). ***Disabled Lives:*** PubS-2010 Disabled mortality, adjusted by a factor of 1.080 for male disabled members and unadjusted for female disabled members, with generational improvements with most recent projection scale (currently Scale MP-2021). The mortality assumptions sufficiently accommodate anticipated future mortality improvements.

Retirement Age

% Retiring During Year (Tier 1)		% Retiring During Year (Tier 2)	
Age	Rate	Age	Rate
50-54	20%	50-54	5%
55-62	25%	55	40%
63	33%	56-62	25%
64	40%	63	33%
65-69	55%	64	40%
70+	100%	65-69	55%
		70+	100%

Disability Rate

Sample rates included in table below. 60% of the disabilities are assumed to be in the line of duty.

% Becoming Disabled During Year	
Age	Rate
20	0.000%
25	0.029%
30	0.133%
35	0.247%
40	0.399%
45	0.561%
50	0.675%
55	0.855%
60	1.093%

Termination Rate

See table below.

% Terminating During Year			
Service	Rate	Service	Rate
0	13.00%	8	3.00%
1	8.00%	9	2.50%
2	7.00%	10	2.25%
3	6.00%	11	2.00%
4	5.00%	12	1.75%
5	4.50%	13	1.50%
6	4.00%	14+	1.25%
7	3.50%		

Salary Increases	See table below.

Salary Scale	
Service	Rate
0	11.00%
1	9.50%
2	8.00%
3	7.50%
4	7.00%
5	6.00%
6	5.00%
7-11	4.00%
12-29	3.75%
30+	3.50%

Inflation	2.50%.
Cost-of-Living Adjustment	Tier 1: 3.00% per year after age 55. Those that retire prior to age 55 receive an increase of 1/12 of 3.00% for each full month since benefit commencement upon reaching age 55. Tier 2: 1.25% per year after the later of attainment of age 60 or first anniversary of retirement.
Marital Status	80% of Members are assumed to be married.
Spouse's Age	Males are assumed to be three years older than females.
Funding Method	Projected Unit Credit Cost Method.
Actuarial Asset Method	Investment gains and losses are smoothed over a 5-year period. In the first year, 20% of the gain or loss is recognized. In the second year 40%, in the third year 60%, in the fourth year 80%, and in the fifth year 100% of the gain or loss is recognized. The actuarial investment gain or loss is defined as the actual return on investments minus the actuarial assumed investment return.

Funding Policy Amortization Method	The UAAL is amortized according to a Level Percentage of Payroll method over a period ending in 2040. The initial amortization amount is 90% of the Accrued Liability less the Actuarial Value of Assets.
Payroll Growth	3.00% per year.
Administrative Expenses	Administrative expenses will be estimated as 2% of the fund's total normal cost.

PLAN PROVISIONS

Article 3 Pension Fund	The Plan is established and administered as prescribed by "Article 3. Police Pension Fund – Municipalities 500,000 and Under" of the Illinois Pension Code.
Plan Administration	The Plan is a single employer defined benefit pension plan administered by a Board of Trustees comprised of: a.) Two members appointed by the Municipality, b.) Two active Members of the Police Department elected by the Membership, and c.) One retired Member of the Police Department elected by the Membership.
Credited Service	Complete years of service as a sworn police officer employed by the Municipality.
Normal Retirement	
Date	**Tier 1**: Age 50 and 20 years of Credited Service. **Tier 2:** Age 55 and 10 years of Credited Service.
Benefit	**Tier 1**: 50% of annual salary attached to rank on last day of service plus 2.50% of annual salary for each year of service over 20 years, up to a maximum of 75% of salary. The minimum monthly benefit is $1,000 per month. **Tier 2**: 2.50% per year of service times the average salary for the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest prior to retirement times the number of years of service, up to a maximum of 75% of average salary. The minimum monthly benefit is $1,000 per month. For Tier 2 participants, the salary is capped at a rate of $106,800 as of 2011, indexed annually at a rate of CPI-U, but not to exceed 3.00%.

Form of Benefit	**Tier 1:** For married retirees, an annuity payable for the life of the Member; upon the death of the member, 100% of the Member's benefit payable to the spouse until death. For unmarried retirees, the normal form is a Single Life Annuity. **Tier 2**: Same as above, but with 66 2/3% of benefit continued to spouse.

Early Retirement

Date	**Tier 1**: Age 60 and 8 years of Credited Service. **Tier 2:** Age 50 and 10 years of Credited Service.
Benefit	**Tier 1**: Normal Retirement benefit with no minimum. **Tier 2**: Normal Retirement benefit, reduced 6.00% for each year before age 55, with no minimum benefit.
Form of Benefit	Same as Normal Retirement.

Disability Benefit

Eligibility	Total and permanent as determined by the Board of Trustees.
Benefit Amount	A maximum of: a.) 65% of salary attached to the rank held by Member on last day of service, and; b.) The monthly retirement pension that the Member is entitled to receive if he or she retired immediately. For non-service connected disabilities, a benefit of 50% of salary attached to rank held by Member on last day of service.

Cost-of-Living Adjustment	**Tier 1:** *Retirees:* An annual increase equal to 3.00% per year after age 55. Those that retire prior to age 55 receive an increase of 1/12 of 3.00% for each full month since benefit commencement upon reaching age 55. *Disabled Retirees*: An annual increase equal to 3.00% per year of the original benefit amount beginning at age 60. Those that become disabled prior to age 60 receive an increase of 3.00% of the original benefit amount for each year since benefit commencement upon reaching age 60. **Tier 2**: An annual increase each January 1 equal to 3.00% per year or one-half of the annual unadjusted percentage increase in the consumer price index-u for the 12 months ending with the September preceding each November 1, whichever is less, of the original pension after the attainment of age 60 or first anniversary of pension start date whichever is later.

Pre-Retirement Death Benefit

Service Incurred	100% of salary attached to rank held by Member on last day of service.
Non-Service Incurred	A maximum of: a.) 54% of salary attached to the rank held by Member on last day of service, and; b.) The monthly retirement pension earned by the deceased Member at the time of death, regardless of whether death occurs before or after age 50. For non-service deaths with less than 10 years of service, a refund of member contributions is provided.

Vesting (Termination)

Vesting Service Requirement	**Tier 1:** 8 years. **Tier 2**: 10 years.

Non-Vested Benefit	Refund of Member Contributions.
Vested Benefit	Either the termination benefit, payable upon reaching age 60 (55 for Tier 2), provided contributions are not withdrawn, or a refund of member contributions. The termination benefit is 2.50% of annual salary held in the year prior to termination (4-year final average salary for Tier 2) times creditable service.

Contributions

Employee	9.91% of Salary.
Municipality	Remaining amount necessary for payment of Normal (current year's) Cost and amortization of the accrued past service liability.

SUPPLEMENTARY INFORMATION

GLOSSARY

Total Annual Payroll	The projected annual rate of pay for the fiscal year following the valuation date of all covered members.
Present Value of Benefits	The single sum value on the valuation date of all future benefits to be paid to current Members, Retirees, Beneficiaries, Disability Retirees and Vested Terminations.
Accrued Actuarial Liability	Determined according to the plan's actuarial cost method. This amount represents the portion of the anticipated future benefits allocated to years prior to the valuation date.
Normal (Current Year's) Cost	The current year's cost for benefits yet to be funded.
Market Value of Assets	The fair market value of plan assets as of the valuation date. This amount may be adjusted to produce an Actuarial Value of Assets for plan funding purposes.
Actuarial Value of Assets	The asset value used in the valuation to determine contribution requirements. It represents the plan's Market Value of Assets, with adjustments according to the Actuarial Asset Method. These adjustments produce a "smoothed" value that is likely to be less volatile from year to year than the Market Value of Assets.
Unfunded Accrued Liability	The excess of the Accrued Actuarial Liability over the Actuarial Value of Assets.

Statutory Minimum Required Contribution	The amount equal to the Normal Cost plus an amount sufficient to amortize the Unfunded Accrued Liability to achieve a 90% funding target by 2040. The required amount is adjusted for interest to year-end.
Projected Unit Credit Actuarial Cost Method (Level Percent of Compensation)	The method used to determine statutory minimum required contributions under the Plan. The use of this method involves the systematic funding of the Normal Cost (described above) and the Unfunded Accrued (Past Service) Liability. The actuarial accrued liability is the present value of accrued benefits, using projected salary for active Plan Participants.

DISCUSSION OF RISK

Actuarial Standard of Practice No. 51, Assessment and Disclosure of Risk Associated with Measuring Pension Obligations and Determining Pension Plan Contributions, states that the actuary should identify risks that, in the actuary's professional judgment, may reasonably be anticipated to significantly affect the plan's future financial condition.

Throughout this report, actuarial results are determined using various actuarial assumptions. These results are based on the premise that all future plan experience will align with the plan's actuarial assumptions; however, there is no guarantee that actual plan experience will align with the plan's assumptions. It is possible that actual plan experience will differ from anticipated experience in an unfavorable manner that will negatively impact the plan's funded position.

Below are examples of ways in which plan experience can deviate from assumptions and the potential impact of that deviation. Typically, this results in an actuarial gain or loss representing the current-year financial impact on the plan's unfunded liability of the experience differing from assumptions; this gain or loss is amortized over a period of time determined by the plan's amortization method. When assumptions are selected that adequately reflect plan experience, gains and losses typically offset one another in the long term, resulting in a relatively low impact on the plan's contribution requirements associated with plan experience. When assumptions are too optimistic, losses can accumulate over time and the plan's amortization payment could potentially grow to an unmanageable level.

- Investment Return: When the rate of return on the Actuarial Value of Assets falls short of the assumption, this produces a loss representing assumed investment earnings that were not realized. Further, it is unlikely that the plan will experience a scenario that matches the assumed return in each year as capital markets can be volatile from year to year. Therefore, contribution amounts can vary in the future.
- Salary Increases: When a plan participant experiences a salary increase that was greater than assumed, this produces a loss representing the cost of an increase in anticipated plan benefits for the participant as compared to the previous year. The total gain or loss associated with salary increases for the plan is the sum of salary gains and losses for all active participants.
- Payroll Growth: The plan's payroll growth assumption, if one is used, causes a predictable annual increase in the plan's amortization payment in order to produce an amortization payment that remains constant as a percentage of payroll if all assumptions are realized. If payroll increases less than the plan's payroll growth assumption, the plan's amortization payment can increase significantly as a percentage of payroll even if all assumptions other than the payroll growth assumption are realized.
- Demographic Assumptions: Actuarial results take into account various potential events that could happen to a plan participant, such as retirement, termination, disability, and death. Each of these potential events is assigned a liability based on the likelihood of the event and the financial consequence of the event for the plan. Accordingly, actuarial liabilities reflect a blend of financial

consequences associated with various possible outcomes (such as retirement at one of various possible ages). Once the outcome is known (e.g. the participant retires) the liability is adjusted to reflect the known outcome. This adjustment produces a gain or loss depending on whether the outcome was more or less favorable than other outcomes that could have occurred.

IMPACT OF PLAN MATURITY ON RISK

For newer pension plans, most of the participants and associated liabilities are related to active members who have not yet reached retirement age. As pension plans continue in operation and active members reach retirement ages, liabilities begin to shift from being primarily related to active members to being shared amongst active and retired members. Plan maturity is a measure of the extent to which this shift has occurred. It is important to understand that plan maturity can have an impact on risk tolerance and the overall risk characteristics of the plan. For example, closed plans with a large amount of retired liability do not have as long of a time horizon to recover from losses (such as losses on investments due to lower than expected investment returns) as plans where the majority of the liability is attributable to active members. For this reason, less tolerance for investment risk may be warranted for highly mature closed plans with a substantial inactive liability. Similarly, mature closed plans paying substantial retirement benefits resulting in a small positive or net negative cash flow can be more sensitive to near term investment volatility, particularly if the size of the fund is shrinking, which can result in less assets being available for investment in the market.

METRICS TO HELP ASSESS RISK

Below are descriptions of some metrics that can be used to help assess risk. The table at the end of this section provides these metrics for the fund.

- Support Ratio: The support ratio is determined as the ratio of active to inactive members. This metric speaks to the maturity of the plan, with a low ratio indicating a more mature plan.
- Asset Volatility Ratio: The asset volatility ratio is determined as the ratio of the Market Value of Assets to Total Payroll. It is a measure of the impact of investment volatility on employer contributions which are paid as a percentage of payroll. Although Market Value of Asset growth that exceeds payroll growth may contribute to the financial stability of the plan, the amortization of changes in these higher asset values have a greater impact on contribution volatility as this ratio increases.
- Accrued Liability (AL) Ratio: The accrued liability ratio is the proportion of Total Accrued Liability attributable to inactive members. A higher ratio indicates a more mature plan. Mature plans will see increased risk since losses due to lower than expected investment returns or demographic factors will need to be made up for over a shorter time horizon than would be needed for a less mature plan.
- Funded Ratio: The funded ratio is determined as the ratio of the Actuarial Value of Assets to the Total Accrued Liability. This ratio generally reflects the financial health of the plan but should not be considered in isolation since it is very sensitive to changes in actuarial methods and assumptions.

- Net Cash Flow Ratio: The net cash flow ratio is determined as the ratio of the Net Cash Flow (contributions minus benefit payments and administrative expenses) to the Market Value of Assets. Mature plans paying substantial retirement benefits resulting in small positive or negative cash flows may be more sensitive to near term investment volatility.

LOW DEFAULT RISK OBLIGATION MEASURE

Actuarial Standard of Practice No. 4, Measuring Pension Obligations and Determining Pension Plan Costs or Contributions, was revised as of December 2021 to include a "low-default-risk obligation measure" (LDROM). This liability measure is consistent with the determination of the actuarial accrued liability shown on page 8 in terms of member data, plan provisions, and assumptions/methods except that the interest rate is tied to low-default-risk fixed income securities. The S&P Municipal Bond 20 Year High Grade Rate Index (daily rate closest to, but not later than, the measurement date) was selected to represent a current market rate of low risk but longer-term investments that could be included in a low-risk asset portfolio. The interest rate used in this valuation was 4.42%, resulting in an LDROM of $106,838,164. The LDROM should not be considered the "correct" liability measurement; it simply shows a possible outcome if the Board elected to hold a very low risk asset portfolio. Given that plan benefits are paid over time through the combination of contributions and investment returns, prudent investments selected by the Board help to balance asset accumulation through these two sources.

It is important to note that the actuary has identified the risks in this section as the most significant risks based on the characteristics of the plan and the nature of the project, however, it is not an exhaustive list of potential risks that could be considered. Additional advanced modeling, as well as the identification of additional risks, can be provided at the request of the audience addressed on page 2 of this report.

PLAN MATURITY MEASURES AND OTHER RISK METRICS

	May 1, 2026
SUPPORT RATIO	
Total Actives	42
Total Inactives	54
Actives / Inactives	77.8%
ASSET VOLATILITY RATIO	
Market Value of Assets (MVA)	48,363,564
Total Annual Payroll	4,874,198
MVA / Total Annual Payroll	992.2%
ACCRUED LIABILITY (AL) RATIO	
Inactive Accrued Liability	61,302,127
Total Accrued Liability	76,223,364
Inactive AL / Total AL	80.4%
FUNDED RATIO	
Actuarial Value of Assets (AVA)	42,802,543
Total Accrued Liability	76,223,364
AVA / Total Accrued Liability	56.2%
NET CASH FLOW RATIO	
Net Cash Flow [1]	141,993
Market Value of Assets (MVA)	48,363,564
Ratio	0.3%

[1] Determined as total contributions minus benefit payments and administrative expenses.

THE VILLAGE OF HOMEWOOD, ILLINOIS

POLICE PENSION FUND

PUBLIC ACT 95-0950
MUNICIPAL COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED APRIL 30, 2026

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Homewood, IL 60430
Phone: 708.206.3420
www.village.homewood.il.us

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

October 19, 2026

Members of the Pension Board of Trustees
Homewood Police Pension Fund
Homewood, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Homewood Police Pension Fund for the fiscal year ended April 30, 2026. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

THE VILLAGE OF HOMEWOOD, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2026

The Pension Board certifies to the Board of Trustees of the Village of Homewood, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	Current Fiscal Year	Preceding Fiscal Year
Total Cash and Investments (including accrued interest)	$48,355,890	$39,333,214
Total Net Position	$48,363,564	$39,338,929

2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of police officers and from other sources:

Estimated Receipts - Employee Contributions	$507,700
Estimated Receipts - All Other Sources	
Investment Earnings	$3,288,200
Municipal Contribution	$3,213,908

3) The estimated amount required during the next succeeding fiscal year to (a) pay all pensions and other obligations provided in Article 3 of the Illinois Pension Code, and (b) to meet the annual requirements of the fund as provided in Sections 3-125 and 3-127:

(a) Pay all Pensions and Other Obligations	$5,108,200
(b) Annual Requirement of the Fund as Determined by:	
Illinois Police Officers' Pension Investment Fund	$3,213,908
Private Actuary	
Recommended Municipal Contribution	N/A
Statutory Municipal Contribution	N/A

THE VILLAGE OF HOMEWOOD, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2026

4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	$8,882,642	$3,501,063
Assumed Investment Return		
Illinois Police Officers' Pension Investment Fund	6.800%	6.800%
Private Actuary	N/A	N/A
Actual Investment Return	20.259%	9.253%

5) The total number of active employees who are financially contributing to the fund:

Number of Active Members	42

6) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	34	$3,111,528
(ii) Disability Pension	7	$494,480
(iii) Survivors and Child Benefits	8	$411,169
Totals	49	$4,017,177

THE VILLAGE OF HOMEWOOD, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2026

7) The funded ratio of the fund:

	Current Fiscal Year	Preceding Fiscal Year
Illinois Police Officers' Pension Investment Fund	92.76%	55.00%
Private Actuary	N/A	N/A

8) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:
Unfunded Liability:

Illinois Police Officers' Pension Investment Fund	$33,420,821
Private Actuary	N/A

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

9) Please see attached Investment/Cash Management policy if applicable

Please see Notes Page attached.

CERTIFICATION OF MUNICIPAL POLICE
PENSION FUND COMPLIANCE REPORT

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §3-143 of the Illinois Pension Code 40 ILCS 5/3-143, that the preceding report is true and accurate.

Adopted this 21st day of October, 2026

President _____ Date 10/21/26

Secretary _____ Date 10-21-26

REIMER DOBROVOLNY & LABARDI P

A PUBLIC SAFETY LAW FIRM

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217-344-2376

November 4, 2026

Honorable Rich Hofeld, Village President
Village of Homewood
2020 Chestnut Road
Homewood, Illinois 60430

By Priority Mail Delivery Confirmation

Re: Homewood Firefighters' Pension Fund – Annual Tax Levy

Dear Village President Hofeld:

As you are aware, the undersigned is legal counsel for the Homewood Firefighters' Pension Fund. At a recent Pension Board meeting, the Pension Board Trustees discussed the annual tax levy requirements for the Pension Fund for the upcoming tax year. As you are aware, the Pension Board either relies on an actuarial valuation performed by the Illinois Firefighters' Pension Investment Fund (IFPIF) or an independent actuary.

In this case, the Pension Board has relied upon the actuarial valuation performed by IFPIF. According to this valuation, the recommended amount necessary in order to satisfy the annual requirements of §5/4-118 of the Illinois Pension Code, for the upcoming fiscal year is $985,208. A copy of the Valuation Report is enclosed for your review. This represents the mandatory minimum contribution to the Fund required under State law.

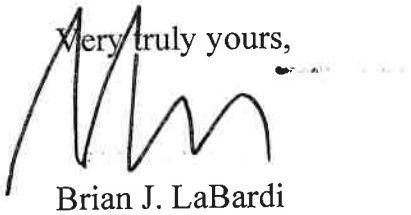
Accordingly, pursuant to §4-118 and §4-134 of the Illinois Pension Code, the Homewood Firefighters' Pension Board is requesting the Village of Homewood levy or contribute the above amount for the up-coming tax year to satisfy the annual requirements of the Homewood Firefighters' Pension Fund. In the event that the Village will not be levying this amount, please advise me.

Finally, the Pension Board wishes to draw your attention to §4-118.1 of the Pension Code and §4402.30 of the Illinois Administrative Code defining salary for pension purposes. Both authorities refer to pensionable salary as being determined at least in part as that established by the municipality's appropriations ordinance.

A similar conclusion has been reached by Illinois Appellate Courts. (See *Village of Chicago Ridge v. Chicago Ridge Firefighters' Pension Bd. of Trustees*, 2016 IL App (1st) 152089, *Teppel v. Bd. of Trs. of Bolingbrook Police Pension Fund,* 2025 IL App (3d) 240248). In light of these authorities, the Pension Board requests the City ensure the appropriate salaries attached to rank for firefighters covered by Article 4 of the Pension Code are properly reflected in a municipal appropriations ordinance.

Thank you for your anticipated cooperation and assistance in this matter. Please do not hesitate to contact the undersigned should you have any questions concerning this matter.

Very truly yours,



Brian J. LaBardi

Enclosure
cc: Greg Knoll, President
Homewood Firefighters' Pension Board



HOMEWOOD FIREFIGHTERS' PENSION FUND

Actuarial Valuation

As of May 1, 2026
Statutory Minimum Required Contribution

FOSTER & FOSTER
ACTUARIES AND CONSULTANTS

FOSTER & FOSTER
ACTUARIES AND CONSULTANTS

October 22, 2026

Homewood Firefighters' Pension Fund
Re: Actuarial Valuation Report for Statutory Minimum Required Contribution

Dear Board,

This report details the annual actuarial valuation of the Homewood Firefighters' Pension Fund as of May 1, 2026.

The valuation was performed to measure the plan's liability and funding levels and to determine the actuarially appropriate funding requirements for the fiscal year beginning May 1, 2026. This report was prepared for use by the Board. Use of the results for other purposes may not be applicable and could produce significantly different results.

DATA AND ASSUMPTIONS

In preparing this report, we have relied on personnel information supplied by the local Board. Asset information and financial reports were prepared by the auditors of the Firefighters' Pension Investment Fund. Plan design information is as defined in Article 4 of the Illinois Pension Code. In our opinion, the assumptions used in the valuation, as adopted by the Firefighters' Pension Investment Fund, represent reasonable expectations of anticipated fund experience. Other sets of assumptions and methods could also be reasonable and could produce materially different results. While we cannot verify the accuracy of all this information, the supplied information was reviewed for consistency and reasonableness. As a result of this review, we have no reason to doubt the substantial accuracy of the information and believe that it has produced appropriate results. This information, along with any adjustments or modifications, is summarized in various sections of this report.

DISCLOSURES AND LIMITATIONS

Future actuarial measurements may differ significantly from the current measurements presented in this report due to factors such as the following: plan experience differing from that anticipated by the economic or demographic assumptions; changes in economic or demographic assumptions; increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period); and changes in plan provisions or applicable law. Due to the limited scope of this report, we did not provide an analysis of these potential differences.

The funding percentages and unfunded accrued liability as measured based on the actuarial value of assets will differ from similar measures based on the market value of assets. These measures, as provided, are appropriate for determining the adequacy of future contributions, but may not be appropriate for the purpose of settling a portion or all of its liabilities.

In performing the analysis, we used third-party software to model (calculate) the underlying liabilities and costs. These results are reviewed in the aggregate and for individual sample lives. The output from the software is either used directly or input into internally developed models to generate the costs. All internally developed models are reviewed as part of the process. As a result of this review, we believe that the models have produced reasonable results. We do not believe there are any material inconsistencies among assumptions or unreasonable output produced due to the aggregation of assumptions.

ACTUARIAL CERTIFICATION

The valuation has been conducted in accordance with all applicable laws and regulations, as well as generally accepted actuarial principles and practices, including the applicable Actuarial Standards of Practice (ASOPs) as issued by the Actuarial Standards Board; specifically No. 6 for Measuring Retiree Group Benefit Obligations/No. 4 for Measuring Pension Obligations and Determining Pension Plan Costs or Contributions, No. 23 for Data Quality, No. 27 Selection of Assumptions for Measuring Pension Obligations, No. 44, Selection and Use of Asset Valuation Methods for Pension Valuations, and No. 51, Assessment and Disclosure of Risk Associated with Measuring Pension Obligations.

The Minimum Required Contribution set forth in this report has been prescribed by the Illinois Pension Code and does not necessarily represent the approach recommended by either the actuary (for a reasonable actuarially determined contribution under Actuarial Standard of Practice No. 4) or the Firefighters' Pension Investment Fund.

The undersigned are familiar with the immediate and long-term aspects of pension valuations and meet the Qualification Standards of the American Academy of Actuaries necessary to render the actuarial opinions contained herein. All of the sections of this report are considered an integral part of the actuarial opinions.

To our knowledge, no associate of Foster & Foster, Inc. working on this report has any direct financial interest or indirect material interest in the plan sponsor, nor does anyone at Foster & Foster, Inc. act as a member of the Board of Trustees of the Homewood Firefighters' Pension Fund. Thus, there is no relationship existing that might affect our capacity to prepare and certify this actuarial report.

Respectfully submitted,
Foster & Foster, Inc.

Jason L. Franken, FSA, EA, MAAA

Heidi E. Andorfer, FSA, EA, MAAA

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SUMMARY

The regular annual actuarial valuation of the Homewood Firefighters' Pension Fund, performed as of May 1, 2026, has been completed and the results are presented in this report. The contribution requirements are as follows:

Valuation Date	May 1, 2026
Total Statutory Contribution	$ 1,231,343
Member Contributions (Est.)	(246,135)
Statutory Minimum Required Contribution [1]	$ 985,208

[1] This calculation is determined in accordance with Section 4-118 of the Illinois Pension Code. This report should not be relied upon for purposes other than determining the current tax levy required under the Illinois Pension Code. The assumptions have been set based on expectations for all Article 4 funds in the State of Illinois. The actuarial methods are prescribed by the Illinois Pension Code and do not necessarily represent the approach recommended by either the actuary or the Firefighters' Pension Investment Fund.

Section 4-118 of the Illinois Pension Code provides a minimum required contribution, determined under the projected unit cost method, that is sufficient to fund the normal cost of the pension fund, or 17.5% of the salaries and wages to be paid to firefighters for the year involved, whichever is greater, plus an annual amount sufficient to bring the total assets of the pension fund up to 90% of the total actuarial liabilities of the pension fund by the end of the employer's fiscal year 2040.

A municipal or fire protection district employer may consult with its actuary if it desires to provide funding in excess of the minimum required contribution, such as through the entry age normal cost method, by using a shorter amortization period, or by using a funding schedule that amortizes 100% of the pension fund's liabilities.

Providing additional funding in excess of the minimum required contribution would reduce the total employer cost over the life of the amortization period.

CHANGES SINCE PRIOR VALUATION

PLAN CHANGES

There were no plan changes since the prior valuation.

ACTUARIAL ASSUMPTION/METHOD CHANGES SINCE PRIOR VALUATION

The actuarial assumptions have been updated from the prior valuation based on an experience study performed for the Firefighters' Pension Investment Fund dated June 16, 2025 and adopted by the Board of Trustees on August 22, 2025.

There were no method changes since the prior valuation.

PRINCIPAL VALUATION RESULTS

Valuation Date	May 1, 2026
A. PARTICIPANT DATA	
Actives	21
Service Retirees	12
Beneficiaries	1
Disability Retirees	3
Terminated Vested Due Future Annuity	1
Terminated with Accumulated Contributions in Fund	4
Total	42
Total Annual Payroll	2,430,087
Annual Rate of Payments to:	
Service Retirees	1,073,797
Beneficiaries	88,055
Disability Retirees	167,482
Terminated Vested Due Future Annuity	9,524
B. ASSETS	
Actuarial Value (AVA)	22,633,006
Market Value (MVA)	25,286,309
C. LIABILITIES	
Present Value of Benefits (PVB)	
Actives	
Retirement Benefits	15,814,835
Death Benefits	184,692
Disability Benefits	1,586,946
Terminated Vested Benefits	361,979
Service Retirees	15,643,676
Beneficiaries	859,948
Disability Retirees	2,258,873
Terminated Vested Due Future Annuity	35,907
Terminated with Accumulated Contributions in Fund	15,745
Total	36,762,601

Valuation Date	May 1, 2026

C. LIABILITIES (CONTINUED)

Accrued Liability (AL)	
Actives	
Retirement Benefits	10,480,132
Death Benefits	103,905
Disability Benefits	889,727
Terminated Vested Benefits	218,432
Service Retirees	15,643,676
Beneficiaries	859,948
Disability Retirees	2,258,873
Terminated Vested Due Future Annuity	35,907
Terminated with Accumulated Contributions in Fund	15,745
Total	30,506,345
Normal Cost	
Normal Cost (Retirement)	572,179
Normal Cost (Death)	11,613
Normal Cost (Disability)	83,048
Normal Cost (Terminated Vested)	23,397
Total	690,237
Unfunded Actuarial Accrued Liability (UAAL = AL - AVA) [1]	7,873,339
Funded Ratio (AVA / AL)	74.2%

D. AMORTIZATION PAYMENT

Total Accrued Liability	30,506,345
90% Funded Ratio Target	27,455,711
Actuarial Value of Assets	22,633,006
Liabilities Subject to Amortization over 14 Years	4,822,705
Amortization Payment, Beginning of Year	445,403

[1] The unfunded actuarial accrued liability reflects a liability gain of $196,007 and an asset gain of $82,727 as of the measurement date.

Valuation Date	May 1, 2026

E. STATUTORY MINIMUM REQUIRED CONTRIBUTION [1]

Normal Cost, Including Expense Load [2]	$ 754,205
Payment Required to Amortize UAAL Over 14 Years [2]	477,138
Total Statutory Contribution	$ 1,231,343
Expected Member Contributions [2]	(246,135)
Statutory Minimum Required Contribution [1]	$ 985,208

[1] This calculation is determined in accordance with Section 4-118 of the Illinois Pension Code. This report should not be relied upon for purposes other than determining the current tax levy required under the Illinois Pension Code. The assumptions have been set based on expectations for all Article 4 funds in the State of Illinois. The actuarial methods are prescribed by the Illinois Pension Code and do not necessarily represent the approach recommended by either the actuary or the Firefighters' Pension Investment Fund.

Section 4-118 of the Illinois Pension Code provides a minimum required contribution, determined under the projected unit cost method, that is sufficient to fund the normal cost of the pension fund, or 17.5% of the salaries and wages to be paid to firefighters for the year involved, whichever is greater, plus an annual amount sufficient to bring the total assets of the pension fund up to 90% of the total actuarial liabilities of the pension fund by the end of the employer's fiscal year 2040.

A municipal or fire protection district employer may consult with its actuary if it desires to provide funding in excess of the minimum required contribution, such as through the entry age normal cost method, by using a shorter amortization period, or by using a funding schedule that amortizes 100% of the pension fund's liabilities.

Providing additional funding in excess of the minimum required contribution would reduce the total employer cost over the life of the amortization period.

[2] Includes one year of interest.

PROJECTION OF BENEFIT PAYMENTS [1]

Year	Payments for Current Actives	Payments for Current Non-Actives	Total Payments
2027	45,344	1,337,765	1,383,109
2028	117,927	1,350,045	1,467,972
2029	202,763	1,377,602	1,580,365
2030	301,989	1,404,497	1,706,486
2031	398,859	1,430,509	1,829,368
2032	494,482	1,455,388	1,949,870
2033	604,782	1,478,842	2,083,624
2034	714,384	1,500,544	2,214,928
2035	814,551	1,520,128	2,334,679
2036	916,398	1,537,192	2,453,590
2037	1,028,436	1,551,280	2,579,716
2038	1,136,628	1,561,900	2,698,528
2039	1,231,445	1,568,534	2,799,979
2040	1,318,179	1,570,654	2,888,833
2041	1,404,501	1,567,964	2,972,465
2042	1,495,474	1,560,225	3,055,699
2043	1,579,393	1,546,670	3,126,063
2044	1,660,598	1,527,119	3,187,717
2045	1,740,961	1,501,514	3,242,475
2046	1,864,752	1,479,392	3,344,144
2047	2,015,151	1,442,202	3,457,353
2048	2,170,958	1,399,759	3,570,717
2049	2,332,931	1,352,412	3,685,343
2050	2,472,755	1,300,525	3,773,280
2051	2,633,619	1,244,474	3,878,093
2052	2,782,496	1,184,517	3,967,013
2053	2,901,647	1,120,748	4,022,395
2054	3,006,113	1,053,339	4,059,452
2055	3,100,339	982,589	4,082,928
2056	3,199,960	908,965	4,108,925
2057	3,286,659	833,115	4,119,774
2058	3,355,659	755,948	4,111,607
2059	3,411,121	678,607	4,089,728
2060	3,456,385	602,354	4,058,739
2061	3,492,099	528,518	4,020,617
2062	3,516,662	458,416	3,975,078
2063	3,531,968	393,183	3,925,151
2064	3,538,418	333,769	3,872,187
2065	3,536,248	280,819	3,817,067
2066	3,524,171	234,636	3,758,807

[1] This illustrates the projection of future benefit payments for the population as it exists on the valuation date without consideration for future hires.

ASSET INFORMATION

Fiscal Year End	April 30, 2026
CHANGE IN MARKET VALUE OF ASSETS	
Market Value of Assets as of April 30, 2025	20,986,366
Benefit payments during fiscal year 2026	(1,293,538)
Administrative expense during fiscal year 2026	(37,807)
Total contributions during fiscal year 2026	1,273,733
Contributions Less Benefit Payments & Administrative Expenses	(57,612)
Actual Net Investment Earnings	4,357,555
Market Value of Assets as of April 30, 2026	25,286,309
ACTUARIAL VALUE OF ASSETS	
Market Value of Assets	25,286,309
(Gains)/Losses Not Yet Recognized	(2,653,303)
Actuarial Value of Assets	22,633,006
DEVELOPMENT OF INVESTMENT GAIN/LOSS	
Expected Investment Earnings	1,493,226
Actual Net Investment Earnings	4,357,555
Actuarial Investment Gain/(Loss)	2,864,329

GAINS/(LOSSES) NOT YET RECOGNIZED

Fiscal Year Ending	Gain/(Loss)	Amounts Not Yet Recognized by Valuation Year			
		2026	2027	2028	2029
2023	(1,168,610)	(233,722)	0	0	0
2024	545,185	218,074	109,037	0	0
2025	629,147	377,488	251,659	125,829	0
2026	2,864,329	2,291,463	1,718,597	1,145,732	572,866
Total		2,653,303	2,079,293	1,271,561	572,866

ACTUARIAL ASSUMPTIONS AND METHODS

The assumptions shown below were adopted by the Board August 22, 2025 following a 2025 review of plan experience.

Interest Rate	7.125% per year compounded annually, net of investment related expenses.
Mortality Rate	***Active Lives:*** PubS-2010 Employee mortality, unadjusted, with generational improvements with most recent projection scale (currently Scale MP-2021). 20% of active deaths are assumed to be in the line of duty. ***Inactive Lives:*** PubS-2010 Healthy Retiree mortality, adjusted by a factor of 1.081 for male retirees and unadjusted for female retirees, with generational improvements with most recent projection scale (currently Scale MP-2021). ***Beneficiaries:*** PubS-2010 Survivor mortality, unadjusted for male beneficiaries and adjusted by a factor of 1.098 for female beneficiaries, with generational improvements with most recent projection scale (currently Scale MP-2021). ***Disabled Lives:*** PubS-2010 Disabled mortality, adjusted by a factor of 1.178 for male disabled members and unadjusted for female disabled members, with generational improvements with most recent projection scale (currently Scale MP-2021). The mortality assumptions sufficiently accommodate anticipated future mortality improvements.

Retirement Age

% Retiring During Year (Tier 1)		% Retiring During Year (Tier 2)	
Age	Rate	Age	Rate
50-53	15.0%	50-54	3.0%
54-57	22.5%	55	30.0%
58-61	25.0%	56-57	22.5%
62-63	30.0%	58-61	25.0%
64-69	60.0%	62-66	30.0%
70+	100.0%	64-69	60.0%
		70+	100.0%

Disability Rate

Sample rates included in table below. 80% of the disabilities are assumed to be in the line of duty.

% Becoming Disabled During Year	
Age	Rate
20	0.010%
25	0.016%
30	0.068%
35	0.220%
40	0.420%
45	0.650%
50	0.900%
55	1.240%
60	1.580%
61+	0.00%

Termination Rate

Sample rates included in table below.

% Terminating During Year	
Age	Rate
20	12.50%
25	10.00%
30	5.00%
35	2.00%
40	1.00%
45+	1.00%

Salary Increases	See table below.

Salary Scale	
Service	Rate
0	12.00%
1	9.50%
2	8.50%
3	7.50%
4	6.50%
5	5.00%
6	4.50%
7	4.50%
8	4.50%
9	4.50%
10+	4.25%

Inflation	2.50%.
Cost-of-Living Adjustment	Tier 1: 3.00% per year after age 55. Those that retire prior to age 55 receive an increase of 1/12 of 3.00% for each full month since benefit commencement upon reaching age 55. Tier 2: 1.25% per year after the later of attainment of age 60 or first anniversary of retirement.
Marital Status	80% of Members are assumed to be married.
Spouse's Age	Males are assumed to be three years older than females.
Funding Method	Projected Unit Credit Cost Method.
Actuarial Asset Method	Investment gains and losses are smoothed over a 5-year period. In the first year, 20% of the gain or loss is recognized. In the second year 40%, in the third year 60%, in the fourth year 80%, and in the fifth year 100% of the gain or loss is recognized. The actuarial investment gain or loss is defined as the actual return on investments minus the actuarial assumed investment return.

Funding Policy Amortization Method	The UAAL is amortized according to a Level Percentage of Payroll method over a period ending in 2040. The initial amortization amount is 90% of the Accrued Liability less the Actuarial Value of Assets.
Payroll Growth	2.75% per year.
Administrative Expenses	Administrative expenses will be estimated as 2% of the fund's total normal cost.

PLAN PROVISIONS

Article 4 Pension Fund	The Plan is established and administered as prescribed by "Article 4. Firefighters' Pension Fund – Municipalities 500,000 and Under" of the Illinois Pension Code.
Plan Administration	The Plan is a single employer defined benefit pension plan administered by a Board of Trustees comprised of: a.) Two members appointed by the Municipality, b.) Two active Members of the Fire Department elected by the Membership, and c.) One retired Member of the Fire Department elected by the Membership.
Credited Service	Years and fractional parts of years of service (except as noted below) as a sworn Firefighter employed by the Municipality.
Salary	Annual salary, including longevity, attached to firefighter's rank, as established by the municipality appropriation ordinance, excluding overtime pay, bonus pay and holiday pay except for the base 8 hours of the 10 pensionable holidays which is included. For Tier 2 participants, the salary is capped at a rate of $106,800 as of 2011, indexed annually at a rate of CPI-U, but not to exceed 3.00%.
Normal Retirement	
Date	**Tier 1**: Age 50 and 20 years of Credited Service. **Tier 2:** Age 55 and 10 years of Credited Service.
Benefit	**Tier 1**: 50% of annual salary attached to rank on last day of service plus 2.50% of annual salary for each year of service over 20 years, up to a maximum of 75% of salary. The minimum monthly benefit is $1,159.27 per month.

	Tier 2: 2.50% per year of service times the average salary for the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest prior to retirement times the number of years of service, up to a maximum of 75% of average salary. The minimum monthly benefit is $1,159.27 per month.
Form of Benefit	**Tier 1:** For married retirees, an annuity payable for the life of the Member; upon the death of the member, 100% of the Member's benefit payable to the spouse until death. For unmarried retirees, the normal form is a Single Life Annuity. **Tier 2:** Same as above, but with 66 2/3% of benefit continued to spouse.

Early Retirement

Date	**Tier 1:** Age 60 and 10 years of Credited Service. **Tier 2:** Age 50 and 10 years of Credited Service.
Benefit	**Tier 1:** 1.50% plus 0.10% for each year of service in excess of 10 years, times salary x service (complete years). **Tier 2:** Normal Retirement Benefit, reduced 6.00% for each year before age 55, with no minimum benefit.
Form of Benefit	Same as Normal Retirement.

Disability Benefit

Eligibility	Total and permanent as determined by the Board of Trustees. Seven years of service required for non-service connected disability.

Benefit Amount	A maximum of: a.) 65% of salary attached to the rank held by Member on last day of service, and; b.) The monthly retirement pension that the Member is entitled to receive if he or she retired immediately. For non-service connected disabilities, a benefit of 50% of salary attached to rank held by Member on last day of service.
Cost-of-Living Adjustment	**Tier 1:** *Retirees:* An annual increase equal to 3.00% per year after age 55. Those that retire prior to age 55 receive an increase of 1/12 of 3.00% for each full month since benefit commencement upon reaching age 55. *Disabled Retirees*: An annual increase equal to 3.00% per year of the original benefit amount beginning at age 60. Those that become disabled prior to age 60 receive an increase of 3.00% of the original benefit amount for each year since benefit commencement upon reaching age 60. **Tier 2:** An annual increase each January 1 equal to 3.00% per year or one-half of the annual unadjusted percentage increase in the consumer price index-u for the 12 months ending with the September preceding each November 1, whichever is less, of the original pension after the attainment of age 60 or first anniversary of pension start date whichever is later.
Pre-Retirement Death Benefit	
Service Incurred	100% of salary attached to rank held by Member on last day of service.
Non-Service Incurred	A maximum of: a.) 54% of salary attached to the rank held by Member on last day of service, and; b.) The monthly retirement pension earned by the deceased Member at the time of death, regardless of whether death occurs before or after age 50.

Vesting (Termination)	
Vesting Service Requirement	10 years.
Non-Vested Benefit	Refund of Member Contributions.
Vested Benefit	Either the termination benefit, payable upon reaching age 60 (55 for Tier 2), provided contributions are not withdrawn, or a refund of member contributions.
Termination Benefit	Based on the monthly salary attached to the Member's rank at separation from service and equals: **Tier 1:** 1.50% plus 0.10% for each year of service in excess of 10 years, times salary x service (based on complete years). **Tier 2:** 2.50% of 4-year final average salary times creditable service.
Contributions	
Employee	9.455% of Salary.
Municipality	Remaining amount necessary for payment of Normal (current year's) Cost and amortization of the accrued past service liability.

SUPPLEMENTARY INFORMATION

GLOSSARY

Total Annual Payroll	The projected annual rate of pay for the fiscal year following the valuation date of all covered members.
Present Value of Benefits	The single sum value on the valuation date of all future benefits to be paid to current Members, Retirees, Beneficiaries, Disability Retirees and Vested Terminations.
Accrued Actuarial Liability	Determined according to the plan's actuarial cost method. This amount represents the portion of the anticipated future benefits allocated to years prior to the valuation date.
Normal (Current Year's) Cost	The current year's cost for benefits yet to be funded.
Market Value of Assets	The fair market value of plan assets as of the valuation date. This amount may be adjusted to produce an Actuarial Value of Assets for plan funding purposes.
Actuarial Value of Assets	The asset value used in the valuation to determine contribution requirements. It represents the plan's Market Value of Assets, with adjustments according to the Actuarial Asset Method. These adjustments produce a "smoothed" value that is likely to be less volatile from year to year than the Market Value of Assets.
Unfunded Accrued Liability	The excess of the Accrued Actuarial Liability over the Actuarial Value of Assets.

Statutory Minimum Required Contribution	The amount equal to the Normal Cost plus an amount sufficient to amortize the Unfunded Accrued Liability to achieve a 90% funding target by 2040. The required amount is adjusted for interest to year-end.
Projected Unit Credit Actuarial Cost Method (Level Percent of Compensation)	The method used to determine statutory minimum required contributions under the Plan. The use of this method involves the systematic funding of the Normal Cost (described above) and the Unfunded Accrued (Past Service) Liability. The actuarial accrued liability is the present value of accrued benefits, using projected salary for active Plan Participants.

DISCUSSION OF RISK

Actuarial Standard of Practice No. 51, Assessment and Disclosure of Risk Associated with Measuring Pension Obligations and Determining Pension Plan Contributions, states that the actuary should identify risks that, in the actuary's professional judgment, may reasonably be anticipated to significantly affect the plan's future financial condition.

Throughout this report, actuarial results are determined using various actuarial assumptions. These results are based on the premise that all future plan experience will align with the plan's actuarial assumptions; however, there is no guarantee that actual plan experience will align with the plan's assumptions. It is possible that actual plan experience will differ from anticipated experience in an unfavorable manner that will negatively impact the plan's funded position.

Below are examples of ways in which plan experience can deviate from assumptions and the potential impact of that deviation. Typically, this results in an actuarial gain or loss representing the current-year financial impact on the plan's unfunded liability of the experience differing from assumptions; this gain or loss is amortized over a period of time determined by the plan's amortization method. When assumptions are selected that adequately reflect plan experience, gains and losses typically offset one another in the long term, resulting in a relatively low impact on the plan's contribution requirements associated with plan experience. When assumptions are too optimistic, losses can accumulate over time and the plan's amortization payment could potentially grow to an unmanageable level.

- Investment Return: When the rate of return on the Actuarial Value of Assets falls short of the assumption, this produces a loss representing assumed investment earnings that were not realized. Further, it is unlikely that the plan will experience a scenario that matches the assumed return in each year as capital markets can be volatile from year to year. Therefore, contribution amounts can vary in the future.
- Salary Increases: When a plan participant experiences a salary increase that was greater than assumed, this produces a loss representing the cost of an increase in anticipated plan benefits for the participant as compared to the previous year. The total gain or loss associated with salary increases for the plan is the sum of salary gains and losses for all active participants.
- Payroll Growth: The plan's payroll growth assumption, if one is used, causes a predictable annual increase in the plan's amortization payment in order to produce an amortization payment that remains constant as a percentage of payroll if all assumptions are realized. If payroll increases less than the plan's payroll growth assumption, the plan's amortization payment can increase significantly as a percentage of payroll even if all assumptions other than the payroll growth assumption are realized.
- Demographic Assumptions: Actuarial results take into account various potential events that could happen to a plan participant, such as retirement, termination, disability, and death. Each of these potential events is assigned a liability based on the likelihood of the event and the financial consequence of the event for the plan. Accordingly, actuarial liabilities reflect a blend of financial

consequences associated with various possible outcomes (such as retirement at one of various possible ages). Once the outcome is known (e.g. the participant retires) the liability is adjusted to reflect the known outcome. This adjustment produces a gain or loss depending on whether the outcome was more or less favorable than other outcomes that could have occurred.

Impact of Plan Maturity on Risk

For newer pension plans, most of the participants and associated liabilities are related to active members who have not yet reached retirement age. As pension plans continue in operation and active members reach retirement ages, liabilities begin to shift from being primarily related to active members to being shared amongst active and retired members. Plan maturity is a measure of the extent to which this shift has occurred. It is important to understand that plan maturity can have an impact on risk tolerance and the overall risk characteristics of the plan. For example, closed plans with a large amount of retired liability do not have as long of a time horizon to recover from losses (such as losses on investments due to lower than expected investment returns) as plans where the majority of the liability is attributable to active members. For this reason, less tolerance for investment risk may be warranted for highly mature closed plans with a substantial inactive liability. Similarly, mature closed plans paying substantial retirement benefits resulting in a small positive or net negative cash flow can be more sensitive to near term investment volatility, particularly if the size of the fund is shrinking, which can result in less assets being available for investment in the market.

Metrics to Help Assess Risk

Below are descriptions of some metrics that can be used to help assess risk. The table at the end of this section provides these metrics for the fund.

- Support Ratio: The support ratio is determined as the ratio of active to inactive members. This metric speaks to the maturity of the plan, with a low ratio indicating a more mature plan.

- Asset Volatility Ratio: The asset volatility ratio is determined as the ratio of the Market Value of Assets to Total Payroll. It is a measure of the impact of investment volatility on employer contributions which are paid as a percentage of payroll. Although Market Value of Asset growth that exceeds payroll growth may contribute to the financial stability of the plan, the amortization of changes in these higher asset values have a greater impact on contribution volatility as this ratio increases.

- Accrued Liability (AL) Ratio: The accrued liability ratio is the proportion of Total Accrued Liability attributable to inactive members. A higher ratio indicates a more mature plan. Mature plans will see increased risk since losses due to lower than expected investment returns or demographic factors will need to be made up for over a shorter time horizon than would be needed for a less mature plan.

- Funded Ratio: The funded ratio is determined as the ratio of the Actuarial Value of Assets to the Total Accrued Liability. This ratio generally reflects the financial health of the plan but should not be considered in isolation since it is very sensitive to changes in actuarial methods and assumptions.

- Net Cash Flow Ratio: The net cash flow ratio is determined as the ratio of the Net Cash Flow (contributions minus benefit payments and administrative expenses) to the Market Value of Assets. Mature plans paying substantial retirement benefits resulting in small positive or negative cash flows may be more sensitive to near term investment volatility.

LOW DEFAULT RISK OBLIGATION MEASURE

Actuarial Standard of Practice No. 4, Measuring Pension Obligations and Determining Pension Plan Costs or Contributions, was revised as of December 2021 to include a "low-default-risk obligation measure" (LDROM). This liability measure is consistent with the determination of the actuarial accrued liability shown on page 8 in terms of member data, plan provisions, and assumptions/methods except that the interest rate is tied to low-default-risk fixed income securities. The S&P Municipal Bond 20 Year High Grade Rate Index (daily rate closest to, but not later than, the measurement date) was selected to represent a current market rate of low risk but longer-term investments that could be included in a low-risk asset portfolio. The interest rate used in this valuation was 4.42%, resulting in an LDROM of $46,116,920. The LDROM should not be considered the "correct" liability measurement; it simply shows a possible outcome if the Board elected to hold a very low risk asset portfolio. Given that plan benefits are paid over time through the combination of contributions and investment returns, prudent investments selected by the Board help to balance asset accumulation through these two sources.

It is important to note that the actuary has identified the risks in this section as the most significant risks based on the characteristics of the plan and the nature of the project, however, it is not an exhaustive list of potential risks that could be considered. Additional advanced modeling, as well as the identification of additional risks, can be provided at the request of the audience addressed on page 2 of this report.

Plan Maturity Measures and Other Risk Metrics

	May 1, 2026
Support Ratio	
Total Actives	21
Total Inactives	21
Actives / Inactives	100.0%
Asset Volatility Ratio	
Market Value of Assets (MVA)	25,286,309
Total Annual Payroll	2,430,087
MVA / Total Annual Payroll	1040.6%
Accrued Liability (AL) Ratio	
Inactive Accrued Liability	18,814,149
Total Accrued Liability	30,506,345
Inactive AL / Total AL	61.7%
Funded Ratio	
Actuarial Value of Assets (AVA)	22,633,006
Total Accrued Liability	30,506,345
AVA / Total Accrued Liability	74.2%
Net Cash Flow Ratio	
Net Cash Flow [1]	(57,612)
Market Value of Assets (MVA)	25,286,309
Ratio	-0.2%

[1] Determined as total contributions minus benefit payments and administrative expenses.

THE VILLAGE OF HOMEWOOD, ILLINOIS
FIREFIGHTERS' PENSION FUND

PUBLIC ACT 95-0950
MUNICIPAL COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2026

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October 26, 2026

Members of the Pension Board of Trustees
Homewood Firefighters' Pension Fund
Homewood, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Homewood Firefighters' Pension Fund for the fiscal year ended April 30, 2026. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

THE VILLAGE OF HOMEWOOD, ILLINOIS
FIREFIGHTERS' PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2026

The Pension Board certifies to the Board of Trustees of the Village of Homewood, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	Current Fiscal Year	Preceding Fiscal Year
Total Cash and Investments (including accrued interest)	$25,281,860	$20,983,583
Total Net Position	$25,286,309	$20,986,366

2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of firefighters' and from other sources:

Estimated Receipts - Employee Contributions	$243,400
Estimated Receipts - All Other Sources	
Investment Earnings	$1,801,300
Municipal Contributions	$985,208

3) The estimated amount necessary during the fiscal year to meet the annual actuarial requirements of the pension fund as provided in Sections 4-118 and 4-120:

Annual Requirement of the Fund as Determined by:	
Firefighters' Pension Investment Fund	$985,208
Private Actuary	
Recommended Municipal Contributions	N/A
Statutory Municipal Contributions	N/A

THE VILLAGE OF HOMEWOOD, ILLINOIS
FIREFIGHTERS' PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2026

4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	$4,357,554	$1,991,878
Assumed Investment Return		
Firefighters' Pension Investment Fund	7.125%	7.125%
Private Actuary	7.125%	7.125%
Actual Investment Return	18.837%	9.900%

5) The increase in employer pension contributions that results from the implementation of the provisions of P.A. 93-0689:

Firefighters' Pension Investment Fund	N/A
Private Actuary	N/A

6) The total number of active employees who are financially contributing to the fund:

Number of Active Members	21

7) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	12	$1,039,524
(ii) Disability Pension	3	$165,959
(iii) Survivors and Child Benefits	1	$88,055
Totals	16	$1,293,538

THE VILLAGE OF HOMEWOOD, ILLINOIS
FIREFIGHTERS' PENSION FUND

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8) The funded ratio of the fund:

	Current Fiscal Year	Preceding Fiscal Year
Firefighters' Pension Investment Fund	74.19%	72.19%
Private Actuary	N/A	N/A

9) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:

Unfunded Liability:

Firefighters' Pension Investment Fund	$7,873,339
Private Actuary	N/A

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

10) Please see attached Investment/Cash Management policy if applicable

Please see Notes Page attached.

CERTIFICATION OF MUNICIPAL FIREFIGHTERS' PENSION FUND COMPLIANCE REPORT

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §4-134 of the Illinois Pension Code 40 ILCS 5/4-134, that the preceding report is true and accurate.

Adopted this 4 day of Nov., 2026

President _____ Date 11/4/2026

Secretary _____ Date 11/4/2026