

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

October 08, 2024

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes:
 - Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on September 24, 2024.
6. Claims List:
 - Consider a motion to approve the Claims List of Tuesday, October 8, 2024 in the amount of \$1,810,670.86.
7. Hear from the Audience
8. Oaths of Office: The Village Clerk will administer the oath of office to:
 - Kenneth Strunk for the position of Police Sergeant.
9. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Reappointment/Beautification Committee/Arla Blocker: Approve the reappointment of Arla Blocker to the Beautification Committee for a five-year term ending on October 8, 2029.
 - B. Lease Agreement/2024 Lease Program/BMO Harris Bank: Authorize the Village President to enter into a vehicle/equipment lease agreement between the Village and BMO Harris Bank for the Village's 2024 lease program, subject to the Village Attorney's review, which will provide for the replacement of seven (7) vehicle/equipment assets.
 - C. Purchase Approval/Aerial Truck/Altec Industries, Inc.: Waive competitive bidding due to utilizing a vendor through a cooperative purchasing program; and, approve the purchase and delivery of one (1) Altec LR8-58RM Articulating Overcenter Aerial Truck from Altec Industries, Inc. of Birmingham, AL for a total purchase of \$199,276 to be financed over a five-year period through a lease agreement.

- D. Bid Award/Downtown Tree Grate Replacement/C&T Lawn Care, Inc.: Award a bid to the lowest responsible bidder for the for Downtown Tree Grate Replacement program to C&T Lawn Care, Inc. of Lynwood, IL, at a price of \$639 per tree grate in an amount not to exceed \$42,174. Funding for this project comes from Village’s allocation of American Rescue Plan Act (ARPA) funds.
- E. Agreement/Installation of Lighting Fixtures/HCF Homewood, LLC: Authorize the Village President to enter into an agreement with HCF Homewood, LLC for the installation of lighting fixtures on private property in the alleyway created by the buildings at 2033 Ridge Road and 2049 Ridge Road.
- F. Intergovernmental Agreement/Health Inspection Services/Cook County: Authorize the Village President to enter into an agreement with the Cook County Department of Public Health for Health Inspectional Services for the period of December 1, 2024 through November 30, 2025.
- G. Increase of Limited Scavenger Licenses/D&P Construction: Approve the issuance of a Limited Scavenger License to D&P Construction of Chicago, IL.
- H. Budget Amendment/Payment Authorization/Crosstown Design and Build, Inc.: Waive competitive bidding due to utilizing a contractor already on-site and able to perform the work at a significantly reduced cost; approve a budget amendment of \$34,043 to the General Fund; and, authorize a payment to Crosstown Design and Build, Inc. of Des Plaines, IL in the amount of \$34,042.26 for storm sewer work as a TIF reimbursement expense.
- I. M-2317/Solicitation of Alternate Bids/18134-18138 Dixie Highway: Pass an ordinance directing the Village Manager to solicit alternate bids and proposals for the development of the property at 18134-18138 Dixie Highway (former Savoia's T'go property) in the Downtown TOD Redevelopment Project Area.
- J. Mural Agreement/Invals International LLC/2049 Ridge Road: Authorize the Village President to enter into an agreement with Invals International LLC, the property owners of 2049 Ridge Road for the installation of a mural on the alleyway wall of the building.
- K. M-2318/Zoning Map Amendment/3131 Olive Road: Pass an ordinance granting an amendment to the zoning map to change the zoning designation at 3131 Olive Road from the B-3 General Business zoning district to the R-1 Single-Family Residence zoning district.
- L. M-2319/Planned Development/1313-1351 175th Street: Pass an ordinance granting a Planned Development for the 6.38-acre site located in the M-1 zoning district at 1313-1351 W. 175th Street, with modifications as proposed, subject to the following conditions: 1) Consolidate the six (6) parcels of the subject property before issuance of a certificate of occupancy. 2) Vacate the two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 with plans approved by the Village Engineer, before issuance of a certificate of occupancy.
- M. Agreement/Mutual Release and Settlement/Full Moon Development Inc./18155 Dixie Highway: Authorize the Village President to enter into a Mutual Release and Settlement Agreement with Full Moon Development Inc., which transfers the property at 18155 Dixie Highway (former Delanoe's property) to the Village of Homewood for a settlement amount not to exceed \$17,000.

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, SEPTEMBER 24, 2024
VILLAGE HALL BOARD ROOM

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

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

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

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Economic and Community Development Angela Mesaros, Police Chief Denise McGrath, Fire Chief Bob Grabowski and Director of Public Works Josh Burman.

MINUTES: The minutes of September 10, 2024, were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$817,720.49 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 Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS - None. Motion carried.

President Hofeld said three bills totaled 61 percent of the Claims List: \$326,314.50 to the City of Chicago Heights for Lake Michigan water; \$92,982.03 to Thorn Creek Basin Sanitary District; \$82,759.00 to Buckeye Power Sales for equipment for Public Works.

HEAR FROM THE AUDIENCE: President Hofeld invited any audience member to address the board on any subject not on the agenda. Resident Kevin Crabtree said he had been reading about pollution in the lakes at Izaak Walton and he wanted to know what steps were being taken to remedy the situation. He said he's concerned for people who fish from the ponds and lakes and animals that swim in the ponds. Manager Haney said the Village is aware of the allegations and has asked the Illinois Environmental Protection Action to come out and do an analysis of the ponds to determine if there is a problem, and if so, how the Village will handle the problem.

Doyle Landry raised the issue of African American mental health, especially among men. He said there was an incident at the Jewel store on 183rd Street and police were called and he wanted Chief

McGrath to know he felt officers handled the situation properly. Rev. Landry also raised issues of Homewood-Flossmoor High School's ranking and preventing teenagers from being under the influence of drugs.

MEET THE MERCHANTS: Director Mesaros introduced Thomas Photographic Services. Owners Angela and Colin Thomas said they have been in business since 2011. They moved last year to a space at 18676 Dixie Highway. They now have double the space and are able to accommodate groups for portraits, individuals and families. They scout out outdoor locations for interesting backgrounds but can also do in-studio work with plain or holiday backgrounds. Colin also said the studio can restore any damaged paper photos. They are gearing up for Christmas season and will have Santa in the studio. The business is open Wednesday through Sunday.

APPOINTMENT: President Hofeld asked the board to approve the appointment of Connie Callahan to the Economic Development Committee.

Trustee Mason made a motion seconded by Trustee Roman to approve the appointment of Connie Callahan to a two-year term on the Economic Development Committee serving through Sept. 24, 2026.

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

OMNIBUS VOTE: The board is asked to pass, approve, authorize, accept, or award the following items:

- A. M-2312/Groundwater Ordinance/2124 W. 183rd Street: Pass an ordinance prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method for the property located at 2124 W. 183rd Street.
- B. Agreement/Highway Authority/2124 W. 183rd Street: Authorize the Village President to enter into a Highway Authority Agreement for the property located at 2124 W. 183rd Street.
- C. M-2313/Revision of Traffic Regulation Schedule: Pass an ordinance revising Schedule B of the Traffic Regulation Schedule for the addition of signs designating "no parking at any time" on South Lathrop Avenue extended south of 175th Street, to a distance of 50 feet; and "no parking of trucks" on South Lathrop Avenue extended south from 175th Street - approximately 907 feet south along the service road.
- D. Budget Amendment/Bid Award/Parking Lot Resurfacing/M&J Asphalt Paving Co.: Approve a budget amendment amount of \$7,245 from remaining 2020 Bond Funds; and, award the 2024 Science Center Parking Lot Resurfacing Project to M&J Asphalt Paving Co. of Cicero, IL, the lowest responsible bidder, in the amount of \$36,745.
- E. Intergovernmental Agreement/E-COM/Radio Lease: Authorize the Village President to enter into an Intergovernmental Agreement between E-COM and the Village of Homewood for the purchase and lease of Motorola Radios and repayment to E-COM over a seven-year lease period.
- F. M-2314/Disposal of Surplus Property: Pass an ordinance authorizing the Village Manager to sell, repurpose, trade-in, sell for parts, or dispose of seven (7) vehicles listed as surplus property.
- G. Purchase approval/Vehicles/Currie Motors Fleet: Waive competitive bidding due to utilizing a vendor through a cooperative purchasing program, and, approve the purchase of

four (4) Ford Utility Interceptors from Currie Motors Fleet of Frankfort, IL for a total purchase of \$182,372.

- H. Purchase Approval/Vehicles/Sutton Ford: Waive competitive bidding due to utilizing a vendor through a cooperative purchasing program; and, approve the purchase two Ford F250 Regular Cab 4x2 from Sutton Ford of Matteson, IL for a total purchase of \$102,787.
- I. Budget Amendment/Emergency Pump Replacement/Metropolitan Industries Inc.: Approve a budget amendment of \$23,260 to the Water and Sewer Fund; and, waive competitive bidding due to emergency pump replacements completed in May 2024 by Metropolitan Industries Inc. of Romeoville, IL in the amount of \$23,260.
- J. M-2315/Special Use Permit/Starbucks/3047 W. 183rd Street: Pass an ordinance granting a Special Use Permit for a drive-through facility in the B-3 General Business zoning district for “Starbucks” at 3047 W. 183rd Street.
- K. M-2316/Plat of Abrogation/174th Street: Pass an ordinance approving a plat of abrogation consenting to the vacation of the 174th Street right-of-way and any easement rights therein.
- L. R-3200/Class 8 Cook County Tax Classification/18031 Dixie Highway: Pass a resolution supporting a Class 8 Cook County tax classification for the property at 18031 Dixie Highway owned by Wealth Center, LLC, d/b/a Mitchell and Michaels Plat Du Jour.

President Hofeld asked if there were any questions from the audience. One resident asked why the Village doesn't buy its vehicles from Homewood dealerships. Manager Haney said the Village has been part of the cooperatives to get the best price for vehicles, but the Village has been in discussion with the owner of Chevy of Homewood and Ford of Homewood to see how the dealerships can be part of the purchase process.

Trustee Mason asked how the Village is designating what trucks are not allowed to park on Lathrop (Item C). Manager Haney said the signs have a picture of a semi-truck.

Trustee Opyd asked for clarification on a Class 8 designation (Item L). The building had a Class 8 designation previously, and she wondered how long the property had to be vacant to qualify for the designation. Attorney Cummings said the building must have been vacant for at least 12 months to qualify. The previous restaurant at the location closed more than 12 months ago.

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

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

NEW BUSINESS: The board was informed by Manager Haney that the Village will be hiring a part-time employee to run the Farmer's Market and assist Events Manager Marla Youngblood in the off season. Haney said the intent is to revitalize the Farmer's Market back to a place for foods and specialties. The current makeup is heavy on crafts.

Trustee Roman said she was excited by the proposed change. She said the makeup of the Farmer's Market has been discussed in the Events Committee meetings. Trustee Opyd said it seemed that the pandemic zapped some of the life out of the Farmer's Market and it lost some of its long-time participants. She, too, hopes this will revive the Farmer's Market.

GENERAL BOARD DISCUSSION: Trustee Willis thanked Chief Grabowski for bringing the new ambulance out for review by the Trustees before the board meeting. She was very impressed and

believes in will be a great addition to the fleet. Trustee Harris-Jones believes the ambulance is money well spent (\$383,000).

Trustee Heiferman is conducting his monthly meeting with residents at Bergstein Deli on Monday, Sept. 30.

Trustee Mason said the Village will be receiving Federal Emergency Management Agency (FEMA) funding to recover expenses from the July tornado. Governor Pritzker and President Biden have declared the area a disaster, which makes it eligible for reimbursement for expenses.

Trustee Roman said Fall Fest was an outstanding event, and she thanked the 15 chefs who entered the Chili contest. Donations for the chili tasting raised \$2,310 for the Homewood District 153 PTA.

Trustee Opyd congratulated staff on getting a Fall Fest preview on WGN-TV's morning program. She said the crowds looked like what attended pre-pandemic. She also thanked the staff for the opportunity to attend the Illinois Municipal League conference in Chicago calling it a learning experience.

Public Works Director Burman announced the annual branch and chipping event from 8 a.m. to noon on Saturday, Oct. 5, at the public works garage.

President Hofeld congratulated resident Mary Cantway on her 110th birthday.

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

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

The meeting was adjourned at 7:38 p.m.
Respectfully submitted,

Marilyn Thomas
Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
AIRGAS USA LLC	OPERATING SUPPLIES PW	PUBLIC WORKS	110.70
Total AIRGAS USA LLC:			110.70
ALPHA PRIME WIRELESS COM	RADIO BATTERIES - PW	PUBLIC WORKS	154.29
ALPHA PRIME WIRELESS COM	RADIO BATTERIES - PW	PUBLIC WORKS	154.29
Total ALPHA PRIME WIRELESS COMMUNICATIONS:			308.58
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	50.00
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	25.00
Total AMERICAN LAWN LLC:			75.00
AMERICAN PRINTING TECHNO	WEBSITE MAINTENANCE	MANAGER'S OFFICE	86.00
Total AMERICAN PRINTING TECHNOLOGIES INC:			86.00
ANDREW MORENO	FARMERS MARKET ENTERTAINMENT - 3 WEEKS	MANAGER'S OFFICE	900.00
Total ANDREW MORENO:			900.00
ANGELA MESAROS	TRAVEL REIMBURSEMENT	MANAGER'S OFFICE	153.20
Total ANGELA MESAROS:			153.20
ANTONIA STEINMILLER	CIVICS ACADEMY REIMB 2024	MANAGER'S OFFICE	136.93
Total ANTONIA STEINMILLER:			136.93
AURELIO'S PIZZA INC	STAFF LUNCH	PUBLIC WORKS	30.50
Total AURELIO'S PIZZA INC:			30.50
AUTO PALACE INC	ACCIDENT REPAIR POLICE	PUBLIC WORKS	2,812.68
AUTO PALACE INC	ACCIDENT REPAIR POLICE	PUBLIC WORKS	6,181.24
Total AUTO PALACE INC:			8,993.92
AV COFFEE INC	PLACES FOR EATING TAX REBATE	MANAGER'S OFFICE	1,437.72
Total AV COFFEE INC:			1,437.72
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	9,789.12
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	2,441.75
Total AVALON PETROLEUM COMPANY:			12,230.87
BATTERIES PLUS	BATTERY BACKUP	PUBLIC WORKS	148.34
Total BATTERIES PLUS:			148.34
BERGSTEINS NY DELICATESSE	PLACES FOR EATING TAX REBATE	MANAGER'S OFFICE	6,913.94
Total BERGSTEINS NY DELICATESSEN:			6,913.94
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	72.99

Name	Description	DEPARTMENT	Net Invoice Amount
Total BOUND TREE MEDICAL LLC:			72.99
BRAUN HORTICULTURE	CHRISTMAS BASKETS	PUBLIC WORKS	488.65
Total BRAUN HORTICULTURE:			488.65
BRITES TRANSPORATION LTD	SPOIL HAUL OUT	PUBLIC WORKS	5,880.00
BRITES TRANSPORATION LTD	SPOIL HAUL OUT	PUBLIC WORKS	3,920.00
Total BRITES TRANSPORATION LTD:			9,800.00
BURNS & MCDONNELL ENGINE	LEAD SERVICE PLAN	PUBLIC WORKS	7,250.00
BURNS & MCDONNELL ENGINE	WATER RATE STUDY	PUBLIC WORKS	14,000.00
BURNS & MCDONNELL ENGINE	WATER RATE STUDY	PUBLIC WORKS	12,500.00
Total BURNS & MCDONNELL ENGINEERING CO INC:			33,750.00
C & M PIPE SUPPLY	SEWER MATERIALS	PUBLIC WORKS	42.00
C & M PIPE SUPPLY	SEWER MATERIALS	PUBLIC WORKS	714.00
Total C & M PIPE SUPPLY:			756.00
CDS OFFICE TECHNOLOGIES	NETWORK 3 EXPENSE -- GWPD	POLICE DEPARTMENT	2,498.53
Total CDS OFFICE TECHNOLOGIES:			2,498.53
CDW GOVERNMENT INC	ADOBE CREATIVE CLOUD RENEWAL	MANAGER'S OFFICE	1,048.24
CDW GOVERNMENT INC	CISCO DUO FOR MFA	MANAGER'S OFFICE	4,693.50
Total CDW GOVERNMENT INC:			5,741.74
CHANDLER SERVICES INC	PIERCE ARROW	FIRE DEPARTMENT	1,204.19
CHANDLER SERVICES INC	PIERCE ARROW	FIRE DEPARTMENT	1,852.50
CHANDLER SERVICES INC	PIERCE ARROW	FIRE DEPARTMENT	2,040.00
CHANDLER SERVICES INC	PIERCE ENFORCER	FIRE DEPARTMENT	1,294.15
CHANDLER SERVICES INC	PIERCE ENFORCER	FIRE DEPARTMENT	417.30
Total CHANDLER SERVICES INC:			6,808.14
CHAPMAN & CUTLER	2024 BOND ISSUANCE COSTS	PUBLIC WORKS	15,000.00
Total CHAPMAN & CUTLER:			15,000.00
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHARLES MARTIN	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	564.80
Total CHARLES MARTIN:			564.80
CHEVROLET OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	31.26
Total CHEVROLET OF HOMEWOOD:			31.26
CHICAGO SOUTHLAND CHAMB	MEMBERSHIP 2024	MANAGER'S OFFICE	350.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total CHICAGO SOUTHLAND CHAMBER:			350.00
CHRISTOPHER J CUMMINGS P	ADMIN REVIEW - COURT	MANAGER'S OFFICE	336.00
CHRISTOPHER J CUMMINGS P	NORTH HALSTED TIF GENERAL LEGAL	MANAGER'S OFFICE	763.88
CHRISTOPHER J CUMMINGS P	183RD WEST TIF GENERAL LEGAL	MANAGER'S OFFICE	190.97
CHRISTOPHER J CUMMINGS P	DOWNTOWN TOD GENERAL LEGAL EXPENSES	EXPENSES	827.54
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	11,294.00
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,760.00
Total CHRISTOPHER J CUMMINGS PC:			15,172.39
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 8/1/2024-8/31/2024	PUBLIC WORKS	323,592.10
Total CITY OF CHICAGO HEIGHTS:			323,592.10
COMCAST BUSINESS CORP	INTERNET VH & NETWORK PW	MANAGER'S OFFICE	1,736.29
COMCAST BUSINESS CORP	PRI TELEPHONE SERVICE-DIRECT DIAL	MANAGER'S OFFICE	433.21
Total COMCAST BUSINESS CORP:			2,169.50
COMED	UTILITIES	PUBLIC WORKS	953.28
Total COMED:			953.28
CONWAY SHIELD	QUARTERMASTER UNIFORM - FD	FIRE DEPARTMENT	303.03
CONWAY SHIELD	QUARTERMASTER UNIFORM - FD	FIRE DEPARTMENT	544.00
Total CONWAY SHIELD:			847.03
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	3,337.00
Total COOK COUNTY CLERK:			3,337.00
CORE & MAIN LP	METER PARTS	PUBLIC WORKS	1,550.00
CORE & MAIN LP	WATER MAIN SUPPLIES	PUBLIC WORKS	3,572.00
Total CORE & MAIN LP:			5,122.00
CORE INTEGRATED MARKETIN	MARKETING MATERIALS	MANAGER'S OFFICE	196.00
CORE INTEGRATED MARKETIN	MARKETING MATERIALS	MANAGER'S OFFICE	129.19
Total CORE INTEGRATED MARKETING:			325.19
CURRIE MOTORS	VEHICLE RELACEMENT PW	PUBLIC WORKS	45,612.00
CURRIE MOTORS	VEHICLE REPLACEMENT PW	PUBLIC WORKS	45,612.00
CURRIE MOTORS	VEHICLE REPLACEMENT PD	PUBLIC WORKS	45,574.00
CURRIE MOTORS	VEHICLE REPLACEMENT PW	PUBLIC WORKS	45,574.00
Total CURRIE MOTORS:			182,372.00
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	170.80
Total CURRIE MOTORS (PARTS):			170.80
CVB	HOTEL TAX - AUGUST 2024	ASSETS	996.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total CVB:			996.00
D CONSTRUCTION INC	ASPHALT	PUBLIC WORKS	533.32
D CONSTRUCTION INC	ASPHALT	PUBLIC WORKS	681.39
Total D CONSTRUCTION INC:			1,214.71
DANA ROBINSON	80% MEDICARE SUPPLEMENTAL REIMBURSEMENT	MANAGER'S OFFICE	119.20
Total DANA ROBINSON:			119.20
DAVE LOTZ	80% MEDICARE SUPPLEMENTAL REIMBURSEMENT	MANAGER'S OFFICE	323.20
Total DAVE LOTZ:			323.20
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	6,108.94
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	4,920.61
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	9,025.93
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	1,314.31
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	521.19
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	745.72
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	35.37
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	8,731.73
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	1,063.34
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	411.60
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	743.49
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	35.53
Total DYNEGY ENERGY SERVIC:			33,657.76
ECO CLEAN MAINTENANCE	JANITORIAL SERVICE	PUBLIC WORKS	4,073.35
Total ECO CLEAN MAINTENANCE:			4,073.35
EVT TECH	CONTRACTUAL SERVICE PW	PUBLIC WORKS	544.95
Total EVT TECH:			544.95
FAIRVIEW REALTY GROUP	POLICE APPLICANT BACKGROUND CHECKS	MANAGER'S OFFICE	75.00
Total FAIRVIEW REALTY GROUP:			75.00
FLEET SAFETY SUPPLY	VEHICLE PURCHASE EQUIPMENT - PW	PUBLIC WORKS	3,890.90
Total FLEET SAFETY SUPPLY:			3,890.90
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	150.00
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	18.70
FORD OF HOMEWOOD	STREET DEPT REPAIR PARTS	PUBLIC WORKS	44.28
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	229.96
FORD OF HOMEWOOD	VEHICLE PARTS - FD	FIRE DEPARTMENT	79.96
Total FORD OF HOMEWOOD:			522.90
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	207.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total GALLAGHER MATERIALS:			207.00
GERALD TIENSTRA	PLUMBING INSPECTIONS	FIRE DEPARTMENT	2,000.00
Total GERALD TIENSTRA:			2,000.00
GMX MIDLAND HOMEWOOD IL	PLACES FOR EATING TAX REBATE	MANAGER'S OFFICE	8,866.87
Total GMX MIDLAND HOMEWOOD IL LLC:			8,866.87
GRAINGER INC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	157.41
Total GRAINGER INC:			157.41
HARRY BOEREMA	80% MEDICARE SUPPLEMENTAL REIMBURSEMENT	MANAGER'S OFFICE	468.80
Total HARRY BOEREMA:			468.80
HAWKINS INC	CHLORINE TANK RENTAL	PUBLIC WORKS	90.00
Total HAWKINS INC:			90.00
HFS BUREAU OF FISCAL OPER	VILLAGE SHARE OF GEMT OWED TO STATE	FIRE DEPARTMENT	715,271.34
Total HFS BUREAU OF FISCAL OPERATIONS - GEMT:			715,271.34
HINCKLEY SPRINGS	WATER	PUBLIC WORKS	392.62
Total HINCKLEY SPRINGS:			392.62
HISKES, DILLNER, O'DONNELL	CONTRACT/CONSULTING SERVICE	MANAGER'S OFFICE	1,461.50
Total HISKES, DILLNER, O'DONNELL:			1,461.50
IL ASSOC OF CHIEFS OF POLIC	ANNUAL MEMBERSHIP RENEWAL	POLICE DEPARTMENT	265.00
Total IL ASSOC OF CHIEFS OF POLICE:			265.00
INTERSTATE BATTERY	STREET DEPT REPAIR PARTS	PUBLIC WORKS	748.80
Total INTERSTATE BATTERY:			748.80
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	4,516.46
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	2,965.46
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	5.60
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	1,933.04
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	1,996.33
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	1,328.35
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	650.41
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	5,955.23
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	2,304.10
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	4,590.50
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	2,133.90
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	1,259.54
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	3,218.06
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	6,995.25

Name	Description	DEPARTMENT	Net Invoice Amount
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	8,399.23
IPBC	OCTOBER INSURANCE PREMIUM	FIRE DEPARTMENT	32,011.65
IPBC	OCTOBER INSURANCE PREMIUM	FIRE DEPARTMENT	5,325.79
IPBC	OCTOBER INSURANCE PREMIUM	FIRE DEPARTMENT	2,832.60
IPBC	OCTOBER INSURANCE PREMIUM	POLICE DEPARTMENT	53,444.15
IPBC	OCTOBER INSURANCE PREMIUM	POLICE DEPARTMENT	15,329.02
IPBC	OCTOBER INSURANCE PREMIUM	POLICE DEPARTMENT	3,489.67
IPBC	OCTOBER INSURANCE PREMIUM	POLICE DEPARTMENT	5,005.43
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	58,940.95
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	1,887.43
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	10,756.89
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	5,606.33
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	3,909.18
IPBC	OCTOBER INSURANCE PREMIUM	PUBLIC WORKS	8,357.57
IPBC	OCTOBER INSURANCE PREMIUM	MANAGER'S OFFICE	236.22
Total IPBC:			255,384.34
IRMA	AUGUST DEDUCTIBLE	MANAGER'S OFFICE	3,072.47
IRMA	AUGUST DEDUCTIBLE	PUBLIC WORKS	10,060.30
Total IRMA:			13,132.77
JAVIER RIOS	18812 QUEENS BOND REFUND	ASSETS	500.00
Total JAVIER RIOS:			500.00
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	524.26
Total JONES PARTS & SERVICE INC:			524.26
LAUTERBACH & AMEN LLP	4/30/24 AUDIT - FINAL BILLING	MANAGER'S OFFICE	2,410.00
LAUTERBACH & AMEN LLP	GASB 96 - 4/30/2024	MANAGER'S OFFICE	2,200.00
Total LAUTERBACH & AMEN LLP:			4,610.00
LAW OFFICES OF DENNIS G GI	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	555.00
Total LAW OFFICES OF DENNIS G GIANOPOLUS PC:			555.00
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	3,275.00
Total LBM TOOLS LLC:			3,275.00
LEADSONLINE LLC	ANNUAL FEE	POLICE DEPARTMENT	3,626.00
Total LEADSONLINE LLC:			3,626.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MARIAN KIEPURA	80% MEDICARE SUPPLEMENTAL REIMBURSEMENT	MANAGER'S OFFICE	338.06
Total MARIAN KIEPURA:			338.06
MARLA YOUNGBLOOD	FALL FEST VENDOR BREAKFAST	MANAGER'S OFFICE	111.71

Name	Description	DEPARTMENT	Net Invoice Amount
Total MARLA YOUNGBLOOD:			111.71
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	4,586.48
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL CABLE LOCATE	PUBLIC WORKS	158.44
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	EXPENSES	185.23
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	1,481.84
Total MEADE ELECTRIC CO INC:			6,411.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	54.99
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	80.90
MENARDS INC	OPERATING SUPPLIES PW	PUBLIC WORKS	4.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	19.96
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	5.29
MENARDS INC	SIGN GPS MATERIAL	PUBLIC WORKS	15.98
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	44.80
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	91.97
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	30.07
MENARDS INC	FALL FEST DECOR	MANAGER'S OFFICE	81.78
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	19.97
MENARDS INC	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	67.00
MENARDS INC	FALL FEST SUPPLIES	MANAGER'S OFFICE	121.96
MENARDS INC	FALL FEST SUPPLIES	MANAGER'S OFFICE	306.66
MENARDS INC	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	44.16
MENARDS INC	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	89.84
Total MENARDS INC:			1,080.32
METROPOLITAN INDUSTRIES I	EMERGENCY PUMP REPLACEMENT LIFT STATION 6	PUBLIC WORKS	11,630.00
METROPOLITAN INDUSTRIES I	EMERGENCY PUMP REPLACEMENT LIFT STATION 6	PUBLIC WORKS	11,630.00
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	300.00
Total METROPOLITAN INDUSTRIES INC:			23,560.00
MICHAEL HOGER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	560.35
Total MICHAEL HOGER:			560.35
MONARCH AUTO SUPPLY INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	67.20
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	83.65
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	38.56
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	281.01
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	88.46
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	94.99
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	337.23
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	45.20
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	19.96
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	189.98
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	7.12
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	133.50
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	101.52
Total MONARCH AUTO SUPPLY INC:			1,488.38
NICOR	UTILITIES		197.18
NICOR	UTILITIES	PUBLIC WORKS	273.69

Name	Description	DEPARTMENT	Net Invoice Amount
NICOR	UTILITIES	PUBLIC WORKS	44.47
NICOR	UTILITIES	PUBLIC WORKS	191.24
NICOR	UTILITIES	PUBLIC WORKS	1,234.36
Total NICOR:			1,940.94
NIX NAX	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	35.00
NIX NAX	UNIFORMS/LOGO	FIRE DEPARTMENT	60.00
Total NIX NAX:			95.00
NOAH SCHUMERTH	CONFERENCE TRAVEL REIMBURSEMENT	MANAGER'S OFFICE	149.70
NOAH SCHUMERTH	HOTEL REIMBURSEMENT CONFERENCE	MANAGER'S OFFICE	204.56
NOAH SCHUMERTH	CONFERENCE FOOD REIMBURSEMENT	MANAGER'S OFFICE	17.88
NOAH SCHUMERTH	CONFERENCE FOOD REIMBURSEMENT	MANAGER'S OFFICE	10.47
Total NOAH SCHUMERTH:			382.61
NORTH EAST MULTI-REGIONAL	FIELD TRAINING OFFICER REFRESHER	POLICE DEPARTMENT	100.00
Total NORTH EAST MULTI-REGIONAL TRAINING:			100.00
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	971.99
O'HERRON CO	CREDIT MEMO #2366876	POLICE DEPARTMENT	191.99-
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	971.99
O'HERRON CO	CREDIT MEMO #2366875	POLICE DEPARTMENT	191.99-
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	780.00
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	971.99
O'HERRON CO	CREDIT MEMO #2366878	POLICE DEPARTMENT	191.99-
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	792.08
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	792.06
Total O'HERRON CO:			4,704.14
OVERDOORS OF ILLINOIS INC	GARAGE DOOR L&M	PUBLIC WORKS	947.96
OVERDOORS OF ILLINOIS INC	GARAGE BAY DOORS	PUBLIC WORKS	320.00
Total OVERDOORS OF ILLINOIS INC:			1,267.96
PARK AVENUE RECOVERY	ME TRANSPORT	POLICE DEPARTMENT	350.00
PARK AVENUE RECOVERY	ME TRANSPORT	POLICE DEPARTMENT	350.00
Total PARK AVENUE RECOVERY:			700.00
PHOENIX FIRE SYSTEMS	FIRE EXTINGUISHER INSPECTION	FIRE DEPARTMENT	98.00
Total PHOENIX FIRE SYSTEMS:			98.00
PROSHRED SECURITY	SHREDDING	POLICE DEPARTMENT	80.32
PROSHRED SECURITY	COMMUNITY SHRED EVENT	MANAGER'S OFFICE	1,200.00
Total PROSHRED SECURITY:			1,280.32
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION - PW	PUBLIC WORKS	192.50
Total RELIANCE SAFETY LANE & SERVICE:			192.50

Name	Description	DEPARTMENT	Net Invoice Amount
RK GRAPHICS	AMBULANCE GRAPHICS	FIRE DEPARTMENT	3,609.00
Total RK GRAPHICS:			3,609.00
ROEDA INC	L&M DEPT REPAIR PARTS	PUBLIC WORKS	224.82
Total ROEDA INC:			224.82
RYAN RASMAS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	234.97
Total RYAN RASMAS:			234.97
SCHINDLER ELEVATOR CORPO	ELEVATOR MAINTENANCE	PUBLIC WORKS	668.19
Total SCHINDLER ELEVATOR CORPORATION:			668.19
SERVICE SANITATION INC	FARMERS MARKET PORTABLE SANITATION	MANAGER'S OFFICE	1,647.00
SERVICE SANITATION INC	FARMERS MARKET PORTABLE SANITATION	MANAGER'S OFFICE	262.20
Total SERVICE SANITATION INC:			1,909.20
SNAP-ON INDUSTRIAL	VEHICLE MAINTENANCE TOOL	PUBLIC WORKS	259.92
Total SNAP-ON INDUSTRIAL:			259.92
SPEER FINANCIAL INC	2024 BOND ISSUANCE COSTS	PUBLIC WORKS	11,100.00
Total SPEER FINANCIAL INC:			11,100.00
STEVE PIPER AND SONS INC	JULY 2024 TORNADO CLEANUP	PUBLIC WORKS	10,158.75
Total STEVE PIPER AND SONS INC:			10,158.75
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	235.00
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	390.00
Total SUBURBAN LABORATORIES INC:			625.00
SUNBELT RENTALS INC	EQUIPMENT RENTAL	PUBLIC WORKS	2,218.00
SUNBELT RENTALS INC	SAW RENTAL	PUBLIC WORKS	401.03
Total SUNBELT RENTALS INC:			2,619.03
SUPERIOR TOOL REPAIR LLC	PIPE THREAD MACHINE REPAIR	PUBLIC WORKS	258.00
Total SUPERIOR TOOL REPAIR LLC:			258.00
TELCOM INNOVATIONS GROUP	PHONE SYSTEM UPGRADES	PUBLIC WORKS	15,637.80
Total TELCOM INNOVATIONS GROUP LLC:			15,637.80
TERMINAL SUPPLY COMPANY	ADMIN REPAIR PARTS	PUBLIC WORKS	408.97
Total TERMINAL SUPPLY COMPANY:			408.97
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	298.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	125.00

Name	Description	DEPARTMENT	Net Invoice Amount
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	126.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	314.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	200.00
Total TERMINIX PROCESSING CNTR:			1,063.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	68.00
Total THOMPSON ELEVATOR INSPECTION:			68.00
T-MOBILE	T-MOBILE CELL PHONES AND IPADS	MANAGER'S OFFICE	1,364.30
Total T-MOBILE:			1,364.30
TOPCON SOLUTIONS INC	SERVICE PLAN ANNUAL RENEWAL	PUBLIC WORKS	417.00
Total TOPCON SOLUTIONS INC:			417.00
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	1,004.06
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	137.50
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	660.74
Total TRL TIRE SERVICE:			1,802.30
TRONC	LEGAL NOTICES	MANAGER'S OFFICE	576.00
Total TRONC:			576.00
ULINE	BUILDING MAINT SUPPLIES	PUBLIC WORKS	251.67
ULINE	PALLET RACKS FOR COLD STORAGE	PUBLIC WORKS	1,293.82
ULINE	STORAGE	PUBLIC WORKS	1,586.42
ULINE	OFFICE CHAIR	PUBLIC WORKS	337.79
Total ULINE:			3,469.70
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	216.72
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	1,888.84
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	54.18
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	131.43
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	1,102.94
Total UTERMARK & SONS QUALITY LAWCARE CO:			3,394.11
WAREHOUSE DIRECT OFFICE	WATER METER REPLACEMENT SHEETS	PUBLIC WORKS	405.58
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	22.65
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	19.22
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	155.06
Total WAREHOUSE DIRECT OFFICE PDTS:			602.51
WEST SIDE TRACTOR SALES	CONTRACTUAL SERVICE PW	PUBLIC WORKS	1,800.00
WEST SIDE TRACTOR SALES	WATER DEPT REPAIR PARTS	PUBLIC WORKS	752.55
WEST SIDE TRACTOR SALES	WATER DEPT REPAIR PARTS	PUBLIC WORKS	77.52
Total WEST SIDE TRACTOR SALES:			2,630.07
WISCO	OXYGEN - FD	FIRE DEPARTMENT	88.42

Name	Description	DEPARTMENT	Net Invoice Amount
WISCO	OXYGEN - FD	FIRE DEPARTMENT	216.00
Total WISCO:			304.42
WOLDHUIS FARMS	FALL DECOR	PUBLIC WORKS	553.55
Total WOLDHUIS FARMS:			553.55
ZIONS BANK	2024 BOND ISSUANCE COSTS	PUBLIC WORKS	700.00
Total ZIONS BANK:			700.00
Grand Totals:			1,810,670.86

Dated: _____

Village Clerk: _____

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Denise McGrath, Chief of Police

Topic: Promotion of Officer Kenneth Strunk to Police Sergeant

PURPOSE

Officer Kenneth Strunk has been promoted to the position of Police Sergeant in the Homewood Police Department and is prepared to take the oath of office for this position.

PROCESS

The retirement of Sergeant Curt Wiest created a vacancy for the rank of Sergeant. On Friday, October 4, 2024, the Board of Fire and Police Commissioners met and approved the promotion of the next officer on the current eligibility list, Officer Kenneth Strunk.

Kenneth Strunk returned to the Homewood Police Department on January 23, 2023 through the lateral police officer hiring process. He was previously employed by the Homewood Police Department, from June 2003 to June 2014 and his assignments included; Patrol Officer, Tactical Officer, Detective, Patrol Sergeant and Detective Sergeant.

Kenneth Strunk graduated from Bellevue Senior High School in Ohio. Officer Strunk attended Ashland University and Bowling Green State University (both in Ohio) and holds a Bachelor of Science in Criminal Justice. Kenneth Strunk previously served as a K9 Officer with Union Pacific Railroad and Norfolk Southern Railroad and as a Lieutenant for the Mومence Police Department.

OUTCOME

Officer Kenneth Strunk is promoted to the rank of Sergeant in the Homewood Police Department.

FINANCIAL IMPACT

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

VILLAGE OF HOMEWOOD



LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Request the Village Clerk administer the Oath of Office to Kenneth Strunk for the position of Police Sergeant.

ATTACHMENT(S)

None



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Finance Director

Topic: 2024 Lease Agreement for Vehicles and Equipment

PURPOSE

Since 2014, the Village has utilized tax-exempt leasing to finance a variety of vehicles and equipment. Municipal leasing to finance larger and costly equipment and vehicle purchases allows the municipality to spread the cost of paying for the equipment over a more appropriate level of time. Leasing ensures that the municipality is able to keep more cash-on-hand to fund other day-to-day operations; versus expending a large amount of cash at one point in time. The financing arrangements better enables staff to budget, forecast expenses, and purchase a larger volume of new replacement equipment and vehicles. Approval of a lease agreement for \$600,000 will allow Public Works to upgrade and replace seven (7) vehicles and needed equipment.

PROCESS

Leasing for municipalities means that municipal governments pay lower interest rates than the general public due to their tax-exempt status. Tax-exempt municipal leasing offers the Village an attractive financing option to fund various projects and purchase assets. Some advantages that tax-exempt leasing provide are:

- Cash flow management – The Village is able to distribute costs over time, which avoids large upfront expenditures that can strain budgets.
- Lower overall costs – Tax-exempt lease payments are not subject to sales or property taxes.
- Take advantage of current pricing – Equipment and vehicle costs are increasing every year. By purchasing the equipment and vehicles today, the municipality will save money, versus waiting to purchase in two or three years, as full funding becomes available.
- Fixed payments – Annual fixed payments make it easier to budget and forecast expenses.
- Favorable terms – The Village receives lower interest rates.
- Flexibility – The Village will own the assets at the end of the lease term.

2024 Leasing Program

During the fiscal year 2024-2025 budget process, two (2) large Public Works trucks; an aerial lift truck and a plow truck, were approved to be purchased and paid for through a lease agreement. The total budgeted amount for the two trucks was \$140,000.



The aerial lift truck is currently available for purchase; however, the plow truck is not immediately available and requires up to a two-year wait period. During discussions with Public Works, Finance asked if there were other needed vehicles and equipment that could be purchased now, in place of the plow truck. Public Works was able to provide six (6) other assets that are due for replacement.

Financing will be used to provide the funding for a total of seven (7) vehicles and equipment that Public Works has identified as past their useful life and due for replacement. The total cost of these seven (7) assets is approximately \$600,000. Bundling these vehicles and equipment into one lease makes it more attractive to the leasing companies.

Department/Division	To Be Replaced	Replacement
Public Works	2001 Aerial Lift Truck	2024 Freightliner Aerial Lift Truck
Landscape & Maintenance	2010 Ford F450 Dump Truck	*2024 Ford F550 and upfitting
Public Works	1984 Onan 30 Kw Towable Generator	2024 Kohler Towable Generator 120Kw
Police - CIU	2016 Ford Utility	2024 Ford Police Interceptor and upfitting
Building Maintenance	2017 Chevrolet Silverado	*2024 Ford F250 and upfitting
Street Supervisor	2016 Ford Utility	2024 Ford Interceptor and upfitting
Street	1995 Ingersoll Rand DD24 Roller	2024 Volvo DD35B

**Local Purchasing of Vehicles*

Public Works still plans to allow for our local dealerships to “meet or beat” our vehicle purchases for certain vehicles like the 2024 Ford F550 and the 2024 Ford F250. Our local dealership explained that it is impossible for them to “meet or beat” the costs for police vehicles because the vehicles come directly from the manufacturer to the specific dealership that specializes in police fleet inventory.

Leasing Process

Village staff reached out to six (6) financing institutions for quotes on rates and financing charges over a five-year period. Four (4) quotes were received.

Leasing Companies	Interest Rate	Estimated Financing Charge
BMO Harris Bank	4.110%	\$49,279.71
American Capital	4.562%	\$54,145.60
Tax Exempt Leasing Corporation	4.950%	\$58,740.27
Wintrust	5.150%	\$61,106.57

Enterprise also provided a quote but was not included as their model includes outsourcing the Village’s fleet.

BMO provided the lowest interest rate and financing charge over the five-year period. The annual payment would be \$129,855.94, which is less than the budgeted total of \$140,000.00. This



annual “lease payment” amount will be budgeted every year in the Village’s general operation budget until the lease is fulfilled.

Once the leasing agreement and all documentation is completed, BMO will fund an escrow account for \$600,000 that the Village will be able to draw upon as Public Works brings the assets to the Board of Trustees for approval. After all purchases are complete, if there are any funds remaining in the escrow account, they will be returned to the Village.

Future Leasing

Staff plans to create and draft a more formal lease policy to bring to the Board of Trustees to guide future financing.

OUTCOME

Once the lease agreement with BMO Harris Bank is approved, subject to the Village Attorney’s review, the Village will be able to finance approximately \$600,000 worth of vehicles and equipment to update the Village’s fleet as recommended by Public Works and will assist the Village in managing cash flow effectively.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$140,000
- **Cost:** \$129,855.94

LEGAL REVIEW

Under Review

RECOMMENDED BOARD ACTION

Authorize the Village President to enter into a lease agreement between the Village and BMO Harris Bank for the Village’s 2024 lease program, subject to the Village Attorney’s review, which will provide for the replacement of seven (7) vehicle/equipment assets that are past their useful life and will assist the Village in managing cash flow effectively.

ATTACHMENT(S)

None



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Purchase Approval/Public Works Aerial Truck Replacement

PURPOSE

Periodically, the Village of Homewood replaces equipment that has reached its end of life. Staff evaluates equipment on an annual basis and compiles a list of recommendations for replacement based on available funding. Truck #30 is a 2001 International 4700 with a repurposed 1995 Altec Aerial Lift A0300, and is determined to be due for replacement. This truck is used exclusively for high-aerial operations including tree trimming, street light replacement and other aerial work. After an extensive search, a replacement vehicle has been located and staff is requesting approval to purchase one (1) Articulating Overcenter Aerial Truck from Altec Industries of Birmingham, AL.

PROCESS

The Public Works Fleet Division found a number of items requiring maintenance on Truck #30 such as the frame and deck replacement, hydraulic hose replacements, as well as other safety concerns raised by the inspector during the yearly aerial inspection certification. Due to these concerns that will cause the truck to fail future inspections, and the existing repairs totaling more than \$85,000, it was determined that Truck #30 should be replaced.

Approval was given through the budget process to finance this replacement vehicle utilizing a five-year lease. The annual lease payment will be budgeted from the General Fund.

Staff researched purchase options and located a 2024 Altec Model LR8-58RM Articulating Overcenter Aerial Truck available from Altec Industries of Birmingham, AL through the Sourcewell Cooperative Purchasing Contract. The total purchase price is \$199,276.



OUTCOME

Approval of this vehicle purchase will enable Public Works to replace an important vehicle asset while removing exorbitant vehicle maintenance costs. The purchase also provides the necessary equipment to perform various high-aerial Public Works tasks.

FINANCIAL IMPACT

- **Funding Source:** General Fund – 2024 Five-Year Lease Agreement
- **Budgeted Amount:** \$60,000 Five-Year annual lease payment
- **Cost:** \$199,276

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Waive competitive bidding due to utilizing a vendor through a cooperative purchasing program; and, approve the purchase of one (1) Altec LR8-58RM Articulating Overcenter Aerial Truck from Altec Industries, Inc. of Birmingham, AL for a total purchase of \$199,276 to be financed over a five-year period through a lease agreement.

ATTACHMENT(S)

- Altec Sourcewell Quote #1583844-1
- Altec Quote #1583844-2
- Pictures of New Truck
- Pictures of Current Truck #30

July 29, 2024
Our 95th Year

Ship To:
VILLAGE OF HOMEWOOD
17755 SOUTH ASHLAND
HOMEWOOD, IL 60430
US

Bill To:
VILLAGE OF HOMEWOOD
2020 CHESTNUT RD
HOMEWOOD, IL 60430
United States

Attn: JOSH BURMAN
Phone: 708-2062902
Email: jburman@homewoodil.gov

Altec Quotation Number: 1583844 - 2
Account Manager: Toni L Tribby
Technical Sales Rep: James Rizer

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	<u>Unit</u>		
1.	ALTEC Model LR8-58RM Articulating Overcenter Aerial Device with an insulating lower boom, insulating upper boom and the Altec ISO-Grip insulating system at the boom tip. For installation over the rear axle and to include the following features:	1	
	<ul style="list-style-type: none"> A. Ground to Bottom of Platform Height: 57.6 feet (17.6 meters). B. Working Height: 62.6 feet (19.1 meters). C. Maximum reach to edge of platform with Upper Boom Non- overcenter (working position): 42.8 feet (13.0 meters) at platform height of 27.9 feet (8.5 meters). D. Maximum reach to edge of platform with Upper Boom Overcenter: 46.4 feet (14.2 meters) at platform height of 9.1 feet (2.8 meters). E. Continuous Rotation. F. Lower Boom: Articulation is from 0 to 125 degrees. Insulator provides 15 inches of isolation in the lower boom. G. Insulating Upper Boom: Articulation is from 0 to 270 degrees. The round filament wound fiberglass section provides a minimum of 17 feet (5.18 meters) of isolation. H. Chain and Rod Leveling: Platform automatically maintains level during boom articulation by means of a high strength chain and fiberglass rods in the booms to maintain dielectric integrity. Lifetime system requires no major preventative maintenance. Platform level adjustment is easily accessible from external location on lower pivot. I. Altec Patented walking link system features uniform speed, smooth and continuous articulation and low maintenance operation. J. Maintenance Free Elbow: nitrided to prevent rust, increase hardness and eliminates the need for grease at the elbow. K. Side-by-Side Boom Stow offers low travel height and easy platform access. L. The INSULATING UPPER CONTROL SYSTEM includes a single handle controller incorporating high electrical resistance components that are dielectrically tested to 40 kV AC with no more than 400 microamperes of leakage. The control handle is green in color to differentiate it from other non-tested controllers. M. The INSULATING SECONDARY CONTROL SYSTEM includes control handles incorporating high electrical resistance components that are dielectrically tested to 40 kV AC with no more than 400 microamperes of leakage. These control 		

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	handles are green in color to differentiate it from other non-tested controllers.		
	N. Platform capacity: 400 lbs. (181 kilograms) standard.		
	O. Small Boom Tip Profile.		
	P. Hydraulic system: Open center (full pressure), maximum flow of 6.0 to 6.5 gpm (22.7 to 24.6 lpm), maximum operating pressure of 3,000 psi.		
	Q. Diagnostic pressure test port is located at the lower control station to allow a technician to quickly and easily attach a test gauge to verify system and tool circuit pressure.		
	R. Unit is painted with a powder coat paint process which provides a finish-painted surface that is highly resistant to chipping, scratching, abrasion and corrosion. Paint is electrostatically applied to the inside as well as outside of fabricated parts then high temperature cured prior to assembly ensuring maximum coverage and protection.		
	S. Unit meets or exceeds ANSI 92.2 standards.		
2.	Manual Upper Boom Stow Securing System with support cradle and tie down strap.	1	
3.	Pedestal	1	
4.	Single, One (1) Man, Fiberglass Platform; fixed side mounted. 24 x 24 x 39 inches.	1	
	Altec Patented ISO-Grip Insulating, Proportional Speed, Upper Control Handle - with safety interlock and interlock guard. Located on the side of the platform nearest the upper boom, mounted on the shaft. Forward/back operates lower boom down/up, tiller operates rotation CW/CCW, and up/down operates upper boom up/down.		
5.	One (1) Platform Step - located on the side of the platform nearest the elbow in the stowed position	1	
6.	Platform Cover - Soft vinyl 24 x 24 inch (610 x 610 mm)	1	
7.	Platform Liner, 24 x 24 x 39 inches (610 x 610 x 991 mm), 70 kV Rating	1	
8.	Hydraulic Tool Circuit at Platform: Two (2) sets of tool couplers for open center tools, one (1) set located on each side of the platform.	1	
9.	Tool Circuit System Relief Pressure to be set to 2250 PSI	1	
10.	Secondary Stowage System: 12 VDC powered motor and pump assembly for temporary operation of the unit in a situation wherein the primary hydraulic source fails. Electric motor is powered by the chassis battery. Control is operated with an air plunger at the platform and a momentary switch located at the lower controls and the outrigger controls. This feature allows the operator to completely stow the booms, platform, and outriggers.	1	
11.	Slip Ring: Required for engine start/stop, secondary stowage system, and throttle control options	1	
12.	Primary A-Frame Outriggers with 5-degree swivel shoe. For installation on a 36 to 40 inch chassis frame height.	1	
	A. Maximum Spread: 140 inches		
	B. Ground Penetration: 7 to 11 inches depending on chassis frame height		
	C. Outrigger/Unit Selector Valve: reduces the potential for inadvertent outrigger movement during machine operation if outrigger controls are bumped		
	D. Outrigger Control Valves: located on the outrigger legs		

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	E. Outrigger Interlocks: will not allow the unit to be operated until the outriggers have been at least partially deployed		
	F. Outrigger Motion Alarms		
13.	Auxiliary A-Frame Outriggers with 5-degree swivel shoe. For installation on a 36 to 40 inch chassis frame height.	1	
	A. Maximum Spread: 140 inches		
	B. Ground Penetration: 7 to 11 inches depending on chassis frame height		
	C. Outrigger Interlocks: will not allow the unit to be operated until the outriggers have been at least partially deployed		
	D. Outrigger Motion Alarms		
14.	Hydraulic Outrigger Control Valves	1	
15.	Insulating Aerial Device, ANSI Category C, 46kV and Below	1	
16.	Altec Unit Powder Painted White	1	
<u>Unit & Hydraulic Acc.</u>			
17.	Subbase	1	
18.	Hydraulic Reservoir, 30 Gallon, Rectangular	1	
19.	Sight Gauge for Hydraulic Reservoir, Reservoir Mounted	1	
20.	Hydraulic Oil HVI-22 with Dye (Standard)	35	
21.	Standard Pump For PTO	1	
22.	Hot shift PTO for automatic transmission	1	
23.	Standard Altec PTO/Machine Functionality: PTO won't engage until parking brake is set.-Once parking (holding) brake is set, PTO and machine functions are enabled.-If parking (holding) brake is disengaged, both PTO and machine functions are disabled.	1	
24.	Standard PTO/Transmission Functionality for Automatic Transmissions -If chassis is in gear, and PTO switch is activated, PTO will not engage. Chassis will remain in gear. Once the chassis is shifted back into gear the PTO will disengage. For some truck configurations the PTO switch must be turned off to allow the transmission to shift into gear.	1	
<u>Body</u>			
25.	101 inch Flatbed, suitable for installing on any 4x2 chassis with an approximate clear CA dimension of 87-88 inches, built to the following specifications:	1	
	A. Basic flatbed fabricated from hot rolled steel.		
	B. Steel treated for improved primer bond and rust resistance.		
	C. Primer applied to exterior of flatbed.		
	D. Automotive underseal applied to entire underside of flatbed.		
	E. Flatbed finish paint color - Jet Black.		
	F. All steel flatbed, 101 inches long x 96 inches wide.		

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
G.	Floor made from 10 gauge galvalume.		
H.	Frame built with 4 inch high structural channel.		
I.	3 inch high retaining rail installed around perimeter of flatbed.		
J.	3 inch high pivot rail installed at sides and rear of flatbed.		
K.	Light channels installed at curbside and streetside rear.		
L.	LED FMVSS lights and rear strobes.		
M.	25 inch high u-shaped grab handle installed at rear of flatbed.		
N.	Toe step installed at curbside rear.		
O.	Platform rest assembly installed at curbside rear.		
P.	Mounting provisions for E-Z step provided at the rear of flatbed.		
Q.	Compartment top access step installed front of curbside.		

26. Altec T-40 Thru Box tool compartment 40 inches wide x 50 inches high x 96 inches long (1016 x 1270 x 2438 mm) with 26.5 inch (673 mm) deep curb- and streetside compartments with the following compartmentation:

- A. Curbside: Single, vented compartment with two (2) vertical barn-style doors. Left side has two (2) fixed shelves. Right side has three (3) unequal transverse compartments open to streetside. Compartment bottom has 0.125 inch (3.175 mm) rubber liner.
- B. Streetside: Single compartment with two (2) vertical barn-style doors. Left side has three(3) unequal transverse compartments open to curbside. Top center has two (2) fixed shelves. Top right has three (3) swivel rope hooks (0-0-3). Compartment bottom has .125 inch (3.175 mm) rubber.
- C. Center compartment: Top-opening compartment with Flat Plate-lined lid. Punched-metal face. Interior of compartment total volume of up to 40"W x 30"D x 29"H W/O floor.
- D. Standard features: Bolt-on door locks. Gas shock door holders. Door locks are three-point t-handle latches with lock cylinders. Finish paint interior compartments the same as exterior. Front master locking handle. Integrated locking system installed.
- E. Automotive undercoating applied to entire underside of body.
- F. Painted White

Body and Chassis Accessories

27.	Cab Guard, 140" L, 12 GA Sheet Metal With Non-Skid Surface And Expanded Metal Section At Front, Black Gator Hyde Coating	1	
	A. Cab Guard Mounting Kit		
	B. Front Supports For Cab Guard		
28.	Underride Protection Bumper Installed At Rear	1	
29.	Rigid Style Pintle Hitch (30,000 LB MGTW with 6,000 LB MVL), 4-Bolt Face Mount, Buyers PH15 (T-60 Style) (Forestry Applications)	1	
30.	Set Of D-Rings for Trailer Safety Chain, installed one each side of towing device mount.	1	
31.	Cab Guard Access Stirrup Step(s) With Grab Handle(s) At Curbside Rear Of Cab Guard	1	
32.	Compartment Top Access Step from Body Floor	1	
33.	Retractable Ladder Step, Two Rungs, Textured Flat Black, Installed at Rear	1	

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
34.	Platform Access Ladder from Flatbed with Grab Handle	1	
35.	Platform Rest, Rigid with Rubber Tube	1	
36.	No Automatic Lower Boom Stow Securing System	1	
37.	Lower Boom Rest Weldment	1	
38.	Wood Outrigger Pad, 19.5" x 19.5" x 1.88", With Fluorescent Orange Steel Band Around The Outer Edges And Chain Handle	4	
39.	Outrigger Pad Holder, 20" L x 20" W x 3.5" H, Fits 19.5" x 19.5" x 2.25" And Smaller Pads, Bolt-On, Bottom Washout Holes, 3/4" Lip Retainer	4	
40.	Mud Flaps With Altec Logo (Pair)	1	
41.	Wheel Chocks, Rubber, 9.75" L x 7.75" W x 5.00" H, with 4" L Metal Hairpin Style Handle (Pair)	1	
42.	Wheel Chock Holders (Pair), For Installation Under Flatbed Or Dump Body	1	
43.	Grab Handle Installed on Top of Curbside Rear Through Box Compartment	2	
44.	U-Shaped Grab Handle	1	
45.	Small Grab Handle Installed At Rear	1	
46.	Slope Indicator Assembly (Pair) For Machine With Outriggers	1	
47.	Cone Holder, Horizontal Style with Vertical Pivot (Un-folds Upwards), For Mounting On Front Bumper (Holds up to four 15"x15" large cones)	1	
48.	Safety Harness & 4.5 FT Lanyard (Medium To X-large)	1	
49.	Driveaway Safety Kit	1	
50.	Vinyl manual pouch for storage of all operator and parts manuals	1	

Electrical Accessories

51.	Lights and reflectors in accordance with FMVSS #108 lighting package. (Complete LED, including LED reverse lights)	1	
52.	4-Corner Strobe Lighting, Amber LED, Two (2) Round Lights in Front Corners of Cab Guard and Two (2) Round Lights at Rear	1	
53.	Strobe Lights Wired Battery Hot	1	
54.	Dual Tone Back-Up With Outrigger Motion Alarm	1	
55.	PTO Hour Meter, Digital, with 10,000 Hour Display	1	
56.	6-Way Trailer Receptacle (Pin Type) Installed At Rear	1	
57.	Electric Trailer Brake Controller (Tekonsha Voyager #9030)	1	

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
58.	Altec Modular Panel System (AMPS) - Includes Mounting Panel and Accessory Switches	1	
59.	Install secondary stowage system.	1	
60.	Install Outrigger Interlock System	1	
61.	Heavy Duty Secondary Stowage Pump	1	
62.	No Upper Boom Out of Stow Indicator	1	
63.	No Lower Boom Out of Stow Indicator	1	
64.	PTO Indicator Light Installed In Cab	1	
<u>Finishing Details</u>			
65.	Powder Coat Unit Altec White	1	
66.	Finish Paint Body Accessories Above Body Floor Altec White	1	
67.	Altec Standard; Components mounted below frame rail shall be coated black by Altec. i.e. step bumpers, steps, frame extension, pintle hook mount, dock bumper mounts, D-rings, receiver tubes, accessory mounts, light brackets, under-ride protection, etc. Components mounted to under side of body shall be coated black by Altec. i.e. Wheel chock holders, mud flap brackets, pad carriers, boxes, lighting brackets, steps, and ladders.	1	
68.	Vehicle Height Placard, Installed In Cab	1	
69.	Apply Non-Skid Coating to all walking surfaces	1	
70.	English Safety And Instructional Decals	1	
71.	Placard, HVI-22 Hydraulic Oil	1	
72.	Dielectric test unit according to ANSI requirements.	1	
73.	Stability test unit according to ANSI requirements.	1	
74.	Focus Factory Build	1	
75.	Delivery Of Completed Unit	1	
76.	Inbound Freight	1	
77.	As Built Electrical And Hydraulic Schematics To Be Included In The Manual Pouch	1	
78.	Quick Turnaround	1	
79.	Stock Unit	1	
80.	Stock Unit Sold To Customer	1	

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	<u>Chassis</u>		
81.	Altec Supplied Chassis	1	
82.	Altec Stock Chassis	1	
	A. 2024 Model Year		
	B. Freightliner M2-106		
	C. Regular Cab		
	D. 4x2 Drivetrain		
	E. Chassis Color - White		
	F. Cummins B6.7 Engine		
	G. 240 HP Engine Rating		
	H. Allison 2500 RDS Automatic Transmission		
	I. Hydraulic Brakes		
	J. Clear Cab to Axle Length - 87 inches Actual Cab to Axle Length - 90 inches		
	K. 26,000 LBS Gross Vehicle Weight Rating (GVWR)		
	L. 12,000 LBS Front Axle Weight Rating (FAWR)		
	M. 19,000 LBS Rear Axle Weight Rating (RAWR)		
	N. 016-1C3 - Freightliner Horizontal Exhaust (Right-Horizontal-Behind Cab-Horizontal)		
	O. Park Brake In Rear Wheels		
	P. 204-215 Freightliner 50 Gallon Fuel Tank (Left Hand Under Cab)		
	Q. Freightliner - Pre-Wire Chassis with No Cab Backwall Pass-Thru (33U-011)		
	R. No Idle Engine Shut-Down Required		
	S. Air Conditioning		
	T. AM/FM Radio		

Additional Pricing

83.	Standard Altec Warranty: One (1) year parts warranty, one (1) year labor warranty, ninety (90) days warranty for travel charges, limited lifetime structural warranty	1	
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Unit / Body / Chassis Total	199,276.00
FET Total	0.00
Total	199,276.00

Altec Industries, Inc.

BY _____

James Rizer

Notes:

1 Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment

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with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date.

For a quoted chassis model year beyond the current open order bank, chassis model year, specifications and price should be considered estimates only and subject to change. Chassis model year, specifications and price will be reviewed and confirmed when specific model year information becomes available from the OEM.

- 2 Estimated Delivery: 3 months after receipt of order PROVIDING:
 - A. Customer supplied chassis (if applicable) is received a minimum of sixty (60) days before scheduled delivery.
 - B. Customer approval drawings are returned by requested date.
 - C. Customer supplied accessories are received by date necessary for compliance with scheduled delivery.
 - D. Customer expectations are accurately captured prior to major components being ordered (body, chassis) and line set date. Unexpected additions or changes made after this time or at a customer inspection will delay the delivery of the vehicle.

Estimated Delivery is based on information at time of quote and is subject to change.

Altec reserves the right to change suppliers in order to meet customer delivery requirements, unless specifically identified, by the customer, during the quote and or ordering process.

- 3 This quotation is valid until SEP 07,2024. After this date, please contact Altec Industries, Inc. for a possible extension.

- 4 F.O.B. - Customer Site

- 5 Interest charge of 1/2% per month to be added for late payment.

- 6 FINANCING AVAILABLE: Please contact Altec Capital at (888) 408-8148 or email finance@altec.com for more information.

- 7 Price does not reflect any local, state or Federal Excise Taxes (F.E.T). The quote also does not reflect any local title or licensing fees. All appropriate taxes will be added to the final price in accordance with regulations in effect at time of invoicing.

- 8 Changes made to this order may affect whether or not this vehicle is subject to F.E.T. A review will be made at the time of invoicing and any applicable F.E.T. will be added to the invoice amount.

- 9 Any payment made by a credit card may be subject to a surcharge fee.

- 10 Altec Standard Warranty:

One (1) year parts warranty.

One (1) year labor warranty.

Ninety (90) days warranty for travel charges.

Warranty on structural integrity of the following major components is to be warranted for so long as the initial purchaser owns the product: Booms, boom articulation links, hydraulic cylinder structures, outrigger weldments, pedestals, subbases and turntables.

Altec is to supply a self-directed, computer based training (CBT) program. This program will provide basic instruction in the safe operation of this aerial device. This program will also include and explain ANSI and OSHA requirements related to the proper use and operation of this unit.

Altec offers its standard limited warranty with the Altec supplied components which make up the Altec Unit and its installation, but expressly disclaims any and all warranties, liabilities, and responsibilities, including any implied warranties of fitness for a particular purpose and merchantability, for any customer supplied parts

Altec designs and manufactures to applicable Federal Motor Vehicle Safety and DOT standards

11 Altec Extended Warranty Option:

An Altec Extended Warranty is an extension of Altec's Limited Warranty and protects you from the repair cost associated with defects of materials and workmanship after the standard Limited Warranty expires.

Altec offers many types of coverages and coverage packages. Ask your Altec account manager for details. Quotes are available upon request.

12 After the initial warranty period, Altec Industries, Inc. offers mobile service units, in-shop service and same day parts shipments on most parts from service locations nationwide at an additional competitive labor and parts rate. Call 877-GO-ALTEC for all of your Parts and Service needs.

13 Trade-in offer is conditional upon equipment being maintained to DOT (Department of Transportation) operating and safety standards and remaining in compliance of DOT until arrival at an Altec Facility. This will include, but is not limited to engine, tires, lights, brakes, glass, etc. All equipment, i.e., jibs, winches, pintle hooks, trailer connectors, etc., are to remain with unit unless otherwise agreed upon in writing by both parties. ALTEC Industries reserves the right to re-negotiate its trade-in offer if these conditions are not met.

All reasonable and necessary expenses required of ALTEC Industries to execute transportation of the trade-in will be invoiced to the customer for payment if these conditions are not met to maintain DOT standards.

Customer may exercise the option to rescind this agreement in writing within sixty (60) days after receipt of purchase order. After that time ALTEC Industries will expect receipt of trade-in vehicle upon delivery of new equipment as part of the terms of the purchase order unless other arrangements have been made.

14 The final fully loaded weight of the truck and structural ratings of the hitch assembly may reduce the towing capacity and the vertical load capacity of the finished truck. These capacities may not match the ratings of the chassis or hitch.

15 Altec takes pride in offering solutions that provide a safer work environment for our customers. In an effort to focus on safety, we would encourage you to consider the following items:

- Outrigger pads (When Applicable)
- Fall Protection System
- Fire extinguisher/DOT kit
- Platform Liner (When Applicable)
- Altec Sentry Training
- Wheel Chocks

The aforementioned equipment can be offered in our new equipment quotations. If you find that any of these items have not been listed as priced options with an item number in the body of your quotation and are required by your company, we would encourage you to contact your Altec Account Manager and have an updated quote version sent to you. These options must be listed with an item number in the quotation for them to be supplied by Altec.

16 Altec values your data privacy. The Altec Family of Companies (including Altec, Inc., and it's subsidiaries)

may collect telematics data from the equipment you own. Please review Altec's Equipment Data Privacy Notice on www.altec.com for more information. By purchasing equipment from Altec, you consent to Altec's right to collect and use such data.

- 17 RECOMMENDED OPTIONS AND ACCESSORIES: These options are not included in the quote total price. Selected options will change the quote total. Any options added after initial order will be re-quoted.



Quote Number: 1583844
 Opportunity Number: 24100168
 Sourcewell Contract #: 110421-ALT
 Date: 7/29/2024

Item 9. C.

Quoted for: Village of Homewood
 Customer Contact:
 Phone: / Email:

Quoted by: James Rizer
 Phone: / Email:
 Altec Account Manager: Toni Tribby

REFERENCE ALTEC MODEL		Sourcewell Price
LR856RM	Overcenter Articulating Aerial Device (Insulated)	\$222,368

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1	LR856RM-US58	58' Boom Height (LR858-RM)	\$8,018
2	LR856RM-EDC1	Secondary Stowage System	\$3,744
3			
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
SOURCEWELL OPTIONS TOTAL:			\$234,130

(B.) OPEN MARKET ITEMS (Customer Requested)

1	UNIT		\$0
2	UNIT & HYDRAULIC ACC		\$0
3	BODY	Contract body	\$0
4	BODY & CHASSIS ACC		\$0
5	ELECTRICAL		\$0
6	FINISHING		\$0
7	CHASSIS	2025 M2-106 4x2	-\$16,315
8	OTHER	Altec model year adjustment	-\$21,741
OPEN MARKET OPTIONS TOTAL:			-\$38,056

SUB-TOTAL FOR UNIT/BODY/CHASSIS: \$196,074.00
Delivery to Customer: \$3,202.00
Extended Warranty:
TOTAL FOR UNIT/BODY/CHASSIS: \$199,276.00

(C.) ADDITIONAL ITEMS (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PRICING: Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date. Quotes and orders with chassis model year beyond the current open order bank, should be considered estimates only. Altec's turn-key pricing is subject to change in accordance with chassis pricing received from the OEM. Chassis model year, specifications and price will be reviewed and confirmed when specific model year information becomes available from the OEM and that chassis price difference will be passed through to the customer.

PAINT COLOR: White to match chassis, unless otherwise specified

WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days

TO ORDER: To order, please contact the Altec Account Manager listed above.

CHASSIS: Per Altec Commercial Standard

DELIVERY: No later than 3 months ARO, FOB Customer Location

TERMS: Net 30 days

BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.

TRADE-IN: Please ask your Altec Account Manager for more information

BUILD LOCATION: Creedmoor, NC

Street-Side View (Compartments Closed)



Street-Side Front Corner View



Rear View



Street-Side Rear Corner View



Curb-Side Rear Corner View



Front View



Curb-Side View (Compartments Closed)



Manuals



Street-Side Door (Door Open)



Curb-Side Front Corner View



Street-Side Driver's Seat



Job Number



Street-Side Both Seats



Shifter



Custom Switches



White Door Jamb Label



Yellow Door Jamb Label



Odometer (Mileage)



Additional Cab

Sch # 4-43 27 Job 1021799772
 27 Job Status - Open Issues
 Customer CITY OF IOWA CITY Unit LR8-58RM Location PDI
 27 Start 4/4/24 27 Due 5/3/24 Prom 10/1/24 Mfg 4/25/24 24 Job Unit Notes 1022001532 Fleet Chassis VIN
 Body L/R Chassis VIN
 0 Jim Reap B-Defect#24, Installation, Mechanical, To much lower boom pull down Dept Champion Done Closed
 0 Warren Cooke C-Defect#22, Installation, Mechanical, Missing lanyard at cone holder latch Plant27 Car Loftis
 0 Warren Cooke C-To-Do#23, Wet Paint, Wet Paint, Scratch on front cabguard Plant27 Car Loftis Done Closed
 Plant27 Jerry Davis

Inspector Dept. Cat. Sev. Additional Issues (QA Log) Corrective Action Fixed by

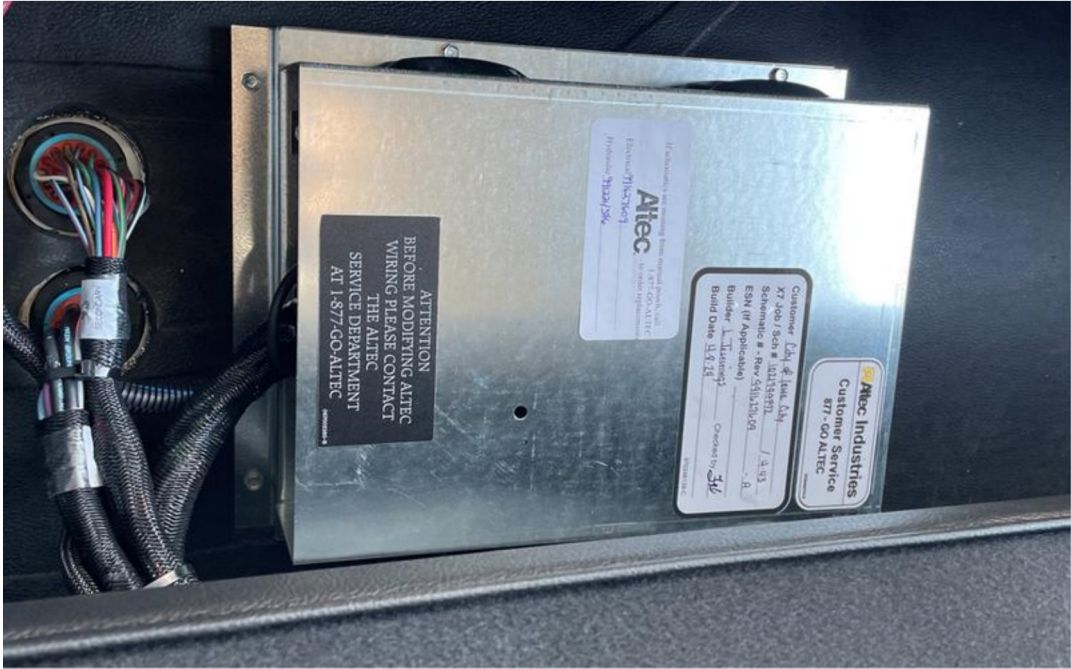
Dept. Codes			Cat. Codes (Submit vendor issues using the red tag / RMR process)			Sev. Codes	
F - Fab	CA - Component Assembly	WR - Wrap Up / Run In	M - Mechanical	W - Welding	MI - Missing Item	A - Major Issue preventing the trucks operation.	
W - Winding / Upper Boom	I - Installation	ENG - Engineering	E - Electrical	P - Paint	D - Documentation	B - Significant Issue but truck will still operate.	
PP - Powder Paint	WP - Wet Paint		H - Hydraulic	T - Trash		C - Minor Issue with no effect on operation.	

4/16/24 1:28 am Page 1 of 1

Street-Side View (Compartments Open)



PDM



Street-Side Gap Between Cab and Body



Ride-Height Label



Curb-Side View (Compartments Open)



Curb-Side Gap Between Cab and Body



Street-Side Compartments



Curb-Side Compartments



Street-Side Tailshelf



Curb-Side Tailshelf



Rear Tailshelf



Body Serial Number Placard



Additional Body



Unit Serial Number Placard



Pedestal



Inner Body Serial Number Placard



Rear Cab



Reservoir



Lower Controls



Bucket Controls



Bucket Liner



Bucket Cover



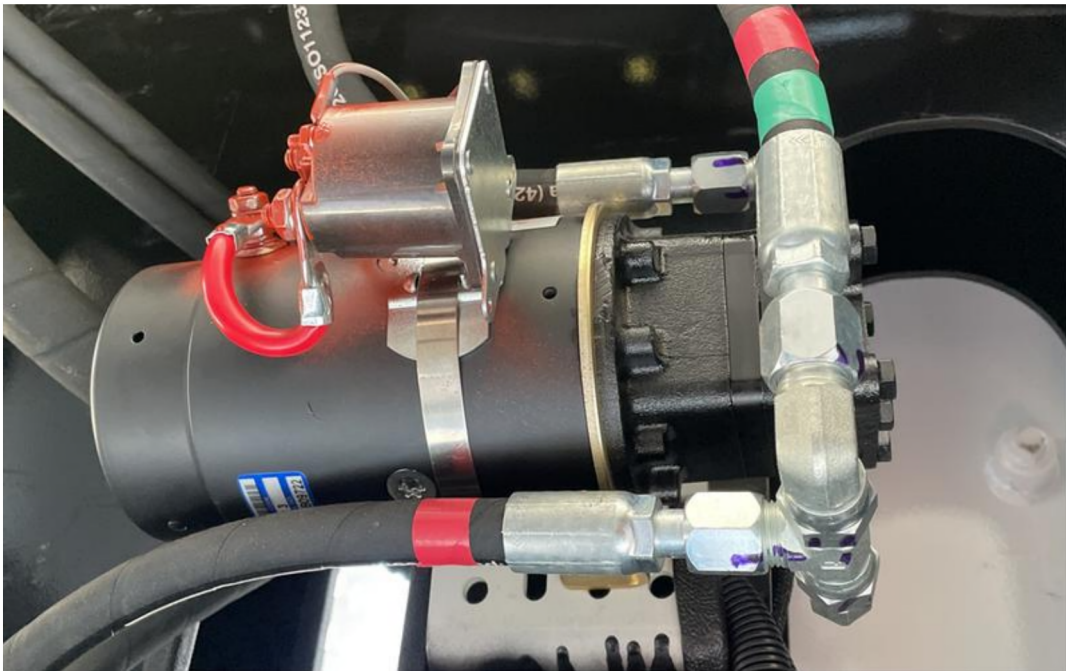
Additional Cargo



Additional Cargo



Additional Underside



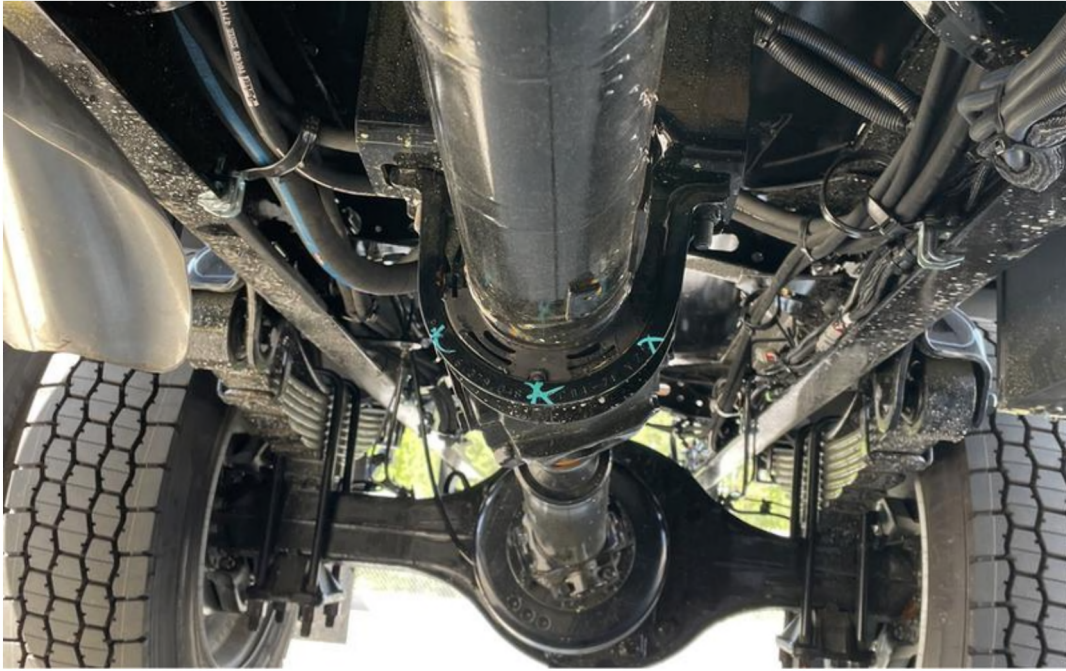
Hazard Labels



PTO / Pump



Drive Shaft



Emissions Label (take multiple photos)



VIN Plate



Ship Loose Parts



Engine Label



Chassis Battery











BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Bid Award – Downtown Tree Grate Replacement

PURPOSE

The tree grates within the Central Business District (CBD) are in need of replacement due to trip hazards that have developed over the years. Staff is requesting approval to award a contract to C&T Lawn Care, Inc. for the removal of 66 tree grates and concrete rings along Ridge Road from Gladville Avenue to Harwood Avenue. This will prepare the grate areas for Public Works staff to complete the restoration with an alternative permeable material that will prevent future trip hazards from forming. Funding for this project comes from the Village’s American Rescue Plan Act (ARPA) allocation and requires Board approval.

PROCESS

Tree grates were the longtime standard for trees in downtown areas for many years. Over the years, tree roots will lift the metal grates creating trip hazards immediately around the tree base areas. Staff evaluated the length of sidewalks along Ridge Road from Harwood Avenue to just west of Gladville Avenue and identified a total of sixty-six (66) locations that require replacement. Of those locations, 34 were noted as “high risk” due to trip hazards from heaved concrete rings, and 32 were noted as “low risk” but were included in the removal schedule to eliminate future/potential trip hazards.

The scope of work requires the selected *lowest bid* contractor to remove all 66 tree grates and concrete rings and reinstall and level the surrounding “brick pavers.” The contractor would then prepare the area for Public Works staff to install a temporary layer of mulch until the final stage of the installation resumes in the late spring of 2025. The areas would need time to settle before the restoration could be completed. The areas would remain mulched until summer 2025, when Public Works staff would begin the process of installing the permeable/porous pavement material at each location, completing the restoration. As a reference, the permeable material will be identical to what has been installed along the Harwood Avenue Parking Lot median and select tree locations within the CBD that have already been completed.



OUTCOME

Public Works completed detailed bid documents, and after proper advertising, three (3) bids were opened and read aloud at Public Works on September 25, 2024. The results are shown for the three (3) bidders on the attached bid tabulation.

Vendor	Price Per Grate Area
C&T Lawn Care, Inc., Lynwood, IL	\$639
Misfits Construction Company, Chicago, IL	\$1,825
The Construction & Design Group, Inc., Westchester, IL	\$2,877

C&T Lawn Care, Inc. submitted the lowest bid of three (3) bids opened, in the amount of \$639 per location, totaling \$42,174. Public Works will use approximately \$17,000 of the remaining budgeted amount to purchase the permeable paving materials needed to complete this project in summer 2025 .



FINANCIAL IMPACT

- **Funding Source:** American Rescue Plan Act (ARPA) Funding
- **Budgeted Amount:** \$66,263
- **Cost:** \$42,174 for contractor work and approximately \$17,000 for permeable paver material cost

LEGAL REVIEW

Not Required



RECOMMENDED BOARD ACTION

Award a bid to the lowest responsible bidder for the for Downtown Tree Grate Replacement program to C&T Lawn Care, Inc. of Lynwood, IL, at a price of \$639 per tree grate in an amount not to exceed \$42,174. Funding for this project comes from Village's allocation of American Rescue Plan Act (ARPA) funds.

ATTACHMENT(S)

Bid tabulation

Village of Homewood - Bid Tabulation Sheet

Project: Tree Grate Removal
Bid Number: 24-05PW
Bid Opening Date: September 25, 2024
Bid Opening Time: 10:00 am
Attendance: Jones, Doerr

	Bidders Name	Total Amount of Bid	Notes
1	C&T Lawn Care	\$ 639.00	per each
2	Mistits Const. Co.	\$ 1825.00	
3	Construction & Design Group	\$ 2877.00	
4		\$	
5		\$	
6		\$	
7		\$	
8		\$	
9		\$	



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: Alleyway Lighting Agreement

PURPOSE

Staff met on-site with Hartford Building owners (HCF Homewood, LLC) two weeks ago to discuss the Village's plans to install controllable LED lighting fixtures in the alleyway between the Hartford Building and the 2049 Ridge Road Building (Loulou Belle store). Because the light fixtures will be installed on the wall of the Hartford Building, an agreement between the Village and the Hartford Building owners will need to be completed.

BACKGROUND

Homewood's downtown is experiencing an amazing renaissance; specifically, after the opening of the four-story mixed-use Hartford Building and Stoney Point Grill restaurant. The Village plans to install LED lighting in the alleyway between the Hartford Building and the 2049 Ridge Road. The lighting will create an artistic and colorful display as another amenity in the downtown. The alleyway connects a parking lot to the Ridge Road shopping and eating corridor. The lighting will also create a well-lit passage way that creates a safe travel environment for visitors, residents, and patrons. The alleyway is currently equipped with security cameras.

PROCESS

An agreement for installation of lighting fixtures was drafted to be approved by both the Village and the owners of the Hartford Building property.

OUTCOME

This agreement will be subject to final review and approval by the Village attorney. The agreement will not be perfected until the Village attorney has had final review of the agreement after it has been signed by both the Village and HCF Homewood, LLC. This care is taken should there be any minor format or language changes that does not impact the spirit of the agreement as approved by the Village Board.

FINANCIAL IMPACT

None

LEGAL REVIEW

Agreement was drafted by the Village Attorney and the agreement is subject to final review and approval by the Village Attorney.

VILLAGE OF HOMEWOOD

Item 9. E.



RECOMMENDED BOARD ACTION

Authorize the Village President to enter into an agreement with HCF Homewood, LLC for the installation of lighting fixtures on private property in the alleyway created by the buildings at 2033 Ridge Road and 2049 Ridge Road.

ATTACHMENT(S)

Agreement

AGREEMENT FOR INSTALLATION OF LIGHTING FIXTURES ON PRIVATE PROPERTY

THIS AGREEMENT (“Agreement”) is made on _____, 2024, between the Village of Homewood (“Village”), an Illinois municipal corporation located at 2020 Chestnut Road, Homewood, Illinois, and HCF Homewood, LLC (“Owner”), the owner of the property located at 2033 Ridge Road, Homewood, Illinois (“Property”).

WHEREAS, the Village desires to improve public safety and enhance visibility by installing lighting fixtures to illuminate a public walkway adjacent to the Property; and

WHEREAS, the Owner consents to the installation, maintenance, and operation of such lighting fixtures on the Property by the Village under the terms set forth below;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. Grant of Access and Use

1.1 The Owner grants the Village a non-exclusive license and permission to enter upon and use portions of the Property to install, maintain and operate lighting fixtures (“Fixtures”) intended to illuminate the public walkway on the west side of the Property.

1.2 The specific location for the installation of the Fixtures shall be agreed upon by the parties and shall be described in Exhibit A attached.

1.3 The Owners have agreed to cover electricity costs associated with the operation of the fixtures and supporting equipment.

2. Installation and Maintenance

2.1 The Village shall, at its sole expense, install the Fixtures in accordance with applicable building codes, electrical standards, and all other relevant regulations.

2.2 The Village shall be responsible for the ongoing maintenance, repair, and replacement of the Fixtures during the term of this Agreement.

2.3 The Village shall ensure that the installation and maintenance work minimizes disruption to the Owner’s use of the Property.

3. Term and Termination

3.1 The term of this Agreement shall begin on the date of execution and continue in perpetuity unless sooner terminated in accordance with this Agreement.

3.2 Either party may terminate this Agreement upon one hundred eighty (180) days written notice to the other party. In the event of termination, the Village shall remove the Fixtures at its expense and restore the Property to its pre-installation condition, reasonable wear and tear excepted. Notwithstanding the foregoing, the Owner agrees that it shall not terminate this Agreement, except for cause, within ten years after the date of execution.

4. Indemnification

4.1 The Village agrees to indemnify, defend, and hold harmless the Owner from and against any and all claims, damages, liabilities, or losses arising out of the installation, maintenance, or operation of the Fixtures, except for damages or claims caused by the Owner's negligence or intentional misconduct.

4.2 The Owner agrees to indemnify, defend, and hold harmless the Village from and against any and all claims arising out of the Owner's use or misuse of the Property unless such claims result from the Village's willful and wanton conduct.

5. Insurance

5.1 The Village shall maintain general liability insurance in an amount not less than \$[amount] per occurrence to cover its obligations under this Agreement. The Village shall provide proof of this insurance to the Owner upon request.

5.2 The Owner shall maintain property insurance for the Property, including coverage for any incidental damage to the Property that may result from the installation, maintenance, or operation of the Fixtures.

6. Ownership of Fixtures

6.1 The Village shall retain ownership of the Fixtures during and after the term of this Agreement. The Owner shall have no right, title, or interest in the Fixtures.

6.2 Upon termination of this Agreement, the Village shall remove the Fixtures unless otherwise agreed in writing by the parties.

7. Miscellaneous Provisions

7.1 Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

7.2 Entire Agreement: This Agreement represents the entire understanding of the parties regarding the subject matter herein and may not be changed except by a written instrument signed by both parties.

7.3 Severability: If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

7.4 Binding Effect: This Agreement shall inure to the benefit of and shall be binding upon the Village and the Owner and their respective successors and assigns.

7.5 Notices: All notices and requests required under this Agreement shall be sent by personal delivery or Certified Mail as follows:

To the Village:

Village Manager
Village of Homewood
2020 Chestnut Road
Homewood, Illinois 60430

To the Owner(s):

Tim Flanagan
11001 W. McCarthy Road
Palos Park, IL 60464

With Copy to:

Christopher J. Cummings
Christopher J. Cummings, P.C.
2024 Hickory Road, Suite 205
Homewood, Illinois 60430

With Copy to:

Robert Hansen
11001 W. McCarthy Road
Palos Park, IL 60464

or at such other addresses as the parties may indicate in writing to the other either by personal delivery or by Certified Mail, return receipt requested, with proof of delivery.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Village of Homewood

By: _____

Richard A. Hofeld
Village President

Date: _____

The Hartford

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A

(Description of the Property and Location of the Fixtures)

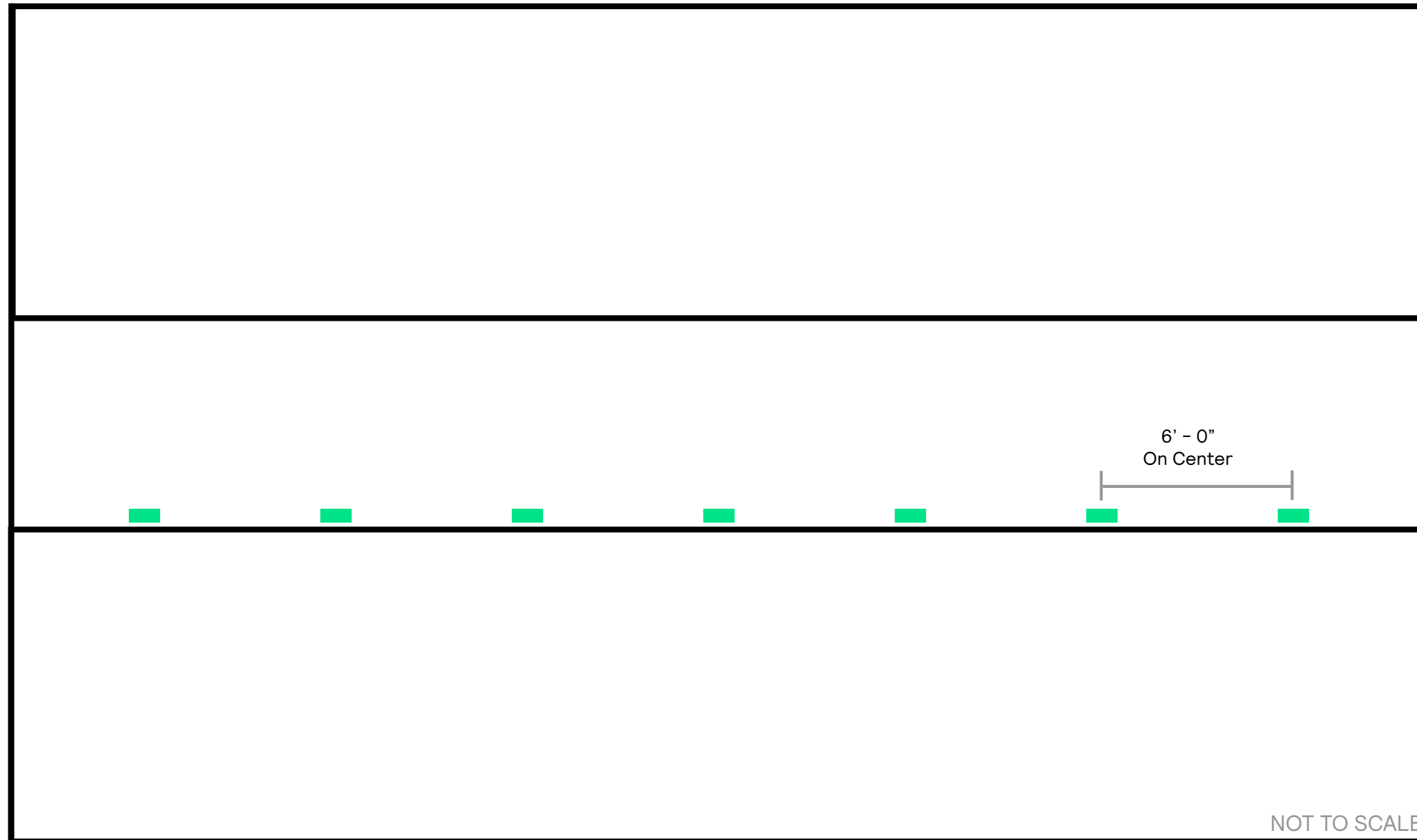
Village of Homewood Alley

Blast Lighting Study

Fixture Placement

Plan View

KEY	FIXTURE DESCRIPTION	MOUNTING HEIGHT
■	Blast Powercore gen5, IntelliHue	15' - 0" AFF

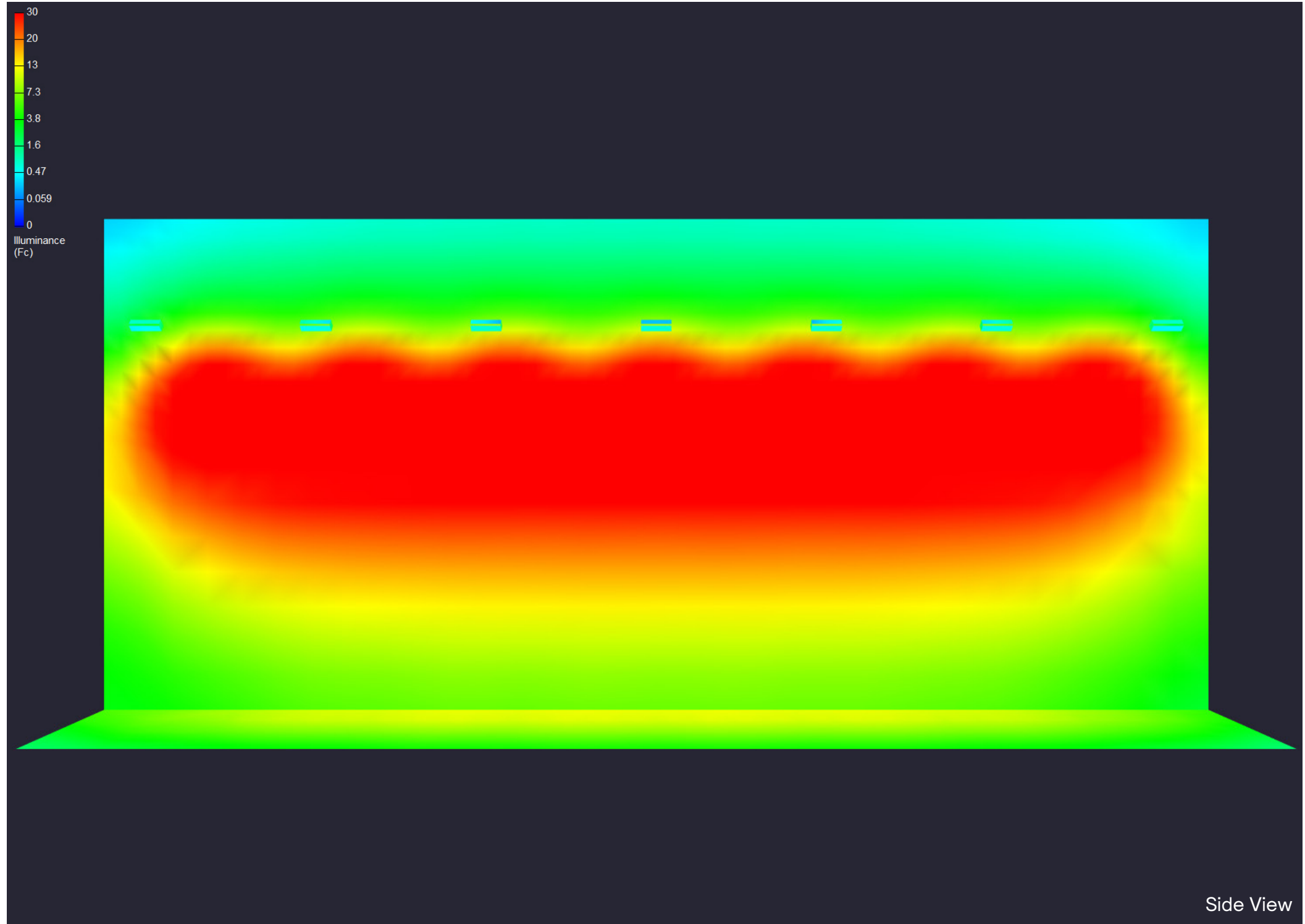
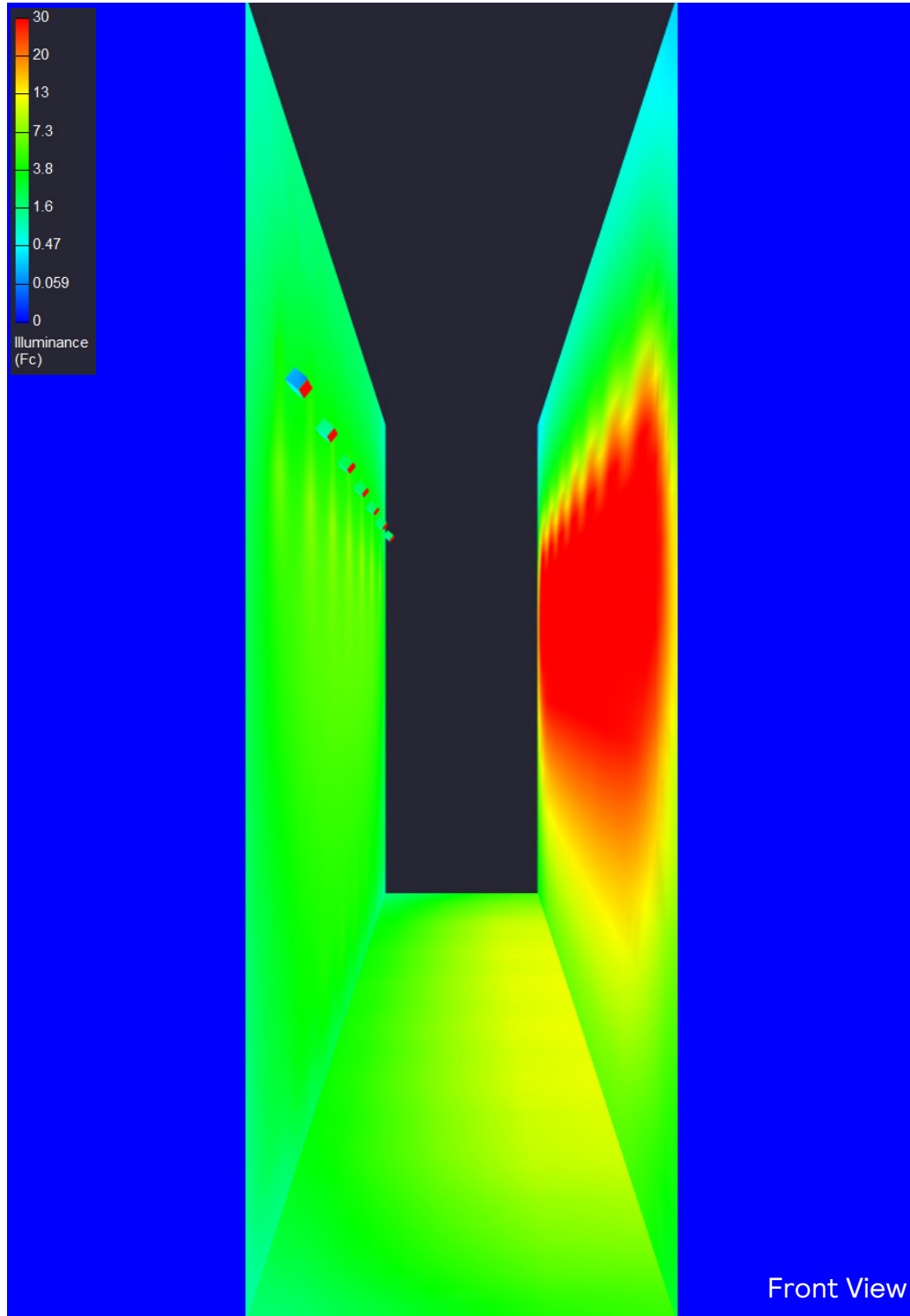


Notes:

- Renderings are for conceptual purposes only.
- Mock-up is recommended to ensure design intent is met.

Photometric Calculation

Option 1: Blast IntelliHue, 60° Beam - Pseudo Color



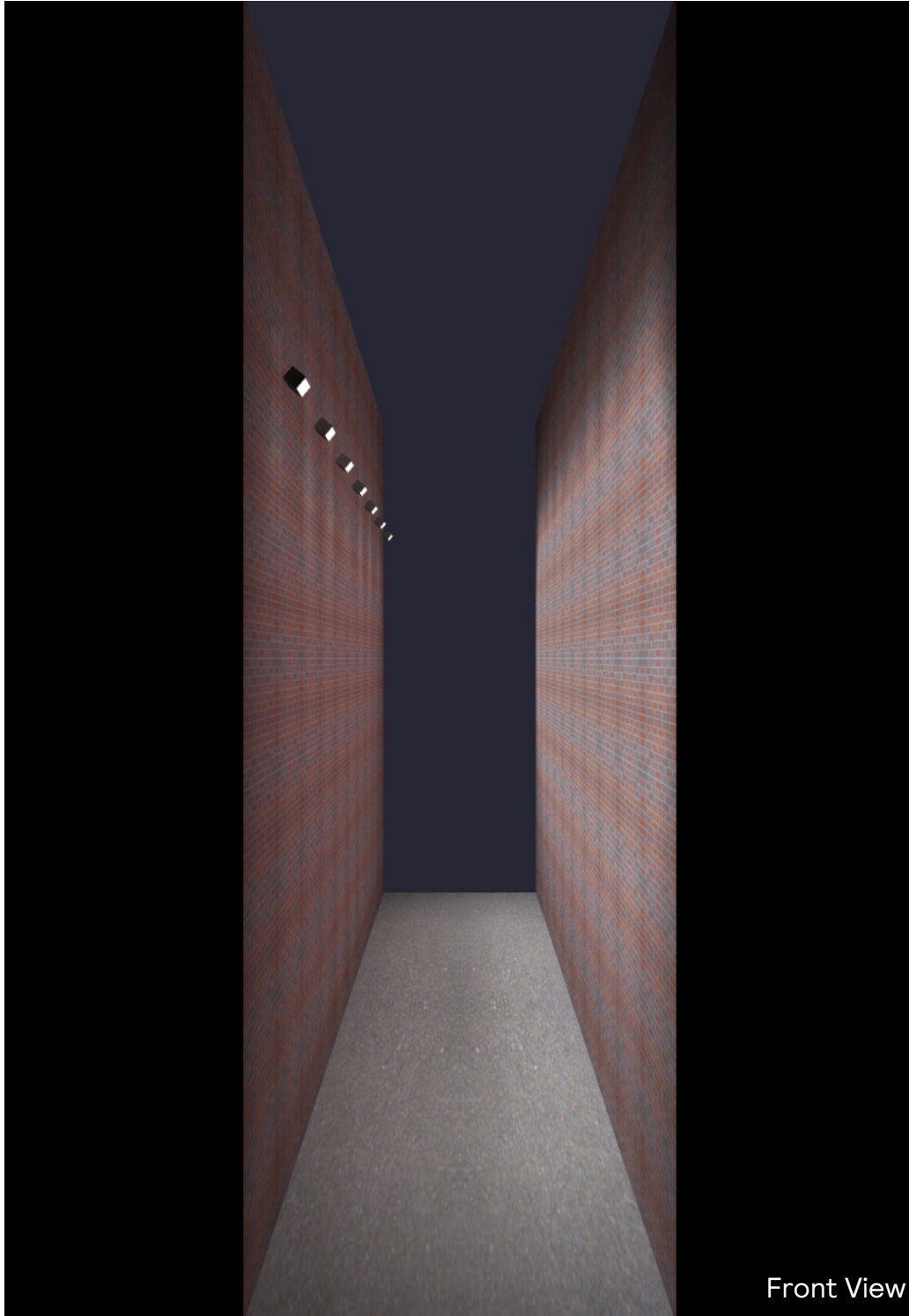
Notes:

- Renderings are for conceptual purposes only.
- Mock-up is recommended to ensure design intent is met.

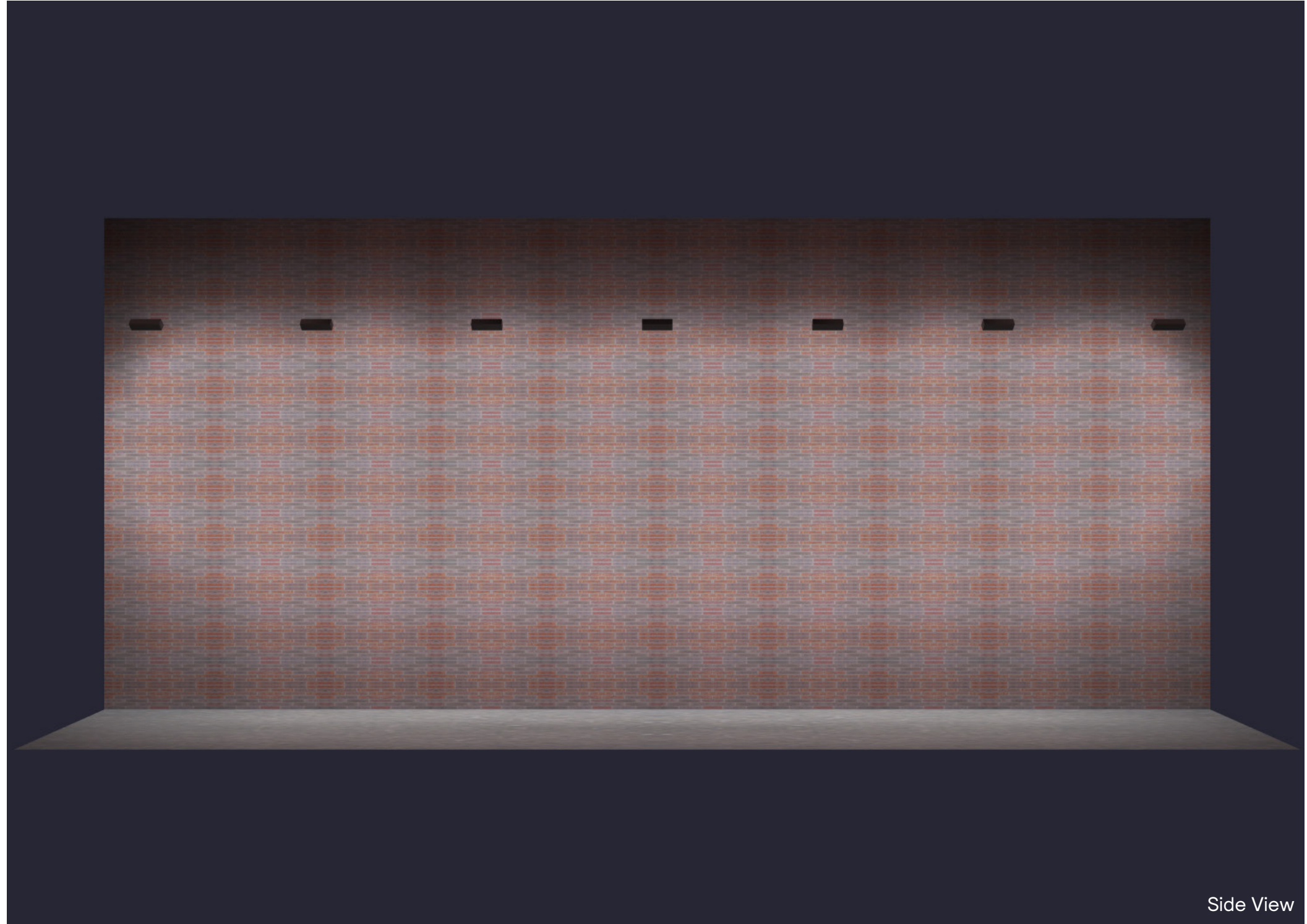
FIXTURE DESCRIPTION	BEAM ANGLE
Blast Powercore gen5, IntelliHue	60°

Photometric Calculation

Option 1: Blast IntelliHue, 60° Beam - Rendering



Front View



Side View

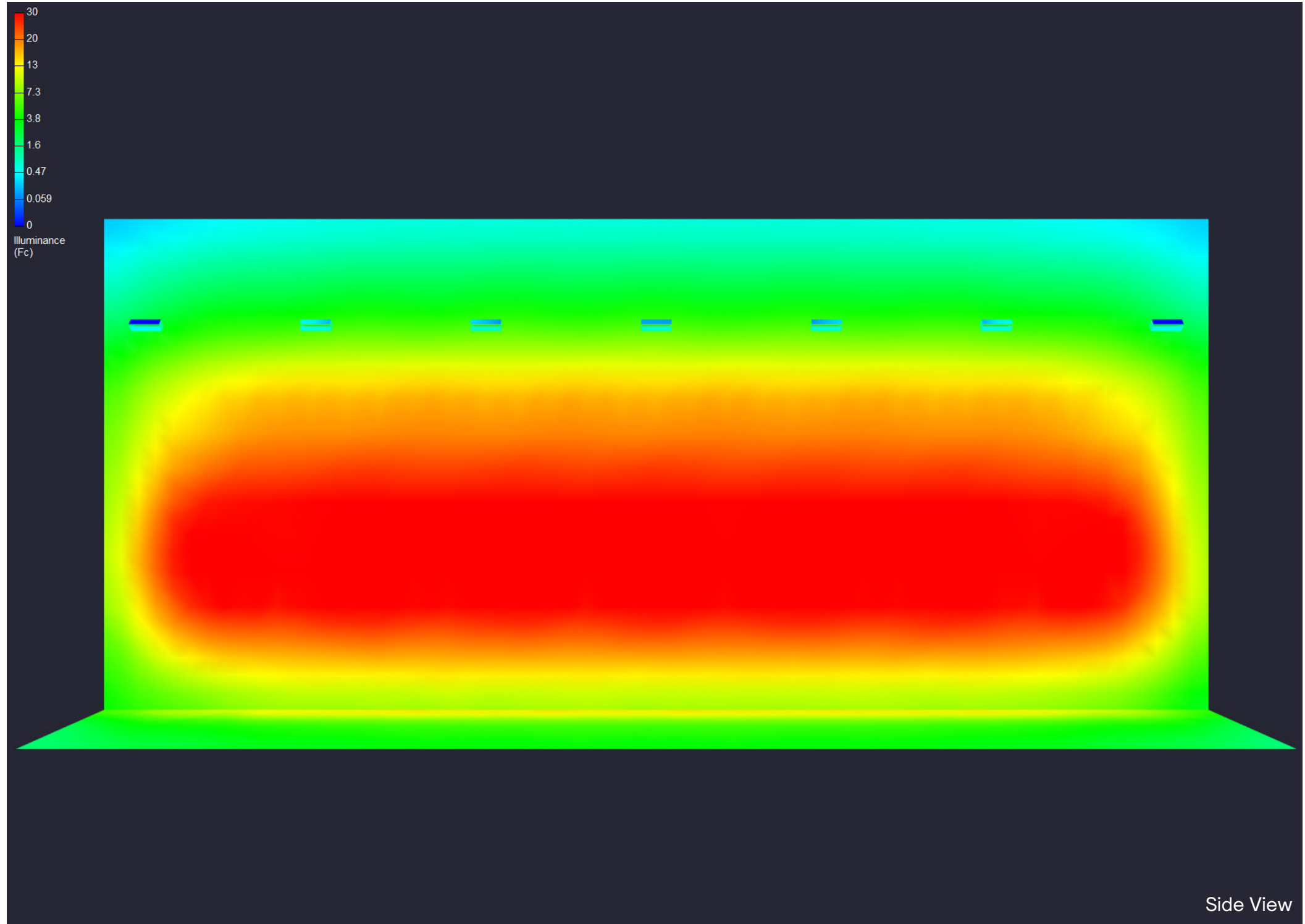
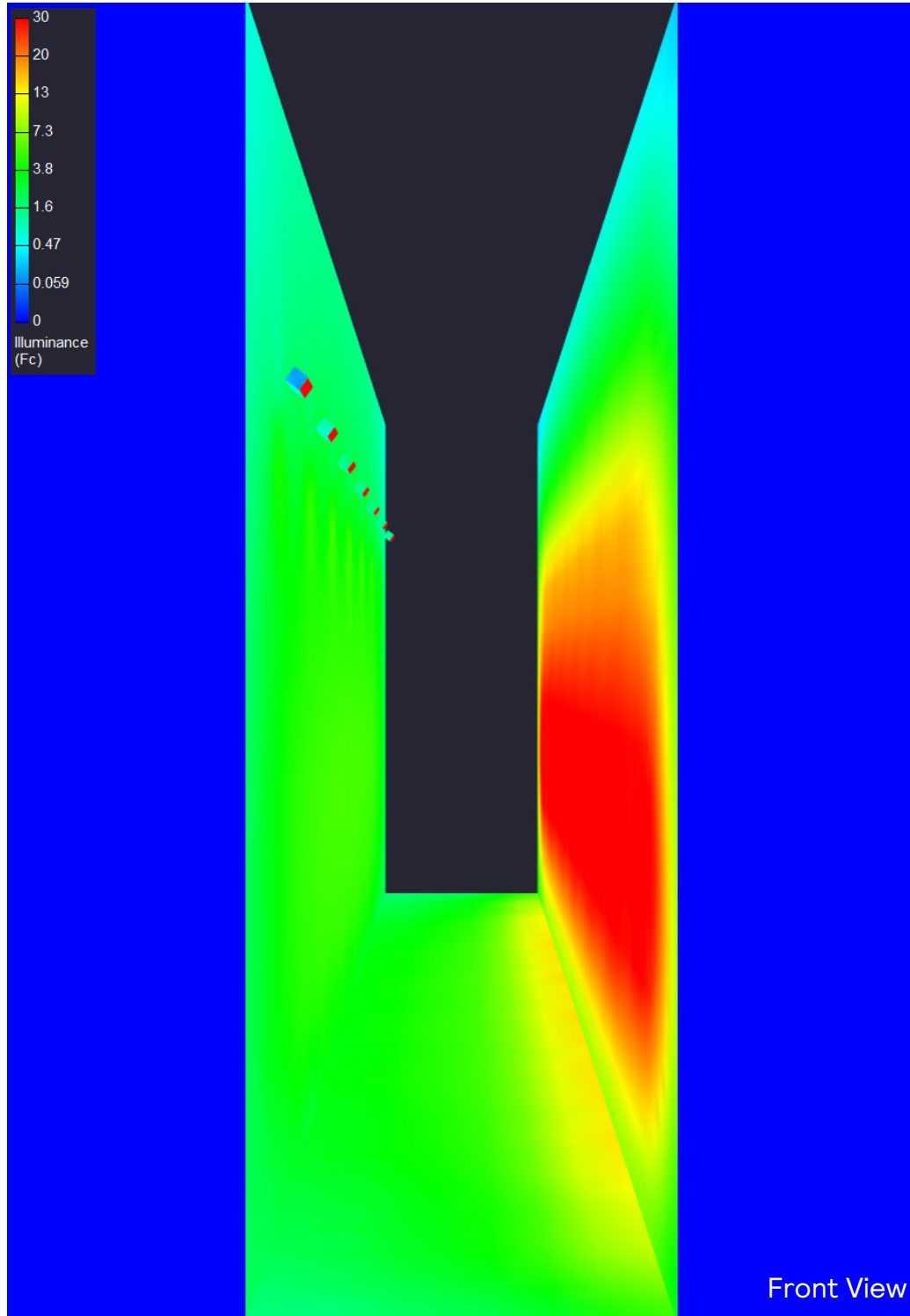
Notes:

- Renderings are for conceptual purposes only.
- Mock-up is recommended to ensure design intent is met.

FIXTURE DESCRIPTION	BEAM ANGLE
Blast Powercore gen5, IntelliHue	60°

Photometric Calculation

Option 2: Blast IntelliHue, OptiField - Pseudo Color



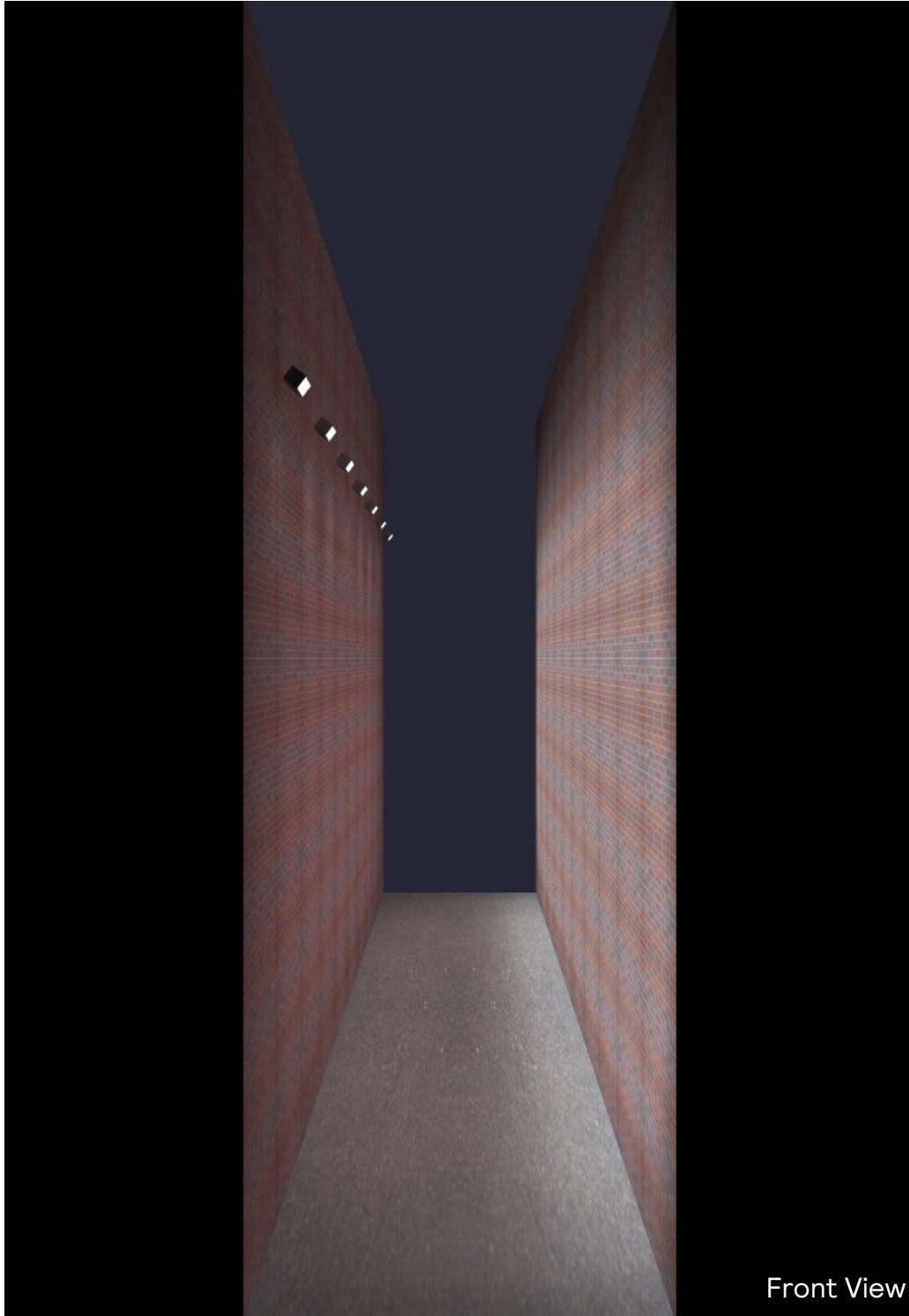
Notes:

- Renderings are for conceptual purposes only.
- Mock-up is recommended to ensure design intent is met.

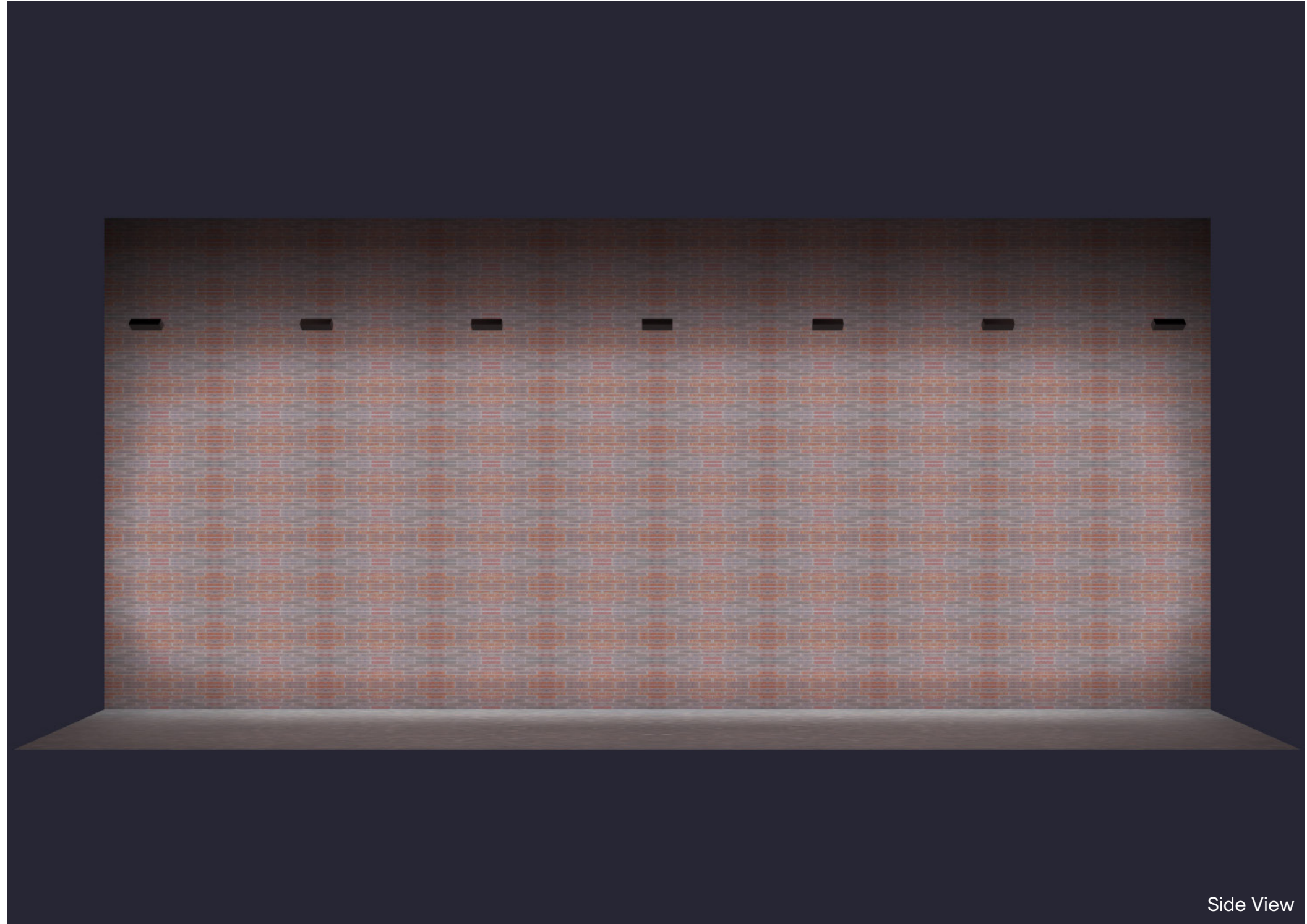
FIXTURE DESCRIPTION	BEAM ANGLE
Blast Powercore gen5, IntelliHue OptiField	OptiField

Photometric Calculation

Option 2: Blast Intellihue, OptiField - Rendering



Front View



Side View

Notes:

- Renderings are for conceptual purposes only.
- Mock-up is recommended to ensure design intent is met.

FIXTURE DESCRIPTION	BEAM ANGLE
Blast Powercore gen5, IntelliHue OptiField	OptiField



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

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

Establishments that sell food within the Village require regular health inspections in order to protect the health of their customers and the residents of the Village. 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, 2024 through November 30, 2025.

PROCESS

The Cook County Department of Public Health will conduct 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:** \$20,000
- **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, 2024 through November 30, 2025.

VILLAGE OF HOMEWOOD

Item 9. F.



ATTACHMENT(S)
Intergovernmental Agreement

INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF ENVIRONMENTAL HEALTH INSPECTIONAL SERVICES

This **AGREEMENT** entered into as of December 1, 2024 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, 2024 and shall continue through November 30, 2025 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: _____

Mayor

ATTEST:

By: _____
Village Clerk

Dated:

COUNTY OF COOK, a body
corporate and politic

Dated

By: _____

Senior Public Health Medical Officer



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Finance Director

Topic: Increase of Limited Scavenger Licenses

PURPOSE

The Village has recently received an application from D&P Construction Co., Inc. of Chicago, IL for a Limited Scavenger License. The number of Limited Scavenger Licenses that can be issued and active simultaneously is limited to five, per the Homewood Municipal Code. There are currently three businesses that hold Limited Scavenger Licenses in the Village. This increase in the Limited Scavenger Licenses requires Board approval.

PROCESS

Limited scavenger licenses allow the holder to deliver and remove roll-off dumpsters and their contents from private property. These licenses do not authorize the holder to provide regular curbside garbage, rubbish, or refuse collection and disposal services to residential or commercial customers.

The Homewood Municipal Code states that the Board will approve or deny a license application on the basis of the information furnished in the original application, any additional information furnished to the Village Board at its request, and on the basis of the applicant's proven history of successful collection and disposal of refuse in the Village or elsewhere.

D&P Construction Co., Inc. is seeking approval of their application for a Limited Scavenger License in the Village.

OUTCOME

Approval of this request will allow D&P Construction Co., Inc. to serve the businesses and residents of Homewood.

FINANCIAL IMPACT

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

VILLAGE OF HOMEWOOD

Item 9. G.



LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve the issuance of a Limited Scavenger License to D&P Construction of Chicago, IL.

ATTACHMENT(S)

Application



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

SCAVENGER BUSINESS LICENSE APPLICATION
(Non-transferable)

Pursuant to Chapter 12 of the Village of Homewood Municipal Code, this license application, together with applicable license fee, is a requirement to conduct business in the Village of Homewood.

All businesses collecting, hauling, or dumping refuse, garbage, or rubbish as designated in Chapter 12 of the Municipal Code shall not be granted a license until this form is completed to the satisfaction of the Village Manager and the fee is paid.

Please indicate below which type of Scavenger License is being applied for.

- Scavenger License \$500.00
- Limited Scavenger License \$300.00
(Roll-off Dumpsters only)

Business Name D+P Construction Co., Inc.
 Business Address 5521 N. Cumberland A. #1106 City Chicago
 State IL Zip 60636 Business phone # 773-775-6810

I. TYPE OF OWNERSHIP: (Complete item A, B or C depending on the type of ownership)

A. SOLE OWNER OR FAMILY OWNERSHIP

Name _____
 Home Address _____ City _____
 State _____ Zip _____ Home phone # _____
 S.S. # _____ Date of Birth _____

If this is a family ownership, use additional sheets for information relative to the other individual members who by law maintain ownership. If additional space is required, please attach additional sheets.

B. PARTNERSHIP

Name _____
 Home Address _____ City _____
 State _____ Zip _____ Home phone # _____
 S.S. # _____ Date of Birth _____

If additional space is needed, please use the back of this form.

						Sticker
314	2000	Mack	Roll-Off	1M2P270C6YM052714		49493R G4-01509413964
315	2001	Mack	Roll-Off	1M2P270C31M054815		40918R G4-01513079514
316	2001	Mack	Roll-Off	1M2P270C51M054816		47647R 3FNV16402R
317	2001	Mack	Roll-Off	1M2K195C11M018722		46600R 3FNV16403R
318	2001	Mack	Roll-Off	1M2K195C31M018723		40937R 3FIG18328
319	2020	PETERBILT	Roll-Off	1NPCLP0X5LD722225		47332R 3FNV16404R
320	2002	Mack	Roll-Off	1M2P270C42M062679		49492R 3FNV16405R
320	2019	Mack	Roll-Off	1M2GR2GC8KM001419		
321	2002	Mack	Roll-Off	1M2P267C12M063904		49491R 3FNV16406R
322	2002	Mack	Roll-Off	1M2K195CX2M020535		47320R 3FNV16407R
323	2003	Peterbilt	Roll-Off	1NPZLTOX53D714757		45793R 2F5129919R
324	2011	Peterbilt	Roll-Off	2NP3LN0X6BM124951		49478R 3FNV16408R
325	2007	Mack	Roll-Off	1M2K189C47M036760		47306R 3FNV16409R
326	2007	Mack	Roll-Off	1M2K189C67M036761		49475R 3FNV16410R

Truck #	Year	Make	Description	VIN Number	License No. Sticker
327	2007	Mack	Roll-Off	1M2AG11C47M066337	45146R 3FNV16411R
328	2007	Mack	Roll-Off	1M2AG11C27M066336	45792R 3FNV16412R
329	2021	Peterbilt	Roll-Off	3BPDLK0X8MF109864	47314R 3F5130026R
330	2004	Mack	Roll-Off	1M2K189C64M025335	47307R 3FNV16413R
331	2013	Mack	Roll-Off	1M2AX13C4DM019656	38829R 3FIG18329
332	2017	Mack	Roll-Off	1M2AV02C5HM016949	47331R 3FNV16414R
333	2019	Peterbilt	Roll-Off	3BPDL70X7KF104598	45147R 0FDE32667
	2023	Peterbilt	Roll-Off	3BPALK0X8PF115653	47635R 3FNV19431

Truck #	Year	Make	Description	VIN Number	License No. Sticker
300	1996	Mack	Roll - Off Water Truck 3/2011 - COMP ONLY - NO HEAVY DUTY	1M2B224C7TM003974	6325R
302	1997	Mack	Roll-Off No plate - COMP ONLY - NO HEAVY DUTY -AT NORTH AVE	1M2B224C9VM004076	2080R
303	2018	Mack	Roll-Off	1M2AX13C6JMO41962	44991R 3F5129873
304	2021	PETERBILT	Roll-Off	3BPDLK0X6MF109863 GREEN	47309R 3F5130025
305	2012	Mack	Roll-Off	1M2AX13C1CM014476	47340R 3FNV16397R
306	2004	Mack	Roll-Off	1M2K189C44M025334	49495R 3FNV16398R
307	2012	Mack	Roll-Off	1M2AV02C6CM009081	37061R 3FIG18324R
308	1999	Peterbilt	Roll-Off	1NPZL90X3XD711302	49494R 3FNV16399R
309	2003	Peterbilt DUP	Roll-Off	1NPZLTOX53D714743	40919R 3FIG18325
310	2000	Mack	Roll-Off	1M2K197COYMO15576	47319R 3FNV16400R
311	2000	Mack	Roll-Off	1M2K197C2YM015576	38081R 3FIG18326
302	2000	Mack	Roll-Off	1M2P270C4YM052713	47333R 0FDE28495
312	2020	Peterbilt	Roll-Off	1NPCLPOX3LD72224	47315R 3F5130027
Truck #	Year	Make	Description	VIN Number	License No.

Questions 8 & 9 are not applicable to Limited Scavenger Licenses (roll-off dumpsters only)

- 8. Are you able to provide curbside recycling service and recycling services to commercial offices and industrial businesses? YES NO

In item II above you must identify equipment used to provide these recycling services.

At what recycling facilities do you dispose of:

- Newsprint _____
- Glass _____
- HDPE _____
- PET _____
- Tin _____
- Aluminum _____

- 9. Are you able to collect and dispose of landscape waste separately from other waste? YES NO

During what months do you provide landscape waste collection services? ALL

Where do you dispose of landscape waste? 3800 N. LAKE ST. M.P., IL 60160

By submitting this application, the applicant agrees to hold the Village harmless from any and all claims, suits, damages, or loss of use resulting from the applicant's business operations in the Village. Also, the licensee's insurance coverage shall include an endorsement covering said "Hold Harmless" agreement in favor of the Village.

Prior to the issuance of a license, the Village Manager shall require an inspection to be made of all vehicles to be used for collection of refuse in the Village (**not applicable for Limited Scavenger Licenses, roll-off dumpsters only**). Such inspection shall be conducted by the Health Officer or his duly authorized representative. The Health Officer and/or his duly authorized representative shall submit to the Village Manager written approval that the vehicles to be used for the collection of refuse have satisfactorily met the requirements set forth in Chapter 12 of the Village of Homewood Municipal Code.

A scavenger business license once issued shall not be transferable. If a licensed scavenger business is sold, the existing license is automatically terminated and the new owner must apply for a new license. This provision shall apply also in the case of any sale or transfer of a majority interest of a corporation holding a scavenger license.

Leased equipment of any kind shall not be used within the Village for garbage and refuse collection by a licensee, unless, prior to such use, an executed copy of such lease is filed with the Village Manager. Such lease shall specify by serial number, state license number, make, model and year the equipment covered by that lease. Such lease may provide for the use of equipment by a licensee on an "as needed" basis. Prior to using any leased equipment within Village limits, the licensee shall cause a sign to be affixed in a prominent place on all leased equipment. Said sign shall be at least one foot (1') by one foot (1') and shall state: "This equipment leased by (name of licensee)". All leased equipment shall be operated within Village limits only by a regular employee of a Village licensee and not by an employee of the lessor of the leased equipment.

All equipment used for scavenger service within the Village shall be subject to reasonable inspection by the Village prior to and at any time such equipment is in use within the Village.

A COPY OF YOUR MOST RECENT BUSINESS BALANCE SHEET MUST BE INCLUDED WITH THIS APPLICATION.

VILLAGE OF HOMEWOOD
2020 Chestnut Road
Homewood, IL 60430

SCAVENGER BUSINESS LICENSE APPLICATION

HOLD HARMLESS

D+P Construction Co., Inc.
(Business Name) agrees that it shall hold the Village of Homewood

and its elected and appointed officials and employees harmless from any and all claims,

suits, damages, or loss of use resulting from any act or omission to act by

D+P Construction Co., Inc.
(Business Name) its officers, employees, or agents arising out

of or in the course of conducting a limited scavenger business in the Village of
Homewood.

Thomas A. Cerny
Signature

V.P.
Title

10-1-24
Date

[Signature]
Witness

Treasurer
Title



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Finance Director

Topic: Budget Amendment - 18225 Dixie Highway Storm Sewer Repair Work

PURPOSE

Staff requests approval of a budget amendment for repair work that was required in order to provide proper drainage at 18225 Dixie Highway, near Homewood Brewery.

PROCESS

Recently, while construction of the project at 18225 Dixie Highway was nearing completion, Homewood Brewery's civil engineer noted that a section on the northeast corner of the curb did not drain properly and retained water. Because a reputable contractor was currently onsite with equipment and personnel, the Village suggested that this contractor oversee and complete the work. The work was completed by Crosstown Design and Build of Des Plaines, IL. Crosstown Design and Build installed a new storm sewer structure with a reinforced concrete pipe (RCP) line to tie into the existing storm structure at Miller Court; removing the conditions that created the standing water at the northeast corner of Miller Court and Dixie Highway.

The total cost of the work was \$34,042.26 and is covered as qualifying Tax Increment Financing (TIF) infrastructure work. The Village will be reimbursed through TIF increment after the brewery project is complete.

OUTCOME

The repair work was necessary to improve the physical conditions of the area and augments the area's mix of commercial uses in a gateway to downtown Homewood.

FINANCIAL IMPACT

- **Funding Source:** General Fund
This property is located within the Dixie Highway/Miller Court TIF District. TIF increment may be used to pay back the General Fund as the increment becomes available.
- **Budgeted Amount:** \$0
- **Cost:** \$34,042.26
- **Budget Amendment Request:** \$34,043.00

VILLAGE OF HOMEWOOD

Item 9. H.



LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Waive competitive bidding due to utilizing a contractor already on-site and able to perform the work at a significantly reduced cost; approve a budget amendment of \$34,043 to the General Fund; and, authorize a payment to Crosstown Design and Build, Inc. of Des Plaines, IL in the amount of \$34,042.26 as a TIF eligible expense.

ATTACHMENT(S)

Invoice

CrossTown Design Build, Inc.
2700 S River Rd. Suite 208
Des Plaines, Illinois 60018
Phone: +17087222832

Project: 22-061 - HBC Site Work
18225 Dixie Hwy
Homewood, Illinois 60430

Prime Contract Change Order #016: Concrete Repairs along Miller Court and Dixie Highway

TO:	Homewood Brewery	FROM:	CrossTown Design Build, Inc. 2700 S. River Rd. Suite 208 Des Plaines, Illinois 60018
DATE CREATED:	9/06/2024	CREATED BY:	Kunaal Patel (CrossTown Design Build, Inc.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEW DATE:	
DUE DATE:		EXECUTED:	No
SCHEDULE IMPACT:		TOTAL AMOUNT:	\$35,491.00
CONTRACT FOR:	1:Homewood Brewery Site Work		

DESCRIPTION:

CE #042 - ~~Concrete Repairs along Miller Court and Dixie Highway~~

Per the request from the Village of Homewood

Furnish and install a new storm sewer structure and RCP line to tie into existing storm structure at Miller Court.

15007.50

Remove, regrade, repair and replace asphalt at Miller Court and Dixie Highway.

6,786.00

Remove, regrade and replace existing ADA Concrete ramp at Miller Court.

12,300.00

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
016	Concrete Repairs along Miller Court and Dixie Highway		\$35,491.00
Total:			\$35,491.00

CHANGE ORDER LINE ITEMS:

PCO # 016 : Concrete Repairs along Miller Court and Dixie Highway

#	Cost Code	Description	Type	Amount
1		F&I New Storm Sewer Structure		\$15,007.50
2	320000-321200 - Asphalt Paving	Replace Asphalt Miller Court and Dixie Highway	Other	\$5,394 \$6,786.00
3	320000-321200 - Asphalt Paving	Replace existing ADA Ramp at Miller Court	Other	\$12,300.00
4	360000 - Overhead & Fee	Insurance 1.85%	Other	\$604.98 \$620.50
5	360000 - Overhead & Fee	Administrative 2,25%	Other	\$735.78 \$767.00
Subtotal:				\$35,491.00 \$34,042.26
General Conditions: 0.00% Applies to Other.				0.00
Insurance: 0.00% Applies to Other.				0.00
Overhead and Fee: 0.00% Applies to Other.				0.00
Grand Total:				\$35,491.00 \$34,042.26

Per Village Engineer: Final amount : \$34,042.26

The original (Contract Sum)	\$1,699,847.00
Net change by previously authorized Change Orders	\$498,855.31
The contract sum prior to this Change Order was	\$2,198,702.31
The contract sum would be changed by this Change Order in the amount of	\$35,491.00
The new contract sum including this Change Order will be	\$2,234,193.31
The contract time will not be changed by this Change Order.	

Supporting Payment Documentation / No payment

Michael Matthys (Linden Group)

Homewood Brewery

CrossTown Design Build, Inc.

2700 S. River Rd. Suite 208
Des Plaines, Illinois 60018

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



**Site General Contractors · Asphalt Paving Mixtures
Paving Contractors · Hot-In-Place Recycling · Site Concrete**

18100 South Indiana Ave. Thornton, IL 60476-299
Phone: 708-877-7160 Fax: 708-877-5222
www.gallagherasphalt.com

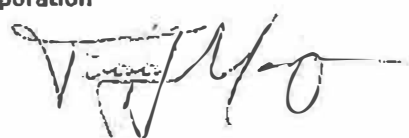
To: CrossTown Design Build, Inc. Address: 2700 S River Road, Suite 208 Des Plaines, IL 60018	Contact: Larry Stavenger Phone: (708) 772-2832 Fax:
Project Name: Homewood Brewing Company Project Location: 18225 Dixie Highway, Homewood, IL	Bid Number: 237105 Bid Date:

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
C04	Additional Patches On Dixie	186 → 234.00	SF	\$29.00	\$6,786.00 \$5,394
C05	Sealcoat Additional Lot Area - 2 Coats	1.00		\$1,950.00	\$1,950.00
C06	Repair Grading Issue At Miller Court Corner	1.00	LS	\$12,300.00	\$12,300.00
Total Bid Price:					\$21,036.00

Notes:

- Due to the price volatility in the liquid asphalt market, our price is good for 15 days from date of our quotation.
- Preparation of a firm subgrade at +/- 1/10th foot of proper elevation to be done by others. Price includes final subgrade grading and compaction on a balanced site.
- Undercutting of soft subgrade is excluded. If required, it will be done on a T&M or unit price basis.
- Patching of failed asphalt under milled surface course is excluded. If required, it will be done on a T&M basis or agreed unit price.
- Price excludes backfilling of curb & gutters or pavements.
- Price excludes any saw cuts.
- Certified flaggers are included for our work only.
- Price excludes any bond or permit fees. Permits to be furnished by owner.
- Price excludes all material testing.
- Price includes sales tax on materials.
- All work to be completed by 6/1/24. Any work constructed past this date is subject to price change.
- Pricing is based on plans dated 11/7/22 by Advantage Engineers
- Price excludes Winter Service Charges/Additives & Time for Winter Protection that may occur between 11/01 - 04/01.
- Above changes are an extra to the contract that currently exists between Gallagher and CrossTown for the above referenced project.

Supporting Payment Documentation / No payment

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Gallagher Asphalt Corporation</p> <div style="text-align: center;">  </div> <p>Authorized Signature:</p> <p>Estimator: Tim Mungovan (708) 877-7160 tmungovan@gallagherasphalt.com</p>
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799 E. Roosevelt Rd.
Building 6 Suite 110
Glen Ellyn, IL 60137
(630) 665-3100

PROJECT NAME: HOMEWOOD BREWING PROJECT NUMBER: 22-096
DATE: 6.11.24 COR REQUEST: 9

DESCRIPTION: ADDITIONAL STRUCTURE INSTALLED

SUMMARY

LABOR	\$ 13,050.00
SUBCONTRACTORS	\$ -
MATERIAL	\$ -
Markup	\$ 1,957.50
TOTAL BY WHICH CONTRACT WILL BE MODIFIED:	\$ 15,007.50

I hereby certify that the above statement is an accurate representation of the payroll which applies to the above stated work and that the rates shown for taxes and insurance are actual costs.

(COMPANY) NORTHWEST GENERAL CONTRACTORS, INC.
(SIGNED)
(PRINT) Omar Al i
(DATE) 8.30.24

Supporting Payment Documentation / No payment



NORTHWEST
GENERAL CONTRACTORS, INC.

799 E. Roosevelt Rd.
Building 6 Suite 110
Glen Ellyn, IL 60137
(630) 665-3100

PROJECT NAME:	HOMWOOD BREWING	PROJECT NUMBER:	22-096
DATE:	6.11.24	COR REQUEST:	9
DESCRIPTION:	ADDITIONAL STRUCTURE INSTALLED		
EXTRA WORK TICKET #:	0		

SUMMARY OF WORK

	UNIT	QTY	UNIT PRICE	SUBTOTAL
MOBILIZATION: HEAVY EQUIPMENT & SHORING	EA	1	\$ 1,500.00	\$ 1,500.00
SAWCUT PAVEMENT	LS	1	\$ 950.00	\$ 950.00
FURNISH AND INSTALL 12" PVC SDR21	LF	20	\$ 220.00	\$ 4,400.00
FURNISH AND INSTALL CB	EA	1	\$ 6,200.00	\$ 6,200.00
			SUBTOTAL	\$ 13,050.00
			MARKUP 15%	\$ 1,957.50
			TOTAL	\$ 15,007.50

Supporting Payment Documentation / No payment



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Solicitation of Alternative Bids and Proposals for the development of Village-owned Property at 18134-18138 Dixie Highway

PURPOSE

Joaquin Anguiano, owner of Tequila CJ Cantina Grill, 5750 S. Archer Avenue, Chicago, IL, proposes to redevelop Village-owned property, at 18134-18138 Dixie Highway, which includes vacant land and Independence Park at the corner of Hickory Road and Dixie Highway. The proposal involves the construction of a restaurant offering a unique authentic Mexican dining experience (“Tequila Raizes”). The restaurant will provide on-site parking behind the building, outdoor seating, and a rooftop deck.

PROCESS

The Village purchased the subject property in 2015 intending to attract development. The former Savoia’s property combined with the Village-owned Independence Park is ideally located and highly visible on Dixie Highway. The Village demolished the building and has continued to market the property. The property is located within the Downtown TOD Tax Increment Financing District.

Alternate bids and proposals for the sale and development of the property must be submitted to the Village by 5:00 p.m. on Monday, November 11, 2024. If any alternate bids and proposals are received, they will be submitted to the Village Board at its November 12, 2024 meeting at 7:00 p.m. in the Village Hall.

OUTCOME

The sale of the property will result in the redevelopment of a vacant parcel with a commercial building. The property is ideally located in the center of downtown Homewood and the purchase and redevelopment will result in the revitalization of a vacant commercial property. This space will bring in tax revenue (currently the property is tax-exempt), sales tax, Places for Eating tax, and additional foot traffic that add to the vitality of downtown.

FINANCIAL IMPACT

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

VILLAGE OF HOMEWOOD

Item 9. I.



LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance directing the Village Manager to solicit alternate bids and proposals for the development of the property at 18134-18138 Dixie Highway in the Downtown TOD Redevelopment Project Area.

ATTACHMENT(S)

- Ordinance
- Proposal

ORDINANCE NO. M -2317

**AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE BIDS
AND PROPOSALS FOR THE SALE AND REDEVELOPMENT
OF 18138 DIXIE HIGHWAY IN THE VILLAGE OF HOMEWOOD
DOWNTOWN TOD TIF**

WHEREAS, the Village of Homewood (“Village”) is contemplating the sale of real estate described in Section 1 of this Ordinance and located in the Downtown TOD Redevelopment Project Area to Joaquin Anguiano (Tequila Restaurant); and

WHEREAS, the Village of Homewood has received a proposal (the “Proposal”) from Joaquin Anguiano, for the redevelopment of the property described in Section 1 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:

Lots 10, 13 and 14 in Block 1 in Village of Thornton Station being a Subdivision of the Southeast 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. 29-31-314-018-0000
 29-31-314-019-0000
 29-31-314-031-0000

Common Address: 18134-18138 Dixie Highway, Homewood, IL.

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 October 11, 2024.

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 9:00 a.m. on Tuesday, November 12, 2024, at the Village Clerk’s office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois. Alternate bids and proposals will be opened at the Village Board meeting beginning at 7:00 p.m. on November 12, 2024, 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 under law.

PASSED and APPROVED this 8th day of October 2024.

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:

Lots 10, 13 and 14 in Block 1 in Village of Thornton Station being a Subdivision of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification No. 29-31-314-018-0000
 29-31-314-019-0000
 29-31-314-031-0000

Common Address: 18134-18138 Dixie Highway, Homewood, IL.

Joaquin Anguiano (Tequila Restaurant) proposes to redevelop the property by constructing a restaurant on the site. The proposed purchase price for the vacant land is \$1. The developer will also be required to sign a deed at closing returning the property to the Village of Homewood in case of the developer's default.

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:

<https://www.village.homewood.il.us/Home/Components/RFP/RFP/42/79>

Alternate proposals must be received at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by 9:00 a.m. on Tuesday, November 12, 2024. All such proposals will be opened at Village Board meeting beginning at 7:00 p.m. on November 12, 2024.

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

Marilyn Thomas, Village Clerk



1. Executive Summary

Tequila is a family-friendly, festive restaurant located in Homewood, Illinois, designed to offer a culinary experience that connects diners with the roots of Mexico through authentic flavors and a lively celebration atmosphere. At Tequila, guests don't just enjoy a meal, they are transported to a traditional Mexican party, where the flavors and traditions of different regions of Mexico come together to create an unforgettable experience.

Tequila offers a complete menu that includes breakfast, lunch, and dinner, featuring signature dishes from various regions of Mexico. Each area of the country is represented by a special dish, allowing diners to embark on a culinary journey across Mexico. From high-quality meat cuts to the freshest seafood, Tequila is committed to offering fresh and authentic ingredients that capture the true essence of Mexican cuisine.

The atmosphere at Tequila is complemented by festive presentations like the mini bulls (toritos), where small bull-shaped displays run through the restaurant carrying shots of tequila, creating an exciting and fun atmosphere. We also feature flights (aviones), small airplane-shaped trays that hold multiple drinks or shots, enhancing the celebratory experience. These elements make Tequila the perfect destination for family celebrations, birthdays, and corporate events. In addition, we offer custom birthday cakes for special celebrations, which can be ordered in advance to ensure that each event is personalized and memorable, with the Tequila team singing and serving tequila to guests for a great time.

1. Mission and Vision

- **Mission:** Tequila is committed to connecting diners with the authentic flavors and traditions of Mexico, offering a festive, family-friendly atmosphere where every visit is a culinary and cultural journey through Mexico's diverse regions.
- **Vision:** To be the top destination in Homewood for families and friends seeking an authentic Mexican experience, known for our quality food, festive atmosphere, and our ability to host unforgettable celebrations that connect people with Mexican culture.

1. Unique Value Proposition

Tequila stands out as a family-friendly restaurant that offers more than just food; it provides a complete experience where customers can enjoy the authentic flavors of Mexico while being part of lively celebrations. Our key differentiators include:

- **Authentic Regional Cuisine:** Our diverse menu features dishes from different regions of Mexico, including high-quality meat cuts, fresh seafood, and traditional dishes that allow our customers to travel through Mexico without leaving their table.
- **Festive Presentations:** With the mini bulls (toritos) and flights (aviones), our drinks are served in a unique and entertaining way, adding excitement and fun to every meal.
- **Personalized Celebrations:** We specialize in organizing family celebrations, from birthdays to gatherings, offering custom cakes and dedicated attention to ensure that every event is special and unforgettable.
- **Freshness and Quality:** At Tequila, we are committed to using fresh, high-

quality ingredients to ensure that every dish retains its authentic flavor and remains true to Mexican traditions.

- **Family-Friendly and Festive Atmosphere:** Our restaurant is designed to welcome families and groups of friends, creating a space where everyone can enjoy Mexican culture in a safe, warm, and joyful environment.

1. Market Analysis

1. Local Market Overview

Tequila will be located in Homewood, Illinois, a diverse and growing community with an increasing interest in authentic and cultural dining experiences. Homewood's residents have shown a strong tendency to support local businesses, particularly those that offer unique culinary experiences in family-friendly environments. Although a smaller town compared to larger cities, Homewood provides a solid market for a restaurant concept like Tequila, which combines high-quality food with a festive and family-oriented atmosphere.

1. Demographics and Customer Profile

Tequila targets a diverse clientele that values both culinary authenticity and a welcoming, festive environment. The main customer segments for Tequila include:

- **Local families and nearby residents:** Homewood is known for being a familycentric community, making Tequila an ideal destination for families looking for high-quality me

- and a space to celebrate special events like birthdays in a safe and friendly environment.
- Young adults and professionals: This segment includes young professionals and adults seeking a social venue to celebrate special occasions like birthdays or corporate gatherings in a festive atmosphere that offers something beyond the typical restaurant experience.
- Local tourists: While Homewood may be a smaller town, it attracts visitors from surrounding areas, especially those looking for authentic cultural and culinary experiences. Tequila, with its focus on traditional Mexican cuisine and festive presentations, will attract both local tourists and visitors who want a unique dining experience.

1. Competitor Analysis

Tequila will compete with a variety of Mexican and international cuisine restaurants in the area. However, it will stand out by offering much more than just food. The mini bulls (toritos) running through the restaurant with tequila shots and the flights (aviones) delivering drinks in a fun and interactive way will bring a new level of excitement to the dining experience.

While other restaurants in the area may serve Mexican food, Tequila will be the only one that integrates a full festive experience alongside its high-quality dishes. The emphasis on fresh ingredients, including premium cuts of meat and fresh seafood, will give Tequila a competitive edge in terms of both quality and experience.

1. Positioning Strategy

1. Value Proposition

Tequila will position itself as the go-to destination for those seeking an authentic Mexican experience combined with a family-friendly and festive atmosphere. The value proposition is clear: Tequila offers more than just high-quality food; it provides an immersive experience that transports guests to a Mexican celebration. With fresh, authentic dishes from various regions of Mexico and an unmatched festive environment, Tequila will become the top choice for families, friends, and corporate gatherings.

1. Marketing Strategies

To position Tequila as the preferred restaurant in Homewood, we will implement several marketing strategies focused on highlighting the unique experience we offer. These strategies include:

- Social media presence: Platforms such as Instagram, Facebook, and TikTok

will be key for sharing photos and videos of our festive presentations, such as the mini bulls (toritos) and flights (aviones), as well as birthday celebrations and special events. Tequila will stand out w

strong visual content that will attract families and young adults looking for a one-of-a-kind exp

Item 9.1.

- Opening events and themed promotions: We will organize special events for the grand opening and continue with monthly themed events, such as Mexican holidays (e.g., Día de los Muertos, Mexican Independence Day) and special family offers. These activities will not only draw in local customers but will also create a sense of community and brand loyalty.
- Collaborations with local influencers and bloggers: We will engage local influencers and food bloggers to share their experiences at Tequila, helping generate positive word-of-mouth and expanding our reach within the community and beyond.

1. Customer Experience

The core of Tequila' strategy will be focused on providing an exceptional customer experience. We will ensure that every guest, whether they come for a casual dinner or a major celebration, enjoys a personalized and festive experience. From the restaurant's décor to the delivery of drinks via mini bulls (toritos) and flights (aviones), everything will be designed to surprise and delight our customers, creating memorable moments.

1. Customer Loyalty

To foster long-term customer loyalty, we will implement the following strategies:

- Loyalty program: We will create a rewards program for repeat customers, offering exclusive discounts and benefits, particularly for those who book celebrations and events at Tequila.
- Family event reservations: Tequila will offer exclusive personalized reservation services for family celebrations, allowing customers to plan every detail in advance to ensure a perfect experience.

1. Financial Projections

1. Initial Investment

The initial investment required to open Tequila, based on the data provided by Materialize Construction Services Inc., includes the following costs:

- Excavation and concrete foundation: \$250,000
- Concrete floor: \$85,000
- Structural columns, beams, and roof: \$200,000
- Aluminum windows and doors: \$125,000
- Non-combustible framing: \$100,000
- Plumbing (hot, cold, waste lines & new service): \$85,000
- Electrical (piping, wiring, and electrical service): \$75,000
- HVAC (ductwork & rooftop units): \$85,000
- Interior finishes (flooring, ceramic, and tiles as needed): \$225,000
- Kitchen equipment (hoods, exhaust, etc.): \$125,000
- Fire alarm: \$35,000
- Fire sprinkler system: \$125,000
- Parking lot: \$225,000
- Landscaping: \$65,000
- Furniture (tables, chairs, decor): \$155,000

Total investment: \$2,335,000

This breakdown reflects the construction and equipment costs necessary to open Tequila.

1. Revenue Projections

Based on the revenue projections from the financial statement provided, the estimated revenues for Tequila over the next 5 years are as follows:

- 2026: \$4,359,086
- 2027: \$4,857,077
- 2028: \$5,412,122
- 2029: \$6,030,763
- 2030: \$6,720,294

1. Cost of Goods Sold (COGS)

The cost of goods sold (COGS), which includes food, alcohol, and direct labor costs, are estimated as follows:

- 2026: \$2,607,374
- 2027: \$2,851,492
- 2028: \$3,120,767
- 2029: \$3,417,935
- 2030: \$3,746,039

1. Gross Margin

Tequila' gross margin is projected as follows over the next five years:

- 2026: 40%
- 2027: 41%
- 2028: 42%
- 2029: 43%
- 2030: 44%

1. Operating Expenses

Operating expenses, including salaries, marketing, general and administrative expenses, depreciation, and amortization, are as follows:

- 2026: \$1,401,166
- 2027: \$1,453,542
- 2028: \$1,532,645
- 2029: \$1,621,070
- 2030: \$1,720,110

1. Pre-Tax Income

Pre-tax income is projected as follows:

- 2026: \$350,546
- 2027: \$552,044
- 2028: \$758,710
- 2029: \$991,757
- 2030: \$1,254,145

1. Income Tax

The estimated income tax is:

- 2026: \$70,109
- 2027: \$110,409
- 2028: \$151,742
- 2029: \$198,351
- 2030: \$250,829

1. Net Income

The projected net income for Tequila is:

- 2026: \$280,437
- 2027: \$441,635
- 2028: \$606,968
- 2029: \$793,406
- 2030: \$1,003,316

1. EBITDA

Earnings before interest, taxes, depreciation, and amortization (EBITDA) are projected as follows:

- 2026: \$823,716
- 2027: \$1,002,350
- 2028: \$1,204,231
- 2029: \$1,431,991
- 2030: \$1,688,539

1. Operations and Management

1. Operational Structure

Tequila will have a well-structured team to ensure quality in both the kitchen and customer service. The team will be divided into the following key areas:

- **Kitchen:** Led by a head chef with experience in traditional Mexican cuisine. The team will include assistant chefs and specialized staff for meat and seafood preparation.
- **Customer Service:** The team of waitstaff and support staff will be trained to offer personalized, attentive service, ensuring that each guest has a memorable experience.
- **Management:** The restaurant manager will be responsible for overseeing daily operations, managing inventory, coordinating special events, and maintaining financial control.

1. Event Management

Tequila will specialize in managing family and corporate events. Customers booking special events, such as birthdays or family gatherings, will receive personalized service. The event management

team will handle every detail to ensure an unforgettable celebration.

1. Quality Control

The head chef and the kitchen team will maintain strict quality controls to ensure that every dish is fresh and authentic. The service team will monitor customer satisfaction to ensure that Tequila delivers an exceptional dining experience.

1. Expansion Plan

As Tequila establishes itself as a popular destination in Homewood, we will explore opportunities to expand the business through additional locations or catering services for private and corporate events.

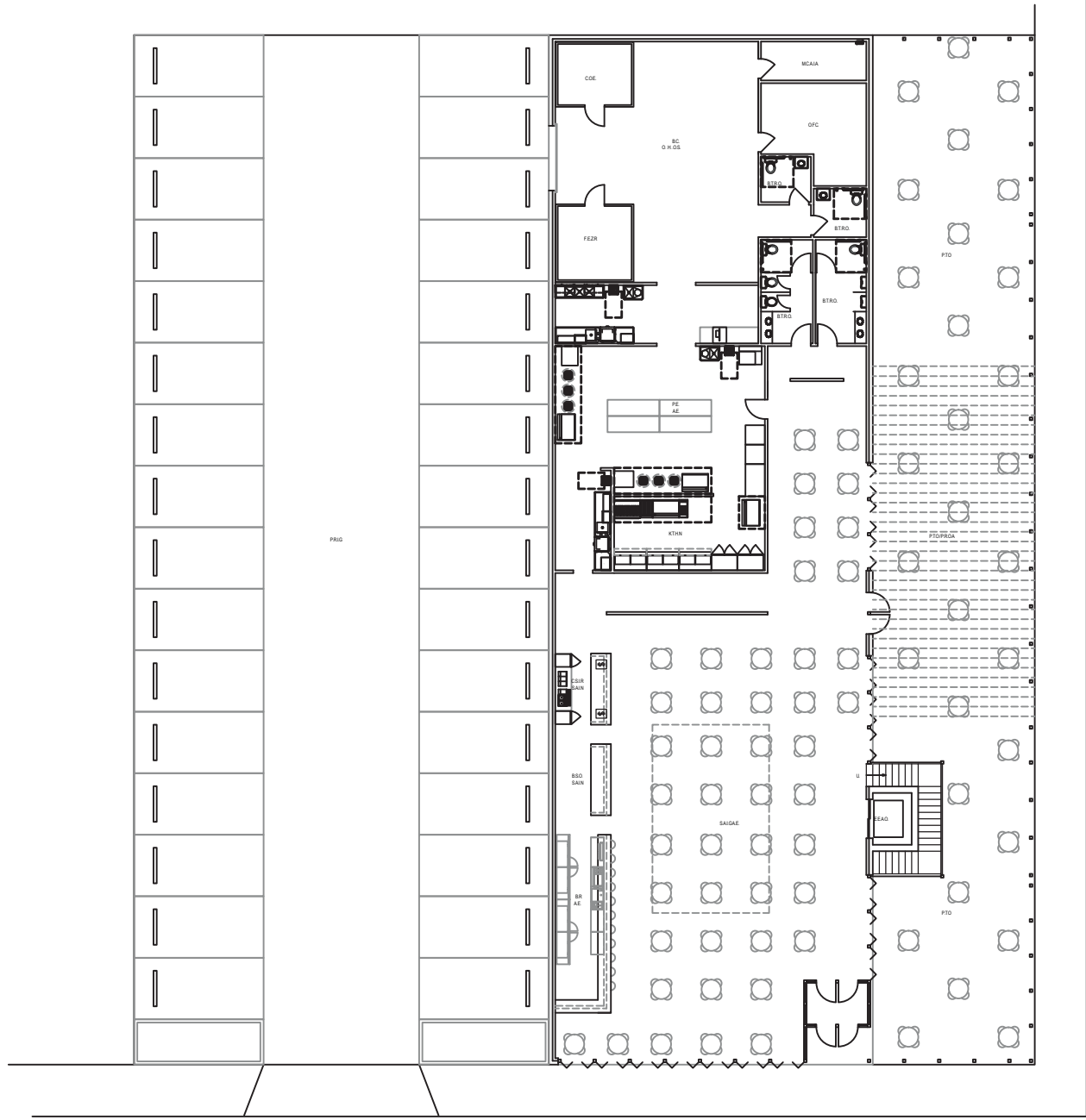
9. Conclusion

Tequila is more than just a restaurant; it is a unique, festive dining experience that transports customers to the heart of Mexican culture. By combining authentic regional dishes, high-quality ingredients, and an immersive celebratory atmosphere, Tequila stands out as a destination for families, friends, and businesses seeking a memorable experience.

The financial projections demonstrate that Tequila has a solid foundation for profitability, with a growing market in Homewood and surrounding areas. The restaurant's ability to offer personalized events, high-end dining, and consistent quality gives it a competitive edge.

We are confident that with the backing of strategic investment, Tequila will not only meet but exceed its financial targets. The combination of a dedicated team, robust operational management, and a strong marketing strategy positions Tequila for long-term success and scalability. We invite you to join us in bringing this vibrant, one-of-a-kind dining concept to life and becoming part of its success.

Www.JoaquinAnguiano.com



1 PROPOSED 1ST FLOOR PLAN
A100 NOT TO SCALE

PROPOSED TEQUILA RESTAURANT RAIZES

ISSUANCE

RV	ISE	DT
	PEIAY	0/722

AGIETEGNE-

DAN J CEK N

POETN: 2210 SAE A OE

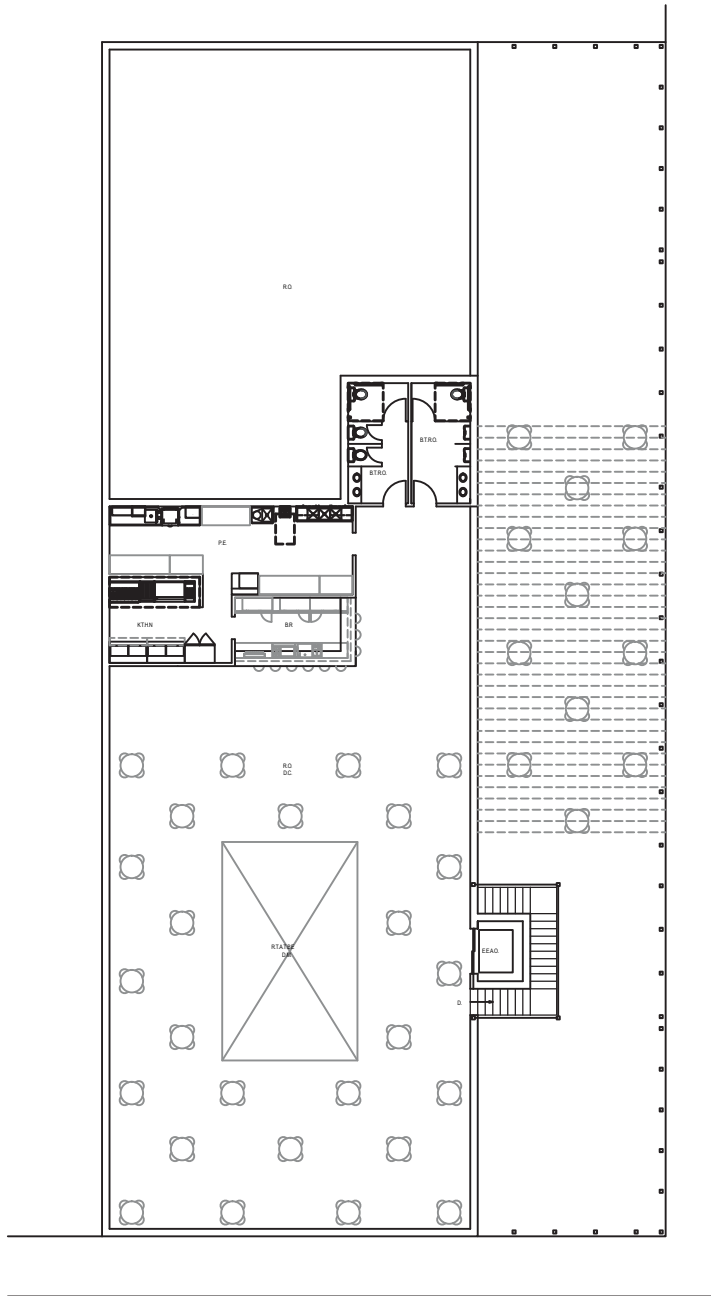
**POOE S
FORPA**

TTE

A10

118

SET



1 PROPOSED 2ND FLOOR PLAN
A200 NOT TO SCALE

PROPOSED TEQUILA RESTAURANT RAIZES

ISSUANCE

RV	ISE	DT
	PEIIAY	0/722

ACIETEGNE:-

DAN J CEK N

POETN: 2210 SAE A OE

**POOE S
FORPA**

SET



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Mural Agreement for Alleyway Wall at 2049 Ridge Road

PURPOSE:

Staff is seeking to engage muralist Nate Otto to create a mural on the alleyway side of the building located at 2049 Ridge Road. This mural will feature Village landmarks and will beautifully complement the upcoming lighting project in the alleyway between 2033 Ridge Road and 2049 Ridge Road.

Village staff has successfully engaged with the property owner to secure permission for the mural work, and the property owner has agreed to allow the mural to be installed on the building. To move forward with this initiative, an agreement must be signed between the Village and the property owner.

PROCESS

During the Board meeting on August 13, 2024, the Board approved the purchase of ten (10) Color Kinetics Red, Green, Blue, White (RGBW) lights, along with one (1) Pharos controller, from Chicago Lightworks in Lisle, IL. As part of the planned work, it was proposed a mural should be complement the lighting project. The goal of the project is to transform the passageway, echoing the ambiance of renowned art installations in cities like Milwaukee, WI (Black Cat Alley), Wichita, KS (Gallery Alley), and Downtown Iowa City, IA (Fall Gallery Walk). This concept will serve as a pilot project, positioning the Village as a leader in integrating contemporary art designs, moving beyond the traditional antebellum Richard Haas murals.

On September 5, 2024, staff presented muralist Nate Otto to the Appearance Commission, where he shared his background and proposed concept. Nate addressed various questions from the Appearance Commission. Afterward, the members expressed their unanimous support for the initiative.

OUTCOME

This agreement allows for a mural to be installed on the property at 2049 Ridge Road creating a destination for Homewood residents and visitors an opportunity to share in the Village's civic pride.



FINANCIAL IMPACT

- **Funding Source:** None
- **Budgeted Amount:** None
- **Cost:** None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Authorize the Village President to enter into an agreement with Invals International LLC, the property owners of 2049 Ridge Road for the installation of a mural on the building.

ATTACHMENT(S)

- Agreement
- Appearance Commission Presentation

Document prepared by:
Christopher J. Cummings
Village Attorney
2024 Hickory Rd., Suite 205
Homewood IL 60430

Return after recording to:
Christopher J. Cummings
Village Attorney
2024 Hickory Rd., Suite 205
Homewood IL 60430

MURAL PRESERVATION AGREEMENT
2049 Ridge Road
PIN #29-31-310-019-0000

1. The Village of Homewood (“Homewood” or “Village”), at its expense, in 2024 created a mural on the east wall of the property at 2049 Ridge Road, Homewood, Illinois owned by Invals International LLC (“Building Owner”). The legal description of the premises is attached as Exhibit “A” and made a part of this agreement.

2. The Village shall not be responsible for maintenance of the said premises, unless otherwise herein provided. The Building Owner shall take reasonable measures to protect the mural by maintaining said property in a manner that will ensure the integrity of the artwork. If damage occurs to the building by no fault of the Building Owner, the Village shall have the right, but not the obligation, to restore the artwork to its original state. The Village shall have the right, but not the obligation, to maintain the mural, including the restoration of colors, on a periodic basis.

3. The Building Owner or anyone on their behalf shall not alter the exterior portion of the said premises where the mural has been painted without prior written approval of the Homewood Village Board. No wall signage or lighting shall be erected on the wall containing the mural without the prior written approval of the Village of Homewood. The Building Owner specifically agrees not to make or cause any exterior changes to the mural without the prior written consent of the Village.

4. This agreement shall be recorded by the Village of Homewood and shall bind the present owner and future owners of the premises for 10 years from the date of execution hereof. Building Owner and future owners shall refer to this agreement in future leases, advise future tenants of this agreement and shall require future tenants to abide by its terms.

VILLAGE OF HOMEWOOD

By: _____
Village President

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Richard A. Hofeld, personally known to me to be the Village President of the Village of Homewood, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said Instrument as Village President for the Village of Homewood and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 2024.

Notary Public

INVALS INTERNATIONAL LLC

By: _____

STATE OF _____)
) ss
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that _____, personally known to me to be the _____ of Invals International LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said Instrument as _____ for Invals International LLC and as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 2024.

Notary Public

EXHIBIT "A"

LOT 3 IN HOMEWOOD IMPROVEMENT CORPORATION RESUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 1, IN THE VILLAGE OF HARTFORD (NOW CALLED HOMEWOOD) A SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2049 Ridge Road, Homewood, Illinois

PIN: 29-31-310-019-0000

Case 24-31

Mural – Passageway 2033-2049 Ridge Road

Appearance Commission
Village of Homewood, Illinois
September 5, 2024



PIN: N/A

Case 24-31 AC

September 5, 2024

Introduction

The Village Board of Trustees has sought to pursue the creation of a mural on a pedestrian passageway in Downtown Homewood.

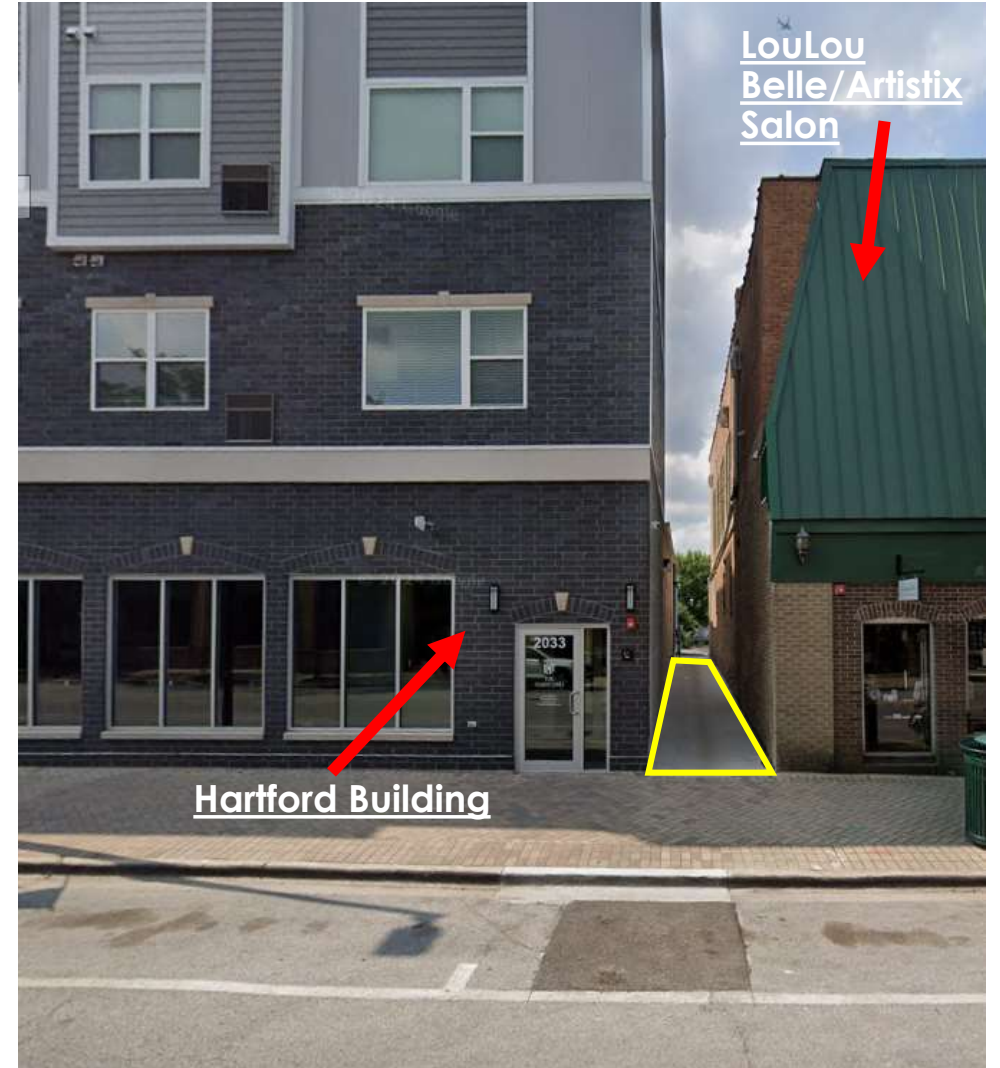
The Village has sought the work of Nate Otto, a Chicago-based muralist, as an artist to commission to create this mural.



PIN: N/A

Case 24-31 AC

September 5, 2024



PIN: N/A

Case 24-31 AC

September 5, 2024



PIN: N/A

Case 24-31 AC

September 5, 2024



PIN: N/A

Case 24-31 AC

September 5, 2024



Recommended Appearance Commission Action

Staff asks that the Appearance Commission provide feedback on the design of the proposed mural.

Section 2-362.(i) of the Village Code of Ordinances states that the Appearance Commission should provide feedback for all exterior public improvement projects at a public meeting before final approval by the Village Board of Trustees.





BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Zoning Map Amendment at 3131 Olive Road



PURPOSE

The applicant, Theresa McAvoy, owner of the property at 3131 Olive Road, requests a map amendment of the Village Zoning Map. The property is located in the B-3 General Business zoning district. The property is 0.67 acres and is currently occupied by a single-family residence. The single-family residence land use is not permitted within the B-3 zoning district. The applicant has requested the rezoning to allow the continued use of the property as a single-family residence.

PROCESS

The single-family residence on the property was constructed in 1971. The 1986 Comprehensive Plan designated the property as single-family residential on the plan's Future Land Use Map. In 1999, the Village of Homewood adopted a new Comprehensive Plan. The new Plan updated the Future Land Use Map. The updated Future Land Use Map placed the subject property in the Commercial category, along with additional single-family homes to the south of the subject property. The property was rezoned to B-3 in 2002 to reflect the change in the Future Land Use category from Single-Family Residential to Commercial.

Since the adoption of the 1999 Comprehensive Plan, the property has remained occupied by a single-family residence. No proposals for commercial development have been received for this property since it was commercially rezoned.

Staff published a legal notice in Daily Southtown on September 12, 2024 and sent letters to property owners and residents within 250' of the subject property. The Village also sent letters to 280 property owners.

On September 26, 2024, the Planning and Zoning Commission considered the map amendment in a public hearing. All commission members present voted unanimously (6-0) to recommend approval.



OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant’s response to the Standards, and incorporated the Findings of Fact into the record:

1. The subject property is located at 3131 Olive Road.
2. The subject property is 0.67 acres.
3. The subject property is located within the B-3 General Business zoning district.
4. The current use of the property is a single-family residence. The property has remained in use as a single-family residence since 1971.
5. The current zoning designation (B-3 General Business) does not permit single-family residential uses within the zoning district, including single-family detached residential uses existing before the adoption of the current Homewood Zoning Ordinance on January 10, 2023.
6. The current single-family detached residence on the property is a legal non-conforming use.
7. The applicant has proposed the amendment of the Homewood Zoning Map to change the zoning designation of the property from B-3 General Business to R-1 Single-Family Residence.
8. The applicant does not propose any change in use from the existing single-family detached residence on the property.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting an amendment to the zoning map to change the zoning designation at 3131 Olive Road from the B-3 General Business zoning district to the R-1 Single-Family Residence zoning district.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M- 2318

AN ORDINANCE REZONING PROPERTY AT 3131 OLIVE ROAD, HOMEWOOD, ILLINOIS FROM B-3 GENERAL BUSINESS DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

WHEREAS, 65 ILCS 5/11-13-3 *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, Theresa McAvoy has petitioned for a zoning map amendment to rezone the property she owns at 3131 Olive Road from B3- General Business District to R-1, Single-Family Residence District; and

WHEREAS, a notice of a public hearing of the Planning and Zoning Commission called to consider such change was published on September 12, 2024, following 65 ILCS 5/11-12-7; and

WHEREAS, a public hearing was held before the Homewood Planning and Zoning Commission on September 26, 2024, and that body voted 6-0 to recommend the map amendment; and

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

SECTION ONE – FINDINGS OF FACT:

In connection with this ordinance and based upon the record of the public hearing before the Planning and Zoning Commission and the Village Board of Trustees, and based upon the evidence presented at said public hearing, the President and Board of Trustees make the following findings of fact:

1. The subject property is located at 3131 Olive Road.
2. The subject property is 0.67 acres.
3. The subject property is located within the B-3 General Business zoning district.

4. The current use of the property is a single-family residence. The property has remained in use as a single-family residence since 1971.
5. The current zoning designation (B-3 General Business) does not permit single-family residential uses within the zoning district, including single-family detached residential uses existing before the adoption of the current Homewood Zoning Ordinance on January 10, 2023.
6. The current single-family detached residence on the property is a legal non-conforming use.
7. The applicant has proposed the amendment of the Homewood Zoning Map to change the zoning designation of the property from B-3 General Business to R-1 Single-Family Residence.
8. The applicant does not propose any change in use from the existing single-family detached residence on the property.

SECTION TWO - LEGAL DESCRIPTION:

Lot 39, Except the East 66 Feet Thereof) in Homewood Gardens Acres No. 2A Subdivision (Except the East 1/4 Thereof) of the South 2/3 of the West Half of the Southwest Quarter of Section 36, Township 36 North, Range 13 East of the Third Principal Meridian.

Permanent Index Number: 28-36-304-035-0000

Common Address: 3131 Olive Road
Homewood, IL 60430

SECTION THREE - APPROVAL OF MAP AMENDMENT:

The Homewood Zoning Map is hereby amended to designate the subject property as R-1 Single Family Residence District.

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

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

Homewood Planning and Zoning Commission minutes of September 26, 2024, as they relate to the subject text amendment.

Homewood Village Board minutes of October 8, 2024, as they relate to the subject text amendment.

SECTION FIVE - EFFECTIVE DATE:

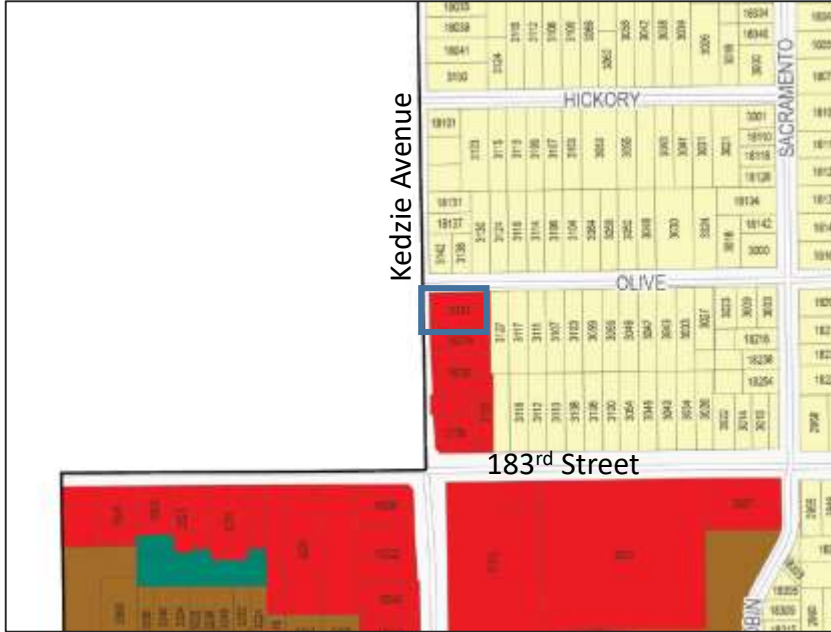
This ordinance shall be in full force and effect after its passage, approval, and publication in accordance with law.

PASSED and APPROVED this 8th day of October 2024.

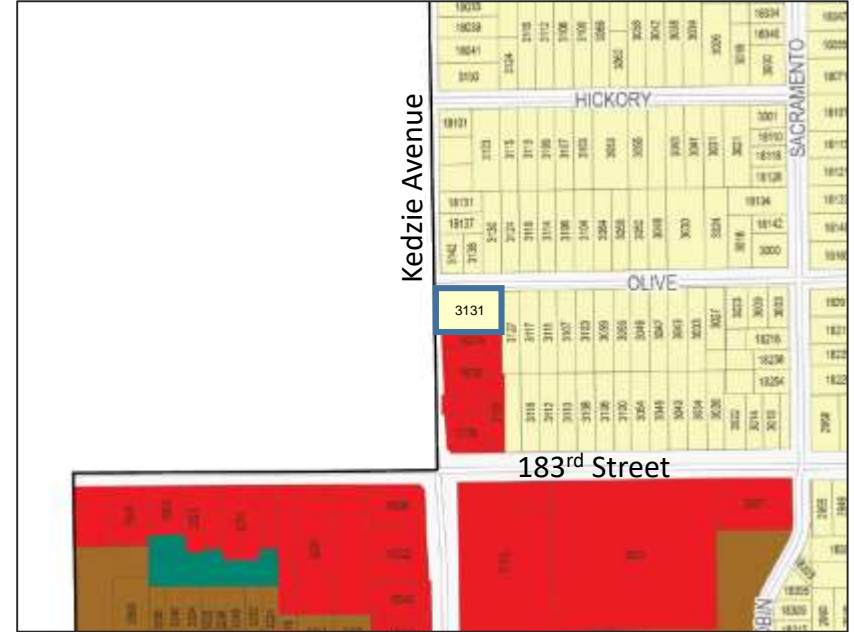
Village President

Village Clerk

YEAS: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____



Existing Zoning



Proposed Zoning





BOARD AGENDA MEMORANDUM

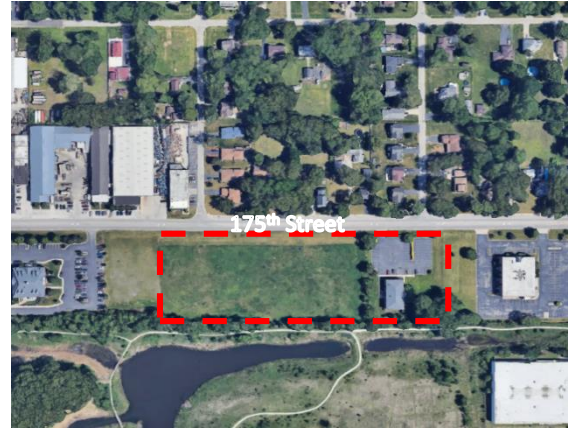
DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Planned Development, 1313 & 1351 175th Street



PURPOSE

The applicant, John LaRoy, the owner and CEO of Apparel Redefined (A & R Screening LLC), a custom apparel printing and monogramming company, proposes to move his headquarters and production facility to Homewood. Apparel Redefined was founded in 1970 and operates out of Crestwood, IL. They are a leading nationwide supplier of custom silk screening and embroidery products specializing in highly customized athletic apparel. The company has outgrown its current location. It employs 60 people and plans to double the size once its relocation and expansion are complete.

Apparel Redefined proposes the redevelopment of a four-acre vacant lot at 1351 175th Street with a 45,900-square-foot production facility and the renovation of the 8,900-square-foot office building directly to the east at 1313 175th Street for its headquarters.

Section 44-06-02 of the Zoning Ordinance requires that any development on a lot or lot(s) greater than 25,000 square feet be reviewed as a Planned Development. The subject site is 277,900 square feet in area or 6.38 acres. Therefore, the development requires a planned development approval by the Board.

PROCESS

In 1992, the Village purchased 178 acres along 175th Street (the Prairie Lakes Business Park) in the Washington Park Tax Increment Financing (TIF) District. (The TIF expired in 2009/2010.) In 1996, the Village of Homewood completed infrastructure improvements to promote the development of 41 of the 178 acres. The only remaining parcel in the Prairie Lakes Business Park PUD is a four-acre parcel at 1351 175th Street. The Village tried for many years to sell the property for development with no success.



In June 2022, John La Roy, the owner of Apparel Redefined, contacted Village staff, seeking available space to relocate and expand its offices and production facility. During this process, Mr. LaRoy indicated a need for six acres. The Village offered its four-acre lot for development of the production facility, and also purchased and transferred the adjacent property at 1313 175th for use as offices for Apparel Redefined.

Apparel Redefined’s proposed use is classified as a light manufacturing, assembly, and fabrication use in the Homewood Zoning Ordinance. The subject property is zoned M-1, Limited Manufacturing District. This use is allowed as a limited use, which requires staff review. Section 44-06-02 of the Homewood Zoning Ordinance requires that development of a lot greater than 25,000 square feet must be approved as a planned development. The objective of the planned development is to encourage a higher level of design and amenity than is possible under otherwise applicable zoning regulations.

Mr. LaRoy completed a pre-filing administrative (staff) review committee conference on October 11, and October 18, 2023. Comments included stormwater requirements, landscaping requirements, tree preservation, future expansion, fire lane requirements, security cameras, and public utilities. Apparel Redefined has provided an updated site plan and renderings.

On September 12, 2024, the Planning and Zoning Commission considered the request for the planned development in a public hearing. All commission members were present and voted unanimously (6 – 0) to recommend approval of the Planned Development. The development is subject to review and approval by the Appearance Commission.

OUTCOME

At the public hearing, the Planning and Zoning Commission reviewed the application, heard testimony from the applicant, considered the applicant’s response to the Standards outlined in Section 44-06-03 of the Homewood Zoning Ordinance, and determined that the development meets the standards:

- a. **Plan and policy alignment.** The project is in alignment with the purpose of the M-1 zoning district.
- b. **Place making.** The project provides a unique site design for an industrial and office development.
- c. **Integrated design with identifiable centers and edges.** The project is a single development that integrates an office building and production facility connected by an interior covered walkway, exterior sidewalks, and pedestrian connections.
- d. **Public welfare.** The proposed design is not deemed to pose a fire or health risk for members of the public.



- e. **Compatibility with adjacent land uses.** The proposed uses are compatible with one another, and the integration of the two uses is suitable for the successful operation of Apparel Redefined. The Prairie Lakes Business Park includes a range of office and manufacturing uses similar to those proposed on the site.
- f. **Impact on public facilities and resources.** The site will have adequate utilities, road access, drainage, and other necessary facilities. The Metropolitan Water Reclamation District (MWRD) reviewed and approved a stormwater permit, finding that the detention facilities are suitable to handle stormwater runoff generated by the project.
- g. **Archaeological, historical, or cultural impact.** No known archeological, historical, or cultural resources are located on the site.
- h. **Drives, parking, and circulation.** The site meets zoning requirements for off-street parking.

Planned Developments allow site modifications that deviate from the underlying zoning district if the project meets the standards for modification in the zoning ordinance. The applicant has requested the following site modifications:

1. A two-story walkway, and employee/public patio area that crosses an existing lot line.
2. Construction of a two-story walkway and parking lighting poles within two existing Public Utility Easement (P.U.E.) areas.
3. Reduction of front yard setback in the M-1 zone to permit the construction of a parking area 12' from the front property line in alignment with the existing parking area on the site.
4. Utilization of corrugated metal building material.

The Planning and Zoning Commission determined that the development complies with the Modification Standards related to *landscape conservation and visual enhancement, sustainable design, public gathering space, mix of uses, universal design, and high-quality building materials.*

The long-term benefits of this development project are the following:

- Development and return to the tax rolls of a Village-owned property that has been vacant for over 31 years.
- Compliance with the Village's plan and established zoning for the area: light manufacturing, assembly, and office buildings.
- The addition of a production facility on previously vacant land increases the Village's overall Equalized Assessed Valuation (EAV).
- The development brings the headquarters of an established, growing business to Homewood that would provide sustainable wage employment and potential for future job creation.



FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Planned Development for the 6.38-acre site located in the M-1 zoning district at 1313-1351 W 175th Street, with modifications as proposed, subject to the following conditions:

1. Consolidate the six (6) parcels of the subject property before issuance of a certificate of occupancy.
2. Vacate the two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 with plans approved by the Village Engineer, before issuance of a certificate of occupancy.

ATTACHMENT(S)

- Ordinance
- Site plan and renderings

ORDINANCE NO. M - 2319

AN ORDINANCE APPROVING THE APPLICATION OF A&R SCREENING LLC DOING BUSINESS AS APPAREL REDEFINED FOR A PLANNED DEVELOPMENT AT 1313-1351 175TH STREET IN HOMEWOOD, COOK COUNTY, ILLINOIS.

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

WHEREAS, A & R Screening LLC DBA Apparel Redefined (Apparel Redefined) has petitioned to redevelop a four-acre vacant lot at 1351 175th Street with a 45,900-square-foot production facility and to renovate the 8,900-square-foot office building directly to the east at 1313 175th Street for its headquarters; and

WHEREAS, the subject property is located in the M-1, Limited Manufacturing zoning district; and

WHEREAS, the subject property, 1313-1351 175th Street, is 277,900 square feet (6.38 acres); and

WHEREAS, Section 44-06-02 of the Zoning Ordinance requires that any development on a lot or lots greater than 25,000 square feet be reviewed as a Planned Development; and

WHEREAS, Apparel Redefined has submitted an application for a planned development at 1313-1351 175th Street as required by the Homewood Zoning Ordinance; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the application at its regular meeting on September 12, 2024, and recommended approval of the planned development; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois find it appropriate and are willing to approve the Apparel Redefined planned development, subject to the terms and provisions hereof.

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

SECTION ONE- PLANNED DEVELOPMENT:

The planned development is approved to permit construction of a 45,900-square-foot production facility and renovation of the 8,900-square-foot office building as shown on the documents listed in Section Four of this ordinance

SECTION TWO - LEGAL DESCRIPTION:

The subject property is legally described as follows:

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.

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.

Lot 1 in Industrial Subdivision Unit No. 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 No. 26214942, in Cook County, Illinois.

Permanent Index Number: 29-32-101-068-0000
 29-32-101-067-0000
 29-32-101-066-0000
 29-32-101-076-0000
 29-32-101-047-0000
 29-32-101-048-0000

Common Address: 1313-1351 175th Street
 Homewood, IL 60430

SECTION THREE - USE RESTRICTIONS AND CONDITIONS:

The approvals granted by this ordinance are subject to these conditions and restrictions:

- 1) Apparel Redefined shall submit documentation to the Cook County Assessor to consolidate the six (6) parcels of the subject property before a certificate of occupancy is issued.
- 2) The two public utility easements between PIN #29-32-101-076 and PIN #29-32-101-047 shall be vacated by the affected utilities according to plans approved by the Village Engineer, before a certificate of occupancy is issued.

SECTION FOUR - DOCUMENTS TO BECOME PART OF THIS ORDINANCE:

These documents are made a part of this ordinance:

- 1) Overall Site Plan and Future Expansion prepared by Bruce F. Roth Architect 10/24/2023;
- 2) Architectural Site Plan prepared by Bruce F. Roth Architect 10/24/2023;
- 3) Architectural Plans prepared by Bruce F. Roth Architect 10/24/2023;
- 4) Exterior Elevations prepared by Bruce F. Roth Architect 10/24/2023; and
- 5) Landscape Plan prepared by Metz & Company 10/18/2023.

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

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of September 12, 2024, as they relate to the subject zoning.

The Homewood Appearance Commission minutes of October 3, 2024 as they relate to the subject zoning.

The Homewood Village Board minutes of October 8, 2024, as they relate to the subject zoning.

SECTION SIX- RECORDING:

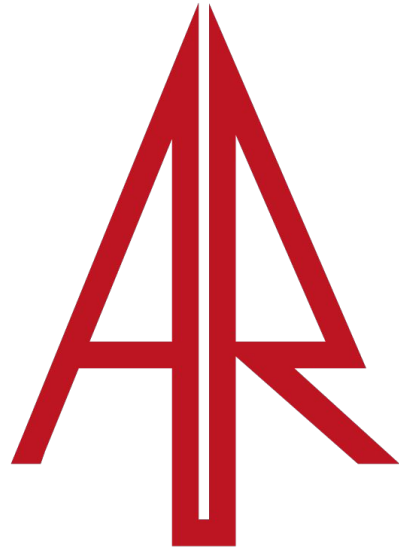
The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Cook County Clerk - Recording Division.

PASSED and APPROVED this 8th Day of October.

Village President

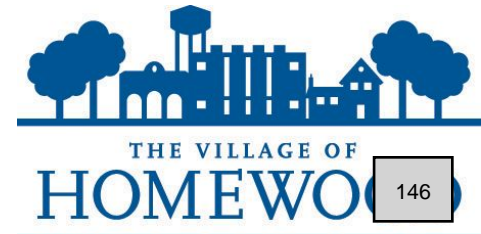
Village Clerk

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



APPAREL REDEFINED

We Help You Sell More & Stress Less



Homewood HQ Team

Joseph Pilewski, Pilewski & Associates—Registered Municipal Advisor for project Lombardi

Daniel Shapiro, Shapiro & Associates Law— Project Lombardi Counsel

Bruce Roth— Architect

Randy Metz, Metz & Company—Landscape Architect

Rash Mamtora, Seemar Corporation—Geotechnical & Special Foundation Design Engineers

Mike Ford, DesignTek Engineering —Civil Engineer

Bill Sandrick, Sandrick Law Firm, LLC—Class 8 application

Troy Riley, Oakwood Construction—General Contractor

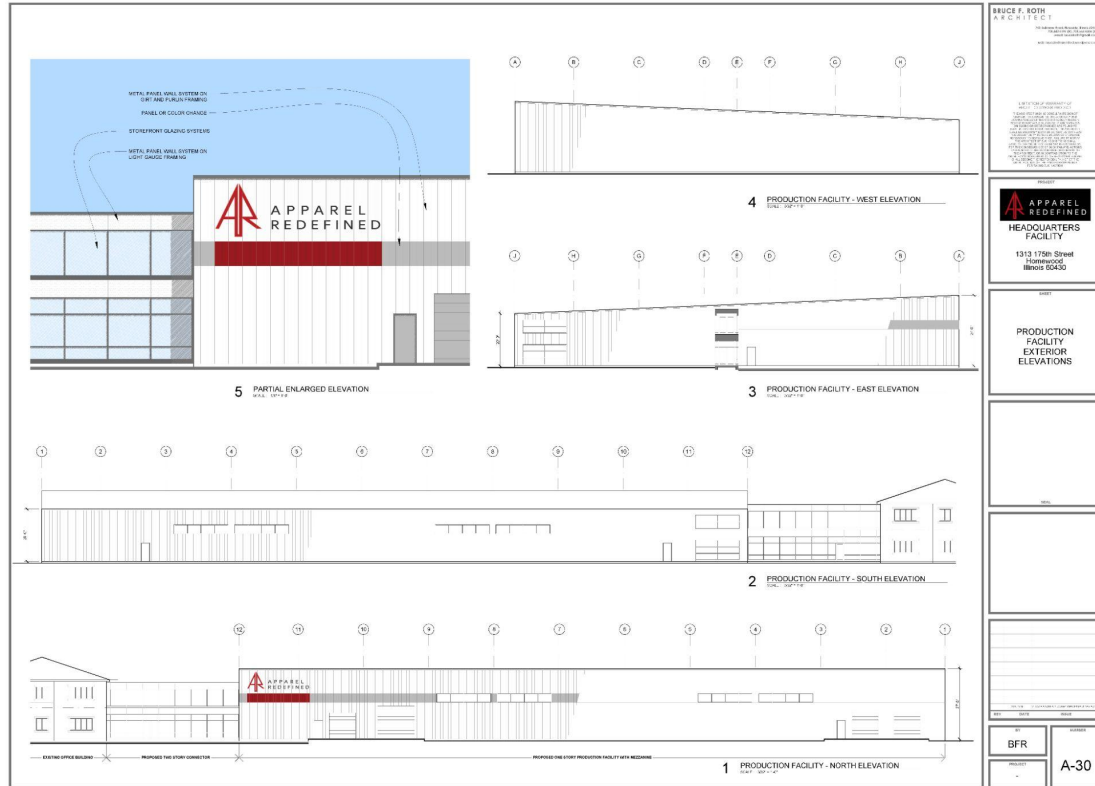
Steve James, Mudtech—Helical Pier Installation

John Slager, Slager Concrete Services—Excavation & Foundation

Joshua Brod, MECO Steel— Building Design & Installation

Elevations

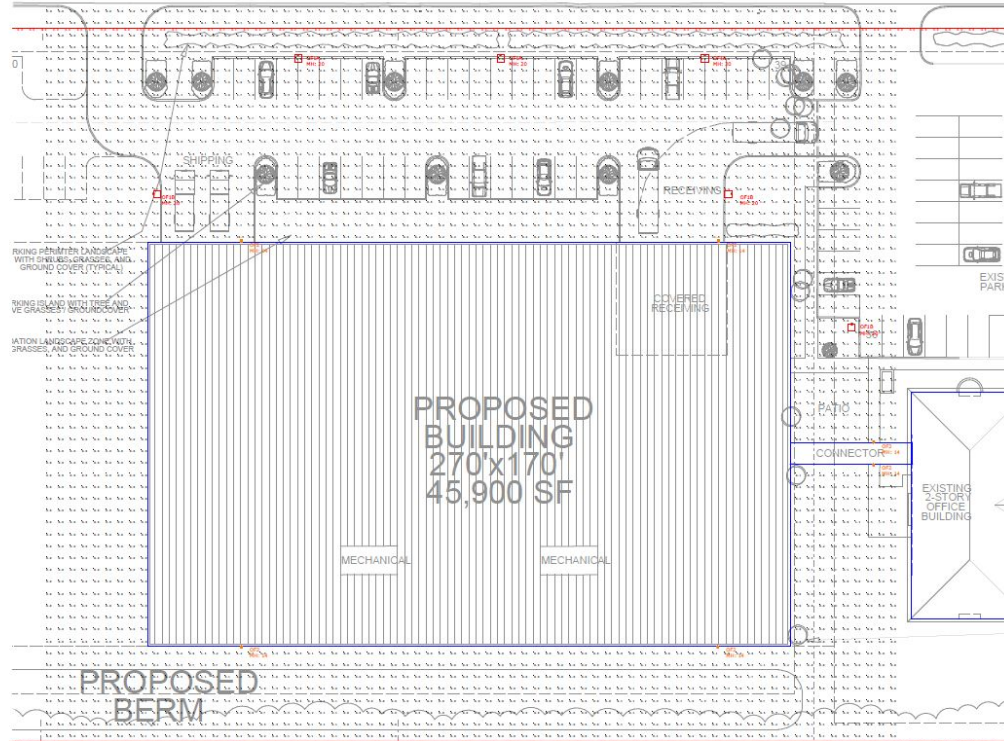
Item 9. L.



Photometrics

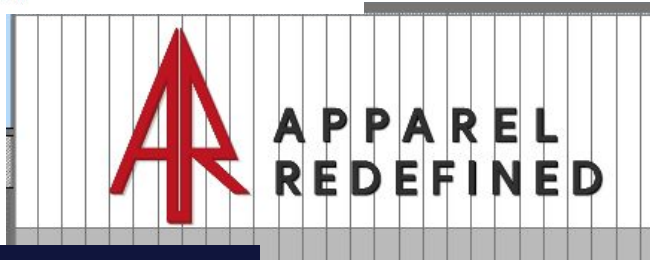
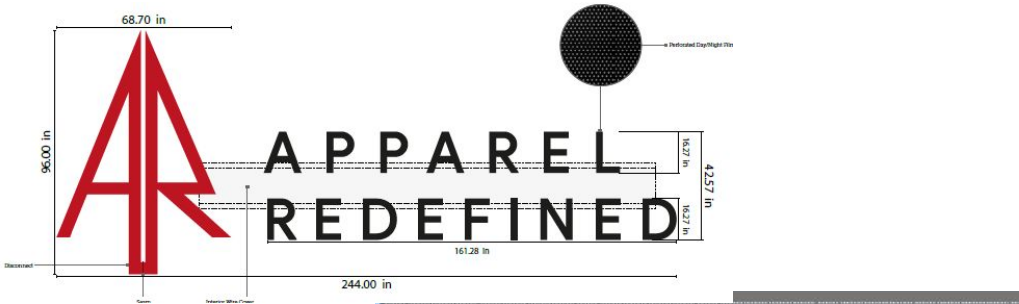
175th STREET

Item 9. L.



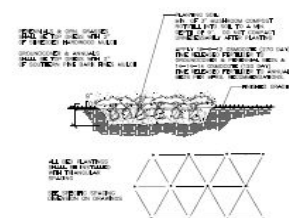
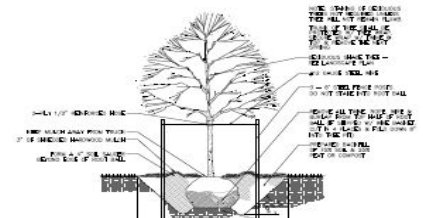
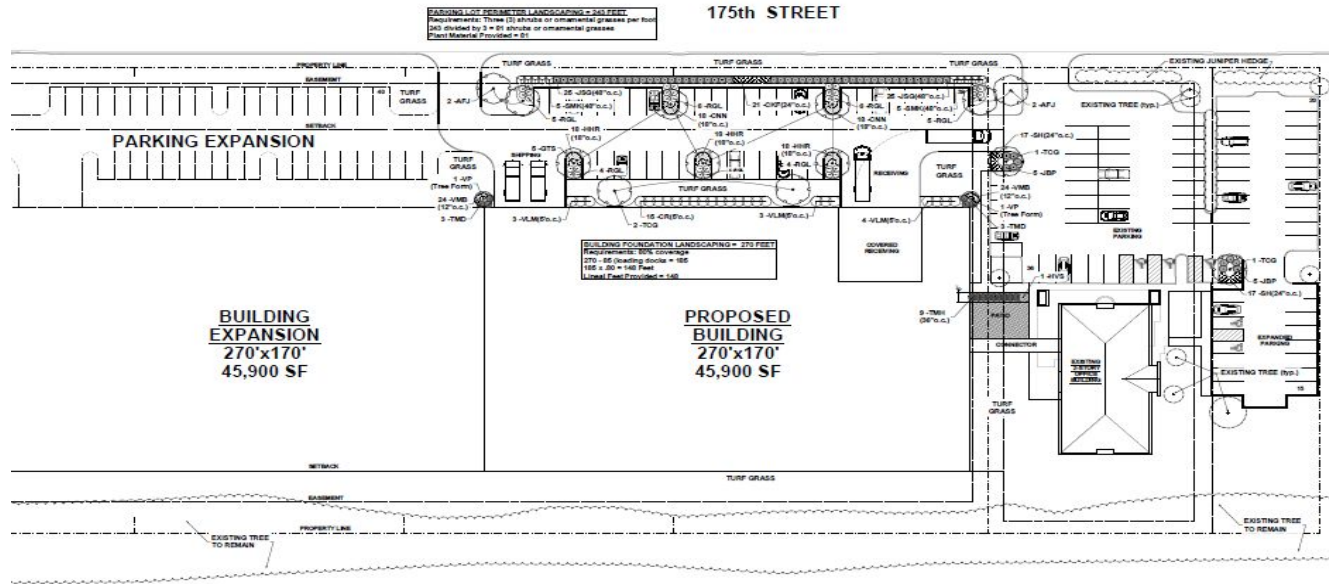
Signage Plan

Item 9. L.



Landscaping Plan

Item 9. L.



Renderings

Item 9. L.



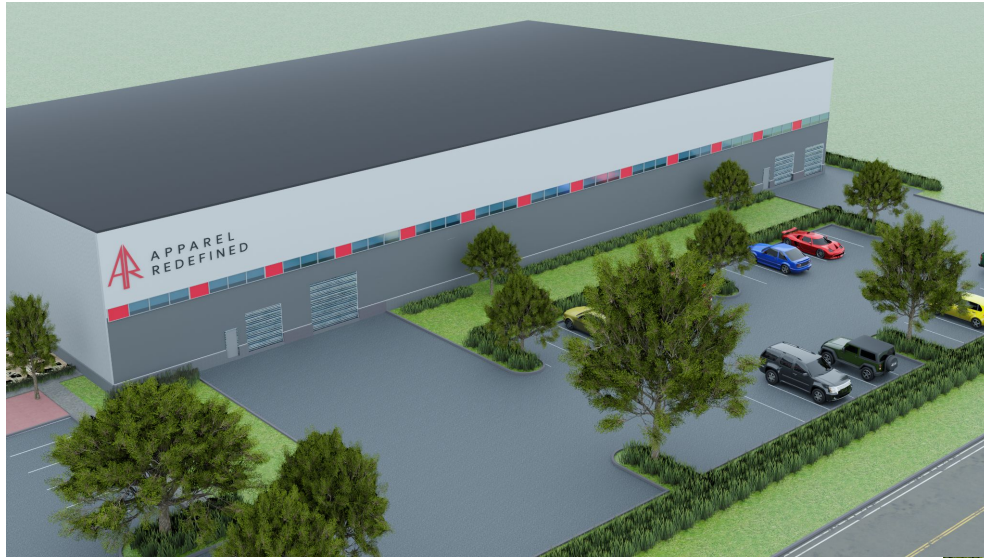
Renderings

Item 9. L.



Renderings

Item 9. L.



Renderings

Item 9. L.



Renderings

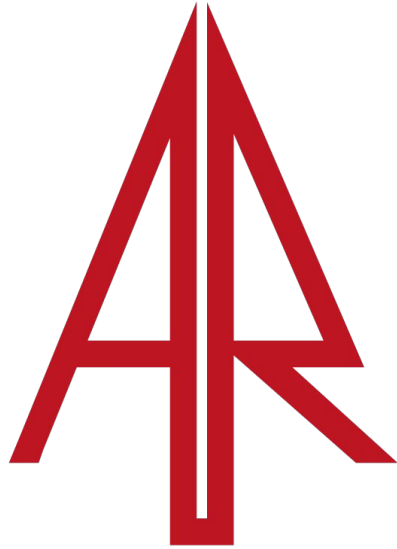
Item 9. L.



Renderings

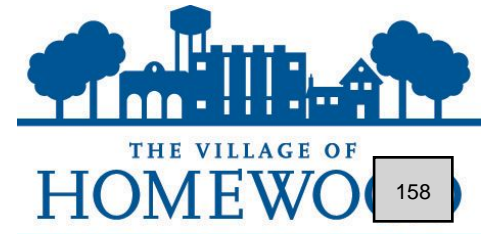
Item 9. L.





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NEW HEADQUARTERS FACILITY EXISTING OFFICE RENOVATION AND NEW PRODUCTION FACILITY

1313 175th STREET, HOMEWOOD, ILLINOIS 60430

FOR:



APPAREL REDEFINED

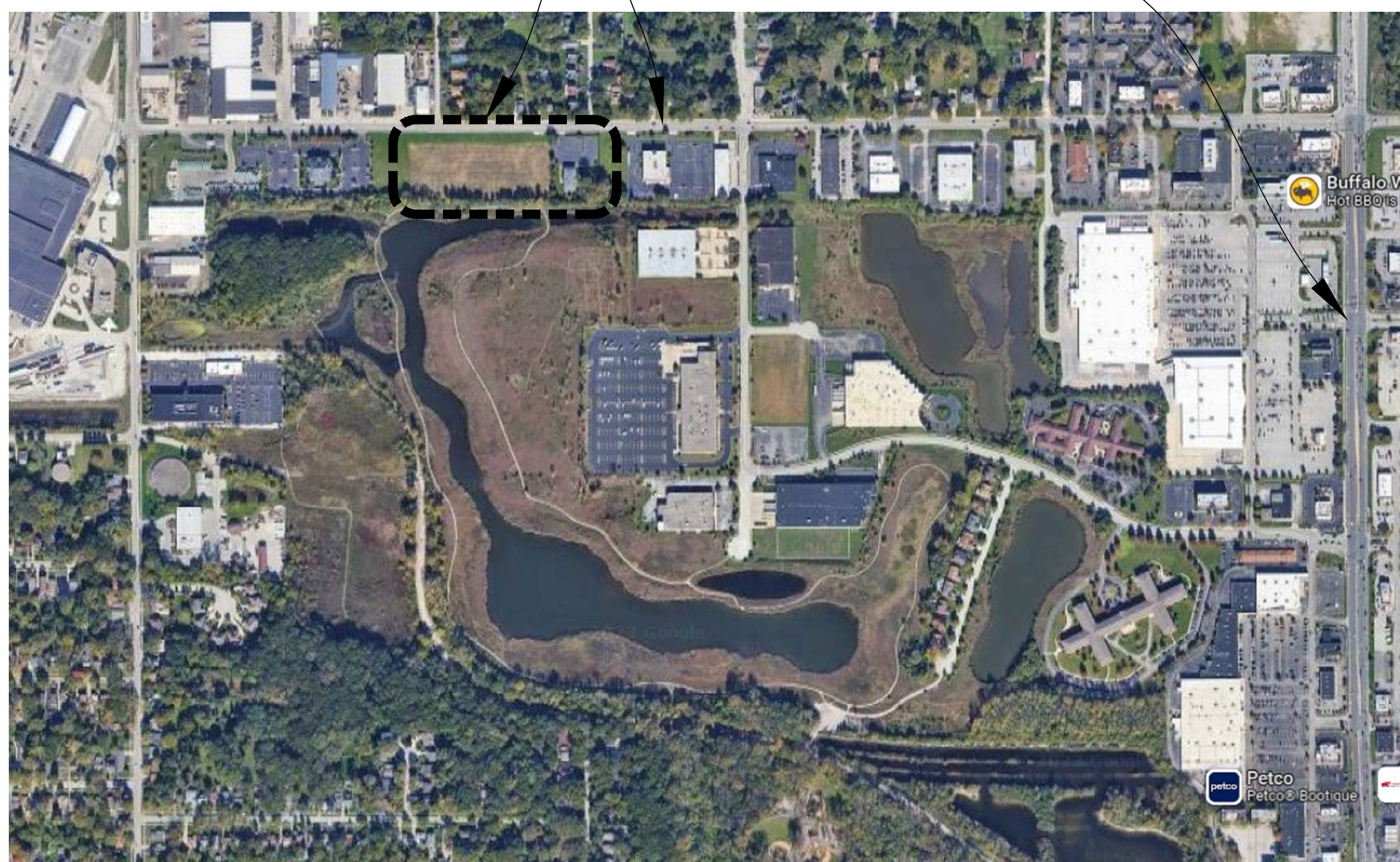
4611 136th STREET, CRESTWOOD, ILLINOIS 60418

Bruce F. Roth
ARCHITECT

743 Selborne Road, Riverside, Illinois 60546
708-443-5195 (H), 708.663.8306 (C)
email: brucefroth@gmail.com

web: brucefrotharchitect.wordpress.com

PROJECT LOCATION
175th STREET
SOUTH HALSTED STREET



AREA MAP

SHEET INDEX

COVER SHEET	G-00
EXISTING SITE PLAN	A-01
OVERALL SITE PLAN & FUTURE EXPANSION	A-02
ARCHITECTURAL SITE PLAN	A-03
PRODUCTION FACILITY GROUND FLOOR PLAN	A-10
PRODUCTION FACILITY MEZZANINE FLOOR PLAN	A-11
PRODUCTION FACILITY EXTERIOR ELEVATIONS	A-30
SITE SURVEY AND TOPO	-
PRELIMINARY LANDSCAPE PLAN	L-1.0

BRUCE F. ROTH
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LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT
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PROJECT

**APPAREL
REDEFINED**

**HEADQUARTERS
FACILITY**

1313 175th Street
Homewood
Illinois 60430

SHEET

COVER
PAGE

SEAL

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REV	DATE	ISSUE

BY BFR	NUMBER G-00
PROJECT -	

October 24, 2023
Village Board & Planning Department Review

BRUCE F. ROTH
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web: brucefrotharchitect.wordpress.com

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EXISTING SITE DATA

ADDRESS: 1313 175th STREET, HOMEWOOD, IL 60403
ZONING DISTRICT: M-1 LIMITED MANUFACTURING

SITE AREAS:
PROPERTY 1 (LOT D, 1, 2, & 3): 187,500 SF 4.30 Acres
PROPERTY 2 (HUEY PLAZA): 55,500 SF 1.27 Acres
TOTAL AREA: 243,000 SF 5.58 Acres

EXISTING BUILDING AREAS:
BASEMENT LEVEL: 4,705 SF

FIRST FLOOR LEVEL: 4,705 SF
SECOND FLOOR LEVEL: 4,705 SF
TOTAL AREA 1st & 2nd LEVEL: 9,410 SF

EXISTING PARKING: 65 SPACES (3 ACCESSIBLE SPACES)

ZONING REQUIREMENTS

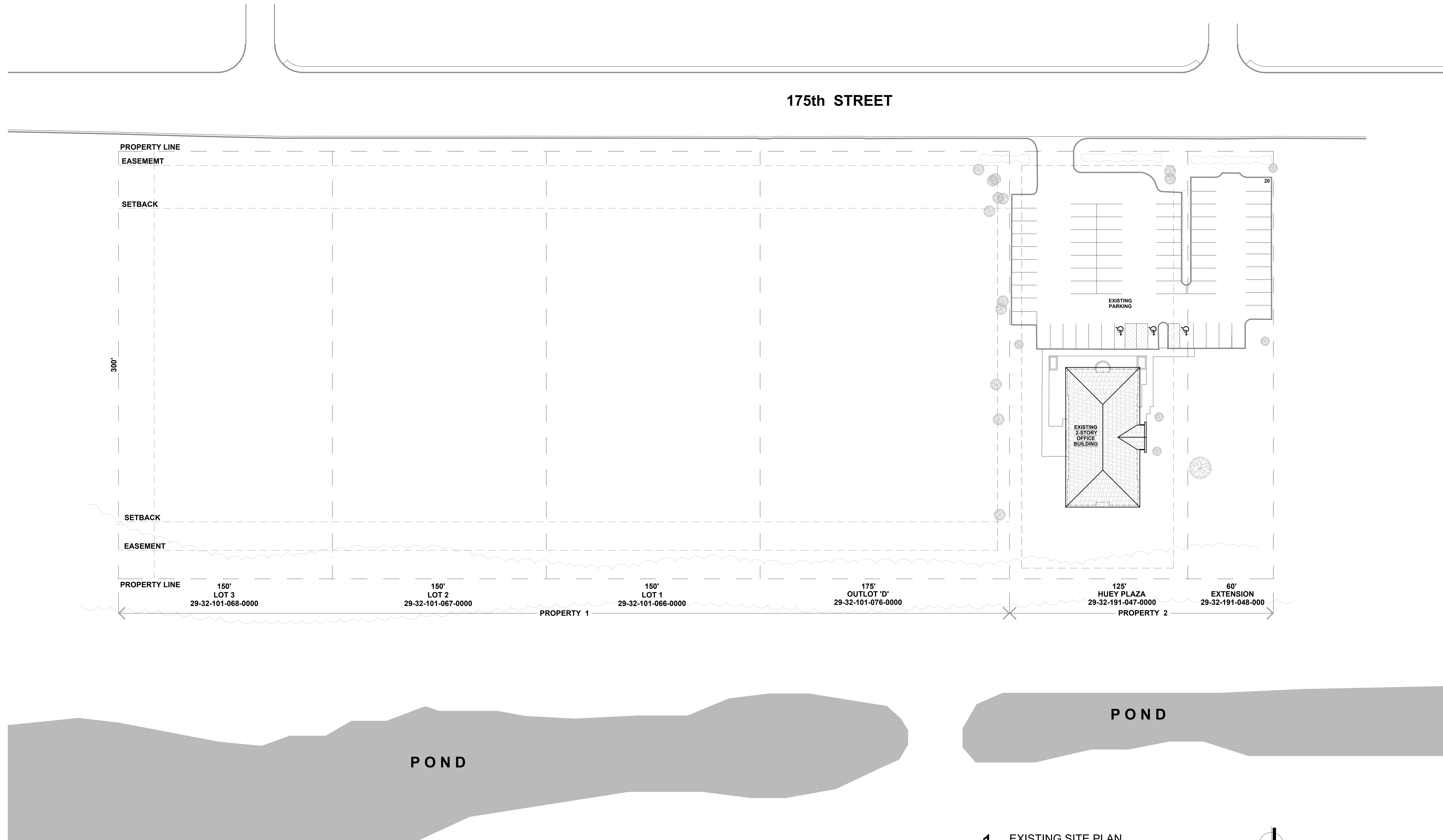
BULK REQUIREMENTS:
LOT WIDTH: N/A
LOT AREA: N/A

FRONT YARD SETBACK: 40 FEET
EXTERIOR SIDE YARD SETBACK: 40 FEET
INTERIOR SIDE YARD: 25 FEET
REAR YARD SETBACK: 40 FEET

BUILDING COVERAGE: N/A
BUILDING HEIGHT: 40 FEET

ALLOWABLE IMPERIOUS SURFACE: 70%

PARKING REQUIREMENTS:
OFFICE AND SALES AREA: 1 PER 500 SF
OTHER AREAS: 1 PER 1000 SF



PROJECT



HEADQUARTERS FACILITY

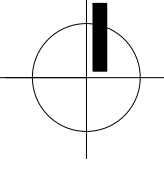
1313 175th Street
Homewood
Illinois 60430

SHEET

EXISTING SITE PLAN

SEAL

1 EXISTING SITE PLAN
SCALE: 1" = 30'-0"
0 30' 60'



REV	DATE	ISSUE

BY
BFR

NUMBER

A-01

PROJECT
-

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PROJECT



HEADQUARTERS
FACILITY

1313 175th Street
Homewood
Illinois 60430

SHEET

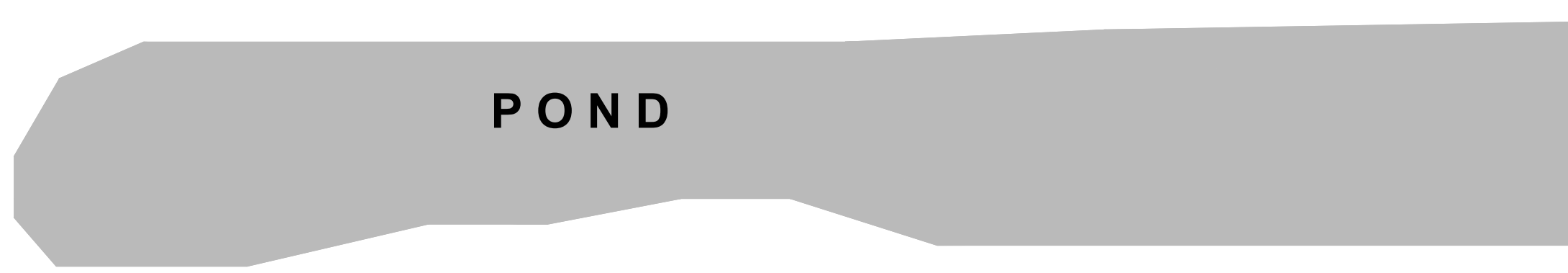
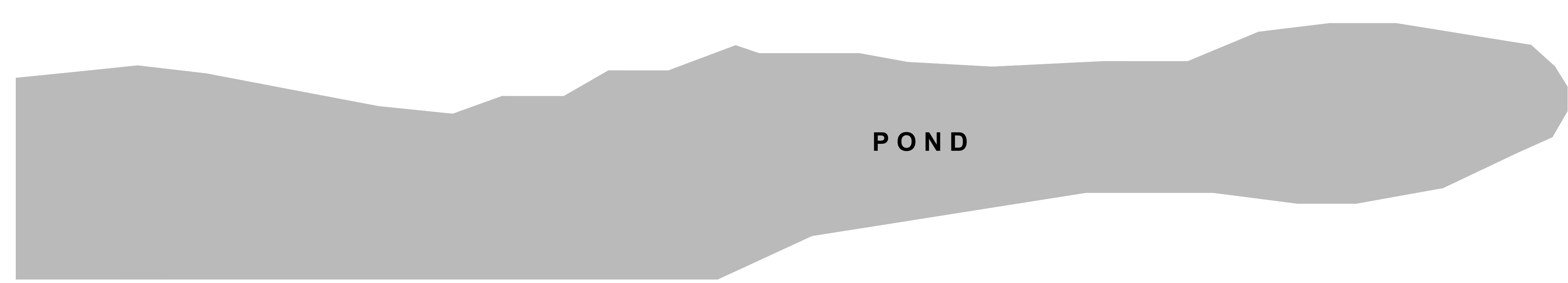
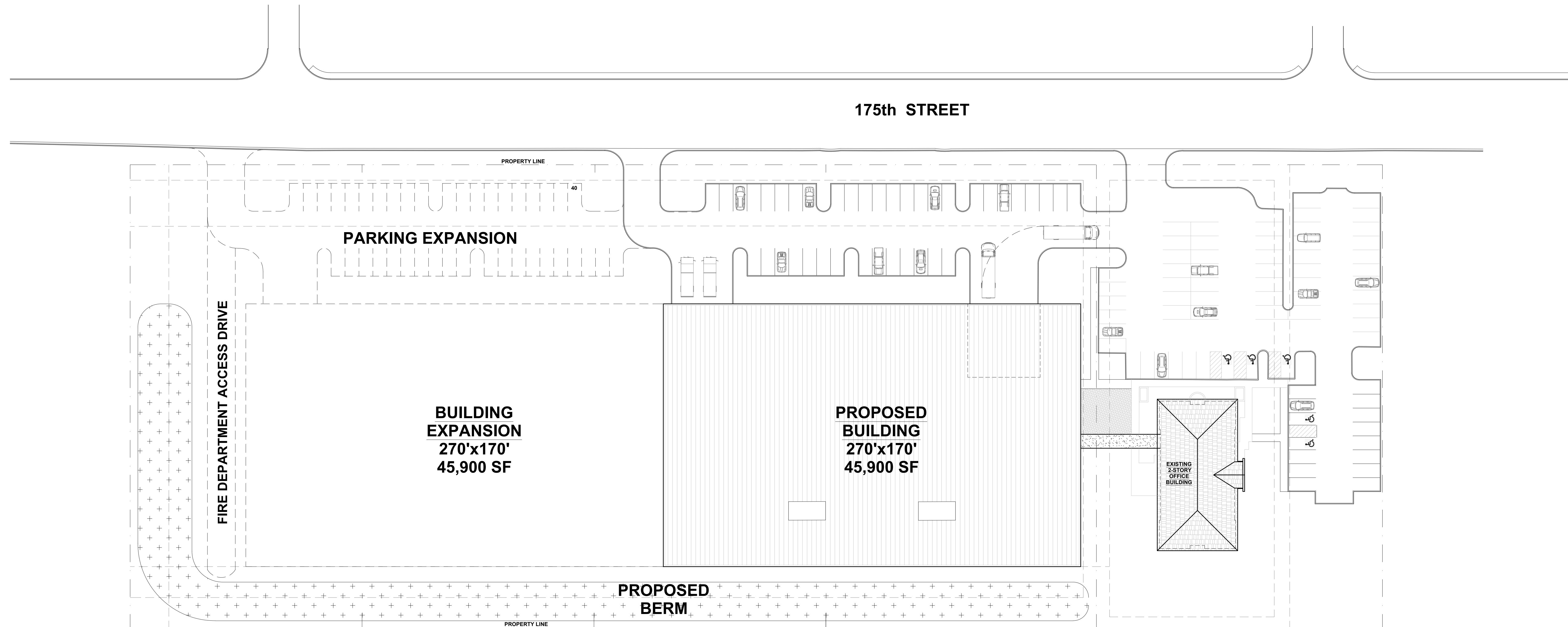
OVERALL SITE PLAN
AND
FUTURE EXPANSION

SEAL

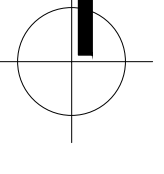
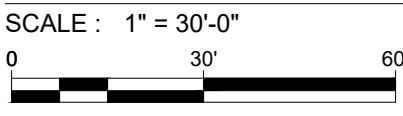
2023-10-24	VILLAGE BOARD & PLANNING DEPARTMENT REVIEW	
REV	DATE	ISSUE

BY	NUMBER
BFR	

PROJECT	NUMBER
-	A-02



1 OVERALL SITE PLAN AND FUTURE EXPANSION PLAN



EXISTING SITE DATA

ADDRESS: 1313 175th STREET, HOMEWOOD, IL 60403

ZONING DISTRICT: M-1 LIMITED MANUFACTURING

SITE AREAS:
 PROPERTY 1 (LOT D, 1, 2, & 3): 187,500 SF 4.30 Acres
 PROPERTY 2 (HUEY PLAZA): 55,500 SF 1.27 Acres
 TOTAL AREA: 243,000 SF 5.58 Acres

EXISTING BUILDING AREAS:
 BASEMENT LEVEL: 4,705 SF

FIRST FLOOR LEVEL: 4,705 SF
 SECOND FLOOR LEVEL: 4,705 SF
 TOTAL AREA 1st & 2nd LEVEL: 9,410 SF

EXISTING PARKING: 65 SPACES (3 ADA)

PROPOSED SITE DATA

EXISTING PROPERTY - (LOT 1)

BUILDING AREAS (FOOTPRINT):
 EXISTING & PROPOSED BUILDING 4,999 SF

PARKING AREAS:
 EXISTING & PROPOSED PARKING: 71 SPACES (5 ADA)

REQUIRED PARKING (M-1 DISTRICT):
 OFFICE & SALES AREAS (9,998 SF): 21 SPACES

REQUIRED ACCESSIBLE SPACE: 2 SPACES

SITE AREAS:
 BUILDING FOOTPRINT: 4,999 SF
 PAVEMENT (IMPERVIOUS): 29,811 SF
 TOTAL IMPERVIOUS SURFACES: 34,810 SF 63%

LANDSCAPING (PERVIOUS): 20,690 SF
 TOTAL SITE AREA: 55,500 SF 1.27 ACRES

PROPOSED PROPERTY (LOT 2)

BUILDING AREAS (FOOTPRINT):
 PROPOSED BUILDING 45,992 SF

PARKING AREAS:
 PROPOSED PARKING: 39 SPACES

REQUIRED PARKING (M-1 DISTRICT):
 OTHER AREAS (44,992 SF): 45 SPACES

REQUIRED ACCESSIBLE SPACE: 3 SPACES

SITE AREAS:
 BUILDING FOOTPRINT: 45,992 SF
 PAVEMENT (IMPERVIOUS): 17,687 SF
 TOTAL IMPERVIOUS SURFACES: 63,679 SF 34%

LANDSCAPING (PERVIOUS): 123,710 SF
 TOTAL SITE AREA: 187,500 SF 4.30 ACRES

TOTAL - LOT 1 AND 2 COMBINED

BUILDING AREAS (FOOTPRINT):
 EXISTING OFFICE BUILDING 4,999 SF
 PROPOSED BUILDING 45,992 SF
 TOTAL BUILDING AREAS: 50,991 SF

PARKING AREAS:
 EXISTING & PROPOSED (LOT 1): 71 SPACES (5 ADA)
 PROPOSED PARKING (LOT 2): 39 SPACES (0 ADA)
 TOTAL PARKING AREAS: 109 SPACES (5 ADA)

REQUIRED PARKING (M-1 DISTRICT):
 OFFICE & SALES AREAS (10,410 SF): 21 SPACES
 OTHER AREAS (44,900 SF): 45 SPACES
 TOTAL REQUIRED PARKING: 66 SPACES

REQUIRED ACCESSIBLE SPACE: 5 SPACES

SITE AREAS:
 BUILDING FOOTPRINTS: 50,991 SF
 PAVEMENT (IMPERVIOUS): 47,489 SF
 TOTAL IMPERVIOUS SURFACES: 98,480 SF 41%

LANDSCAPING (PERVIOUS): 144,440 SF
 TOTAL SITE AREA: 243,000 SF 5.58 ACRES

BRUCE F. ROTH ARCHITECT

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LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT
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PROJECT



HEADQUARTERS FACILITY

1313 175th Street
 Homewood
 Illinois 60430

SHEET

ARCHITECTURAL SITE PLAN

SEAL

2023-10-24 VILLAGE BOARD & PLANNING DEPARTMENT REVIEW

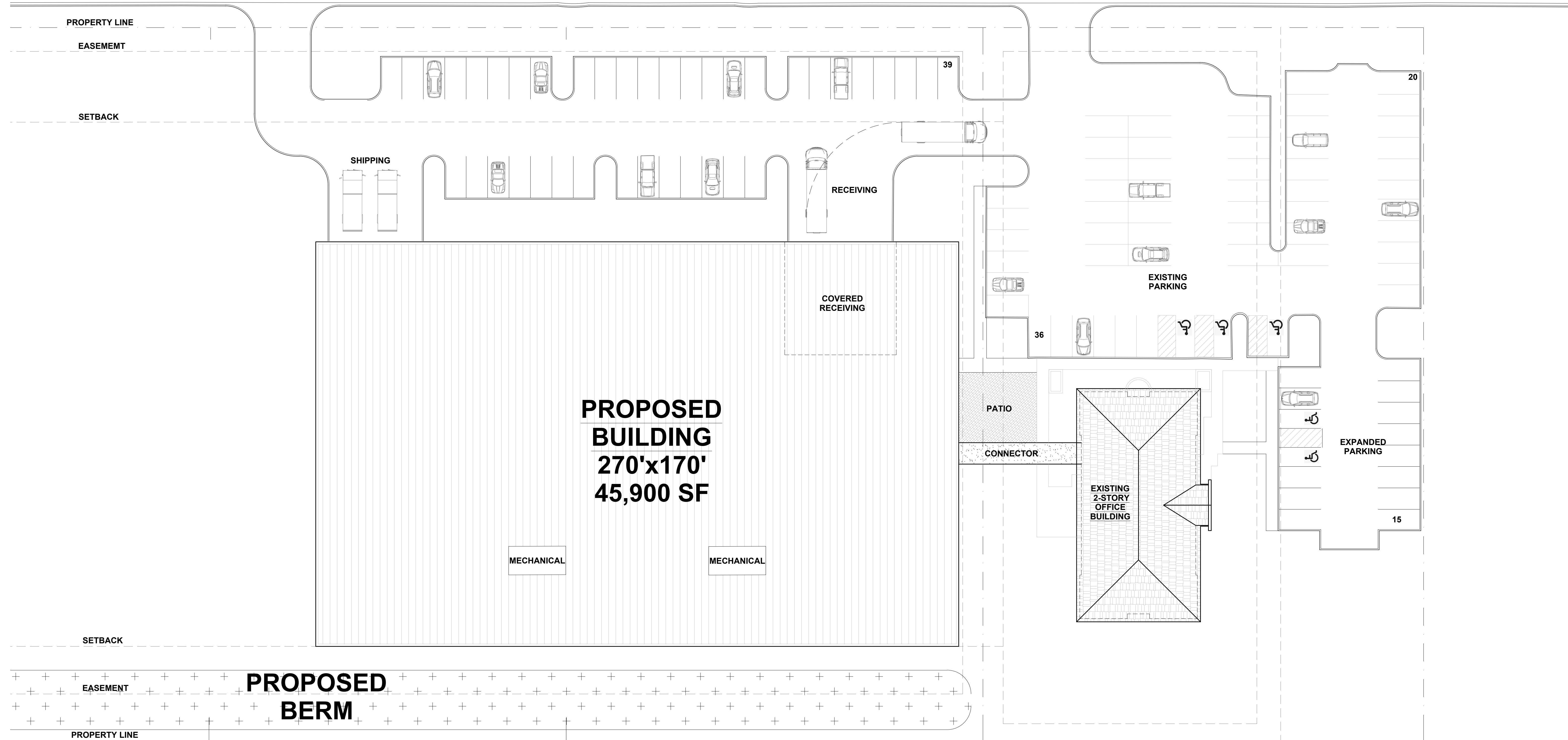
REV	DATE	ISSUE

BY
BFR

NUMBER
A-03

PROJECT
-

175th STREET



1 PARTIAL ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"
 0 20 40'

BRUCE F. ROTH ARCHITECT
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HEADQUARTERS FACILITY
 1313 175th Street
 Homewood Illinois 60430

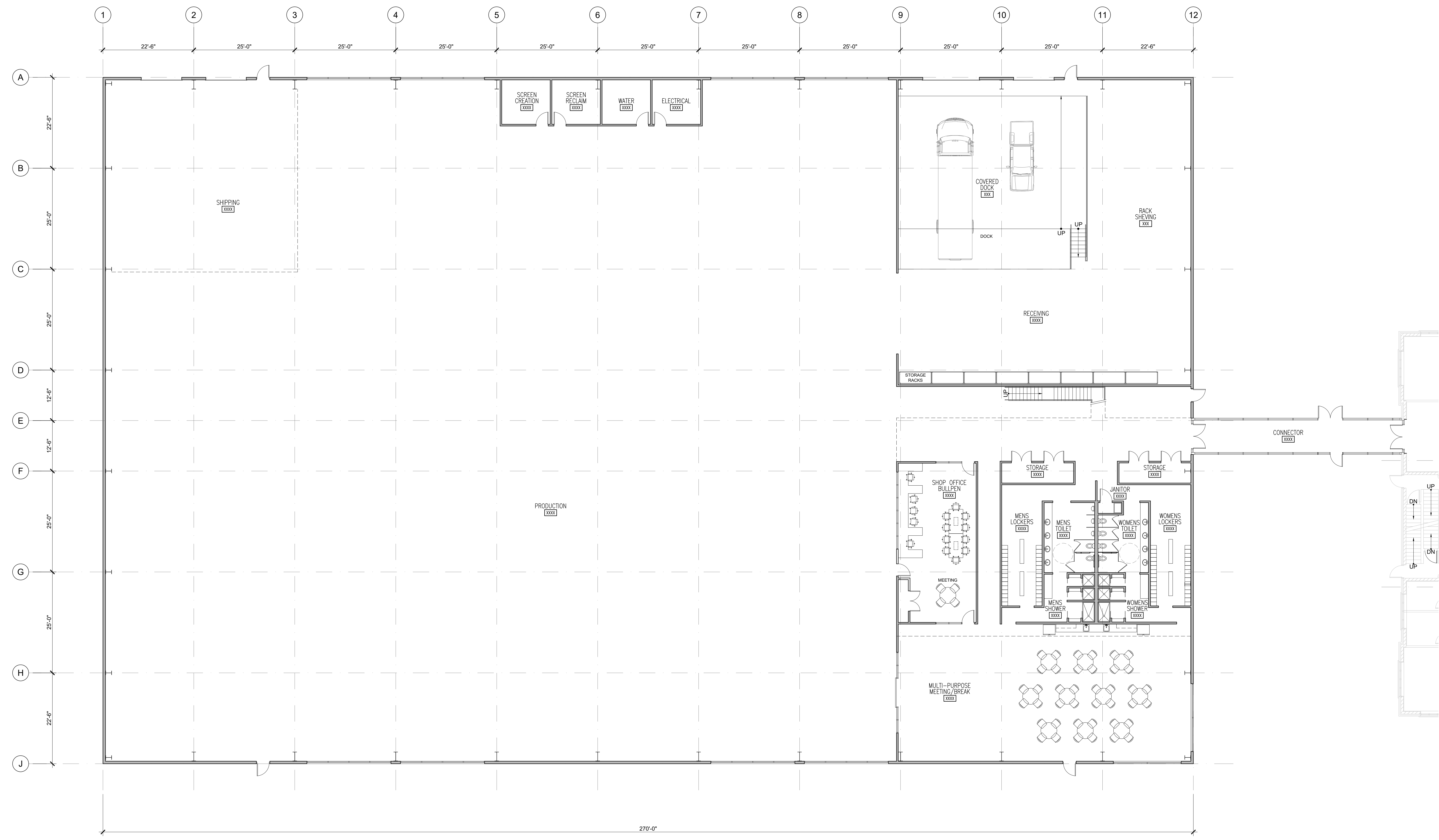
SHEET
PRODUCTION FACILITY
GROUND FLOOR PLAN

SEAL

REV

2023-10-24	VILLAGE BOARD & PLANNING DEPARTMENT REVIEW
REV	ISSUE

BY BFR	NUMBER A-10
PROJECT -	



1 PRODUCTION FACILITY - GROUND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

BRUCE F. ROTH ARCHITECT
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 708.443.5195 (H), 708.443.8306 (C)
 email: brucefroth@gmail.com
 web: brucefrotharchitect.wordpress.com

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PROJECT



APPAREL REDEFINED

HEADQUARTERS FACILITY

1313 175th Street
 Homewood
 Illinois 60430

SHEET

**PRODUCTION FACILITY
 MEZZANINE FLOOR PLAN**

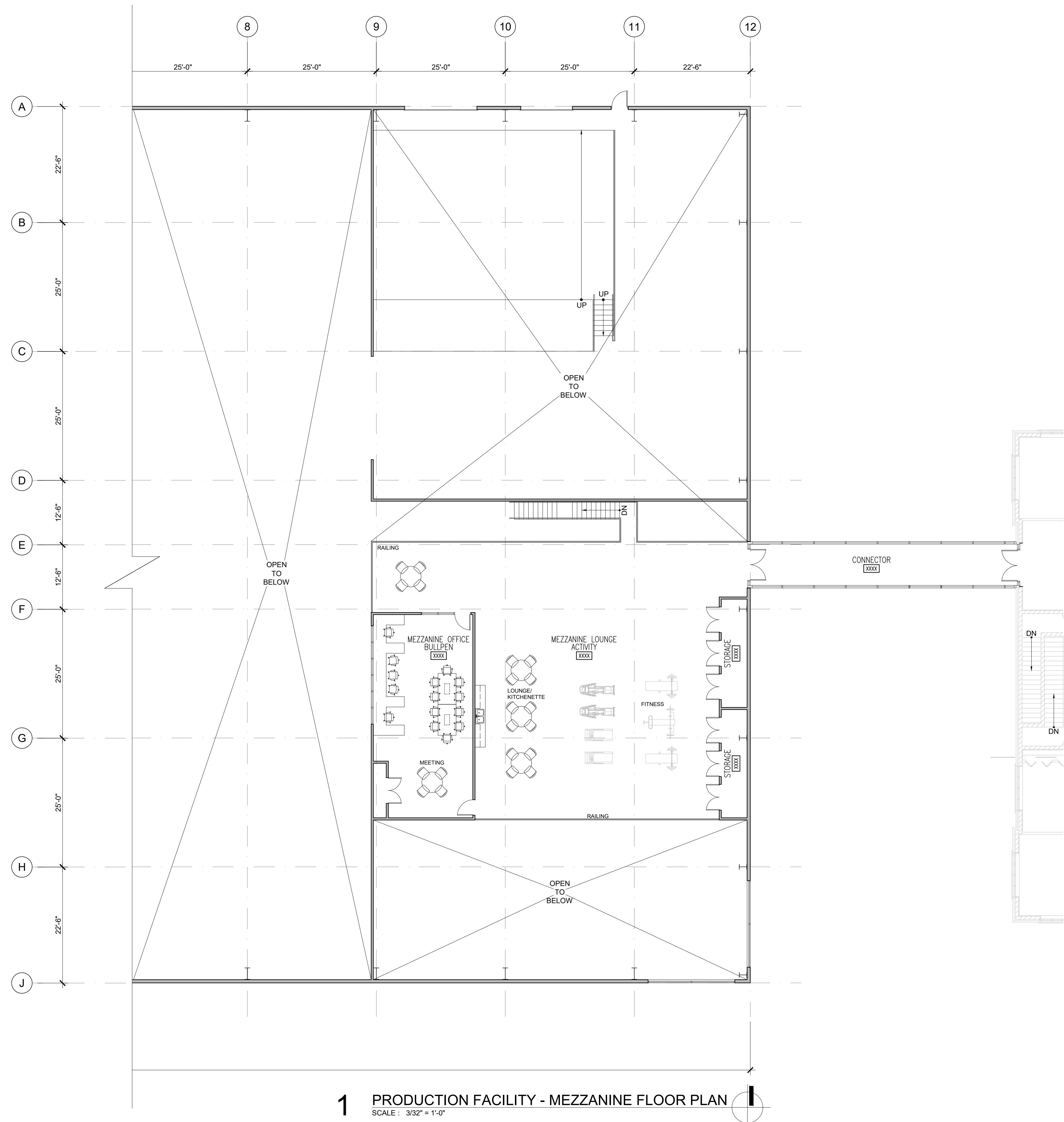
SEAL

REVISIONS

NO.	DATE	DESCRIPTION

REV	DATE	ISSUE

BY BFR	NUMBER A-11
PROJECT -	



1 PRODUCTION FACILITY - MEZZANINE FLOOR PLAN
 SCALE: 3/32" = 1'-0"

BRUCE F. ROTH ARCHITECT

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PROJECT



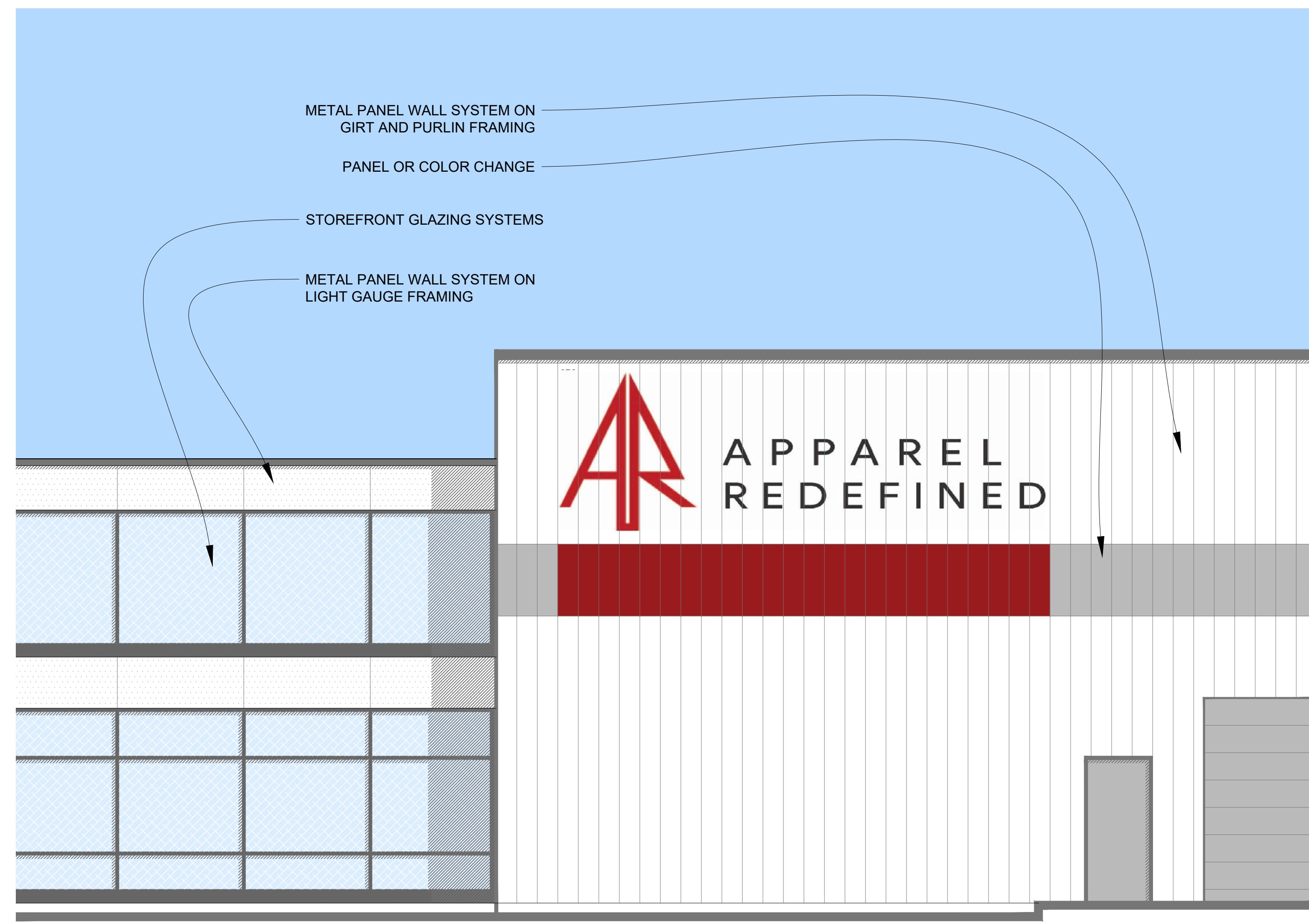
APPAREL REDEFINED HEADQUARTERS FACILITY

1313 175th Street
Homewood
Illinois 60430

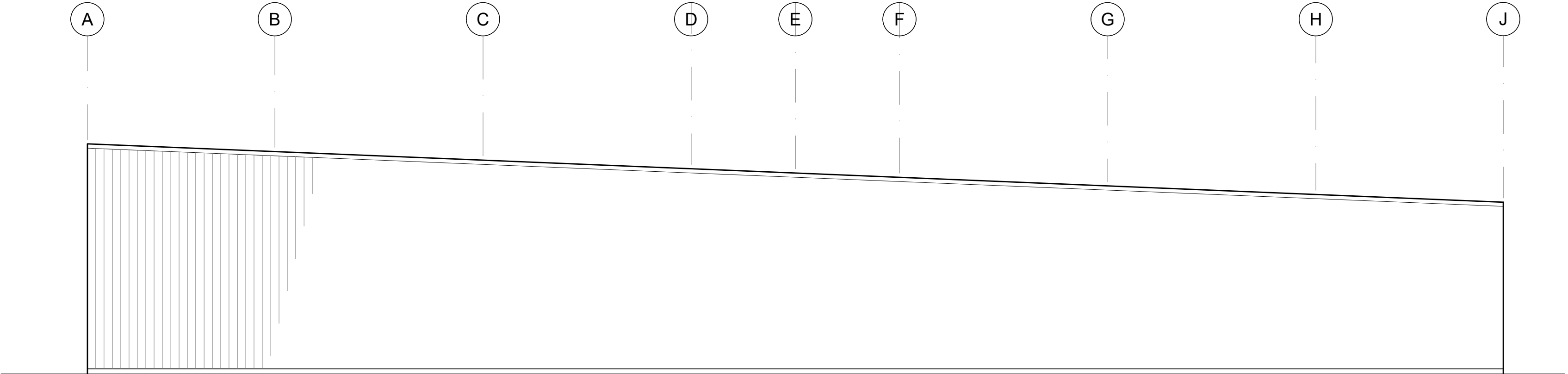
SHEET

PRODUCTION FACILITY EXTERIOR ELEVATIONS

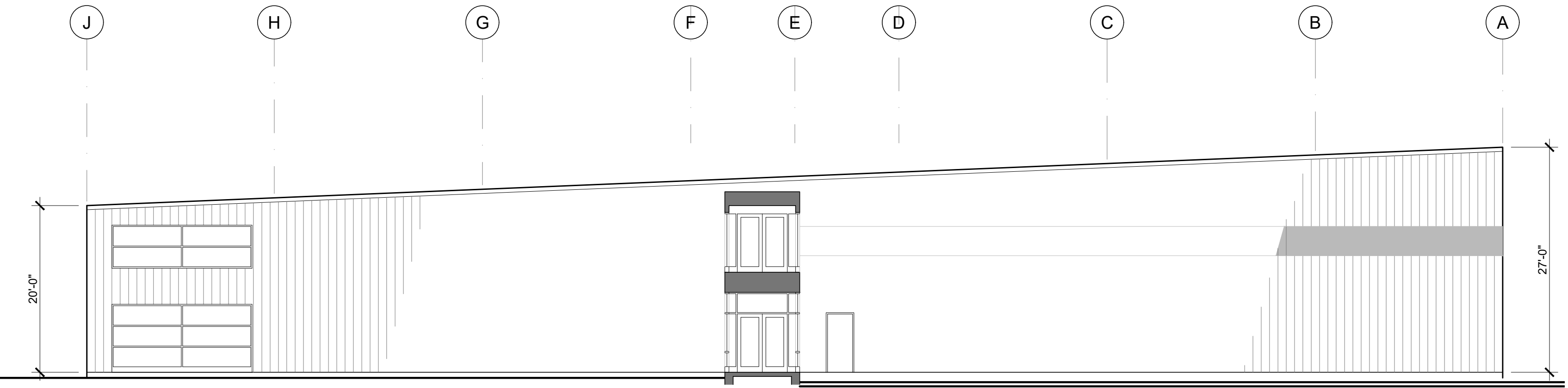
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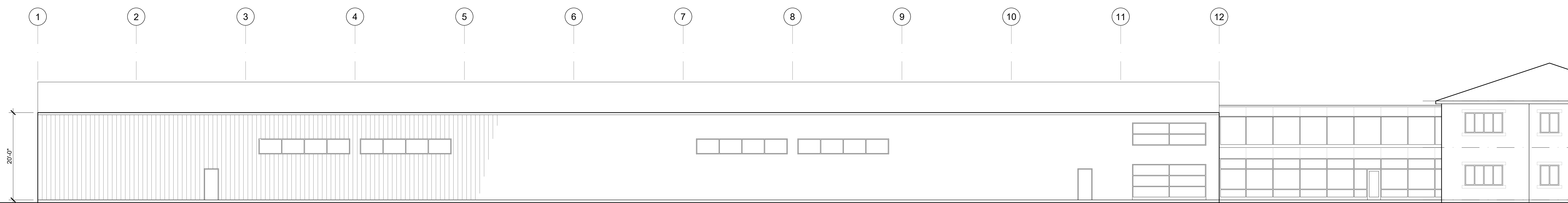
5 PARTIAL ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



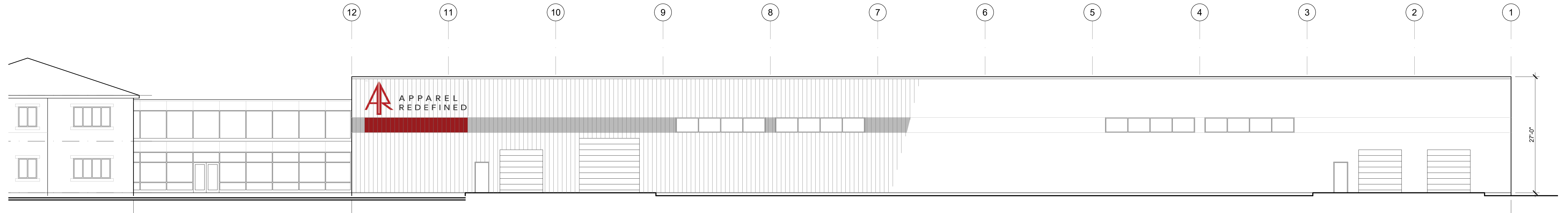
4 PRODUCTION FACILITY - WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 PRODUCTION FACILITY - EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 PRODUCTION FACILITY - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



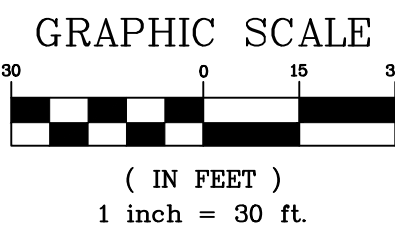
1 PRODUCTION FACILITY - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

REV	DATE	ISSUE

BY
BFR

NUMBER
A-30

PROJECT
-



BASIS OF BEARING
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM, EAST ZONE, 2011 ADJUSTMENT

SITE DATA
GROSS AREA OF PARCELS ONE & TWO: 225,034 SQUARE FEET OR 5.17 ACRES

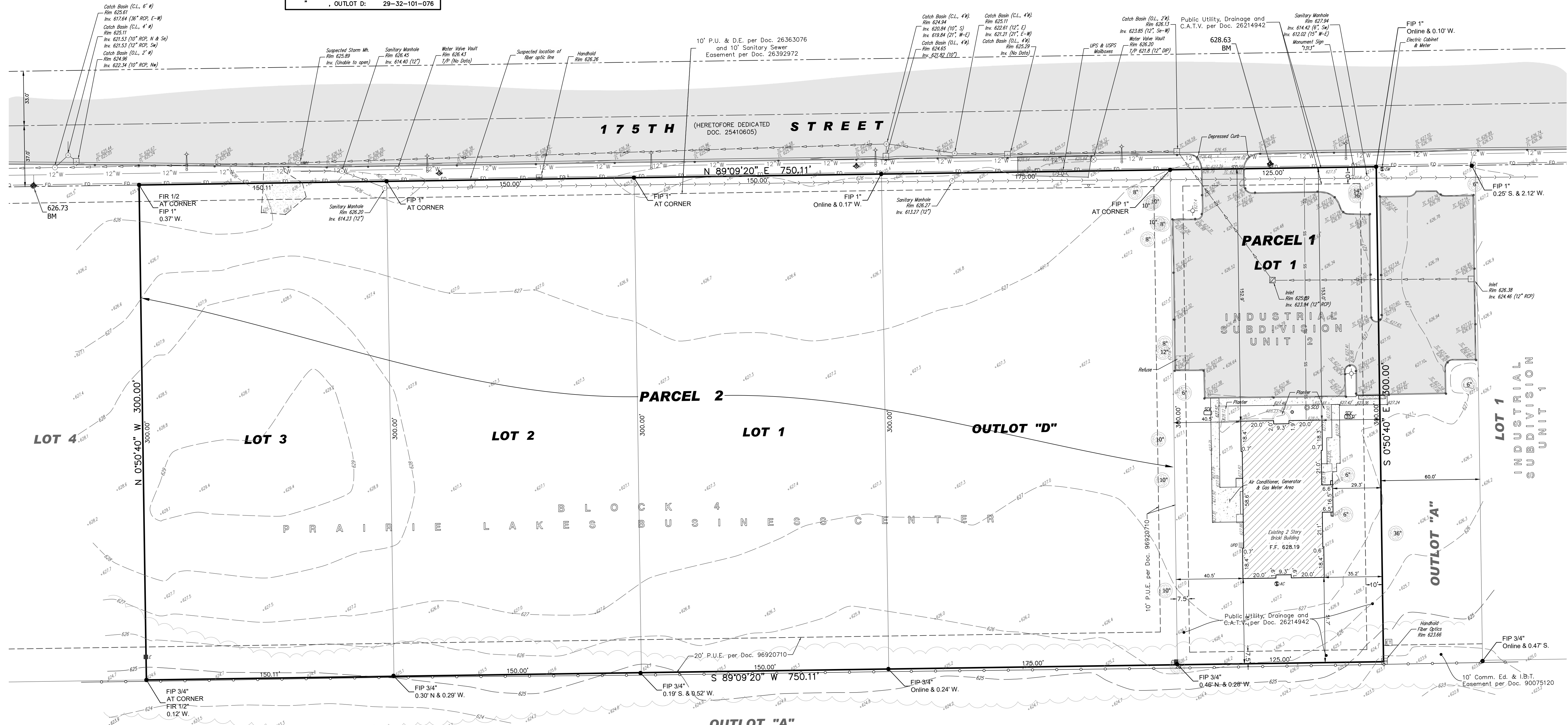
PARCEL IDENTIFICATION NUMBERS	
PARCEL ONE, LOT 1:	29-32-101-047
PARCEL TWO, LOT 1:	29-32-101-066
LOT 2:	29-32-101-067
LOT 3:	29-32-101-068
OUTLOT D:	29-32-101-076

PLAT OF SURVEY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL 1:
LOT 1 IN INDUSTRIAL SUBDIVISION 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.

PARCEL 2:
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.



GENERAL NOTES

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

A CURRENT TITLE COMMITMENT WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.

THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.

CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

UNLESS OTHERWISE NOTED, ALL EASEMENT AND SETBACK LINES SHOWN HEREON ARE PER INDUSTRIAL SUBDIVISION UNIT 2 AND PRAIRIE LAKES BUSINESS CENTER.

OBTERATED PROPERTY CORNER MONUMENTS, IF ANY, WERE NOT RESET AS PART OF THIS SURVEY.

ALL DISTANCES ALONG BOUNDARY / PROPERTY LINES ARE RECORD. TO OBTAIN RECORD BEARINGS, ADD 00° 50' 40".

LEGEND	
[Symbol]	BENCHMARK
[Symbol]	MAILBOX
[Symbol]	SPRINKLER CONTROL VALVE
[Symbol]	HANDHOLD
[Symbol]	TRANSFORMER PAD
[Symbol]	CATCH BASIN
[Symbol]	STORM INLET
[Symbol]	SANITARY CLEANOUT
[Symbol]	CLOSED LID MANHOLE
[Symbol]	WATER VALVE
[Symbol]	HYDRANT
[Symbol]	CABLE TV PEDESTAL
[Symbol]	ELECTRIC PEDESTAL
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	TEL., ELEC., CABLE PEDESTALS
[Symbol]	ELECTRIC METER
[Symbol]	GAS METER
[Symbol]	FOUND IRON REBAR
[Symbol]	FOUND IRON PIPE
[Symbol]	DECIDUOUS TREE
[Symbol]	W/ TRUNK SIZE
[Symbol]	LIGHT POLE W/MAST ARM

LINE TYPES	
[Line Style]	PROPERTY LINE
[Line Style]	EXISTING RIGHT-OF-WAY LINE
[Line Style]	ADJACENT LOT LINE
[Line Style]	CENTERLINE
[Line Style]	EASEMENT LINE
[Line Style]	CHAINLINK FENCE
[Line Style]	UNDERGROUND FIBER OPTIC
[Line Style]	WATER MAIN
[Line Style]	SANITARY SEWER
[Line Style]	SANITARY SERVICE
[Line Style]	STORM SEWER
[Line Style]	BARRIER CURB
[Line Style]	CURB & GUTTER
[Line Style]	DEPRESSED CURB & GUTTER
[Line Style]	CONTOUR LINE

ABBREVIATIONS	
###	EXIST. SPOT ELEVATION
D.E.	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
EXIST.	EXISTING
F.F.	FINISHED FLOOR
H.C.	HANDICAP PARKING
INV	INVERT
MH	MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
TC	TOP OF CURB
T/P	TOP OF PIPE
U.E.	UTILITY EASEMENT
VCP	VITRIFIED CLAY PIPE
SS	SANITARY SERVICE
N	NORTH
S	SOUTH
E	EAST
W	WEST
(### ##) RECORD/DEED	
### ##	MEASURED

HATCHING	
[Pattern]	ASPHALT SURFACE
[Pattern]	ADA DETECTABLE WARNING
[Pattern]	BUILDING LIMITS
[Pattern]	CONCRETE SURFACE
[Pattern]	GRAVEL SURFACE

BENCHMARKS

SITE BENCHMARKS:

THE SOUTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 175TH STREET, 64 FEET WEST OF THE NORTHWEST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 626.73 (NAVD 88)

THE SOUTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 175TH STREET, 64 FEET WEST OF THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 628.63 (NAVD 88)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

STEVEN J. LAUB, ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3160
DATE: _____ DATE: _____

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

NO.	DATE	REVISIONS DESCRIPTION

JOHN LaROY

PLAT/TOPOGRAPHIC SURVEY FOR
1313 175TH STREET
HOMewood, IL 60430

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692

ILL. PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 23-0028
Scale: 1" = 30'
Date: 10/10/2023
Field Date: 10/07/2023
Drawn By: SJL
Checked By: MJF

1 OF 1

EXISTING CONDITIONS

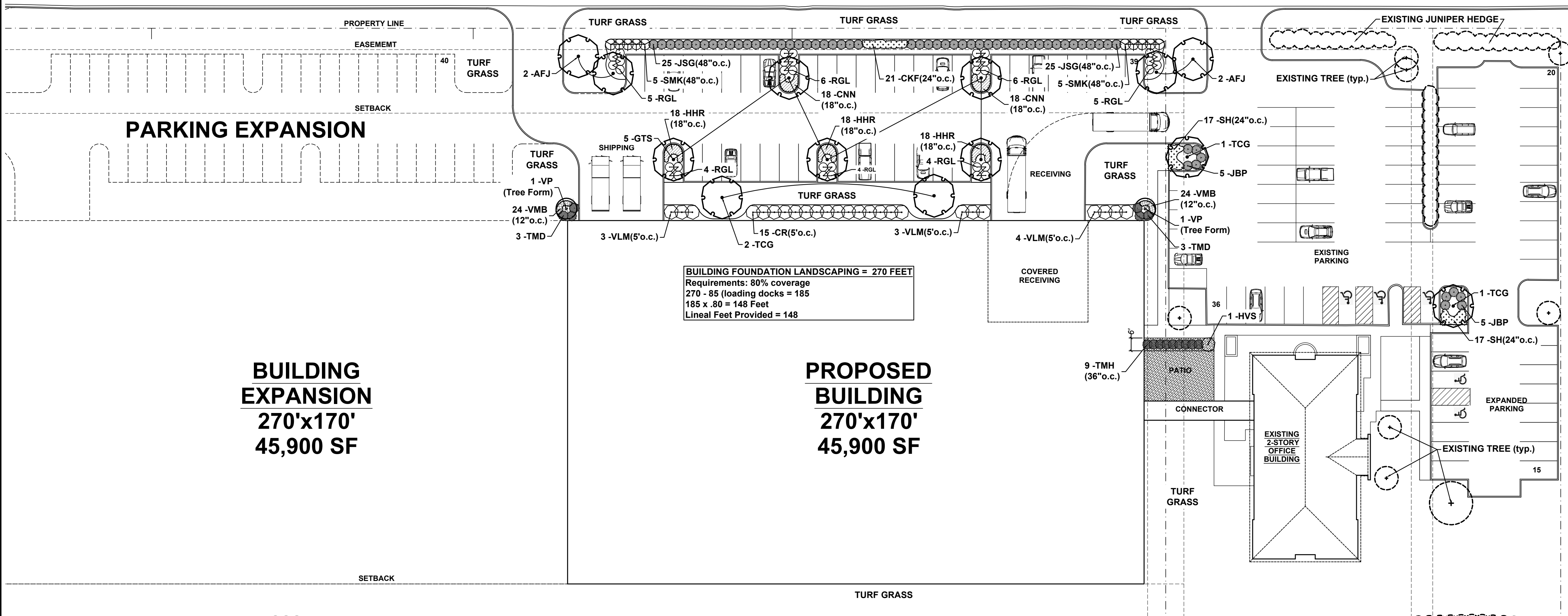
175th STREET

PARKING LOT PERIMETER LANDSCAPING = 243 FEET
 Requirements: Three (3) shrubs or ornamental grasses per foot
 243 divided by 3 = 81 shrubs or ornamental grasses
 Plant Material Provided = 81

BUILDING FOUNDATION LANDSCAPING = 270 FEET
 Requirements: 80% coverage
 270 - 85 (loading docks) = 185
 185 x .80 = 148 Feet
 Lineal Feet Provided = 148

BUILDING EXPANSION
 270'x170'
 45,900 SF

PROPOSED BUILDING
 270'x170'
 45,900 SF



GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/damaged leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (c.l.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with a two inch (2") layer of southern pine bark fines mulch.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

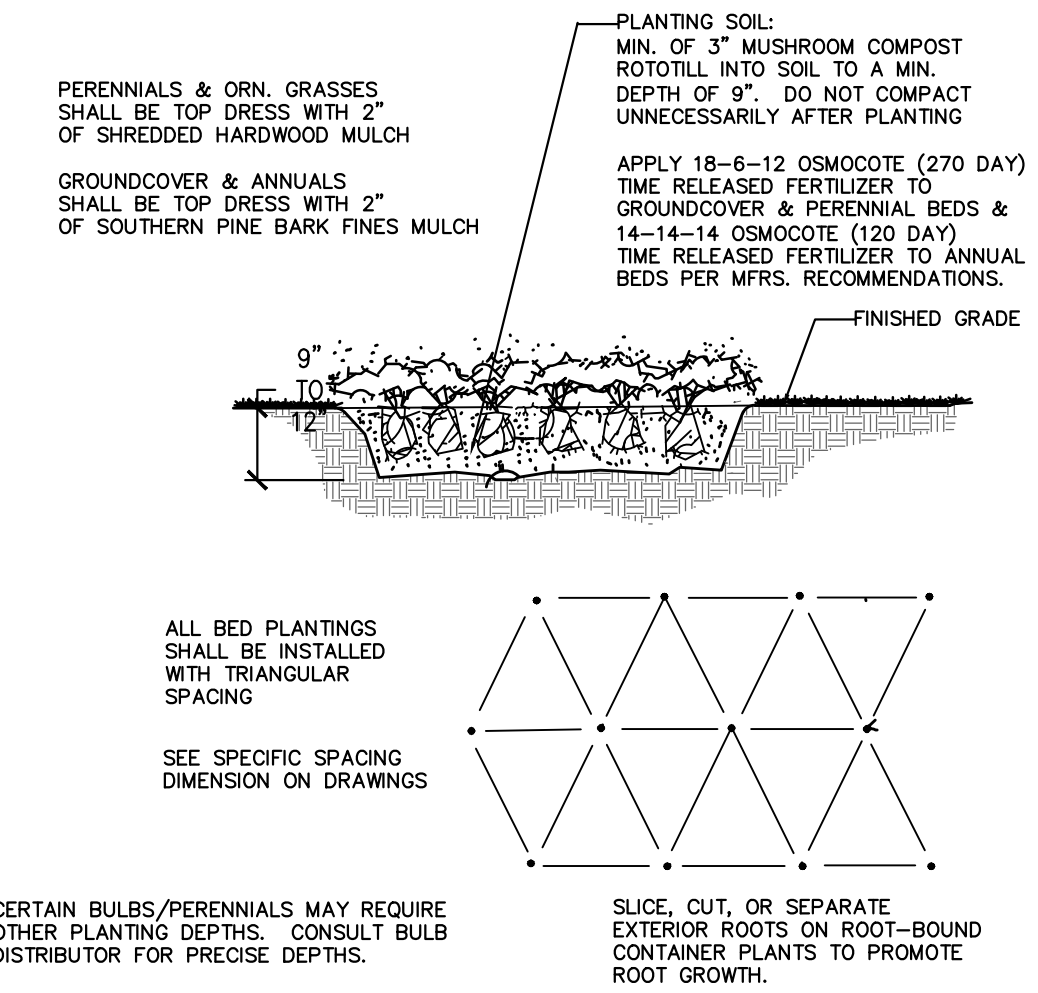
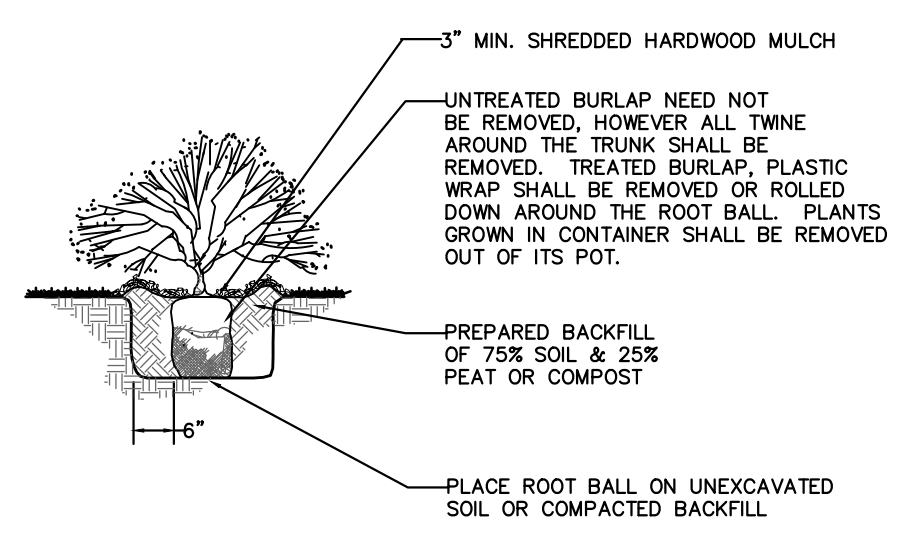
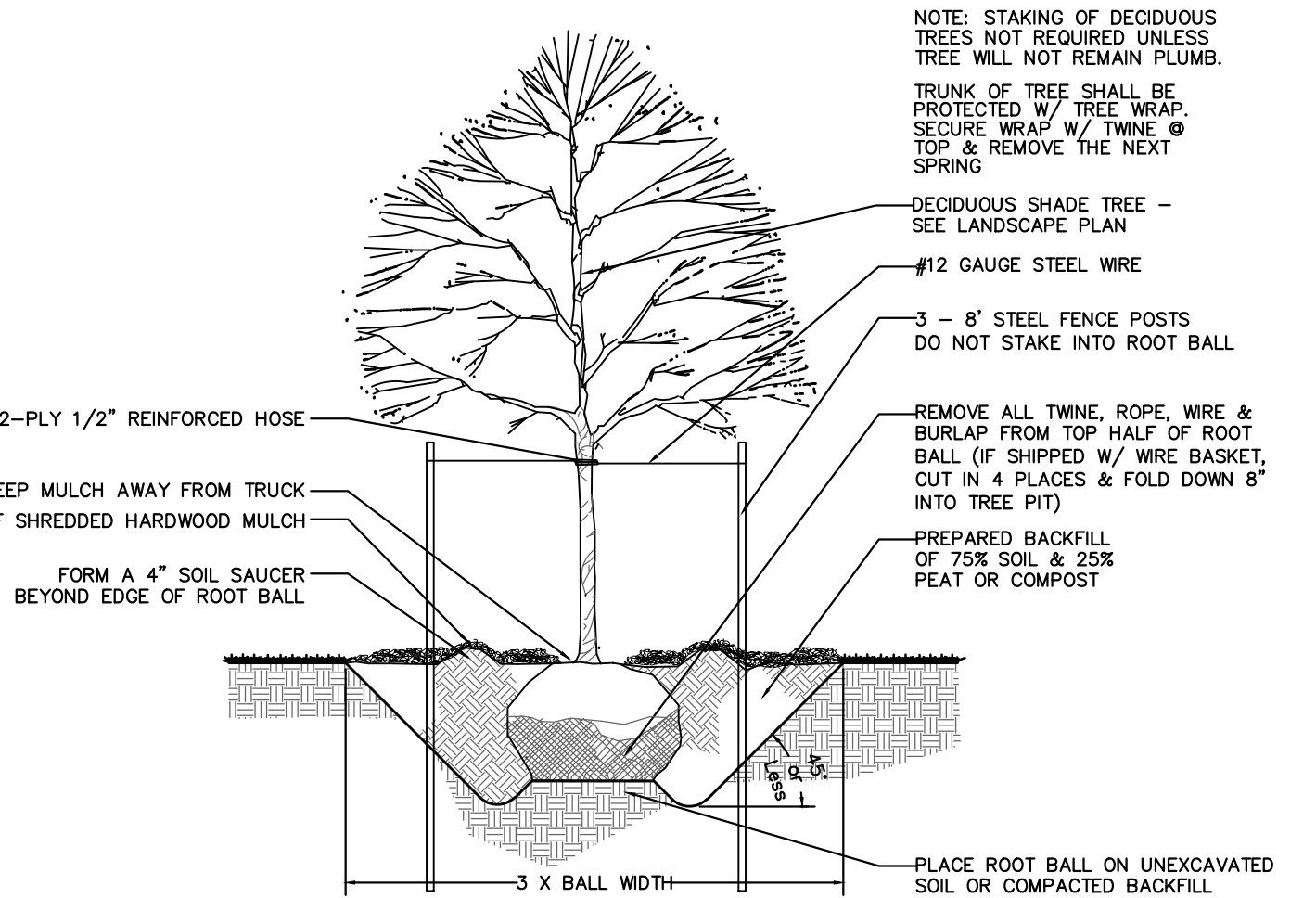
Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's, specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFJ	4	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
GTS	5	Gleditsia t. 'Skyline'	Skyline Honeylocust	2.5" BB
TCG	4	Tilia c. 'Greenspire'	Greenspire Littleleaf Linden	2.5" BB
DECIDUOUS ORNAMENTAL TREES				
VP	2	Viburnum prunifolium	Blackhaw Viburnum	6" BBcl.
DECIDUOUS SHRUBS & SHRUB ROSES				
CR	15	Cornus racemosa	Grey Dogwood	30" #5
HVS	1	Hydrangea p. 'Renhy'	Vanilla Strawberry Hydrangea	#5/24"
RGL	34	Rhus a. 'Gro-Low'	Gro-Low Sumac	#5/24"
SMK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#7
VLM	10	Viburnum l. 'Mohican'	Mohican Viburnum	3" BB
EVERGREEN SHRUBS				
JSG	50	Juniperus c. 'Sea Green'	Sea Green Juniper	24" #5
JBP	10	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#5
TMD	6	Taxus m. 'Densiformis'	Dense Yew	24" BB
TMH	9	Taxus m. 'Hicksii'	Hicks Yew	30" BB
ORNAMENTAL GRASS				
CKF	21	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
SH	34	Sporobolus heterolepis	Prairie Dropseed	#1
PERENNIALS & GROUNDCOVERS				
CNN	36	Calamintha n. spp. Nepata	Lesser Catamint	#1
HHR	54	Hemerocallis 'Happy Returns'	Happy Returns Daylily	from 24 flat
VMB	2	Vinca minor 'Bowles'	Periwinkle (48 plants)	



DECIDUOUS TREE n.f.s.

SHRUBS n.f.s.

BED PLANTING DETAIL (PERENNIALS, ORNAMENTAL GRASSES n.f.s. VINES, GROUNDCOVER & ANNUALS)

811
 Know what's below.
 Call before you dig.

NORTH

0' 15' 30' 60'

NO.	DESCRIPTION

APPAREL REDEFINED
NEW HEADQUARTERS FACILITY
 1313 175th Street
 Homewood, Illinois

SEAL:

RANDY F. METZ
 157-00422

METZ & COMPANY
 LANDSCAPE ARCHITECTURE/SITE PLANNING

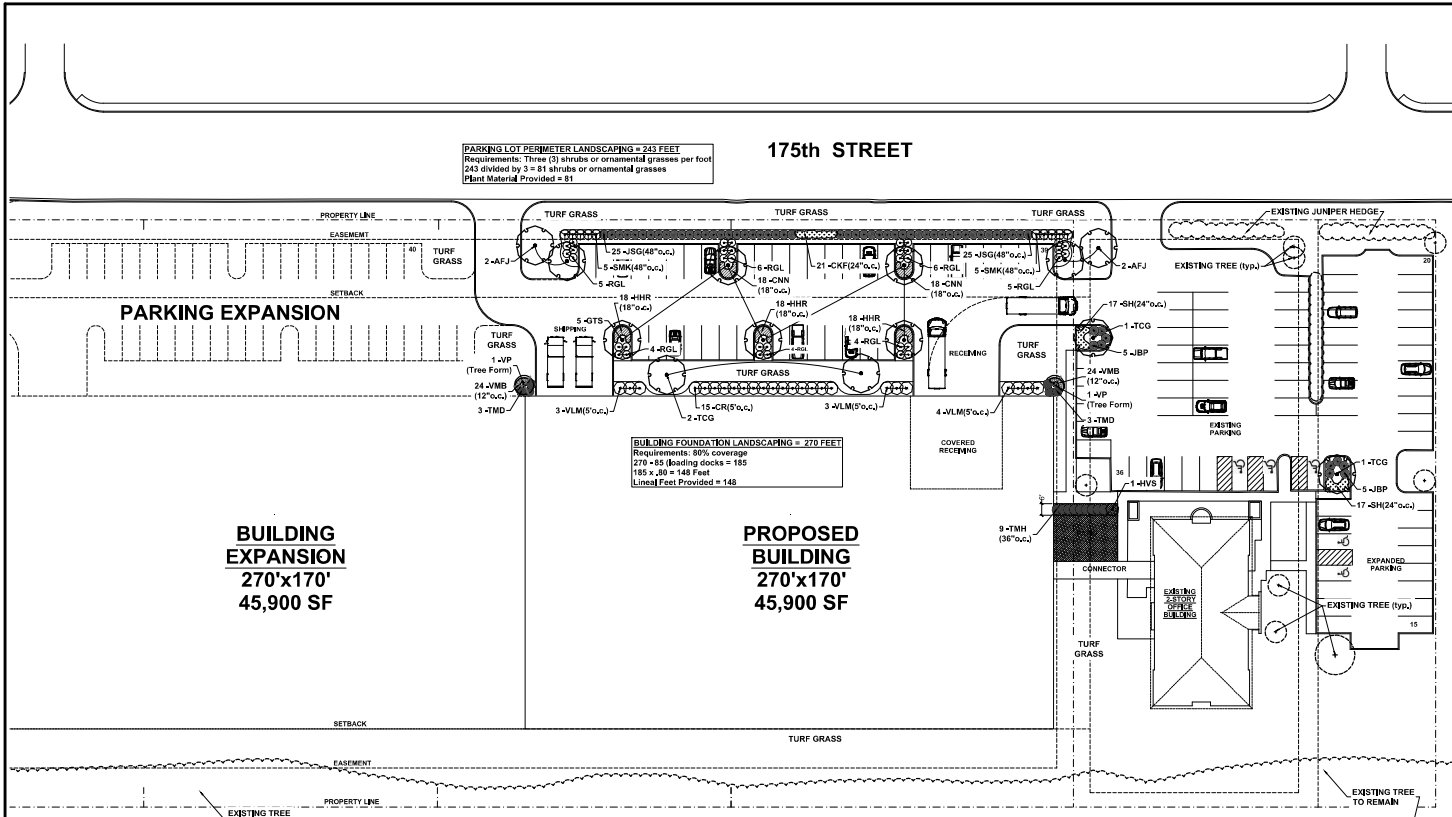
826 East Maple Street
 Lombard, Illinois 60148
 PH: 630.561.3903
 www.metz-company.com

TITLE
PRELIMINARY LANDSCAPE PLAN

PROJECT NO.: **23-242**

DATE: 10-18-2023

SCALE: 1"=30'-0"



GENERAL NOTES:

Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest edition of ANSI Z65.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/delimited leaders, bark abrasion, sunscald, insect damage etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-trunk or dormy (d.t.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and shall not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor shall verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvement.

Plant symbols illustrated on this plan as a graphic representation of proposed plant material type and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the Landscape Industry may require substitution. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling 311. I.E. (Local Utility Location for Excavators) 1-800-884-2423 and any other public or private agency necessary for utility location.

All perennial ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into soil to a minimum depth of three inches (3") by the use of a cultivating mechanism. Upon completion, perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of arborvitae wood mulch. Annuals & groundcovers shall be covered with a two inch (2") layer of southern pine bark fines mulch.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaced edge between lawn and mulched areas. Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

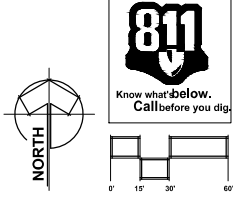
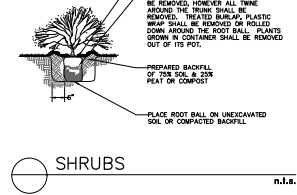
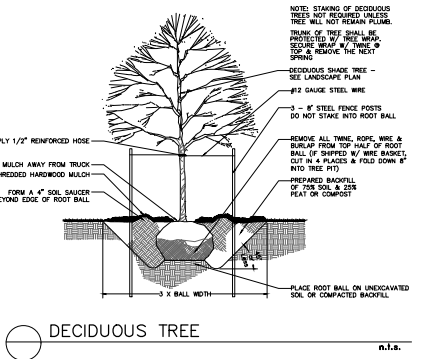
Soil shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's, species or hydro-mulch).

All plant material shall be guaranteed for one (1) year from the date of acceptance.

PLANT LIST

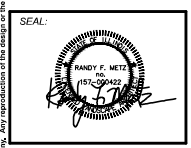
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFJ	4	Acer fraxinifolius	Autumn Blaze Freeman Maple	2 1/2" BB
GTS	5	Gleditsia triacanthos	Skipbush Honeylocust	2 1/2" BB
TCG	4	Tilia cordata	Greenspire Littleleaf Linden	2 1/2" BB
DECIDUOUS ORNAMENTAL TREES				
VP	2	Viburnum prunifolium	Blackhaw Viburnum	6" BBol
DECIDUOUS SHRUBS & SHRUBROSES				
CR	15	Cornus racemosa	Gray Dogwood	30" WS
HSC	1	Hydrangea p. 'Revolvy'	Vanilla Strawberry Hydrangea	#50/4'
RGL	34	Rhus p. 'Gro-Low'	Gro-Low Sumac	#5/24"
SKK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#7
VLM	10	Viburnum l. 'Mokan'	Mokan Viburnum	9" BB
EVERGREEN SHRUBS				
JSG	50	Juniperus c. 'Sea Green'	Sea Green Juniper	24" WS
JBP	10	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#3
TMD	6	Taxus m. 'Densiformis'	Denise Yew	24" BB
TMH	9	Taxus m. 'Hicksii'	Hicksie Yew	30" BB
ORNAMENTAL GRASS				
CRF	21	Callamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
SH	34	Spodiopogon heterolepis	Prarie Doggrass	#1
PERENNIALS & GROUNDCOVERS				
CNN	36	Calamintah n. spp. Nepata	Lesser Catamint	#1
HRH	54	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1
VWB	2	Vinca minor 'Stovées'	Pinkweeke (68 plants)	from 24 feet



REVISIONS

**APPAREL REDEFINED
NEW HEADQUARTERS FACILITY**

1313 175th Street
Homewood, Illinois



**TITLE
PRELIMINARY
LANDSCAPE
PLAN**

**PROJECT NO.:
23-242**

**DATE: 10-18-2023
SCALE: 1"=30'-0"**

**SHEET
L-1.0**



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 8, 2024

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: Purchase of Property at 18155 Dixie Highway

PURPOSE

The Village is interested in purchasing the property at 18155 Dixie Highway from the current owners – Full Moon Development Inc. The Village has plans to redevelop the property and can acquire the property for a great price. The current owner is willing to release the property to the Village for a cost of not to exceed \$17,000.

BACKGROUND

The Village filed a complaint for demolition and other relief against the owner of the 18155 Dixie Highway after the commercial property experienced years of vacancy. The property in the heart of downtown Homewood sat in disrepair for a number of years detracting from the well-maintained downtown. After filing the complaint, the owners decided to settle the demolition order and sell the property to the Village in lieu of incurring the costs associated with demolishing the building.

PROCESS

The Village and the owners of 18155 Dixie Highway agree to sign a mutual release and settlement agreement that transfers the property to the Village.

OUTCOME

Once the Village acquires the property, the process to redevelop the property will begin.

FINANCIAL IMPACT

- Purchase Price/Settlement Price: \$17,000

LEGAL REVIEW

This agreement will be subject to final review and approval by the Village attorney. The agreement will not be perfected until the Village attorney has had final review of the settlement agreement after it has been signed by both the Village and Full Moon Development Inc. This care is taken should there be any minor format or language changes that does not impact the intent and spirit of the agreement as approved by the Village Board.



RECOMMENDED BOARD ACTION

Authorize the Village President to enter into a Mutual Release and Settlement Agreement with Full Moon Development Inc., which transfers the property at 18155 Dixie Highway to the Village of Homewood for a settlement amount not to exceed \$17,000.

ATTACHMENT(S)

Agreement

Mutual Release and Settlement Agreement

This mutual release and settlement agreement entered into this _____ day of _____ between the Village of Homewood, Illinois, an Illinois Municipal Corporation (hereinafter the “Village”) and Full Moon Development Inc “Owner”).

WHEREAS, Owner, as the owner of record, owned, maintained and controlled the following property within the Village of Homewood:

The North 100 feet of that part of the West Half (1/2) of the SouthEast Quarter (1/4) of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Beginning at the NorthEast corner of Lot One (1) in the subdivision of Lot 6 in the County Clerk’s Division of the West Half (1/2) of the SouthEast Quarter (1/4) of said section according to Plat thereof recorded October 21, 1927, as Document Number 9616122, in Book 253 of Plats, Page 2; thence West along the North line of said Lot One (1), 297 feet to the East line of Dixie Highway; thence North along said East line of Dixie Highway, 346 feet; thence parallel with the North line of Lot One (1) aforesaid, 297 feet; thence South parallel with the West line of the SouthEast Quarter (1/4) of said section 346 feet to the place of beginning:

Excepting from said North 100 feet the South 16 feet of that part thereof lying West of the East 147 feet thereof; and

Excepting from said North 100 feet the North 31 feet of that part of the West Half (1/2) of the SouthEast Quarter (1/4) of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian bounded and described as follows: Beginning at the NorthEast corner of Lot One (1) in the subdivision of Lot Six (6) in the County Clerk’s Division of the West Half (1/2) of the SouthEast Quarter (1/4) of said section according to Plat thereof recorded October 21, 1927, as Document Number 9816722 in Book 253 of Plats, Page 2; thence West along the North line of said Lot One (1) 297 feet to the East line of Dixie Highway; thence North along said East line of Dixie Highway 346 feet; thence East parallel with the North line of said Lot One (1); thence South parallel with the East line of the SouthEast Quarter (1/4) of said section, 346 feet to the place of beginning; and

Excepting the North 41.0 feet (except the South 16.0 feet of that part lying West of the East 147 feet) of that part of the West 1/2 of the SouthEast 1/4 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Beginning at the NorthEast corner of Lot 1 in the subdivision of Lot 6 in the County Clerk’s Division of the West 1/2 of the NorthEast 1/4 of said section, according to the Plat thereof recorded October 21, 1927, as Document 9816722 in Book 253 of Plats, Page 2; thence West along the

North line of said Lot 1, 297.00 feet to the East line of Dixie Highway; thence North along said East line of Dixie Highway, 287.0 feet; thence East parallel with the North line of Lot 1 aforesaid, 297.0 feet; thence South parallel with the West line of the SouthEast 1/4 of said Section 31, 287.0 feet to the point of beginning, in Cook County, Illinois.

PI #29-31-409-075-0000

Common address: 18155 Dixie Highway, Homewood, Illinois, 60430

WHEREAS, the Village filed a complaint for demolition and other relief against Owner of the said property in Case 2023 M6 12516 alleging, among other things, that the property is vacant, dangerous, unsafe and being maintained in violation of the municipal code of the Village of Homewood and the laws of the State of Illinois; and;

WHEREAS, the parties desire to reach full and final settlement of the actions and all matters arising from the actions and have agreed to the settlement below and;

WHEREFORE, the parties agree as follows:

1. Village agrees to dismiss the above referenced lawsuit against all named Defendants with prejudice and without costs, pay the owner the sum of Seventeen Thousand Dollars (\$17,000.00) and release Owner from all existing municipal police power liens, fines and related claims that are claimed or could be claimed against Owner due to the condition and ownership of the property.

2. In consideration for the release of claims and dismissal of the lawsuit, Owner shall convey, in lieu of demolition, good and merchantable title, free of all liens and encumbrances, except taxes for the property located at 18155 Dixie Highway, Homewood, Illinois, 60430, 29-31-409-075-0000 to the Village of Homewood.

3. The Village of Homewood shall take the property condition "as is" and subject to any and all past present and future real estate taxes assessed against the property.

4. Both parties acknowledge that this settlement agreement shall not be construed as an admission of liability by any of the parties released.

6. This release and settlement agreement shall be construed under the laws of This release and settlement agreement contains the entire agreement between the parties.

The parties have carefully read this release and settlement agreement and know the contents and sign of their own free act.

VILLAGE OF HOMEWOOD, an Illinois
Municipal Corporation

FULL MOON DEVELOPMENT, INC

Rich Hofeld, Village President

By: _____

Its: _____

Dated: _____

Dated: _____

Attest:

By: _____
Marilyn Thomas, Village Clerk