

MEETING AGENDA



Public Hearing

Village of Homewood

February 10, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Presentation(s):

[R-3247/Continuance](#) of Public Hearing/Harwood TOD Tax Increment Financing District: Pass a resolution continuing the February 10, 2026 public hearing on the Proposed Harwood TOD Tax Increment Financing District to April 14, 2026.

4. Comments from the Public

5. Comments from the Board

6. 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

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RESOLUTION NO. R-3247

**A RESOLUTION CONTINUING THE PUBLIC HEARING
ON THE PROPOSED HARWOOD TOD TAX INCREMENT FINANCING
DISTRICT TO APRIL 14, 2026**

WHEREAS, the Village of Homewood engaged the consulting firm Ryan LLC to determine if the Village Hall parking lot and surrounding area qualify for tax increment financing under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74-4 *et seq.*) (the "TIF Act"); and

WHEREAS, Ryan LLC submitted a written report finding that the properties qualified for tax increment financing under the TIF Act; and

WHEREAS, as required by the TIF Act, the Village Board adopted Ordinance M-2330 on January 14, 2025, convening a Joint Review Board and setting a Public Hearing for the proposed Harwood TOD TIF for March 11, 2025, at 7:00 p.m., in the Village Hall Council Chambers; and

WHEREAS, on January 29, 2025, the Joint Review Board reviewed the Harwood TOD TIF redevelopment plan and project and found that it met the requirements of the TIF Act; and

WHEREAS, the TIF Act states that a municipality may only create a TIF 14-90 days after the Public Hearing is concluded; and

WHEREAS, Section 11-74.4-4(a) of the Illinois Municipal Code provides that once commenced, the Public Hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing; and

WHEREAS, the Village Board on March 11, 2025, approved Resolution R-3213 commencing and continuing the public hearing to April 8, 2025; and

WHEREAS, the Village Board on April 8, 2025, approved Resolution R-3219 continuing the public hearing to May 27, 2025; and

WHEREAS, the Village Board on May 27, 2025, approved Resolution R-3224 continuing the public hearing to August 12, 2025; and

WHEREAS, the Village Board on May 27, 2025, approved Resolution R-3230 continuing the public hearing to February 10, 2026; and

WHEREAS, the Village is in the process of selecting a preferred developer and negotiating a redevelopment agreement; and

WHEREAS, the President and Board of Trustees have determined it is in the Village's best interest to defer concluding the public hearing on the proposed TIF until the above items are resolved.

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

SECTION ONE – CONTINUANCE OF PUBLIC HEARING:

The Public Hearing on the proposed Harwood TOD TIF is hereby continued until April 14, 2026, at 7:00 p.m. in the Council Chambers of the Homewood Village Hall, 2020 Chestnut Road, Homewood, Cook County, Illinois.

SECTION TWO – EFFECTIVE DATE:

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

PASSED and APPROVED this 10th day of February, 2026.

Village President

ATTEST:

Village Clerk

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