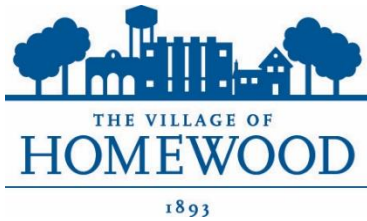


MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

July 28, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes:
[Consider](#) a motion to approve the minutes from the regular meeting of the Board of Trustees held on July 14, 2026.
6. Claims List:
[Consider](#) a motion to approve the Claims List of July 28, 2026 in the amount of \$1,373,292.23.
7. Retirement Resolution:
[R-3265/Retirement/Matthew](#) Moran: Consider a motion to pass a resolution honoring Matthew Moran on his retirement after 20 years of service to the Village of Homewood Fire Department.
8. Oaths of Office: The Village Clerk will administer the oath of office to:
[Kevin](#) Wake for the position of Firefighter/Lieutenant in the Homewood Fire Department.
9. Opening of Bids:
[Bid](#) Opening/Village-Owned Property/18157 Dixie Highway: Direct the Village Manager to evaluate and vet submitted bids/proposals for the Village-owned property at 18157 Dixie Highway and provide recommendations for bid/proposal acceptance at an upcoming Village Board meeting.
10. Hear from the Audience
11. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Reappointment/Fire and Police Commission/Peter Womack: Approve the reappointment of Peter Womack to the Fire and Police Commission for a three-year term ending on July 28, 2029.

- B. Reappointment/Firefighters' Pension Board/James Anderson: Approve the reappointment of James Anderson to the Firefighters' Pension Board for a three-year term ending on July 28, 2029.
- C. Approval of Purchase/Server Infrastructure Upgrades/CDW-G: Waive competitive bidding due to purchasing through a government purchasing contract; and, authorize the purchase of two (2) Lenovo Servers through government purchasing via CDW-G of Vernon Hills, IL in the amount of \$25,927.58.
- D. Purchase Approval/Ford F-600 Dump Truck/Sutton Ford/Kankakee Truck Equipment: Authorize the purchase of one (1) 2027 Ford F-600 chassis from Sutton Ford of Matteson, IL, in the amount of \$56,349, plus an additional amount of \$50,945 for the dump body, operational equipment, lighting, and installation by Kankakee Truck Equipment of Kankakee, IL, for a total amount not to exceed \$115,000.
- E. M-2442/Surplus Property/Dump Truck: Pass an ordinance authorizing the Village Manager to sell, trade-in, donate, or dispose of Truck #32 (2010 Ford F-550 dump truck) as surplus property.
- F. R-3266/Purchase and Sale Agreement/17924 Halsted Street: Pass a resolution approving the purchase of vacant commercial property at 17924 Halsted Street from the Cook County Land Bank in the amount of \$40,000.
- G. M-2443/Variance/17863 Golfview Avenue: Pass an ordinance revoking a previously approved ordinance (M-2414), which granted a variance from Subsection 44-03-01.A, Table 44-03-01, Bulk and Dimensional Standards of the Homewood Zoning Ordinance to allow for up to 1,000 square feet (12.3%) in additional impervious surface coverage on property at 17863 Golfview Avenue; and, pass a corrected ordinance which grants 1,006 square feet (12.3%) in additional impervious surface coverage on property at 17863 Golfview Avenue.
- H. R-3267/Redevelopment Agreement/Healthy Hounds/18646 Dixie Highway: Pass a resolution authorizing the Village President to enter into a redevelopment agreement with Cameron and Lisa Payette, owners of Healthy Hounds, to provide financial assistance from the Non-TIF Business Incentive Program for building improvements at 18646 Dixie Highway in an amount not to exceed \$25,000.
- I. M-2444/Special Use Permit/Motor Vehicle Rental Facility/900 Ridge Road: Pass an ordinance granting a special use permit to operate a motor vehicle rental facility in the B-4 Shopping Center zoning district at 900 Ridge Road, Suite 2P, subject to the following condition: Documentation shall be provided to Village staff demonstrating valid proof of a legal parking location for all commercial vehicles associated with the use, including any required applications for off-site parking within the Village of Homewood.

12. General Board Discussion

13. Executive Session: Consider a motion to enter into executive session to discuss the following: Pending litigation under 5 ILCS 120/2(c)11.

14. 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, JULY 14, 2026
VILLAGE HALL BOARD ROOM

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

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

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

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Deputy Police Chief Steven Brandenburger, Director of Finance Amy Zukowski, Director of Economic and Community Development Noah Schumerth, Assistant Director of Public Works Sean Faulkner, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of June 23, 2026 were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$1,400,105.63 was presented. There were no questions from the Trustees.

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

President Hofeld said two items of the Claims List were composed of: \$340,000 to the City of Chicago Heights for one month of water, and \$348,000 for one month of employee health insurance.

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

PRESENTATION: none

HEAR FROM THE AUDIENCE: Resident Kenneth Cole said he would like for the Village Board to consider passing an ordinance to forbid Flock cameras in certain areas of the Village. Mr. Cole shared that Flock cameras are used by law enforcement and the footage is being abused and used as impermissible surveillance. The owner of Crab Bagz asked Noah Schumerth about her application for expansion and he said it was under review. Yoga Ward complimented public works for their response to all the issues from the storm. Ms. Ward was also appreciative of the native plants and the planters downtown. Amy Crump read from her book *Key words to Capitalism*. Eric Crump gave a shout out to staff Antonia Steinmiller and Terence Acquah for their hard work. Eric Crump reported some issues on the app and they were taken care of rather quickly. Eric Crump also

announced two events “Choo Choo swimsuit ride” on July 21, and “Books Without Borders” meeting on July 21. He said on June 5, a cyclist was killed because a motorist opened his door and accidentally hit the cyclist. He explained and encouraged drivers to use a “Dutch Reach” where you open your car door with your right hand, forcing you to look over your left shoulder. Quincy Crump also shared that he would like the Flock cameras taken down because it is a way to take control and added that third parties have had security breaches with the data collected by the cameras.

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

- A. Reappointments/Economic Development Committee/Terry Keigher/Craig Schmidt: Approve the reappointments of Terry Keigher and Craig Schmidt to the Economic Development Committee for a two-year term ending on July 14, 2028.
- B. Intergovernmental Agreement/Southland Communication Center: Authorize the Village President to execute intergovernmental tower use agreements with all Southland Communication Center members.
- C. Collective Bargaining Agreement/Homewood Professional Firefighters Union Local 3656 (International Association of Firefighters): Approve a three-year collective bargaining agreement between the Village of Homewood and the International Association of Firefighters Local 3656, retroactive to May 1, 2026 and extending through April 30, 2029.
- D. Agreement/Backup Generator System/Interface Engineering: Authorize the Village President to enter into an agreement with Interface Engineering of Chicago, IL in an amount not to exceed \$45,000, to complete the engineering and design services related to the purchase and installation of a new backup generator system for the Police Department, Fire Department, and Village Hall, ensuring these critical facilities remain operational during power outages.
- E. Purchase Approval/2027 International HV607 Chassis/Rush Truck Centers: Waive competitive bidding due to purchasing through a joint governmental or cooperative purchasing program; and, authorize the purchase of one (1) 2027 International HV607 chassis from Rush Truck Centers of Springfield, IL for a total purchase price of \$116,526.
- F. Bid Award/High-Visibility Crosswalk Improvements/Iroquois Paving Corporation: Award the bid for High-Visibility Crosswalk Improvements to Iroquois Paving Corporation of Watseka, IL, the lowest responsible bidder, in the amount of \$176,917.65 and authorize the Village Manager to execute the necessary contract documents.
- G. MC-1101/Amendment to Class 7B Liquor Licenses: Pass an ordinance amending the language for Class 7B liquor licenses to allow the sale of flavored malt beverages (FMBs) and low alcohol by volume canned spirits in addition to beer and wine.
- H. Agreement/Website Redesign/CivicPlus: Waive competitive bidding; and, authorize the Village President to enter into a four-year agreement with CivicPlus of Manhattan, KS, to develop the Village's new website. The agreement includes a one-time implementation fee of \$45,000, followed by annual maintenance and hosting fees of \$23,000 for the remaining three years, with a 3% annual increase.
- I. M-2438/Lead Service Line Replacement Program/Public Water Supply Loan Program: Pass an ordinance providing authorization to borrow funds from the Public Water Supply Loan Program in a total amount not to exceed \$3,939,722 to be used to fund

the Village's Lead Service Line Replacement Program in the year 2027 if the Village is approved for bypass funding by the IEPA.

- J. M-2439/Lead Service Line Replacement Program/Public Water Supply Loan Program: Pass an ordinance providing authorization to borrow funds from the Public Water Supply Loan Program in a total amount not to exceed \$4,001,322 to be used to fund the Village's Lead Service Line Replacement Program in the year 2027 if the Village is approved for bypass funding by the IEPA.
- K. M-2440/Special Use Permit/Fun As You Grow Daycare/3355 W. 183rd Street: Pass an ordinance granting a special use permit for a child care center in the B-3 General Business zoning district at 3355 W. 183rd Street.
- ~~L. M-2441/Special Use Permit/L & J Budget Truck Rental/900 Ridge Road: Pass an ordinance grant a special use permit for a motor vehicle rental facility in the B-4 Shopping Center zoning district at 900 Ridge Road, subject to the following condition: Prior to the issuance of any business operation certificate or building permit associated with the proposed use, documentation shall be provided to Village staff demonstrating valid proof of a legal parking location for all commercial vehicles associated with the use, including any required applications for off-site parking within the Village of Homewood.~~
- ~~M. R-3264/Incentive Agreement/Healthy Hounds Pet Nutrition/18646 Dixie Highway: Pass a resolution authorizing the Village President to enter into an incentive agreement with Cameron and Lisa Payette to provide financial assistance from the Non-TIF Business Incentive Program for \$12,218 for building improvements at 18646 Dixie Highway for the proposed location of Healthy Hounds Pet Nutrition.~~
- N. MC-1102/Amendment to Municipal Code/E-Bikes and E-Scooters: Pass an ordinance amending Section 40-36 and Section 40-251 of the Municipal Code regulating the operation of Motor-Driven Scooters, E-Bikes, and E-Scooters.

President Hofeld removed item M from the omnibus.

Item N: Deputy Chief of Police Brandenburger explained some of the new laws for e-bikes and that there are three different classes. This information is limited and more information can be found on the Secretary of State website. They are proposing more changes on January 1, 2027 as this is very complex.

Class 1- 10 mph and under sidewalks only except for downtown

Class 2- 10 mph and over use bike lanes only restricted for 18 yrs and older

Class 3- 16 years of age and older and up to 28 mph only use bike lanes

No laws on helmets. President Hofeld said the riders have been hazardous.

Ms. Ward is concerned for the safety of small children in her neighborhood and asked what she should do and was told she can call the police.

Before the omnibus vote, President Hofeld invited comments.

Item I and J: Amy Zukowski answered Amy Crump's question - that the Village is required to remove 10 percent of our overall lead line inventory per year. Quincy Crump asked what the difference was between the two agenda items and Amy Zukowski said the price difference that equaled to about one lead line removal/replacement.

Item L: Trustee Willis asked where the Budget Truck Rental business would park their inventory of trucks and Noah Schumerth said that parking at this location was not an option and that the

business location was only an office location. Trustee Heiferman said it will be hard to direct the vehicles to the correct off-site location and would like to know more about where the vehicles would park, so he would like to table this until they are able to hear from the business representative. Item N: Trustee Roman is glad to get some e-bike laws as there have been more injuries.

A motion was made by Trustee Roman and seconded by Trustee Siemsen to approve the Omnibus Report without items L and M.

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

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming out to the meeting and expressed empathy for anyone who experienced any damage due to the recent storms. They thanked staff for the cleanup efforts and thanked everyone for a successful Fourth of July parade. Trustee Siemsen says other towns are outlawing e-bikes and all we can do is be responsible. He thanked the police and fire for the cleanup and for their assistance with the Fourth of July parade.

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

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

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
911 TECH INC	COPFTO SOFTWARE ANNUAL FEE	POLICE DEPARTMENT	2,622.54
Total 911 TECH INC:			2,622.54
AIR ONE EQUIPMENT INC	AIR ONE EQUIPMENT	FIRE DEPARTMENT	2,268.00
Total AIR ONE EQUIPMENT INC:			2,268.00
ALECK PLUMBING INC	EMERGENCY SANITARY SEWER REPAIR	PUBLIC WORKS	11,935.00
Total ALECK PLUMBING INC:			11,935.00
ALEXANDER EQUIPMENT	L&M OPERATING SUPPLIES	PUBLIC WORKS	286.80
Total ALEXANDER EQUIPMENT:			286.80
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	50.85
AMAZON CAPITAL SERVICES IN	STAMP	FIRE DEPARTMENT	8.63
AMAZON CAPITAL SERVICES IN	3 STEP LADDER FOR FIRE INSPECTOR TRUCK	FIRE DEPARTMENT	44.89
AMAZON CAPITAL SERVICES IN	ULTRASAFE JUMP STARTER	FIRE DEPARTMENT	370.48
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	PUBLIC WORKS	149.52
AMAZON CAPITAL SERVICES IN	FLASH DRIVES AND PHONE CORDS	MANAGER'S OFFICE	54.97
Total AMAZON CAPITAL SERVICES INC:			679.34
ARBOR CARE PIEKARSKI & SO	STORM RESPONSE	PUBLIC WORKS	6,890.00
Total ARBOR CARE PIEKARSKI & SONS:			6,890.00
ARTISTIC ENGRAVING	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,592.99
ARTISTIC ENGRAVING	BADGES	POLICE DEPARTMENT	329.89
Total ARTISTIC ENGRAVING:			1,922.88
AURELIOS PIZZA INC	FOOD ALLOWANCE	PUBLIC WORKS	104.50
Total AURELIOS PIZZA INC:			104.50
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	13,218.62
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	1,941.50
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	3,286.29
Total AVALON PETROLEUM COMPANY:			18,446.41
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	656.25
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	202.35
Total BOUND TREE MEDICAL LLC:			858.60
Brites TRANSPORATION LTD	STONE	PUBLIC WORKS	597.29
Brites TRANSPORATION LTD	STONE	PUBLIC WORKS	2,321.34
Brites TRANSPORATION LTD	STONE	PUBLIC WORKS	707.83
Brites TRANSPORATION LTD	STONE	PUBLIC WORKS	1,876.50
Total BRITES TRANSPORATION LTD:			5,502.96
BUCKEYE POWER SALES CO I	CONTRACTUAL SERVICE VM	PUBLIC WORKS	940.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total BUCKEYE POWER SALES CO INC:			940.00
BURNS & MCDONNELL ENGINE	LEAD SERVICE LINE REPLACEMENT	PUBLIC WORKS	7,000.00
BURNS & MCDONNELL ENGINE	LEAD SERVICE LINE REPLACEMENT	PUBLIC WORKS	50,483.05
Total BURNS & MCDONNELL ENGINEERING CO INC:			57,483.05
C & T LAWN AND LANDSCAPE	COMMERCIAL CUTS	FIRE DEPARTMENT	945.00
C & T LAWN AND LANDSCAPE	BRUSH REMOVAL	PUBLIC WORKS	6,530.00
Total C & T LAWN AND LANDSCAPE:			7,475.00
CDW GOVERNMENT INC	MEMORY FOR SERVER 1 AT VH	MANAGER'S OFFICE	815.68
Total CDW GOVERNMENT INC:			815.68
CHEVROLET OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	33.42
Total CHEVROLET OF HOMEWOOD:			33.42
CHICAGO COMMUNICATIONS L	NETWORK 3 EXPENSE -- HAZEL CREST PD	POLICE DEPARTMENT	697.10
Total CHICAGO COMMUNICATIONS LLC:			697.10
CLINTON JOHNSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,377.74
Total CLINTON JOHNSON:			1,377.74
COMCAST BUSINESS CORP	INTERNET VH & NETWORK PW	MANAGER'S OFFICE	639.84
COMCAST BUSINESS CORP	PRI TELEPHONE SERVICE-DIRECT DIAL	MANAGER'S OFFICE	917.86
Total COMCAST BUSINESS CORP:			1,557.70
COMMUNITY FIREFIGHTERS	MABAS FEES - FD	FIRE DEPARTMENT	188.00
Total COMMUNITY FIREFIGHTERS:			188.00
CONNIE YOUPEL	UNIFORM PURCHASE	PUBLIC WORKS	255.58
Total CONNIE YOUPEL:			255.58
COOK COUNTY BOARD UP INC	BOARD-UP SERVICE 3233 183RD ST	FIRE DEPARTMENT	510.93
Total COOK COUNTY BOARD UP INC:			510.93
CORE & MAIN LP	GASKETS	PUBLIC WORKS	843.00
CORE & MAIN LP	RETURN	PUBLIC WORKS	811.20-
Total CORE & MAIN LP:			31.80
CORE INTEGRATED MARKETIN	MARKETING MATERIALS	MANAGER'S OFFICE	504.50
CORE INTEGRATED MARKETIN	BANNERS FOR FOURTH OF JULY	MANAGER'S OFFICE	180.00
CORE INTEGRATED MARKETIN	PACER POSTERS	MANAGER'S OFFICE	270.00
Total CORE INTEGRATED MARKETING:			954.50

Name	Description	DEPARTMENT	Net Invoice Amount
CURRIE MOTORS	ADMIN REPAIR PARTS	PUBLIC WORKS	646.36
CURRIE MOTORS	WATER DEPT REPAIR PARTS	PUBLIC WORKS	387.92
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	280.85
CURRIE MOTORS	ADMIN REPAIR PARTS	PUBLIC WORKS	532.54
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	200.00
Total CURRIE MOTORS:			2,047.67
CVB	HOTEL TAX - MAY 2026 WCC	ASSETS	2,010.53
CVB	HOTEL TAX - JUNE 2026 LA BANQUE	ASSETS	1,005.54
Total CVB:			3,016.07
DACRA ADJUDICATION LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	1,890.00
Total DACRA ADJUDICATION LLC:			1,890.00
DALE GUSTAFSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	520.15
Total DALE GUSTAFSON:			520.15
EBELS ACE HARDWARE	KEYS	PUBLIC WORKS	59.62
Total EBELS ACE HARDWARE:			59.62
ED WEATHERSBY & SONS PLU	BOND REFUND	ASSETS	500.00
Total ED WEATHERSBY & SONS PLUMBING:			500.00
ELAN CITY INC	SPEED SIGN REPAIRS	POLICE DEPARTMENT	468.00
Total ELAN CITY INC:			468.00
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	FIRE DEPARTMENT	1,086.06
Total EXPERT CHEMICAL:			1,086.06
FIRST EAGLE BANK	EMERGENCY WARNING SIRENS LEASE PMT #5 (FINAL)	FIRE DEPARTMENT	18,070.82
Total FIRST EAGLE BANK:			18,070.82
FLOW TECHNICS INC	LIFT STATION 1 PUMP REPAIR	PUBLIC WORKS	445.00
FLOW TECHNICS INC	LIFT STATION 1 PUMP REPAIR	PUBLIC WORKS	602.50
FLOW TECHNICS INC	LIFT STATION 10 PUMP REMOVAL	PUBLIC WORKS	355.00
Total FLOW TECHNICS INC:			1,402.50
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	549.90
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	109.31
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	109.31
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	82.50
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	23.63
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	30.00
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	316.25
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	57.49
FORD OF HOMEWOOD	EXHAUST EMISSIONS	FIRE DEPARTMENT	82.44
FORD OF HOMEWOOD	FILTER	FIRE DEPARTMENT	46.68

Name	Description	DEPARTMENT	Net Invoice Amount
Total FORD OF HOMEWOOD:			1,407.51
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	545.35
Total GALLAGHER MATERIALS:			545.35
GFC LEASING	MONTHLY AGREEMENT	MANAGER'S OFFICE	995.38
Total GFC LEASING:			995.38
GRAINGER INC	ELECTRICAL REPAIRS	PUBLIC WORKS	115.32
Total GRAINGER INC:			115.32
GREGORY KNOLL	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	733.61
Total GREGORY KNOLL:			733.61
HAWKINS INC	CHLORINE TANK RENTAL	PUBLIC WORKS	90.00
Total HAWKINS INC:			90.00
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	33.95
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	173.39
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	18.01
Total HELSEL JEPPERSON ELECTRICAL:			225.35
HER CLOSET BOUTIQUE	WATER DEPOSIT REFUND	ASSETS	75.84
Total HER CLOSET BOUTIQUE:			75.84
HFS BUREAU OF FISCAL OPER	VILLAGE SHARE OF GEMT OWED TO STATE	ASSETS	84,650.54
Total HFS BUREAU OF FISCAL OPERATIONS - GEMT:			84,650.54
HOMER TREE CARE INC	STORM RESPONSE	PUBLIC WORKS	3,500.00
HOMER TREE CARE INC	STORM RESPONSE	PUBLIC WORKS	850.00
HOMER TREE CARE INC	STORM RESPONSE	PUBLIC WORKS	25,200.00
Total HOMER TREE CARE INC:			29,550.00
HOMEWOOD DISPOSAL	DEBRIS REMOVAL	FIRE DEPARTMENT	75.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	635.20
HOMEWOOD DISPOSAL	DEBRIS REMOVAL	PUBLIC WORKS	555.20
Total HOMEWOOD DISPOSAL:			1,265.40
HR GREEN INC	PLAN REVIEWS FOR JUNE 2026	FIRE DEPARTMENT	2,828.75
Total HR GREEN INC:			2,828.75
IDI	BACKGROUND CHECKS	POLICE DEPARTMENT	133.95
Total IDI:			133.95

Name	Description	DEPARTMENT	Net Invoice Amount
ILEAS	ANNUAL MEMBERSHIP DUES	POLICE DEPARTMENT	240.00
Total ILEAS:			240.00
ILLINOIS PUBLIC SAFETY AGEN	MINIBULLET	POLICE DEPARTMENT	72.00
Total ILLINOIS PUBLIC SAFETY AGENCY NETWORK:			72.00
ILLINOIS STATE POLICE	COST CENTER 1622 -- FINGERPRINT CHECKS	POLICE DEPARTMENT	2,000.00
Total ILLINOIS STATE POLICE:			2,000.00
ILLINOIS TOLLWAY	ILLINOIS TOLLWAY TOLLS	PUBLIC WORKS	358.60
Total ILLINOIS TOLLWAY:			358.60
INTERSTATE BATTERY	WATER DEPT REPAIR PARTS	PUBLIC WORKS	154.95
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	227.95
INTERSTATE BATTERY	BATTERIES	FIRE DEPARTMENT	491.90
Total INTERSTATE BATTERY:			874.80
J GRUHN	CREDIT BALANCE REFUND	PUBLIC WORKS	145.42
Total J GRUHN:			145.42
JAMES STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	494.05
Total JAMES STRAYER:			494.05
JODY APPEGATE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	153.30
Total JODY APPEGATE:			153.30
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	75.04
Total JONES PARTS & SERVICE INC:			75.04
KENNETH REUSNOW	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,713.60
Total KENNETH REUSNOW:			1,713.60
LANER MUCHIN LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	3,666.67
Total LANER MUCHIN LTD:			3,666.67
LEEPS SUPPLY CO INC	PLUMBING REPAIR SUPPLIES	PUBLIC WORKS	839.37
Total LEEPS SUPPLY CO INC:			839.37
LEXISNEXIS RISK DATA MANAG	BACKGROUND CHECKS	POLICE DEPARTMENT	200.00
Total LEXISNEXIS RISK DATA MANAGEMENT:			200.00
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	52.79

Name	Description	DEPARTMENT	Net Invoice Amount
Total LOTT #1 INC:			52.79
LUCAS HUERTA	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	647.65
Total LUCAS HUERTA:			647.65
M & J UNDERGROUND INC	IDLEWILD WATERMAIN - PAY ESTIMATE #2	PUBLIC WORKS	226,704.94
Total M & J UNDERGROUND INC:			226,704.94
M E SIMPSON CO INC	LARGE METER TESTING	PUBLIC WORKS	3,375.00
Total M E SIMPSON CO INC:			3,375.00
MARIAN KIEPURA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	388.54
Total MARIAN KIEPURA:			388.54
MCMASTER CARR SUPPLY CO	SAFETY MIRROR FOR BCTC	PUBLIC WORKS	204.96
Total MCMASTER CARR SUPPLY CO:			204.96
MEADE ELECTRIC CO INC	RADAR SIGN IMPROVEMENTS	PUBLIC WORKS	3,300.00
Total MEADE ELECTRIC CO INC:			3,300.00
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	32.95
MENARDS INC	HAND TOOLS	PUBLIC WORKS	65.19
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	12.97
MENARDS INC	FLAG SUPPLIES	PUBLIC WORKS	145.70
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	56.59
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	47.44
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	499.22
MENARDS INC	PD LOCK UP	PUBLIC WORKS	26.39
MENARDS INC	PD PLUMBING	PUBLIC WORKS	214.87
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	9.98
MENARDS INC	VH TVS	PUBLIC WORKS	65.84
MENARDS INC	VH TVS	PUBLIC WORKS	165.36
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	23.90
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	130.63
MENARDS INC	INTERIOR REPAIRS	PUBLIC WORKS	74.97
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	11.99
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	57.93
MENARDS INC	BUILDING SUPPLIES	PUBLIC WORKS	164.65
MENARDS INC	HVAC	PUBLIC WORKS	559.52
MENARDS INC	BUILDING SUPPLIES	PUBLIC WORKS	77.32
MENARDS INC	HVAC	PUBLIC WORKS	1,679.00
MENARDS INC	BUILDING SUPPLIES	PUBLIC WORKS	62.96
MENARDS INC	BUILDING SUPPLIES	PUBLIC WORKS	10.73
MENARDS INC	BUILDING SUPPLIES	PUBLIC WORKS	30.85
MENARDS INC	INTERIOR REPAIRS	PUBLIC WORKS	230.22
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	40.64
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	7.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	34.93
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	49.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	23.96

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	INTERIOR REPAIRS	PUBLIC WORKS	142.71
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	84.46
MENARDS INC	CLEANING SUPPLIES	FIRE DEPARTMENT	83.26
MENARDS INC	MISC SUPPLIES	FIRE DEPARTMENT	73.11
MENARDS INC	VH OFFICE	PUBLIC WORKS	284.36
MENARDS INC	VH OFFICE	PUBLIC WORKS	61.93
MENARDS INC	INSECT REPEL	PUBLIC WORKS	46.82
MENARDS INC	VH OFFICE	PUBLIC WORKS	17.99
MENARDS INC	BCTC	PUBLIC WORKS	71.87
MENARDS INC	PD	PUBLIC WORKS	37.33
MENARDS INC	VH OFFICE	PUBLIC WORKS	203.85
MENARDS INC	VH OFFICE	PUBLIC WORKS	96.70
MENARDS INC	WATER FILTERS	PUBLIC WORKS	182.85
MENARDS INC	VH OFFICE	PUBLIC WORKS	4.70
Total MENARDS INC:			6,006.62
METROPOLITAN INDUSTRIES I	WATER PLANT 1 PUMP ISSUES	PUBLIC WORKS	5,673.00
Total METROPOLITAN INDUSTRIES INC:			5,673.00
MICHAEL NICKOLAOU	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	258.06
Total MICHAEL NICKOLAOU:			258.06
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	1,435.04
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	15.64
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	78.12
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	17.50
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	46.19
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	75.90
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	43.38
Total MONARCH AUTO SUPPLY INC:			1,711.77
MULTISYSTEM MANAGEMENT	JANITORIAL SERVICES VILLAGE WIDE	PUBLIC WORKS	3,570.60
Total MULTISYSTEM MANAGEMENT COMPANY:			3,570.60
MUNICIPAL COLLECTION SERVI	MCS COLLECTION FEES -- ALARMS	POLICE DEPARTMENT	10.50
MUNICIPAL COLLECTION SERVI	MCS COLLECTION FEES -- P/C TICKETS	POLICE DEPARTMENT	1,996.45
Total MUNICIPAL COLLECTION SERVICES:			2,006.95
NIX NAX	UNIFORMS/LOGO	PUBLIC WORKS	72.00
Total NIX NAX:			72.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	239.44
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	796.41
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,046.44
Total O'HERRON CO:			2,082.29
OLD NATIONAL BANK/FD	WAKE - LT SHIELD	FIRE DEPARTMENT	97.90
OLD NATIONAL BANK/FD	IFIA 2026 MEMBERSHIP	FIRE DEPARTMENT	103.00
OLD NATIONAL BANK/FD	SANTOS - FIRE SERVICE INSTRUCTOR I	FIRE DEPARTMENT	59.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total OLD NATIONAL BANK/FD:			259.90
OLD NATIONAL BANK/MO	PACER COINS	MANAGER'S OFFICE	1,885.70
OLD NATIONAL BANK/MO	BALLOONS 4TH OF JULY FLOAT	MANAGER'S OFFICE	700.00
OLD NATIONAL BANK/MO	APPLE MUSIC MONTHLY	MANAGER'S OFFICE	10.99
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	1,717.07
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	21.60
OLD NATIONAL BANK/MO	CONSTANT CONTACT MONTHLY	MANAGER'S OFFICE	206.00
OLD NATIONAL BANK/MO	PIE EATING CONTEST WINNER	MANAGER'S OFFICE	100.00
OLD NATIONAL BANK/MO	FAN FOR HEAT BBQ	MANAGER'S OFFICE	694.98
OLD NATIONAL BANK/MO	DJ - MARTIN SQUARE BLOCK PARTY	MANAGER'S OFFICE	1,261.75
OLD NATIONAL BANK/MO	4TH OF JULY ENTERTAINMENT	MANAGER'S OFFICE	4,255.00
OLD NATIONAL BANK/MO	NEWSPAPER SUBSCRIPTION	MANAGER'S OFFICE	79.00
OLD NATIONAL BANK/MO	NAMEPLATE	MANAGER'S OFFICE	15.50
OLD NATIONAL BANK/MO	OUTLOOK LICENSE REBALANCE	MANAGER'S OFFICE	120.72
OLD NATIONAL BANK/MO	TENT FOR FLOAT	MANAGER'S OFFICE	320.16
OLD NATIONAL BANK/MO	STAGE MARTIN SQUARE BLOCK PARTY	MANAGER'S OFFICE	1,218.10
OLD NATIONAL BANK/MO	STAGE - MARTIN SQUARE BLOCK PARTY	MANAGER'S OFFICE	1,218.10
OLD NATIONAL BANK/MO	STAGE - MARTIN SQUARE BLOCK PARTY	MANAGER'S OFFICE	1,218.10
OLD NATIONAL BANK/MO	ZOOM MONTHLY	MANAGER'S OFFICE	48.00
Total OLD NATIONAL BANK/MO:			15,090.77
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	747.01
OLD NATIONAL BANK/PD	SSMCTF CALL OUT	POLICE DEPARTMENT	153.72
OLD NATIONAL BANK/PD	SSMCTF CALL OUT	POLICE DEPARTMENT	11.23
OLD NATIONAL BANK/PD	EVIDENCE SUPPLIES	POLICE DEPARTMENT	129.99
OLD NATIONAL BANK/PD	SSMCTF CALL OUT	POLICE DEPARTMENT	375.19
OLD NATIONAL BANK/PD	SSMCTF CALL OUT	POLICE DEPARTMENT	297.36
OLD NATIONAL BANK/PD	SSMCTF CALL OUT	POLICE DEPARTMENT	77.29
OLD NATIONAL BANK/PD	SSMCTF CALL OUT	POLICE DEPARTMENT	27.86
OLD NATIONAL BANK/PD	SSMCTF CALL OUT	POLICE DEPARTMENT	81.16
OLD NATIONAL BANK/PD	SSMCTF CALL OUT	POLICE DEPARTMENT	73.79
OLD NATIONAL BANK/PD	SSMCTF CALL OUT	POLICE DEPARTMENT	203.19
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	464.13
OLD NATIONAL BANK/PD	POSTAGE MACHINE SUPPLIES	POLICE DEPARTMENT	393.38
OLD NATIONAL BANK/PD	TRAINING REGISTRATION	POLICE DEPARTMENT	175.00
OLD NATIONAL BANK/PD	SHREDDING	POLICE DEPARTMENT	82.73
Total OLD NATIONAL BANK/PD:			3,293.03
OLD NATIONAL BANK/PW	FRAUD CHARGE REVERSE	PUBLIC WORKS	179.99-
OLD NATIONAL BANK/PW	FRAUD CHARGE REVERSE	PUBLIC WORKS	144.00-
OLD NATIONAL BANK/PW	FRAUD CHARGE TRANSACTION	PUBLIC WORKS	144.00
OLD NATIONAL BANK/PW	CREDIT FROM LAST STATEMENT	PUBLIC WORKS	144.00-
OLD NATIONAL BANK/PW	PARADE FLOAT MATERIALS	PUBLIC WORKS	107.97
OLD NATIONAL BANK/PW	BUILDING MAINT TOOLS	PUBLIC WORKS	149.00
OLD NATIONAL BANK/PW	TOOLS	PUBLIC WORKS	209.00
Total OLD NATIONAL BANK/PW:			141.98
OTTOSEN DINOLFO HASENBAL	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	752.50
Total OTTOSEN DINOLFO HASENBALG & CASTALDO LTD:			752.50
PARK AVENUE RECOVERY	ME TRANSPORT	POLICE DEPARTMENT	475.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total PARK AVENUE RECOVERY:			475.00
PLANT MARVEL LABORATORIE	FLOWER FERTILIZER	PUBLIC WORKS	668.75
Total PLANT MARVEL LABORATORIES INC:			668.75
PRECISE TREE CARE INC	STORM RESPONSE	PUBLIC WORKS	20,900.00
Total PRECISE TREE CARE INC:			20,900.00
RAYMOND MCCALLUM	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	824.30
Total RAYMOND MCCALLUM:			824.30
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	260.98
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	286.73
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	290.98
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	220.99
Total RED WING BUSINESS ADVANTAGE:			1,059.68
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	FIRE DEPARTMENT	114.00
Total RELIANCE SAFETY LANE & SERVICE:			114.00
RUSSO POWER EQUIPMENT	OPERATING SUPPLIES	PUBLIC WORKS	169.94
Total RUSSO POWER EQUIPMENT:			169.94
RYAN LLC	CONSULTING FEES	MANAGER'S OFFICE	6,435.00
Total RYAN LLC:			6,435.00
SB FRIEDMAN DEVELOPMENT	TIF BOND ANALYSIS		11,865.00
Total SB FRIEDMAN DEVELOPMENT ADVISORS LLC :			11,865.00
SCHINDLER ELEVATOR CORPO	ELEVATOR MAINTENANCE	PUBLIC WORKS	719.41
Total SCHINDLER ELEVATOR CORPORATION:			719.41
SEBIS - POSTAGE	SEBIS POSTAGE	PUBLIC WORKS	3,503.78
Total SEBIS - POSTAGE:			3,503.78
SEBIS DIRECT INC	SEBIS DIRECT	PUBLIC WORKS	701.75
Total SEBIS DIRECT INC:			701.75
SERVICE SANITATION INC	PORTABLE SANTITATION	MANAGER'S OFFICE	239.35
Total SERVICE SANITATION INC:			239.35
SHARK SHREDDING INC	MONTHLY SHREDDING	FIRE DEPARTMENT	69.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total SHARK SHREDDING INC:			69.00
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	226.00
Total SOUTH SUBURBAN PADS:			226.00
SOUTHLAND COMMUNICATION	VERIZON APRIL TO JUNE 2026	POLICE DEPARTMENT	4,508.16
Total SOUTHLAND COMMUNICATION CENTER:			4,508.16
STANARD & ASSOCIATES INC	POLICE OFFICER PRE-EMPLOYMENT EXAM	MANAGER'S OFFICE	550.00
Total STANARD & ASSOCIATES INC:			550.00
TEMPERATURE EQUIPMENT C	HVAC REPAIRS	PUBLIC WORKS	61.04
Total TEMPERATURE EQUIPMENT CO:			61.04
THE BANK OF NEW YORK MELL	ANNUAL FEE - ESCROW ACCOUNT	MANAGER'S OFFICE	1,000.00
Total THE BANK OF NEW YORK MELLON:			1,000.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	230.00
THE EAGLE UNIFORM CO INC	MISC UNIFORMS	FIRE DEPARTMENT	359.75
Total THE EAGLE UNIFORM CO INC:			589.75
THE STUTTLEY GROUP LLC	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	525.00
Total THE STUTTLEY GROUP LLC:			525.00
THIRD MILLENIUM ASSOCIATE	2026-2027 VEHICLE STICKER PROGRAM	MANAGER'S OFFICE	49.56
Total THIRD MILLENIUM ASSOCIATES INC:			49.56
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTION	FIRE DEPARTMENT	50.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	216.00
Total THOMPSON ELEVATOR INSPECTION:			266.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	89,953.86
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	1,337.56
Total THORN CREEK BASIN SAN DISTRICT:			91,291.42
TPI BUILDING CODE CONSULT	PLAN REVIEWS JUNE 2026	FIRE DEPARTMENT	283.00
Total TPI BUILDING CODE CONSULTANTS:			283.00
TRL TIRE SERVICE	TIRES	PUBLIC WORKS	130.00
TRL TIRE SERVICE	ADMIN TIRES	PUBLIC WORKS	648.94
Total TRL TIRE SERVICE:			778.94
TROTSKY INVESTIGATIVE POL	POLICE APPLICANT POLYGRAPH	MANAGER'S OFFICE	240.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total TROTSKY INVESTIGATIVE POLYGRAPH:			240.00
TWISTED Q BBQ & BAKERY	BACK YARD BBQ FOOD AND BEVERAGE	MANAGER'S OFFICE	7,273.00
Total TWISTED Q BBQ & BAKERY:			7,273.00
UNIFORMS DIRECT LLC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	192.00
Total UNIFORMS DIRECT LLC:			192.00
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	120.00
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	60.00
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	60.00
Total UTERMARK & SONS QUALITY LAWN CARE CO:			240.00
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	96.79
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	93.38
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	89.16
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	85.38
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	93.25
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.49
VESTIS GROUP INC	FEES	PUBLIC WORKS	59.54
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	96.79
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	93.38
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	89.16
VESTIS GROUP INC	RUGS & MATS	PUBLIC WORKS	85.38
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.49
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	93.25
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	FEES	PUBLIC WORKS	59.54
Total VESTIS GROUP INC:			1,394.12
WAREHOUSE DIRECT OFFICE	BUSINESS CARDS	PUBLIC WORKS	103.73
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	276.52
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	46.71
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	41.19
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	24.66
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	3.17
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	6.51
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	30.64
Total WAREHOUSE DIRECT OFFICE PDTS:			533.13
WENTWORTH TIRE SERVICE INC	2017 CHEVY K2500HD - TIRE PUNCTURE	FIRE DEPARTMENT	32.00
Total WENTWORTH TIRE SERVICE INC:			32.00
WES'S SERVICE INC	TOW	FIRE DEPARTMENT	595.00
WES'S SERVICE INC	TOW	FIRE DEPARTMENT	595.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total WES'S SERVICE INC:			1,190.00
WIND CREEK IL LLC	95% INCREMENTAL PROPERTY TAX INCENTIVE	PUBLIC WORKS	632,707.04
Total WIND CREEK IL LLC:			632,707.04
WINKLER TREE AND LAWN CA	STORM RESPONSE	PUBLIC WORKS	19,246.04
Total WINKLER TREE AND LAWN CARE:			19,246.04
WISCO	OXYGEN	FIRE DEPARTMENT	157.16
WISCO	OXYGEN	FIRE DEPARTMENT	25.26
WISCO	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	247.03
Total WISCO:			429.45
Grand Totals:			1,373,292.23

Dated: _____

Village Clerk: _____

Resolution R-3265

A Resolution Honoring Matthew Moran on his retirement from the Village of Homewood

- WHEREAS, Matthew Moran** began his career with the Homewood Fire Department in 1999 as a paid-on-call volunteer firefighter;
- WHEREAS, Matthew Moran** received his Bachelor of Science Degree in Mathematics from the University of Chicago in 1993 and his Master of Science Degree in Accounting in 2023 from Governor's State University; and
- WHEREAS, Matthew Moran** was certified as an Emergency Medical Technician in 2001 and as a fully certified Paramedic in 2004; and
- WHEREAS, Matthew Moran** holds firefighter certifications in Hazardous Materials Awareness and Operation; and
- WHEREAS, Matthew Moran** holds additional certifications as a Fire Service Vehicle Operator and Apparatus Engineer; and
- WHEREAS, Matthew Moran** is a Technical Rescue specialist in Ropes and Rigging, High-Angle Rescue, and Confined Space Rescue. He is further skilled in Trench Operations; and
- WHEREAS, Matthew Moran** is certified by the State of Illinois Fire Marshal as a Fire Service Instructor I and II; and
- WHEREAS, Mathew Moran** holds certifications for Fire Officer I, Advanced Fire Officer, and Fire Department Incident Safety; and
- WHEREAS, Matthew Moran** retired on July 5, 2026, after twenty years of dedicated service to the fire department and the citizens of Homewood, and is hereby recognized.

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

Matthew Moran

be honored and commended for twenty years of outstanding, dedicated service to the citizens of Homewood. On behalf of the citizens of Homewood, the President and Board of Trustees hereby extend best wishes to Lieutenant Moran as he enters his retirement.

This Resolution passed this 28th day of July, 2026.

ATTEST:

Village President

Village Clerk

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Bob Grabowski, Fire Chief

Topic: Oath of Office – Lieutenant/Paramedic Kevin Wake

PURPOSE

Staff requests that the Village Clerk administer the Oath of Office to Lieutenant/Paramedic Kevin Wake.

PROCESS

Firefighter/Paramedic Kevin Wake began his employment with the Village in July 2010. Over the past several years Kevin has obtained several fire certifications including Fire Apparatus Engineer, Advanced Fire Fighter, Fire Instructor I & II, Basic Fire Officer, and Advanced Fire Officer.

In addition to his daily assignment as a firefighter/paramedic, Kevin has also played a significant role in the department's Public Education Division. He is actively involved with turnout gear/and uniform tracking for the quartermaster program, which includes cancer prevention within the structural firefighting gear that is worn. He has been serving in the role of acting shift officer for the last few years and has just completed a 60-day rotation as shift lieutenant.

In addition to his multiple State certifications, Kevin also holds a Bachelor of Arts Degree in Communications From Eastern Illinois University.

OUTCOME

Firefighter/Paramedic Kevin Wake is the newest fire lieutenant for the Village of Homewood.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

VILLAGE OF HOMEWOOD



RECOMMENDED BOARD ACTION

Request that the Village Clerk administer the Oath of Office to Fire Lieutenant/Paramedic Kevin Wake.

ATTACHMENT(S)

None

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

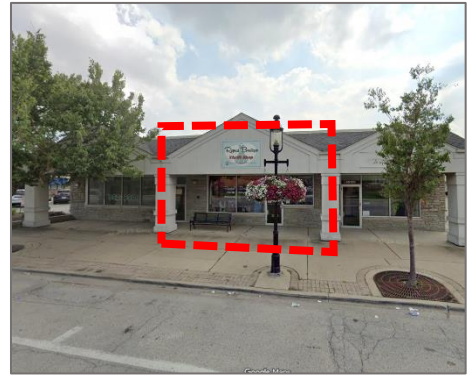
DATE OF MEETING: July 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Community and Economic Development

Topic: Bid Opening – Sale of Village-Owned Property at 18157 Dixie Highway



PURPOSE

The Village acquired property located at 18157 Dixie Highway (PIN #29-31-409-076) on May 12, 2026. The Village purchased the property for \$100,000 from Grand Prairie Services Integrated Health, a healthcare provider with a large presence in the south suburbs. The property was purchased with funds from the Village's General Fund.

The property previously operated as a consignment store called Repeat Boutique. The property has been vacant since 2024 and is in need of substantial rehabilitation, especially within the building's interior. The Village acquired this property to encourage commercial redevelopment in alignment with the Village's Downtown TOD Plan and the B-2 zoning district, which is designed to:

"accommodate the variety of residential and nonresidential uses on the periphery of the downtown core. The district is intended to support the adaptive reuse of existing buildings for a mix of residential and nonresidential uses as well as contextually sensitive infill development in a pedestrian-oriented environment that supports the vibrancy of the downtown core."

The property is located on a major downtown arterial (Dixie Highway), and is located near other recently completed and in-progress redevelopment projects such as Homewood Brewing Company, and an adjacent restaurant under development by Munir Bawadi. Redevelopment of the property may offer an opportunity to significantly increase property tax yield and generate additional sales tax revenue.

The Village has the authority to sell property when it is found that the property is "no longer necessary, appropriate, required for the use of, or profitable to the Village," or if the sale of the property is deemed to be in the best interest of the municipality.

VILLAGE OF HOMEWOOD



PROCESS

There are two methods available to non-home rule communities for the sale of property outside of a TIF district: a resolution to sell property at a minimum of 80% of appraised value, or an ordinance to publish notice of sale and host competitive bidding for at least 30 days.

On June 23, 2026, the Village Board approved an ordinance to sell the property through a competitive bidding process. The Village was required to publish legal notice for a solicitation of bids for the property at least once per week for three consecutive weeks in a local newspaper of general circulation. The Village posted legal notice on the following dates:

- **June 26, 2026** – 1st notice
- **July 3, 2026** – 2nd notice
- **July 10, 2026** – 3rd notice

The Village also publicized the solicitation of bids on the Village's website, social media (LinkedIn, Facebook, Instagram) and other platforms. The Village received numerous inquiries on the property and offered several tours of the building to prospective bidders.

The deadline to submit bids to the Village is on **Tuesday, July 28 at 12:00 noon**. Bids must be opened at a regular meeting of the Board of Trustees no earlier than 30 days after the approval of the initial ordinance to sell the property.

Once bids are opened, the Board may choose one of the following actions:

- Accept a bid/proposal and direct the Village Manager to negotiate agreements with the bidder for sale of the property
- Direct the Village Manager to assess the public benefit of each bid/proposal and present findings to the Board at a later date
- Deny all bids on the property

The Board is not obligated to accept any bid on the property.

OUTCOME

The sale of Village-owned property at 18157 Dixie Highway may provide the following potential benefits:

- **Increase Property Tax Revenue:** The redevelopment of the property may increase property tax revenue generated from the property. If retained by the Village, the property will be removed from the property tax rolls. The property was vacant prior to Village acquisition, and redevelopment may increase the overall assessed value of the property.
- **Produce Sales Tax or Places of Eating Tax Revenue:** Sale to a bidder seeking to redevelop the property into a commercial use may generate additional sales tax or place of eating

VILLAGE OF HOMEWOOD



tax revenue. These taxes are likely to constitute the vast majority of the new revenue generated by the property.

- **Implement Downtown TOD Plan:** The Downtown TOD Plan approved in 2024 recommends targeting underutilized or dilapidated properties in the Downtown TOD area for commercial redevelopment to support a walkable and transit-oriented development. Redevelopment of this property may significantly improve the overall level of activity and appearance of the Dixie Highway corridor.

FINANCIAL IMPACT

- **Funding Source:** None required for solicitation of bids
- **Budgeted Amount:** \$0
- **Cost:** \$0*

**Village paid \$100,000 from the General Fund for purchase of property on May 12, 2026.*

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Direct the Village Manager to evaluate and vet submitted bids/proposals and provide recommendations for bid/proposal acceptance at an upcoming Village Board meeting.

ATTACHMENT(S)

None



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Purchase of Servers

PURPOSE

Staff requests that the Village Board approve the purchase of two (2) Lenovo Servers through government purchasing via CDW-G of Vernon Hills, IL in the amount of \$25,927.58. These servers are located at the Police and Public Works Departments.

PROCESS

What is a server?

A server is a specialized computer that stores the Village's data and runs the software and network services that Village employees rely on every day. The servers perform the following operations:

- store files and documents.
- host applications such as finance, permitting, payroll, and utility billing software.
- manage user accounts, passwords, and network security.
- store email and shared drives.
- run network applications.

Why new servers are needed?

The Village currently operates a central server at Village Hall that supports many of the applications and services that employees rely on each day. While that server remains operational, it will require replacement in the future as the hardware ages and the operating system reaches the end of its supported life.

In the meantime, staff recommends installing additional servers at the Police Department and Public Works. These servers will provide redundancy by allowing critical systems and data to continue operating if the Village Hall server or network experiences an outage. They will also improve performance by distributing workloads across multiple locations and strengthen the Village's disaster recovery capabilities, ensuring essential public safety and municipal operations remain available during emergencies. It is also prudent to add redundant server infrastructure to Public Works and the Police Department to fully leverage the Village's new network topology.



Purchasing of servers

Over the past year, the cost of enterprise server hardware has increased dramatically due to continued supply chain constraints, increased demand for high-performance computing, and manufacturer pricing adjustments. Staff found that comparable server configurations now cost more than four times what was originally anticipated, making a full replacement of the Village Hall servers financially impractical at this time.

To ensure the Village obtains the best value, staff worked with CDW-G, a technology provider that participates in numerous government purchasing contracts and serves public-sector agencies throughout the country. CDW-G solicited pricing from three major server manufacturers: AIS, Dell, and Lenovo for comparable server configurations. Of the proposals received, Lenovo provided the lowest overall cost while meeting the Village's technical and operational requirements. Staff recommends moving forward with this solution to improve the resiliency of the Village's IT infrastructure while remaining within the approved capital budget.

Manufacturer	Total Cost
AIS	\$37,680.00
Dell	\$86,104.70
Lenovo	\$25,927.58

OUTCOME

This solution will provide redundancy for the Police Department and Public Works for many local services in the event that there is an outage at Village Hall.

FINANCIAL IMPACT

- **Funding Source:** General Capital Fund
- **Budgeted Amount:** \$50,000.00
- **Cost:** \$25,927.58

LEGAL REVIEW

None

RECOMMENDED BOARD ACTION

Waive competitive bidding due to purchasing through a government purchasing contract; and, authorize the purchase of two (2) Lenovo Servers through government purchasing via CDW-G of Vernon Hills, IL in the amount of \$25,927.58.

ATTACHMENT(S)

Proposals



Lenovo Servers Proposal

Item 11. C.

Prepared For: Village of Homewood

Submitted By: Justin Christofferson

Customer #: 622548

Attention:

Phone: (312) 5472351

Project:

E-Mail: justin.christofferson@cdwg.com

Date: 7/16/2026

Quote #:

	Qty.	Part Numbers	Description	Unit Sell	Extended Sell
Hardware	2	7DGDTSX00	CDW LOGISTICS INC MC30316170 EXP 8/7/2026	\$12,963.79	\$25,927.58
	Hardware Total:				\$25,927.58

Extended Sell

Solution Total:				\$25,927.58
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Pricing expires 30 calendar days from date on Proposal

Prepared By: Dave Winkelmann (Field Solution Architect)

Prices are contingent on final pricing approval from Manufacturer

Quote provided based on specification provided by customer. No workload validation has been done.

The terms and conditions provided on this link apply: <https://www.cdwg.com/content/cdwg/en/terms-conditions.html>

Applicable Taxes and Shipping not shown.



Dell Server Proposal



Item 11. C.

Prepared For: Village of Homewood

Submitted By: Justin Christofferson

Customer #: 622548

Attention:

Phone:

Project:

E-Mail: justin.christofferson@cdwg.com

Date: 7/10/2026

Quote #: 3000204700962.1

	Qty.	Part Numbers	Description	Unit Sell	Extended Sell
Hardware	1	210-BDZY	PowerEdge R760 Server	\$2,158.19	\$2,158.19
	1	461-AAIG	Trusted Platform Module 2.0 V6	\$32.02	\$32.02
	1	404-BBFB	2.5" Chassis with 8 Universal Drive Slots (SAS/SATA/NVME), Front PERC 11, 2 CPU	\$140.36	\$140.36
	1	338-CPCH	Intel Xeon Silver 4510 2.4G, 12C/24T, 16GT/s, 30M Cache, Turbo, HT (150W) DDR5-4400	\$542.14	\$542.14
	1	338-CPCH	Intel Xeon Silver 4510 2.4G, 12C/24T, 16GT/s, 30M Cache, Turbo, HT (150W) DDR5-4400	\$542.14	\$542.14
	1	379-BDCO	Additional Processor Selected	\$0.00	\$0.00
	1	379-BFFD	No HBM	\$0.00	\$0.00
	1	412-ABCN	Heatsink for 2 CPU configuration (CPU less than or equal to 165W)	\$46.27	\$46.27
	1	370-AAIP	Performance Optimized	\$0.00	\$0.00
	1	370-BBRX	5600MT/s RDIMMs	\$0.00	\$0.00
	1	780-BCDS	Unconfigured RAID	\$0.00	\$0.00
	1	405-AAZB	PERC H755 SAS Front	\$1,214.46	\$1,214.46
	1	750-ADWP	Front PERC Mechanical Parts, rear load	\$16.18	\$16.18
	1	384-BBBL	Performance BIOS Settings	\$0.00	\$0.00
	1	800-BBDM	UEFI BIOS Boot Mode with GPT Partition	\$0.00	\$0.00
	1	750-ADRE	High Performance Fan x6	\$64.36	\$64.36
	1	450-AJEX	Power Supply 800W RDNT D, Mixed Mode	\$271.36	\$271.36
	1	330-BBYK	Riser Config 1, 6x8 FH Slots (Gen4), 2x16 LP Slots (Gen4)	\$303.21	\$303.21
	1	540-BCOD	Broadcom 57416 Dual Port 10GbE BASE-T Adapter, OCP NIC 3.0	\$206.67	\$206.67
	1	540-BDOW	LOM Blank	\$0.00	\$0.00
	1	470-AEYU	No Cables Required	\$0.00	\$0.00
	1	321-BHMY	Dell Luggage Tag	\$0.00	\$0.00
	1	350-BBBW	No Bezel	\$0.00	\$0.00
	1	329-BERC	Assembly BOSS Blank	\$0.55	\$0.55
	1	350-BBYX	No Quick Sync	\$28.47	\$28.47
	1	379-BCQY	iDRAC Group Manager, Disabled	\$0.00	\$0.00
	1	611-BBBF	No Operating System	\$0.00	\$0.00
	1	605-BBFN	No Media Required	\$0.00	\$0.00
	1	528-CTIC	iDRAC9, Enterprise 16G	\$268.69	\$268.69
	1	379-BFXS	Dell Connectivity Client - Enabled	\$0.00	\$0.00
	1	634-CYDF	Dell Connectivity Module	\$0.00	\$0.00
	1	634-CZRQ	Dell Secure Onboarding Client Disabled	\$0.00	\$0.00
	1	770-BBBS	No Rack Rails	\$0.00	\$0.00
	1	750-ACOM	Fan Foam, HDD 2U	\$0.00	\$0.00
	1	631-AACK	No Systems Documentation, No OpenManage DVD Kit	\$0.00	\$0.00
	1	343-BBST	PE R760 CCC Marking, No CE Marking	\$0.00	\$0.00
	1	817-BBBP	None Required	\$0.00	\$0.00
	1	885-0606	Basic Deployment PowerEdge R Series 1u2u	\$1,075.64	\$1,075.64
	8	370-BBRY	32GB RDIMM, 5600MT/s, Dual Rank	\$3,063.94	\$24,511.52

	Qty.	Part Numbers	Description	Unit Sell	Extended Sell
	7	400-AXSK	3.84TB SSD SATA Read Intensive 6Gbps 512e 2.5in Hot-plug AG Drive, 1 DWPD	\$7,212.46	Item 11. C.
	2	450-AALV	Power Cord - NEMA 5-15P to C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)	\$5.18	\$10.36
Hardware Total:					\$81,919.81
Software	1	379-BETE	iDRAC Force Change Password for OCP cards	\$0.00	\$0.00
	Software Total:				\$0.00
Support	1	329-BKCH	Motherboard supports ONLY CPUs below 250W (cannot upgrade to CPUs 250W and above), MLK	\$0.00	\$0.00
	1	886-5644	ProSupport 7x24 Technical Support and Assistance 3 Years	\$3,509.15	\$3,509.15
	1	886-5652	ProSupport Next Business Day On-Site Service After Problem Diagnosis 3 Years	\$624.29	\$624.29
	1	886-5653	Dell Hardware Limited Warranty Plus On-Site Service	\$0.00	\$0.00
Support Total:					\$4,133.44
Services	1	340-DCEP	PowerEdge R760 Shipping	\$3.25	\$3.25
	1	340-DJQY	PowerEdge R760 Shipping Material	\$48.20	\$48.20
Services Total:					\$51.45
Misc.	1	989-3439	Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	\$0.00	\$0.00
	Misc. Total:				\$0.00
				Extended Sell	
Solution Total:					\$86,104.70

Pricing expires 30 calendar days from date on Proposal

Prepared By: Dave Winkelmann (Field Solution Architect)

Prices are contingent on final pricing approval from Manufacturer

Quote provided based on specification provided by customer. No workload validation has been done.

The terms and conditions provided on this link apply: <https://www.cdwg.com/content/cdwg/en/terms-conditions.html>

Applicable Taxes and Shipping not shown.



Jun 11th, 2020

Item 11. C.

PRTOJECT- Servers Hardware and Labor

Prepared for

Village of Homewood

Prepared by: Eric Montgomery



PRTOJECT- Servers Hardware and Labor

Engagement Scope of Work For:

Customer	Village of Homewood
Engagement	PRTOJECT- Server Hardware and Labor
Location	2020 Chestnut Rd, Homewood, IL 60430
Effective Date	06-11-2026
Created By	Eric Montgomery
Version	1



Proposal Outline

All Information Services, Inc. (AIS) appreciates the opportunity to provide your organization with the following technology solutions proposal. It has been designed to meet your operating requirements with engagements structured to properly set and manage expectations.

Implementation Details

- IT Project Management
 - IT Project Management is the practice of planning, coordinating, and overseeing technology initiatives to ensure they are delivered successfully within defined scope, timeline, and budget. It provides structure, accountability, and clear communication across stakeholders from project initiation through completion.
 - Standard Project Management
 - Standard Project Management is the application of structured methods to plan, execute, and complete projects by balancing scope, schedule, cost, and quality. It provides governance, coordination, and communication to ensure predictable outcomes and stakeholder alignment from start to finish.
- Proxmox Implementation and Configuration
 - Proxmox Installation
 - Proxmox Storage Configurations
 - Proxmox Patching Hardening
- Physical Server Implementation
 - Physical Server Implementation is the process of deploying on premises server hardware, including installation, configuration, and validation to meet defined technical and operational requirements. It ensures the server is properly integrated into the environment and ready to support production workloads reliably and securely.
 - Baseline Server Hardware Physical Installation and Provisioning
- Server Migration
 - Moving data, applications, and settings from one server to another is a crucial operation known as server migration. This intricate process demands meticulous planning and flawless execution to minimize downtime and prevent data loss.
 - Deploy and Update New Windows Server VM
 - Domain Controller Migration on Existing Domain
 - NPS Server Setup and Configuration

Scope of Work

Engagement Overview



Provider will provide resources for the duration of the project in which Engineers, Consultant, or Project Manager will assist with various IT tasks outlined this Project Scope. During this time, the Engineers, Consultant, or Project Manager will work closely with Customer staff.

Implementation Summary

IT Project Management

- Standard Project Management - 7 Hours

Proxmox Implementation and Configuration

- Proxmox Installation – 2
- Proxmox Storage Configurations - 2
- Proxmox Patching Hardening - 2

Physical Server Implementation

- Baseline Server Hardware Physical Installation and Provisioning - 1 Server

Server Migration

- Deploy and Update New Windows Server VM - 2 Servers
- Domain Controller Migration on Existing Domain - 4 Domain Controllers
- NPS Server Setup and Configuration - 2 Microsoft Softwares

Provider Responsibilities

AIS is responsible for the following:

- Execution of all services, tasks, and deliverables explicitly defined in this Scope of Work (SOW).
- Assignment and coordination of personnel required to complete the Scope of Work (SOW).
- Performance of all services strictly in accordance with the services, tasks, and deliverables explicitly defined in this Scope of Work (SOW).
- Ongoing identification, communication, and escalation of risks, constraints, or dependencies that may impact execution of the Scope of Work (SOW).
- Maintenance of progress toward completion, contingent upon fulfillment of Customer responsibilities and dependencies.
- Documentation of completed work, as applicable, to confirm completion of the services defined in this Scope of Work (SOW).
- Execution of all services, tasks, and deliverables explicitly defined in this Scope of Work (SOW).
- Assignment and coordination of personnel required to complete the Scope of Work (SOW).
- Performance of all services strictly in accordance with the services, tasks, and deliverables explicitly defined in this Scope of Work (SOW).



- Ongoing identification, communication, and escalation of risks, constraints, or dependencies that may impact execution of the Scope of Work (SOW).
- Maintenance of progress toward completion, contingent upon fulfillment of Customer responsibilities and dependencies.
- Documentation of completed work, as applicable, to confirm completion of the services defined in this Scope of Work (SOW).

Customer Responsibilities

Village of Homewood is responsible for the following:

- Provision of all required access, credentials, system availability, and environmental readiness necessary to support execution of the Scope of Work (SOW).
- Provision of all required access, credentials, system availability, and environmental readiness necessary to support execution of the Scope of Work (SOW).
- Availability of appropriate personnel to support coordination, approvals, and decision-making throughout execution of the Scope of Work (SOW).
- Timely delivery of responses, approvals, and required information necessary to support execution of the Scope of Work (SOW).
- Accountability for any delays, timeline adjustments, impacts, or additional effort resulting from failure to meet the responsibilities defined in this Scope of Work (SOW).
- Provision of all required access, credentials, system availability, and environmental readiness necessary to support execution of the Scope of Work (SOW).
- Provision of all required access, credentials, system availability, and environmental readiness necessary to support execution of the Scope of Work (SOW).
- Availability of appropriate personnel to support coordination, approvals, and decision-making throughout execution of the Scope of Work (SOW).
- Timely delivery of responses, approvals, and required information necessary to support execution of the Scope of Work (SOW).
- Accountability for any delays, timeline adjustments, impacts, or additional effort resulting from failure to meet the responsibilities defined in this Scope of Work (SOW).

Project Assumptions

- These hours are estimates. Any overages will be billed separately
- Windows Server instance for Domain Controllers are installed by others and already joined to the domain
- Baseline Server Hardware Installation and Provisioning assumes adequate rack space is available. Any required relocation or removal of existing equipment will result in increased project hours and costs.

Out of Scope

Tasks outside this SOW include, but are not limited to:

- Any work not explicitly stated in the SOW is considered not in scope and may require a change order.



Engagement Summary

One Time Items			
Labor			Total
IT Project Management			
Task	Tier	Est. Hours	Total
Standard Project Management	Project Manager	7	\$1,260.00
Proxmox Implementation and Configuration			
Task	Tier	Est. Hours	Total
Proxmox Installation	Consultant	8	\$1,600.00
Proxmox Storage Configurations	Consultant	4	\$800.00
Proxmox Patching Hardening	Consultant	8	\$1,600.00
Physical Server Implementation			
Task	Tier	Est. Hours	Total
Baseline Server Hardware Physical Installation and Provisioning	Tier 2	8	\$1,120.00
Server Migration			
Task	Tier	Est. Hours	Total
Deploy and Update New Windows Server VM	Consultant	4	\$800.00
Domain Controller Migration on Existing Domain	Consultant	8	\$1,600.00
NPS Server Setup and Configuration	Consultant	2	\$400.00
Labor Total		49	\$9,180.00
Product	Unit Price	Quantity	Total
Dell PowerEdge R360 w Microsoft Licensing	\$14,250.00	2	\$28,500.00
Product Total (Less Tax)			\$28,500.00
OneTime Total (Less Tax)			\$37,680.00



Service Fees - Milestones

Project Milestones	Fees
Project Kickoff	\$4,590.00
Project Completion	\$4,590.00
One-Time Hardware + Service Setup Fees	\$28,500.00
Grand Total (Less Tax)	\$37,680.00

Services Fees will be calculated according to the Engagement Service Fee Tables. Down Payment amount is the sum of the one-time and first period of recurring amounts listed in the Engagement Pricing Summary. Quote pricing is valid until 11 Jul 2026.

To approve this proposal and the Scope of Work, please sign, date and return with the required down-payment noted above (if required). Payments should note your CLIENT PO or Internal PO. Please contact billing@aislabs.com for alternate forms of payment

If an invoice is required for this down-payment, please let us know. Once AIS receives the signed copy and the down-payment are received, work will begin.

Please note that the prices quoted are estimates and may be subject to change due to unforeseen tariff adjustments or market demand fluctuations. We will inform you of any such changes and provide an opportunity to review the revised pricing before finalizing your order.

Authorizing Name: _____

Authorizing Signature: _____

Date: _____

Client PO (Optional): _____



Terms and Conditions

Fixed Price

Resource	Resource Rate
Tier 1 Technician – Per Hour	\$100.00
Tier 2 Technician – Per Hour	\$140.00
Tier 3 Technician – Per Hour	\$165.00
Infrastructure Engineer – Per Hour	\$135.00
Project Management – Per Hour	\$180.00
Principal Consultant – Per Hour	\$200.00
After-Hours Work – Per Hour	\$250.00

Labor rates are provided for reference and apply to any out of scope work or change orders.

Fixed Price Engagement is based upon:

- Project Kickoff will be scheduled within 5 business days of Provider receiving initial payment.
- Project work will start within 2 weeks from date of Project Kickoff
- On-site visits to locations within fifty (50) miles of Provider offices are to be scheduled inclusive of travel time
- On-site visits to locations more than fifty (50) miles of Provider office will require Out of Scope Travel Expenses



General Terms and Conditions

All quotes are subject to availability. All timelines are estimates to the best of our judgement until the approval method requirements are met from above. Any additional labor or materials which are out of scope and not listed in this scope will be executed, procured, and billed, in addition, to the quote as separate items based upon the client's approval. Equipment is warranted by their respective manufacturers.

Engagement Kickoff Meeting will be scheduled within five (5) business days of receiving the required Down-Payment or Purchase Order. Project Work Start will be at least two (2) weeks from date of Project Kickoff.

Down-payment amounts are determined by the equipment and/or labor needs, the client's history of Days Sales Outstanding (DSO) and/or history with AIS, Inc. of any kind. After the initial down-payment (if required), you will be billed upon any completion of agreed milestones or when the scope of work is completed. These bill(s) will be 'DUE UPON RECEIPT.' Any Service Fees that are marked as an 'ESTIMATE,' will be billed in actual time at milestones noted in the proposal, or when work is complete. Overdue invoices shall be subject to a monthly interest charge. In addition, the customer shall reimburse all costs and expenses for attorney fees incurred in the collecting of any amounts past due.

Projects lasting longer than one month will include monthly progress billing.

Additional Terms and Conditions are listed here: <https://aislabs.com/pricing/terms-conditions/>

AIS does provide Fair-Market-Value and \$1 buy out financing. Please reach out to your AIS representative if you wish to explore these options.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Purchase Approval - 2027 Ford F-600 Dump Truck Chassis

PURPOSE

Staff is requesting Board approval for the purchase of one (1) 2027 Ford F-600 chassis from Sutton Ford of Matteson, IL in the amount of \$56,349, and approval for all dump truck body and upfitting provisions through Kankakee Truck Equipment of Kankakee, IL in the amount of \$50,945, in a total amount not to exceed \$115,000. This amount includes the vehicle purchase and installation of required lighting, safety equipment, accessories, and operational equipment necessary to place the truck into full service.

The proposed vehicle will replace an aging Public Works dump truck currently assigned to the Utilities Division, which is utilized daily for main break response, materials hauling, construction support, inspections, and routine maintenance activities throughout the Village. Replacing this unit will help ensure that Utilities Division staff have reliable equipment available during both normal operations and emergency callouts, especially during winter weather and peak construction seasons.

PROCESS

Periodically, the Village replaces fleet equipment that has reached the end of its useful service life. Staff evaluates vehicles annually using American Public Works Association (APWA) fleet management guidelines, including age, mileage, maintenance history, reliability, and operational needs.

Truck #32 was identified for replacement through the Village's annual fleet evaluation and capital planning process due to age, mileage, maintenance history, and increasing repair costs.

- Truck #32: 2010 Ford F-550 Dump Truck with approximately 35,000 miles (Utilities Division)



Although the mileage is moderate, the vehicle's age, corrosion, and repair history indicate that it has reached the end of its cost-effective service life and will likely require more frequent and costly repairs if retained. The Fleet Supervisor scheduled this replacement as part of the capital plan, and the funding for this purchase was included in the Fiscal Year 2026-2027 budget.

Replacing aging vehicles ensures reliable service delivery, reduces unscheduled downtime, lowers long-term maintenance costs, and improves operational efficiency for Public Works staff.

Purchase Options

Staff evaluated available purchase options through both cooperative purchasing programs and local dealership pricing. The Fleet Supervisor distributed detailed specifications and requested written price quotations from multiple local dealerships to ensure competitive pricing and compliance with the Village's purchasing policies.

- South Suburban Purchasing Cooperative: No contract on Ford F-600 chassis
- Sutton Ford - Matteson, IL: \$56,349
- Currie Motors Fleet – Frankfort, IL: \$60,325
- Ford of Homewood – Homewood, IL: No response

South Suburban Purchasing Cooperative

The South Suburban Purchasing Cooperative (SSPC) currently does not have a contract for the Ford F-600 chassis. The F-600 is a relatively new model in Ford's chassis cab lineup, and the Cooperative has not yet established a competitively bid contract for this specific configuration. Staff will continue to monitor future SSPC contract offerings and will utilize cooperative purchasing when contracts become available for this chassis.

Sutton Ford - Matteson, IL

Sutton Ford provided a proposal for one (1) 2027 Ford F-600 chassis at a price of \$56,349, which is the lowest overall cost among the vendors that responded. Sutton Ford has previously supplied vehicles to the Village, and their proximity in Matteson, IL, supports efficient coordination for ordering, delivery, and any warranty-related service.

Currie Motors Fleet – Frankfort, IL

Currie Motors provided a proposal for one (1) 2027 Ford F-600 chassis at a price of \$60,325. Although Currie Motors is a reputable fleet vendor, their quote is higher than the Sutton Ford proposal for an equivalent vehicle configuration.

Ford of Homewood

Ford of Homewood did not respond to the Village's formal quote request despite follow-up attempts on two separate occasions. As a result, no pricing information was received, and Ford of Homewood could not be included in the competitive evaluation.



Kankakee Truck Equipment – Kankakee, IL

Kankakee Truck Equipment provided a proposal for all upfitting provisions, including the dump body, hydraulic system, installation of required lighting, safety equipment, accessories, and other operational equipment, in the amount of \$50,945. Kankakee Truck has worked with the Village for many years and has a strong record of delivering high-quality upfitting that meets our specifications and timelines. Their longstanding relationship with the Village, familiarity with our standard configurations, and proven ability to provide responsive service support add value beyond the base price. In addition, their location in Kankakee, IL—within practical driving distance of Homewood—helps facilitate efficient coordination for installation, adjustments, and any future warranty or service needs.

Recommendation

All competing vehicle proposals meet the Village’s operational requirements and fall within the approved budget. Based on the competitive pricing received, Sutton Ford has provided the lowest responsible proposal for the Ford F-600 chassis, and Kankakee Truck Equipment has provided a competitive price for upfitting that aligns with our standard specifications. Therefore, staff recommends purchasing one (1) 2027 Ford F-600 chassis from Sutton Ford and authorizing Kankakee Truck Equipment to complete the dump body and associated upfitting, which will provide the best overall value and long-term reliability for the Village.



OUTCOME

Approval of this purchase will allow Public Works to replace an aging fleet asset, improve vehicle reliability for Utilities Division operations, reduce future maintenance and repair needs, and support continued efficient service delivery to Village residents. The new truck will enhance the Division’s ability to respond promptly to water and sewer emergencies, perform routine maintenance, and support construction activities throughout the year.



FINANCIAL IMPACT

- **Funding Source:** Water & Sewer Capital
- **Budgeted Amount:** \$300,000
- **Cost:** \$56,349 Ford F-600 chassis (Sutton Ford) plus \$50,945 for dump body and upfitting (Kankakee Truck Equipment), for a total amount not to exceed \$115,000

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Authorize the purchase of one (1) 2027 Ford F-600 chassis from Sutton Ford of Matteson, IL, in the amount of \$56,349, plus an additional amount of \$50,945 for the dump body, operational equipment, lighting, and installation by Kankakee Truck Equipment of Kankakee, IL, for a total amount not to exceed \$115,000; and pass an ordinance authorizing the Village Manager to sell, trade-in, or dispose of Truck #32 (2010 Ford F-550 dump truck) as surplus property.

ATTACHMENT(S)

- HPW Equipment Replacement Justification #32
- Sutton Ford of Matteson, IL Quote
- Currie Motors Fleet – Frankfort, IL Quote
- Kankakee Truck Equipment Proposal
- Surplus Ordinance

HPW EQUIPMENT REPLACEMENT JUSTIFICATION

Is this a replacement vehicle? ☒ Yes ☐ No

Is this an additional vehicle? ☐ Yes ☒ No

Vehicle #	32-1032
Year	2010
Make	FORD
Model	F550
Hours/Mileage	34,900
Department	PW
Division	WATER DEPT

Current Issues or Near Future Concerns on current vehicle.

LEAF SPRING REPLACEMENT
SUSPENSION BUSHING'S REPLACEMENT
TIRES
REAR EMERGENCY LIGHTING (BROKEN LIGHTS)
HYDRAULIC LINE REPLACEMENT
BRAKES (FRONT AND REAR)
GEARBOX LEAKING
DRIVER SEAT REPAIR

\$	1,100.00
	\$1,250.00
	\$1,600.00
	\$700.00
	\$600.00
	\$1,150.00
	\$800.00
	\$750.00
	\$7,950.00

Vehicle/Equipment with additional equipment necessary to purchase

VEHICLE COST (BASED ON HIGHEST QUOTE)
TRUCK BODY W/HYDRAULICS AND COMPLETE UPRIT
MISC ITEMS
LIGHTBAR W/MOUNT

	\$60,325.00
	\$50,945.00
	\$1,000.00
	\$850.00
	\$113,120.00

Total Replacement Cost

\$113,120

Budgeted Amount

\$115,000

Additional Notes:

TRUCK 32 IS A 2010 FORD F-550 DUMP TRUCK WITH 34,900 MILES CURRENTLY USED BY THE WATER DEPARTMENT.

TRUCK 32 IS USED FOR DAY TO DAY OPERATIONS BY THE WATER DEPARTMENT TO ASSIST WITH MANY TASK SUCH AS... WATER MAIN BREAKS, HAULING OF STONE, DIRT, DEBRIS, STORM DAMAGE, TOWING OF EQUIPMENT, DIRT RESTORATIONS AND MUCH MORE.

THIS VEHICLE IS USED ON ALL JOBS WHERE A LARGE DUMP TRUCK CANNOT ACCESS AREAS TO REMOVE DIRT OR OTHER ITEMS SUCH AS BACKYARD WATER MAIN BREAKS AND SEWER DIGS.

THE WATER DEPARTMENT USES THIS TRUCK TO PICK UP LARGE ITEMS WHICH WILL NOT FIT IN A PICK UP TRUCK AND ARE TOO HARD TO PUT IN A LARGE DUMP TRUCK SUCH AS (STICKS OF WATER MAIN, HYDRANTS, MANHOLE STRUCTURES, ETC.)

TRUCK 32 IS ALSO THE PRIMARY TOW VEHICLE FOR THE WATER DEPARTMENT WHEN MOVING OUR MINI-EXCAVATOR WHICH IS TOO HEAVY TO TOW WITH A PICK-UP TRUCK. THIS VEHICLE ALSO HAULS THE SHORING BOX AND JACKHAMMER ATTACHMENT.

THE MANEUVERABILITY OF THIS TRUCK TO GET INTO BACKYARDS AND OTHER AREAS WHERE SPACE IS CONFINED MAKES IT AN ESSENTIAL PIECE OF EQUIPMENT FOR THE WATER DEPARTMENT.

IN THE 16 YEAR SERVICE LIFE OF THIS TRUCK IT HAS BECOME A VITAL PART OF NOT ONLY THE WATER DEPARTMENT BUT ALSO OTHER DIVISIONS IN TIMES OF EMERGENCY RESPONSE.

TRUCK 32 HAS BEEN A VALUABLE PIECE OF EQUIPMENT BUT DUE TO ITS AGE AND DETERIORATING CONDITION OF BRAKE/FUEL LINES, HYDRAULIC SYSTEM, NORMAL WEAR AND TEAR, AND SUSPENSION COMPONENTS IT HAS BEEN SELECTED FOR REPLACEMENT.

THE ROI WILL BE ABOVE AVERAGE ON THIS VEHICLE DUE TO THE USED VEHICLE MARKET AND THE CONDITION OF THE VEHICLE.

TO AVOID POTENTIAL COSTLY REPAIRS IN THE NEAR FUTURE, RETAIN GOOD TRADE IN VALUE AND TO KEEP OUR FLEET RELIABLE AND SAFE WE ARE RECOMMENDING REPLACEMENT ON THIS VEHICLE.


**COMMERCIAL
& FLEET**
SUTTON FORD INC.

21315 CENTRAL AVE.

MATTESON IL 60443

QUOTE

Wednesday, July 15, 2026

DATE

PURCHASER'S NAME

VILLAGE OF HOMEWOOD

STREET ADDRESS

17755 ASHLAND AVE

CITY

HOMEWOOD

STATE

IL

ZIP

60430

BUS PHONE

708-206-2915

PLEASE ENTER MY ORDER FOR THE FOLLOWING

 NEW ☒

 USED ☐

 SUV ☐

 TRUCK ☒

 CAR ☐

YEAR	MAKE	MODEL	BODY TYPE	COLOR	TRIM	STOCK NO.
2027	FORD	F600	4X2 REG CHASSIS CAB	WHITE	XL	ORDER
VIN NO.		MILES		SALES REP	Scott Ourednik	
2027 FORD F600 4X2 RED CHASSIS CAB, DRW			\$56,166.00	TRADE-IN INFORMATION		
60" CA, 145" WB, 7.3L GAS				MAKE OF USED VEHICLE		
				YEAR		
				MODEL		
DELIVERY			\$175.00	VEHICLE IDENT. NO.		
				MILEAGE		
				TRADE VALUE		
SUBTOTAL			\$56,341.00	FLEET SALES INFORMATION		
ELECTRONIC FILING FEE			\$0.00	ORDERING FIN		
DOCUMENTATION FEE			\$0.00	END USER FIN		
ILLINIOS SALES TAX 7.25%			\$0.00	SALES TYPE		
COUNTY TAX- COOK 1.00%			\$0.00	3		
CITY OF CHICAGO TAX 1.25%			\$0.00	GPC DISCOUNT		
COOK COUNTY WHEEL TAX			\$0.00	GPC REF #		
LICENSE, TRANSFER, TITLE TITLEWORK ONLY			\$8.00	56VCPA DISCOUNT		
EXTENDED SERVICE CONTRACT			\$0.00	56M DISCOUNT		
TOTAL PRICE			\$56,349.00	RETAIL REBATE #		
CASH DOWN PAYMENT			\$0.00			
REBATE			\$0.00			
TOTAL DOWN PAYMENT			\$0.00			
UNPAID CASH BALANCE DUE ON DELIVERY			\$56,349.00			

Purchaser agrees that this Order includes all of terms and conditions on both the face and reverse side hereof, that this Order cancels and supersedes any price agreement and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matters covered hereby. THIS ORDER IS NOT A BINDING CONTRACT. DEALER SHALL NOT BE OBLIGATED TO SELL UNTIL APPROVAL OF THE TERMS HEREOF IS GIVEN BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE A RETAIL, INSTALLMENT CONTRACT BETWEEN THE PARTIES HERETO BASED ON SUCH TERMS. ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS, NOT DEALER'S, AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES. UNLESS DEALER FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY DEALER ON ITS OWN BEHALF, DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE: (A) ON ALL GOODS AND SERVICES SOLD BY DEALERS; AND (B) ON ALL USED VEHICLES WHICH ARE HEREBY SOLD "AS IS-NOT EXPRESSLY WARRANTED OR GUARANTEED." TO THE NEGOTIATED CASH SALE PRICE OF EACH VEHICLE, THERE WILL BE ADDED THE SUM OF \$303.60 FOR DEALER COSTS AND OVERHEAD FOR ITEM RELATING TO PREPARING, HANDLING AND PROCESSING DOCUMENTS FOR THE MOTOR VEHICLE AND THE CLOSING OF THE TRANSACTION. THE ONLY OTHER ADDITIONAL CHARGES PERMITTED ARE DEALER-ADDED OPTIONS. WARRANTY AND SERVICE CONTRACTS, INSURANCE AND THE ACTUAL COST OF LICENSE AND TITLE REGISTRATION AND TAXES.

ACCEPTED BY:

PURCHASER'S SIGNATURE

DATE

7/15/2026

ACCEPTED BY:

Scott Ourednik

DEALER OR HIS AUTHORIZED REPRESENTATIVE

DATE

7/15/2026



Prepared by: Scott Ourednik
07/15/2026

Sutton Ford Inc. | 21315 Central Avenue Matteson Illinois | 604432893

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: HOMEWOODSD

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
F6K	Base Vehicle Price (F6K)	\$59,380.00
Packages		
680A	Order Code 680A <i>Includes:</i> - Engine: 7.3L 2V DEVCT NA PFI V8 Gas <i>Includes CNG/propane gaseous engine prep package which includes hardened engine intake valves and valve seats.</i> - 190 Amp Alternator - Transmission: TorqShift 10-Speed Automatic <i>Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and trail and transmission power take-off provision.</i> - Limited Slip w/4.86 Axle Ratio - GVWR: 22,000 lbs Payload Package - Wheels: 19.5" X 6.75" Argent Painted Steel - HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i> - Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers.</i> - Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 w/6" Center Display <i>Includes wireless Apple CarPlay and Android Auto compatibility, embedded apps, digital owner's manual and 911 Assist.</i>	N/C
Emissions		
425	50-State Emissions System	STD
Powertrain		
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas <i>Includes CNG/propane gaseous engine prep package which includes hardened engine intake valves and valve seats.</i> <i>Includes:</i> - 190 Amp Alternator	Included
44G	Transmission: TorqShift 10-Speed Automatic <i>Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and trail and transmission power take-off provision.</i>	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Scott Ourednik
07/15/2026

Sutton Ford Inc. | 21315 Central Avenue Matteson Illinois | 604432893

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: HOMEWOODSD

As Configured Vehicle (cont'd)

Code	Description	MSRP
X8L	Limited Slip w/4.88 Axle Ratio	Included
STDGV	GVWR: 22,000 lbs Payload Package	Included

Wheels & Tires

TGU	Tires: 245/70Rx19.5 BSW Traction <i>Spare may not be the same as road tire. Includes 4 traction tires on the rear and 2 A/P tires on the front.</i>	\$190.00
64B	Wheels: 19.5" X 6.75" Argent Painted Steel	Included
512	Spare Tire & Wheel Required in Rhode Island. <i>Excludes carrier.</i> <i>Includes:</i> - 6-Ton Hydraulic Jack	\$350.00

Seats & Seat Trim

A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	Included
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Other Options

PAINT	Monotone Paint Application	STD
145WB	145" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers.</i> <i>Includes:</i> - Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 w/8" Center Display <i>Includes wireless Apple CarPlay and Android Auto compatibility, embedded apps, digital owner's manual and 911 Assist.</i>	Included
61J	6-Ton Hydraulic Jack	Included
96V	XL Chrome Package <i>Includes:</i>	\$425.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Scott Ourednik
07/15/2026

Sutton Ford Inc. | 21315 Central Avenue Matteson Illinois | 604432893

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: HOMEWOODSD

As Configured Vehicle (cont'd)

Code	Description	MSRP
	- Chrome Front Bumper - Remote Start - Halogen Fog Lamps	
60X	Automated Emergency Braking (AEB) Removal <i>Removes Pre-Collision Assist with Automated Emergency Braking (AEB) and forward collision warning, auto high beams, post impact braking and audible lane departure warning.</i>	N/C
18B	Platform Running Boards	\$320.00
153	Front License Plate Bracket Standard in states requiring 2 license plates and optional to all others.	N/C
60L	Bright Chrome Grille	N/C
872	Rear View Camera & Prep Kit <i>Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.</i>	\$515.00
52B	Trailer Brake Controller	\$300.00
52S	Interior Work Surface	\$140.00
76C	Exterior Backup Alarm (Pre-Installed)	\$280.00
61L	Front Wheel Well Liner (Pre-Installed)	\$180.00

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty	N/C
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Requires valid FIN code.

Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.

Exterior Color

Z1_01	Oxford White	N/C
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Interior Color

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Prepared by: Scott Ourednik
07/15/2026

Sutton Ford Inc. | 21315 Central Avenue Matteson Illinois | 604432893

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: HOMEWOODSD

As Configured Vehicle (cont'd)

Code	Description	MSRP
AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
SUBTOTAL		\$62,080.00
Destination Charge		\$2,795.00
TOTAL		\$64,875.00

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Prepared for: , Village of Homewood

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Currie Quote

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715

Client Proposal

Prepared by:

Nic Cortellini

Office: 815-464-9200

Email: ncortellini@curriemotors.com

Quote ID: 2027-HPW9

Date: 07/13/2026



Currie Motors Fleet | 10125 West Laraway Road, Frankfort, IL , 60423

Office: 815-464-9200

**Prepared for:**

Village of Homewood

Prepared by: Nic Cortellini

07/13/2026

Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: 2027-HPW9

Warranty

Standard Warranty*Basic Warranty*

Basic warranty

36 months/36,000 miles

Powertrain Warranty

Powertrain warranty

60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty

60 months/unlimited

Roadside Assistance Warranty

Roadside warranty

60 months/60,000 miles

Prepared for:

Village of Homewood
Prepared by: Nic Cortellini
07/13/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: 2027-HPW9

Major Equipment

(Based on selected options, shown at right)
10-speed automatic

- * Running boards
- * LT245/70RS19.5 AS BSW front and rear tires
- * Overdrive transmission
- * Lock-up transmission
- * Alternator Amps: 190A
- * Driveline managed traction control
- * HD lead acid battery
- * Injection Type: sequential MPI
- * Auxiliary power take-off
- * 8 inch primary display
- * AM/FM
- * SYNC 4 external memory control
- * Wheelbase: 145.0"
- * Axle to end of frame: 47.2"
- * Tire/wheel capacity rear: 17,200 lbs.
- * Spring rating front: 7,500 lbs.
- * Trip computer
- * Heated driver and passenger side door mirrors
- * DRL preference setting

- Exterior: Oxford White
- Interior: Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat
- * 19.5 x 6.75-inch front and dual rear argent steel wheels
- * Front tires LT load rating: G
- * PTO transmission provision
- * Transmission electronic control
- * Stainless steel single exhaust
- * Battery rating: 750CCA
- * Battery run down protection
- * Fuel tank capacity: 40.00 gal.
- * Steering wheel mounted audio controls
- * AM/FM stereo radio
- * Seek scan
- * Vehicle body length: 230.7"
- * Cab to axle: 60.0"
- * Axle capacity rear: 15,500 lbs.
- * Axle capacity front: 7,500 lbs.
- * Firm ride suspension
- * Power door mirrors
- * Manual folding door mirrors
- * Daytime running lights

As Configured Vehicle

STANDARD VEHICLE PRICE	MSRP
Order Code 680A	\$59,380.00 N/C
50-State Emissions System	STD
Engine: 7.3L 2V DEVCT NA PFI V8 Gas	Included
Transmission: TorqShift 10-Speed Automatic	Included
Limited Slip w/4.88 Axle Ratio	Included
GVWR: 22,000 lbs Payload Package	Included
Wheels: 19.5" X 6.75" Argent Painted Steel	Included
HD Vinyl 40/20/40 Split Bench Seat	Included
Monotone Paint Application	STD
145" Wheelbase	STD
Radio: AM/FM Stereo w/MP3 Player	Included
Fleet Customer Powertrain Limited Warranty	N/C
190 Amp Alternator	Included
Ford Connectivity Package (1-Year Included)	Included
SYNC 4 w/8" Center Display	Included
Oxford White	N/C
Tires: 245/70Rx19.5 BSW Traction	\$190.00
Spare Tire & Wheel	\$350.00

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Item 11. D.

3



Prepared for:
Village of Homewood
Prepared by: Nic Cortellini
07/13/2026

Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: 2027-HPW9

Major Equipment

- * Light tinted windows
- * Manual climate control
- * Seat mounted side impact driver airbag
- * Seat mounted side impact front passenger airbag
- * AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover
- * 40-20-40 split-bench front seat
- * Front passenger seat with 4-way directional controls
- * Manual front seat head restraint control
- * Front seat center armrest
- * Manual reclining driver seat
- * Manual reclining passenger seat
- * Vinyl front seat upholstery
- * Manual driver seat lumbar
- * 4-wheel antilock (ABS) brakes
- * Brake assist system
- * Variable intermittent front windshield wipers
- * Driver front impact airbag
- * Cancellable front passenger air bag
- * 6 airbags
- * SecuriLock immobilizer
- * Driver seat with 4-way directional controls
- * Height adjustable front seat head restraints
- * Split-bench front seat
- * Front seat armrest storage
- * Manual driver seat fore/aft control
- * Manual passenger seat fore/aft control
- * Vinyl front seatback upholstery
- * 4-wheel disc brakes
- * Electronic parking brake
- * Hill Start Assist

As Configured Vehicle

	MSRP
6-Ton Hydraulic Jack	Included
Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
XL Chrome Package	\$425.00
Chrome Front Bumper	Included
Remote Start	Included
Halogen Fog Lamps	Included
Automated Emergency Braking (AEB) Removal	N/C
Front License Plate Bracket	N/C
Platform Running Boards	\$320.00
Rear View Camera & Prep Kit	\$515.00
Bright Chrome Grille	N/C
Trailer Brake Controller	\$300.00
Interior Work Surface	\$140.00
Exterior Backup Alarm (Pre-Installed)	\$280.00
Front Wheel Well Liner (Pre-Installed)	\$180.00

Fuel Economy

City
N/A



Hwy
N/A

SUBTOTAL

\$62,080.00

Destination Charge

\$2,795.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, available or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Item 11. D.

4

Prepared for:
Village of Homewood
Prepared by: Nic Cortellini
07/13/2026



Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: 2027-HPW9

As Configured Vehicle	MSRP
TOTAL	\$64,875.00

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Item 11. D.

5

**Prepared for:**

Village of Homewood

Prepared by: Nic Cortellini

07/13/2026

Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: 2027-HPW9

As Configured Vehicle

Code	Description	MSRP
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Base Vehicle

F6K	Base Vehicle Price (F6K)	\$59,380.00
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Packages

680A	Order Code 680A	N/C
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Includes:

- Engine: 7.3L 2V DEVCT NA PFI V8 Gas

Includes CNG/propane gaseous engine prep package which includes hardened engine intake valves and valve seats.

- 190 Amp Alternator

- Transmission: TorqShift 10-Speed Automatic

Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and trail and transmission power take-off provision.

- Limited Slip w/4.86 Axle Ratio

- GVWR: 22,000 lbs Payload Package

- Wheels: 19.5" X 6.75" Argent Painted Steel

- HD Vinyl 40/20/40 Split Bench Seat

Includes center armrest, cupholder, storage and driver's side manual lumbar.

- Radio: AM/FM Stereo w/MP3 Player

Includes 4 speakers.

- Ford Connectivity Package (1-Year Included)

Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.

- SYNC 4 w/6" Center Display

*Includes wireless Apple CarPlay and Android Auto compatibility, embedded apps, digital owner's manual and 911 Assist.***Emissions**

425	50-State Emissions System	STD
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Powertrain

99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas	Included
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*Includes CNG/propane gaseous engine prep package which includes hardened engine intake valves and valve seats.**Includes:*

- 190 Amp Alternator

44G	Transmission: TorqShift 10-Speed Automatic	Included
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Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and trail and transmission power take-off provision.

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

**Prepared for:**

Village of Homewood

Prepared by: Nic Cortellini

07/13/2026

Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: 2027-HPW9

As Configured Vehicle (cont'd)

Code	Description	MSRP
X8L	Limited Slip w/4.88 Axle Ratio	Included
STDGV	GVWR: 22,000 lbs Payload Package	Included

Wheels & Tires

TGU	Tires: 245/70Rx19.5 BSW Traction <i>Spare may not be the same as road tire. Includes 4 traction tires on the rear and 2 A/P tires on the front.</i>	\$190.00
64B	Wheels: 19.5" X 6.75" Argent Painted Steel	Included
512	Spare Tire & Wheel Required in Rhode Island. <i>Excludes carrier.</i> <i>Includes:</i> - 6-Ton Hydraulic Jack	\$350.00

Seats & Seat Trim

A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	Included
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Other Options

PAINT	Monotone Paint Application	STD
145WB	145" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers.</i> <i>Includes:</i> - Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 w/8" Center Display <i>Includes wireless Apple CarPlay and Android Auto compatibility, embedded apps, digital owner's manual and 911 Assist.</i>	Included
61J	6-Ton Hydraulic Jack	Included
96V	XL Chrome Package <i>Includes:</i>	\$425.00

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**Prepared for:**

Village of Homewood

Prepared by: Nic Cortellini

07/13/2026

Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: 2027-HPW9

As Configured Vehicle (cont'd)

Code	Description	MSRP
	- Chrome Front Bumper - Remote Start - Halogen Fog Lamps	
60X	Automated Emergency Braking (AEB) Removal <i>Removes Pre-Collision Assist with Automated Emergency Braking (AEB) and forward collision warning, auto high beams, post impact braking and audible lane departure warning.</i>	N/C
18B	Platform Running Boards	\$320.00
153	Front License Plate Bracket Standard in states requiring 2 license plates and optional to all others.	N/C
60L	Bright Chrome Grille	N/C
872	Rear View Camera & Prep Kit <i>Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.</i>	\$515.00
52B	Trailer Brake Controller	\$300.00
52S	Interior Work Surface	\$140.00
76C	Exterior Backup Alarm (Pre-Installed)	\$280.00
61L	Front Wheel Well Liner (Pre-Installed)	\$180.00

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty Requires valid FIN code. <i>Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.</i>	N/C
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Exterior Color

Z1_01	Oxford White	N/C
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Interior Color

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**Prepared for:**

Village of Homewood

Prepared by: Nic Cortellini

07/13/2026

Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: 2027-HPW9

As Configured Vehicle (cont'd)

Code	Description	MSRP
AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
SUBTOTAL		\$62,080.00
Destination Charge		\$2,795.00
TOTAL		\$64,875.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

**Prepared for:**

Village of Homewood

Prepared by: Nic Cortellini

07/13/2026

Currie Motors Fleet | 10125 West Laraway Road Frankfort IL | 60423

2027 F-600 Chassis 4x2 SD Regular Cab 145" WB DRW XL (F6K)

Price Level: 715 | Quote ID: 2027-HPW9

Pricing Summary - Single Vehicle

MSRP*Vehicle Pricing*

Base Vehicle Price	\$59,380.00
Options	\$2,700.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$2,795.00
Subtotal	\$64,875.00

Discount Adjustments

Discount Adjustments	-\$4,550.00
Total	\$60,325.00

Customer Signature_____
Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Kankakee Truck Equipment
 785 Eastgate Industrial Parkway
 Kankakee, IL 60901
 815-939-2541
 kankakeetruckequipment@outlook.com

Village of Homewood
 2020 Chesnutt Road
 Homewood, IL 60430

17 July 2026

We are pleased to make the following proposal: 2027 F600 Upfit

- Henderson MK3 18 U-9'
- 18" Fixed Sides
- 10ga Sides and End
- 3/16" AR. Floor
- Stainless Steel 304 sides and ends
- Extra Reinforcement on Sides
- 24" Quick Release Tail Gate
- Mailhot telescopic DA Head-Lift Hoist
- Integral Cab Shield
- 2500 LB Dump BodyVibrator Installed
- Chelsea PTO and Direct Mount Pump
- Force VT15 Tank/Valve Combination
- Valve set up for possible salt spreader installation
- Electric Switch Control for Hoist
- Backup Alarm
- Whelen Amber flashing lights and STT in rear corner post and on Cab Shield
- Whelen Ion T Amber/White Strokes in the Grill and Rear Outer Corner of Body
- Wire ran for Roof Top LED Minibar
- Poly Fenders
- ½" No-Sail Rear Mud Flaps on SS angles
- ½" Receiver Hitch Plate with bargeman plug
- All above equipment mounted and painted, where appropriate

Total price for one (1) complete unit: \$50,945

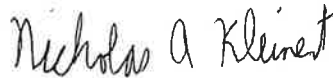
We thank you for the opportunity to be of service. If there are any questions regarding this proposal, please contact us at your convenience.

***Due to the rising cost of steel and stainless steel because of tariffs, a surcharge may be added to the final cost at the time of invoicing.*

***All proposals and quotes over 30 days old are subject to change and must be requoted prior to final Purchase Orders being issued.*

Kankakee Truck Equipment
785 Eastgate Industrial Parkway
Kankakee, IL 60901
815-939-2541
kankakeetruckequipment@outlook.com

Respectfully submitted,


Nicholas Kleinert

President

Kankakee Truck Equipment

Approved by

Signature

Printed Name/ Date

Position/ Organization

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

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

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

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

SECTION ONE – DECLARATION OF SURPLUS PROPERTY:

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

Village Items

#32 2010 Ford F-550 1FDAF4GY8AEA45015 DPW Utilities Division

SECTION TWO – METHOD OF DISPOSAL:

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

SECTION THREE – EFFECTIVE DATE:

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

PASSED and APPROVED this 28th day of July, 2026.

Village President

ATTEST:

Village Clerk

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

RESOLUTION NO. R-3266**A RESOLUTION APPROVING THE PURCHASE OF VACANT
COMMERCIAL PROPERTY AT 17924 HALSTED STREET,
HOMewood, COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Homewood (the "Village") is a non-home rule unit of local government; and

WHEREAS, Section 11-61-3 of the Illinois Municipal Code (65 ILCS 5/11-61-3) authorizes municipalities to acquire real property for public purposes; and

WHEREAS, the Village of Homewood has negotiated a purchase agreement with the Cook County Land Bank for the vacant office building at 17924 Halsted Street, Homewood; and

WHEREAS, the Village intends to acquire the property for future development that will rehabilitate and revitalize this property; and

WHEREAS, in the opinion of the corporate authorities of the Village of Homewood, it is in the Village's best interests to acquire this property to provide additional economic development opportunities in the Halsted Street commercial corridor.

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

SECTION ONE - INCORPORATION OF RECITALS:

The Corporate Authorities find that the above recitals are full, true, and correct and incorporate them into this Resolution as legislative findings.

SECTION TWO - APPROVAL OF REAL ESTATE PURCHASE AGREEMENT:

The Corporate Authorities of the Village approve the contract attached to this resolution as Exhibit A. The Village President, Village Manager, Village Attorney, and all other necessary Village officials are authorized to take all actions required to complete the purchase of this property as provided in the attached contract.

SECTION THREE - EFFECTIVE DATE:

This resolution shall be in full force and effect upon its passage, approval, and publication under the law.

PASSED and APPROVED this 28th day of July, 2026.

Village President

ATTEST:

Village Clerk

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

EXHIBIT A - REAL ESTATE PURCHASE CONTRACT

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (“Agreement”) is made and entered between the County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority (“CCLBA” or “Seller”), and Village of Homewood (“Purchaser”) (collectively the “Parties”). For all purposes, the date of this Agreement (the “Effective Date”) shall be the latest date of execution shown below the Parties’ signatures.

RECITALS

In consideration of the covenants and agreements contained herein, the Parties agree as follows:

1. **Property to be Purchased.** Subject to compliance with the terms and conditions of this Agreement, Seller agrees to convey to Purchaser and Purchaser agrees to purchase from Seller the real Property commonly known as 17924 South Halsted Street, Homewood, Illinois 60430, legally described in Exhibit A (the “Property”).

2. **Purchase Price.** The purchase price for the Property shall be Forty Thousand and no/100 Dollars (\$40,000.00) (“Total Purchase Price”).

3. **Application Fee.** (*Intentionally omitted*).

4. **Closing.** The closing of the purchase and sale (the “Closing”) shall take place no later than thirty (30) days (the “Closing Date”) after CCLBA provides the Purchaser notice of its acquisition of the Property (“Notice of Acquisition”) at a mutually agreeable time at the offices of Seller’s preferred title company (“Title Company”), unless otherwise agreed to by the Parties.

5. **Title.** At Purchaser’s expense, Seller will deliver or cause to be delivered to Purchaser or Purchaser’s attorney, within customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA owner’s title insurance policy in the amount of the Total Purchase Price issued by the Title Company on or subsequent to the Effective Date.

6. **Closing Costs; Related Fees.** Notwithstanding local custom, all costs of Closing, and related costs of due diligence (“Closing Costs”), shall be paid as follows:

- A) Seller shall pay the costs of recording the satisfaction of any existing mortgage and any other documents necessary to make title marketable.
- B) Purchaser shall pay:
 - 1. The balance of the Purchase Price;
 - 2. The costs of obtaining any required real estate transfer tax stamp and any related transfer taxes;
 - 3. The costs associated with the issuance of an ALTA owner’s title insurance policy issued by the Title Company of Seller’s choice, the costs of escrow and settlement services provided by the Title Company of Seller’s Choice, and any additional title costs;

4. The costs of recording the Deed (as defined herein) and any Purchaser recordings;
5. The costs of any survey that Purchaser may choose to acquire; and
6. Any other Closing Costs not expressly assumed by the Seller in this Agreement.

7. *Rights of Inspection; Inspection Period.* Purchaser, its counsel, accountants, agents and other representatives, shall have full and continuing access to the Property and all parts thereof, upon reasonable notice to Seller. Purchaser and its agents and representatives shall also have the right to enter upon the Property at any time after the Effective Date for any purpose related to this transaction, including inspecting, surveying, engineering, testing of mechanical systems, performance of environmental tests and such other work as Purchaser shall consider appropriate (the “Inspections”), provided that Purchaser shall hold Seller harmless and fully indemnify Seller against any damage, claim, liability or cause of action arising from or caused by the actions of Purchaser, its agents, or representatives upon the Property, and shall have the further right to make such inquiries of governmental agencies and utility companies, and to make such feasibility studies and analyses as it considers appropriate. Seller shall cooperate with Purchaser with respect to the Inspections, including but not limited to the execution of any documents reasonably necessary for such Inspections, provided that Seller shall bear no expense in connection therewith.

The obligations of Purchaser under this Agreement are expressly subject to and conditioned upon the determination by Purchaser, in its sole discretion and judgment that the Property is satisfactory for the uses and purposes intended by Purchaser, which determination shall be made within the time periods herein provided. In the event such conditions to Purchaser’s obligations have not been satisfied within thirty (30) days of the Effective Date (such 30 day period being herein referred to as the “Inspection Period”), Purchaser shall have the right, by written notice delivered to Seller on or before the last day of the Inspection Period, to terminate this Agreement for any reason, or no reason at all. Should such termination be delivered on or before the end of the Inspection Period, this Agreement shall be deemed null and void, and neither Party shall have any further duties or obligations under this Agreement. Should Purchaser fail to deliver to Seller such written notice, Purchaser shall be deemed to have waived its rights to terminate this Agreement pursuant to this Section.

8. *Recognition of CCLBA Acquisition.* Purchaser understands that the Seller acquired the Property “as is” and “with all faults.” Seller did not originally construct any improvements on the Property. Seller has not occupied the Property for its own use. As stated throughout this Agreement, Seller has no knowledge, and makes no representations, about any Property condition, impairment or other encumbrance.

9. *Control of Property.* Prior to Closing and subject to Purchaser’s indemnification obligations set forth in this Agreement, Seller shall have the full responsibility and the entire liability for any and all damages or injury of any kind whatsoever to the Property. If, prior to the Closing, the Property is materially damaged or the Property shall be the subject of an action in eminent domain or a proposed taking by a governmental authority, whether temporary or permanent, Purchaser, at its sole discretion, shall have the right to terminate this Agreement upon notice to Seller, without liability on its part, by so notifying Seller. If Purchaser does not exercise its right of termination, any and all proceeds arising out of such damage or destruction, if the same be insured, or out of any such eminent domain or taking, shall be assigned or distributed in the following manner: (a) Seller shall receive an amount sufficient to cover the total costs expended by the Seller pertaining to the Property, including but not limited to, survey costs, inspection costs, real estate taxes and administrative fees; and (b) all remaining proceeds shall be paid to the Purchaser on the Closing Date.

10. Representations of Seller. In order to induce Purchaser to enter into this Agreement, Seller represents, warrants and covenants to Purchaser as follows:

A) Seller has the legal power, right and authority to enter into this Agreement, to consummate the transactions contemplated herein and to execute and deliver all documents and instruments to be delivered by Seller hereunder. The individual(s) executing this Agreement on behalf of Seller have the legal power, right, and actual authority to bind Seller to the terms and conditions of this Agreement.

B) THE PROPERTY IS BEING SOLD IN AN “**AS IS**” CONDITION AND “**WITH ALL FAULTS**” AS OF THE DATE OF THIS AGREEMENT AND OF CLOSING. NO REPRESENTATIONS OR WARRANTIES HAVE BEEN MADE OR ARE MADE AND NO RESPONSIBILITY HAS BEEN OR IS ASSUMED BY SELLER OR BY ANY OFFICER, EMPLOYEE, PERSON, FIRM, AGENT OR REPRESENTATIVE ACTING OR PURPORTING TO ACT ON BEHALF OF SELLER AS TO THE CONDITION OR REPAIR OF THE PROPERTY OR THE VALUE, EXPENSE OF OPERATION, OR INCOME POTENTIAL THEREOF OR AS TO ANY OTHER FACT OR CONDITION WHICH HAS OR MIGHT AFFECT THE PROPERTY OR THE CONDITION, REPAIR, VALUE, EXPENSE OF OPERATION OR INCOME POTENTIAL OF THE PROPERTY OR ANY PORTION THEREOF. THE PARTIES AGREE THAT ALL UNDERSTANDINGS AND AGREEMENTS HERETOFORE MADE BETWEEN THEM OR THEIR RESPECTIVE AGENTS OR REPRESENTATIVES, ARE MERGED IN THIS AGREEMENT AND THE EXHIBITS HERETO, WHICH ALONE FULLY AND COMPLETELY EXPRESS THEIR AGREEMENT, AND THAT THIS AGREEMENT HAS BEEN ENTERED INTO AFTER FULL INVESTIGATION, OR WITH THE PARTIES SATISFIED WITH THE OPPORTUNITY AFFORDED FOR INVESTIGATION, NEITHER PARTY RELYING UPON ANY STATEMENT OR REPRESENTATION BY THE OTHER UNLESS SUCH STATEMENT OR REPRESENTATION IS SPECIFICALLY EMBODIED IN THIS AGREEMENT OR THE EXHIBITS ATTACHED HERETO.

11. Condition of Property.

A) PURCHASER ACKNOWLEDGES AND AGREES TO ACCEPT THE PROPERTY IN “AS IS” CONDITION AT THE TIME OF CLOSING, INCLUDING, WITHOUT LIMITATION, ANY DEFECTS OR ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY, WHETHER KNOWN OR UNKNOWN, WHETHER SUCH DEFECTS OR CONDITIONS WERE DISCOVERABLE THROUGH INSPECTION OR NOT. Purchaser acknowledges that Seller, its agents and representatives have not made, and the Seller specifically negates and disclaims, any representations, warranties, promises, covenants, agreements or guarantees, implied or express, oral or written with respect to the following:

1. The physical condition or any other aspect of the Property including the structural integrity or the quality or character of materials used in the construction of any improvement (e.g. drywall, asbestos, lead paint, urea formaldehyde foam insulation, etc.), availability and quantity or quality of water, stability of the soil, susceptibility to landslide or flooding, sufficiency of drainage, water leak, water damage, mold or any other matter affecting the stability, integrity or condition of the Property or improvements;
2. The conformity of the Property, or the improvements, to any zoning, land use or building code requirement or compliance with any laws, rules, ordinances, or regulations of any federal, State or local governmental authority, or the granting of

any required permits or approvals, if any, of any governmental bodies which had jurisdiction over the construction of the original structure, any improvements, and/or any remodeling of the structure;

3. The habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property or improvements including redhibitory vices and defects, apparent, non-apparent or latent, which now exist or which may hereafter exist and which, if known to the Purchaser, would cause the Purchaser to refuse the Property.

B) Purchaser understands that mold, mildew, spores and/or other microscopic organisms and/or allergens (collectively referred to in this Agreement as "Mold") are environmental conditions that are common in residential properties and may affect the Property. Mold, in some forms, has been reported to be toxic and to cause serious physical injuries, including but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons. Mold has also been reported to cause extensive damage to personal and real Property. Mold may have been removed or covered in the course of any cleaning or repairing of the Property. The Purchaser acknowledges that, if Seller or any of Seller's employees, contractors, or agents cleaned or repaired the Property or remediated Mold contamination, that Seller does not in any way warrant the cleaning, repairs or remediation. Purchaser accepts full responsibility for all hazards that may result from the presence of Mold in or around the Property. The Purchaser is satisfied with the condition of the Property notwithstanding the past or present existence of Mold in or around the Property and Purchaser has not, in any way, relied upon any representations of Seller, Seller's employees, officers, directors, contractors, or agents concerning the past or present existence of Mold in or around the Property. To the extent that any Mold is identified on the Property, Purchaser agrees to take all necessary measures to protect the health, safety, and welfare of Property inhabitants.

C) The Closing of this sale shall constitute acknowledgement by the Purchaser that Purchaser had the opportunity to retain an independent, qualified professional to inspect the Property and that the condition of the Property is acceptable to the Purchaser. The Purchaser agrees that the Seller shall have no liability for any claims or losses the Purchaser or the Purchaser's successors or assigns may incur as a result of construction or other defects which may now or hereafter exist with respect to the Property.

D) Seller shall have absolutely no duty to modify, alter or clean the Property (or remove any contents at the Property, and in that regard the Seller represents that no other person has any right or claim to any contents in or at the Property and that the Seller's Bill of Sale will include such contents).

E) Purchaser waives any claim against Seller with respect to any of the Property conditions identified in this Section 11.

12. Disclosure of Lead-Based Paint Hazards. In the event the improvements on the Real Estate are improved with residential dwellings built prior to 1978, the Purchaser hereby acknowledges that:

- A) the Purchaser has received the following Lead Warning Statement, and understands its contents:

“Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller’s possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.”

- B) the Purchaser has received a Lead Hazard Information pamphlet;
- C) Seller has no reports, records, or knowledge of lead-based paint and/or lead-based paint hazards in the Property; and
- D) Purchaser hereby waives any rights and/or remedies against the Seller provided to him as a Purchaser in the Residential Lead-Based Paint Hazard Reduction Act, including the Purchaser’s ten day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

13. *Occupancy Status of Property.* The Purchaser acknowledges that neither the Seller, nor its representatives, agents or assigns, has made any warranties or representations, implied or expressed, relating to the existence of any tenants or occupants at the Property. The Purchaser acknowledges that Closing on this transaction shall be deemed the Purchaser’s reaffirmation that neither the Seller, nor its representatives, agents or assigns, has made any warranties or representations, implied or expressed, relating to the existence of any tenants or occupants at the Property.

14. *Good Faith Effort to Maintain.* Purchaser agrees to make a good faith effort to maintain the Property in compliance with all federal, state, and local codes applicable to the Property.

15. *Personal Property.* The Seller makes no representation or warranty as to the condition of any personal Property, title thereto, or whether any personal Property is encumbered by any liens. The Seller assumes no responsibility for any personal Property remaining on the Property at the time of Closing.

16. *Taxes and Special Assessments.* Seller is not required to provide a proration at Closing. Purchaser shall be responsible for any taxes that become due and payable after Closing. Seller represents and warrants that the Property is being transferred free and clear of property taxes through the year of Seller’s acquisition per Section 21-95 of the Property Tax Code. Subsequent taxes will not be prorated.

17. *Seller’s Obligations at Closing.* At or prior to the Closing Date, Seller shall:

A) Deliver to the Title Company a duly recordable Special Warranty Deed to the Property conveying to Purchaser fee simple title to the Property and all of Seller’s rights appurtenant thereto, together with all required transfer declarations duly executed by Seller;

B) Deliver to Purchaser any documents in Seller’s possession with regard to any survey of the Property;

C) Deliver to the Title Company the affidavit of Seller confirming that Seller is not a “foreign corporation” within the meaning of Section 1445 of the Internal Revenue Code;

D) Deliver to the Title Company an ALTA Statement executed by Seller;

E) Deliver to the Title Company an affidavit stating that there is no Property manager at the Property; and

F) Deliver to the Title Company a settlement statement.

18. *Purchaser’s Obligations at Closing.* At Closing, and subject to the terms, conditions, and provisions hereof, and the performance by Seller of its obligations as set forth herein, Purchaser shall deliver the full balance of the Payment, and pay Purchaser’s Closing Costs outlined herein. At or before Closing, Purchaser shall execute and deliver to the Title Company or Seller such documents, and perform such acts, as are reasonably necessary to accomplish and/or consummate the Closing.

19. *Certificate of Occupancy.* If the Property is located in a jurisdiction that requires a certificate of occupancy, smoke detector certification, septic certification or any similar certification or permit ("Certificate of Occupancy") or any form of improvement or repair to the Property to obtain such Certificate of Occupancy necessary for the Property to be occupied, the Purchaser understands that the Seller requires the Certificate of Occupancy to be obtained by the Purchaser at the Purchaser's sole expense.

20. *Delivery of Possession of Property.* The Seller shall deliver possession of the Property to the Purchaser at Closing. If the Purchaser alters the Property or causes the Property to be altered in any way and/or occupies the Property or allows any other person to occupy the Property prior to Closing without the prior written consent of the Seller, such event shall constitute a breach by the Purchaser under the Agreement and the Seller may terminate the Agreement and the Purchaser shall be liable to the Seller for damages caused by any such alteration or occupation of the Property prior to Closing, and waives any and all claims for damages or compensation for alterations made by the Purchaser to the Property including, but not limited to, any claims for unjust enrichment.

21. *Deed.* The deed to be delivered by Seller at Closing shall be a special warranty deed that covenants that grantor grants only that title which grantor may have and that grantor will only defend title against persons claiming by, through, or under the grantor, but not otherwise. Any reference to the term "Deed" herein shall be construed to refer to such form of deed. Under no circumstances shall Seller be required to deliver any form of deed which grants a general warranty of title.

22. *Defects in Title.* If the Purchaser raises an objection to the Seller's title to the Property, which, if valid, would make title to the Property uninsurable, the Seller shall have the right unilaterally to terminate the Agreement by giving written notice of the termination to the Purchaser. However, if the Seller is able to correct the problem through reasonable efforts, as the Seller determines, at its sole and absolute discretion, prior to the Closing Date, including any written extensions, or if title insurance is available from a reputable title insurance company at regular rates containing affirmative coverage for the title objections, then this Agreement shall remain in full force and the Purchaser shall perform pursuant to the terms set out in this Agreement. The Seller is not obligated to remove any exception or to bring any action or proceeding or bear any expense in order to convey title to the Property or to make the title marketable and/or insurable, and any attempt by the Seller to remove such title exceptions shall not impose an obligation upon the Seller to remove those exceptions. In the event the Seller is not able to make the title insurable or correct any problem or Purchaser is not able to obtain title insurance from a reputable title insurance company, all as provided herein, the Purchaser may terminate this Agreement. If

the Purchaser elects to take title subject to the title objections, the Purchaser shall so notify the Seller. The Purchaser's silence as to any title objections shall be deemed as acceptance.

23. *Conditions to the Seller's Performance.* The Seller shall have the right prior to Closing, at the Seller's sole discretion, to terminate this Agreement if:

A) The Seller determines that it is unable to convey title to the Property insurable by a reputable title insurance company at regular rates;

B) Full payment of any Property, fire or hazard insurance claim is not confirmed prior to the Closing;

C) Any third Party, whether tenant, homeowner's association, or otherwise, exercises rights under a right of first refusal to purchase the Property;

D) The Seller, at the Seller's sole discretion, determines that the sale of the Property to the Purchaser or any related transactions are in any way associated with illegal activity of any kind;

E) This Agreement was accepted and executed by Seller in noncompliance with the Cook County Land Bank Authority's policies, procedures or guidelines;

F) Seller determines in its sole discretion that the sale of the Property will subject Seller to liability and/or have an impact on pending, threatened or potential litigation;

G) *Intentionally omitted;*

H) The Purchaser is the former owner or mortgagor of the Property, or is related to or affiliated in any way with the former owner or mortgagor, and the Purchaser has not disclosed this fact to the Seller prior to the Seller's acceptance of this Agreement. Such failure to disclose shall constitute default under this Agreement, entitling the Seller to exercise any of its rights and remedies; or

I) Purchaser has made any material misrepresentation in relation to this Agreement or the transaction addressed herein, including, but not limited to, any misrepresentation concerning the financing for this transaction or Purchaser's plans for the Property.

24. *Indemnification.* The Purchaser agrees to indemnify and fully protect, defend, and hold the Seller, its officers, directors, employees, representatives, agents, attorneys, tenants, brokers, successors or assigns harmless from and against any and all claims, costs, liens, loss, damages, attorney's fees and expenses of every kind and nature that may be sustained by or made against the Seller, its officers, directors, employees, representatives, agents, attorneys, tenants, brokers, successors or assigns, resulting from or arising out of:

A) Inspections or repairs made by the Purchaser or its agents, employees, contractors, successors or assigns;

B) Claims, liabilities, fines or penalties resulting from the Purchaser's failure to timely obtain any Certificate of Occupancy or to comply with equivalent laws and regulations;

C) Claims for amounts due and owed by the Seller for taxes, homeowner association dues or assessment, including any penalty or interest and other charges related thereto.

D) The Purchaser's or the Purchaser's tenants, agents or representatives use and/or occupancy of the Property prior to Closing and/or issuance of required Certificates of Occupancy.

25. Risk of Loss. In the event of fire, destruction or other casualty loss to the Property after the Seller's acceptance of this Agreement and prior to Closing, the Seller may, at its sole discretion, repair or restore the Property, or the Seller may terminate the Agreement. If the Seller elects to repair or restore the Property, then the Seller may, at its sole discretion, limit the amount to be expended. Whether or not Seller elects to repair or restore the Property, the Purchaser's sole and exclusive remedy shall be either to acquire the Property in its then condition at the Total Purchase Price with no reduction thereof by reason of such loss or terminate this Agreement.

26. Keys. The Purchaser understands that the Seller may not be in possession of keys, including but not limited to, mailbox keys, recreation area keys, gate cards, or automatic garage remote controls, and any cost of obtaining the same will be the responsibility of the Purchaser. The Purchaser also understands that if the Property includes an alarm system, the Seller cannot provide the access code and/or key and that the Purchaser is responsible for any and all costs associated with activating the alarm, including changing the access code or obtaining keys.

27. Survival. Delivery of the deed to the Property to the Purchaser by the Seller shall be deemed to be full performance and discharge of all of the Seller's obligations under this Agreement. Notwithstanding anything to the contrary in the Agreement, any provision which contemplates performance or observance subsequent to any termination or expiration of the Agreement, including but not limited to any condition subsequent, shall survive the Closing and/or termination of the Agreement by any Party and continue in full force and effect.

28. Brokerage. Each Party shall individually pay for all costs and fees associated with any broker they have or may retain as part of the purchase and sale of the Property (i.e. Seller pays for Seller's broker; Purchaser pays for Purchaser's broker). Seller and Purchaser hereby agree to indemnify and hold one another harmless for any claim (including reasonable expenses incurred in defending such claim) made by a broker or sales agent or similar Party in connection with this transaction and claiming by or through the indemnifying Party and not disclosed herein. The provisions of this Section shall survive the Closing.

29. Remedies. If either Party defaults in the performance of this Agreement, the non-defaulting Party's sole and exclusive remedy shall be to either: (i) terminate this Agreement; or (ii) pursue specific performance, at Purchaser's discretion. In the event of termination, the Parties agree to refund to the originating Party any funds paid as part of the transaction, with the exception of the Application Fee. Seller and Purchaser hereby acknowledge and agree that neither Party shall be entitled to any monetary or legal damages as a result of any breach of this Agreement.

30. Good Standing. If Purchaser obtains or plans to obtain financing related to the purchase, construction, or rehabilitation of the Property, Purchaser must be in good standing with the lender providing any such financing at the time of Closing. To comply with this provision, upon request by Seller, Purchaser must provide evidence of good standing with the lender. For purposes of this section, a Purchaser is in good standing with a lender if (a) the lender provides a written statement certifying that the Purchaser is in good standing under the lender's established standard for what constitutes a borrower in good standing; or (b) if the lender does not have an established standard for what constitutes a borrower in good standing, the lender provides a written statement that Purchaser is not in default in relation to any financing agreement between Purchaser and the lender and does not have a history of delinquency in relation to any financing agreements between Purchaser and the lender that would materially affect Purchaser's ability to obtain financing from the lender.

31. *Public Announcements and Engagements.* Purchaser agrees to include Seller in any public announcements publicizing the rehabilitation of the Property, and to invite Seller to any public events regarding the Property. This provision shall survive Closing and remain in effect until Purchaser sells the Property or for a period of thirty-six (36) months from the date of Closing, whichever occurs first.

32. *Miscellaneous.* The following general provisions govern this Agreement.

A) No Waivers. The waiver by either Party hereto of any condition or the breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or of any other term, covenant or condition herein contained. Either Party, in its sole discretion may waive any right conferred upon such Party by this Agreement; provided that such waiver shall only be made by giving the other Party written notice specifically describing the right waived.

B) Time of Essence. Time is of the essence of this Agreement.

C) Governing Law. This Agreement is made and executed under and in all respects to be governed and construed by the laws of the State of Illinois and the Parties hereto hereby agree and consent and submit themselves to any court of competent jurisdiction situated in the County of Cook, State of Illinois.

D) Attorney Review. Purchaser's execution of this Agreement shall constitute acknowledgement by the Purchaser that Purchaser had the opportunity to retain and consult with legal counsel regarding the Agreement and the Exhibits attached hereto. Further, the terms of the Agreement are not to be construed against any party because that party drafted the Agreement or construed in favor of any Party because that Party failed to understand the legal effect of the provisions of the Agreement.

E) Notices. All notices and demands given or required to be given by any Party hereto to any other Party shall be deemed to have been properly given if and when delivered in person, sent by facsimile (with verification of receipt), or three (3) business days after having been deposited in any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows hereafter (or sent to such other address as any Party shall specify to the other Party pursuant to the provisions of this Section) Notwithstanding the foregoing, the Parties hereby agree that all notices required under the Agreement shall be in writing and shall be deemed properly served if sent via E-Mail if an E-Mail address has been furnished by the recipient party or the recipient party's attorney to the sending party. Notice shall be effective as of date and time of E-Mail transmission, provided that, in the event E-Mail notice is transmitted after 5:00 P.M. Central Standard Time and before 9:00 A.M. Central Standard Time, the effective date and time of such notice is the first hour of the next business day after transmission:

If to Seller:
 Darlene Dugo
 Cook County Land Bank Authority
 69 W. Washington Street, 31st Floor
 Chicago, Illinois 60602
 Darlene@cookcountylandbank.org

With a copy to:
 Stephen M. Soltanzadeh
 Denzin Soltanzadeh, LLC
 190 S. LaSalle Street, Suite 2160
 Chicago, Illinois 60603
 ssoltanzadeh@denzinlaw.com

If to Purchaser:
 Village of Homewood
 2020 Chestnut Road
 Homewood, IL 60430
 nhaney@homewoodil.gov

With a copy to:
 Chris J. Cummings, PC
 2024 Hickory Road, Suite 205
 Homewood, IL 60430
 chris@CJCummingsLaw.com

In the event either Party delivers a notice by facsimile, as set forth above, such Party agrees to deposit the originals of the notice in a post office, branch post office, or mail depository maintained by the U.S. Postal Service, postage prepaid and addressed as set forth above. Such deposit in the U.S. Mail shall not affect the deemed delivery of the notice by facsimile, provided that the procedures set forth above are fully complied with. Any Party, by notice given as aforesaid, may change the address to which subsequent notices are to be sent to such Party.

F) Assignability. In no event may Seller convey or encumber the Property during the term of this Agreement, and neither Seller nor Purchaser may assign this Agreement or its rights herein to any third Party.

G) Severability. If for any reason any term or provision of this Agreement shall be declared void and unenforceable by any court of law or equity it shall only affect such particular term or provision of this Agreement and the balance of this Agreement shall remain in full force and effect and shall be binding upon the Parties hereto.

H) Disputes. Notwithstanding any other provisions herein to the contrary, if any action or proceeding is brought by Seller or Purchaser to interpret the provisions hereof or to enforce either Party's respective rights under this Purchase Agreement, the prevailing Party shall be entitled to recover from the unsuccessful Party therein, in addition to all other remedies, all costs incurred by the prevailing Party in such action or proceeding, including reasonable attorney's fees and court costs.

I) Complete Agreement. All understandings and agreements heretofore had between the Parties are merged into this Agreement which alone fully and completely expressed their agreement. This Agreement may be changed only in writing signed by both of the Parties hereto and shall apply to and bind the successors and assigns of each of the Parties hereto and shall merge with the deed delivered to Purchaser at Closing except as specifically provided herein.

J) No Third Party Beneficiaries. The covenants and agreements contained herein shall be binding upon and inure to the sole benefit of the Parties hereto, and their successors and assigns. Nothing herein, express or implied, is intended to or shall confer upon any other person, entity,

company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

K) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year set forth below.

PURCHASER:

Village of Homewood

By: _____

Its: _____

Date: _____

SELLER:

County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority

By: _____

Jessica Caffrey, Executive Director

Date: _____

EXHIBIT A**LEGAL DESCRIPTION**

LOT 2 (EXCEPT THAT PART BEGINNING ON THE NORTHEAST CORNER OF SAID LOT 2 THENCE SOUTH 00°08'30" WEST 268 FEET ALONG THE EAST LINE TO THE SOUTHEAST CORNER THENCE NORTH 89°51'30" WEST 223.67 FEET ALONG THE SOUTH LINE TO A POINT ON A CURVE POINT BEING THE SOUTHWEST CORNER THENCE NORTHERLY ALONG A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 280 FEET AND AN ARC LENGTH OF 24.90 FEET THENCE SOUTH 89°51'30" EAST 156.96 FEET THENCE NORTH 00°12'45" EAST 112.11 FEET THENCE NORTH 89°47'15" WEST 57.33 FEET THENCE NORTH 00°00'05" WEST 41.43 FEET THENCE SOUTH 89°59'55" WEST 5.62 FEET THENCE NORTH 00°13'54" EAST 90.75 FEET TO THE NORTH LINE THENCE SOUTH 89°51'30" EAST TO THE POINT OF BEGINNING) IN WASHINGTON SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN VILLAGE OF HOMEWOOD SUBDIVISION OF THE NORTH 5 ACRES OF LOT 21 IN ROBERTSON AND YOUNG'S FOURTH ADDITION TO HOMEWOOD IN THE SOUTHWEST 1/4 OF SECTION 32, AND THAT PART OF THE SOUTHEAST 1/4 OF SECTION 32 LYING NORTH OF RIDGE ROAD (EXCEPT THE EAST 83 FEET) AND (EXCEPT THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY) AND (EXCEPT THE SOUTHWEST 1 ACRE) ALL IN SECTION 32 TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 29-32-401-026-0000

Address of Real Estate: 17924 South Halsted Street, Homewood, Illinois 60430



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Zoning Variance, Bulk and Dimensional Standards, 17863 Golfview Avenue

PURPOSE

Steven Scott, the applicant, owns the subject property at 17863 Golfview Avenue, and has requested a variance from bulk and dimensional standards, maximum building coverage, and impervious surface coverage in the R-1 Single-Family Residence zoning district. The variance allows for the construction of a single-family residence on the property.



The Village Board approved the variance on April 28, 2026 (M-2414). The variance request by the applicant was to increase the maximum impervious surface coverage on the lot by 1,006 square feet (12.3% of lot area). The ordinance incorrectly stated that the increase in maximum impervious surface coverage would be 1,000 square feet (12.3%). The Planning and Zoning Commission recommended approval of a variance for 1,006 square feet in additional impervious surface area.

To correct this previously approved variance ordinance, the variance ordinance must be rescinded and restated with the correct measurements. A revised ordinance has been provided for approval.

PROCESS

The applicant has proposed the construction of a 1,553 square-foot residence, detached garage, and shed on the property. The lot is 8,130 square feet in area, which is smaller than the minimum lot size for the R-1 zoning district (minimum 10,400 square feet). The lot is 25% narrower and 22% smaller than a zoning lot platted to meet the current standards of the R-1 zoning district.



The property has been zoned R-1 since the initial platting of the lot in the 1930s. The lot became legal non-conforming with the adoption of subsequent zoning ordinances and remains legal non-conforming under the current Village Zoning Ordinance in 2023.

The applicant has requested a variance from the building coverage and maximum impervious surface coverage standards of the R-1 zoning district. The applicant has requested the following variances:

- Maximum building coverage (max. 30% in R-1 zoning district) – **32.6% requested.**
- Maximum impervious surface coverage (max. 40% in R-1 zoning district) – **52.3% requested.**

At its regular meeting on April 9, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With four (4) of the seven (7) commission members present, the Commission voted unanimously to recommend approval of the variance.

The Village Board approved an ordinance codifying this variance on April 28, 2026.

OUTCOME

The Findings of Fact from the original variance ordinance are restated below. No changes are proposed to the originally approved Findings of Fact and are added as restated in the attached ordinance.

1. The subject property is a 0.18-acre parcel, identified as Cook County PIN #29-31-121-008.
2. The subject property is owned by Steven Scott, the applicant for the proposed variance.
3. The subject property is located within the R-1 Single-Family Residence zoning district.
4. The subject property is proposed to be developed as a single-family residence.
5. The proposed development will include a two-story home with an internal accessory dwelling unit as permitted by right in the R-1 Single-Family Residence zoning district.
6. The proposed development will include a detached garage and accessory shed, two accessory structures which are permitted by-right in the R-1 Single-Family Residence zoning district.
7. The bulk and dimensional standards of the R-1 Single-Family Residence zoning district, outlined in Table 44-03-01 of the Village Zoning Ordinance, restrict properties to a maximum building coverage of 30% of any lot and a maximum impervious surface coverage of 40% of any lot.
8. The applicant has requested a variance from Table 44-03-01 of the Village Zoning Ordinance to permit the construction of a single-family residence that exceeds the maximum building coverage for the lot by 2.6% (211 square feet) and the maximum impervious surface coverage for the lot by 12.3% (1,006 square feet).



9. The proposed development meets the setback requirements and other applicable zoning and engineering requirements applied to the subject property.
10. The proposed variance for building coverage and impervious surface coverage standards meets the Standards of Variance required to be met before approval of any variation from the Village Zoning Ordinance.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance rescinding a previously approved ordinance (M-2414), which granted a variance from Subsection 44-03-01.A, Table 44-03-01, Bulk and Dimensional Standards of the Homewood Zoning Ordinance to allow for up to 1,000 square feet (12.3%) in additional impervious surface coverage on property at 17863 Golfview Avenue; and, pass a corrected ordinance which grants 1,006 square feet (12.3%) in additional impervious surface coverage on property at 17863 Golfview Avenue.

ATTACHMENT(S)

Corrected Ordinance

ORDINANCE NO. M-2443**AN ORDINANCE REVOKING ORDINANCE M-2414 AND GRANTING
VARIANCES OF THE MAXIMUM BUILDING COVERAGE AND
MAXIMUM IMPERVIOUS SURFACE COVERAGE TO ALLOW
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 17863
GOLFVIEW AVENUE, HOMEWOOD, ILLINOIS**

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

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

WHEREAS, Steven Scott is the owner of 17863 Golfview Avenue, a vacant property in the R-1 Single Family Residential Zoning District; and

WHEREAS, the petitioner proposes the construction of a single-family residence, detached garage, and shed on the property; and

WHEREAS, Section 44-03-01 of the Homewood Municipal Code establishes Bulk and Dimensional Standards; and

WHEREAS, the petitioner has requested variations from Subsection 44-03-01(A) to exceed the maximum building coverage and maximum impervious surface coverage; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its April 9, 2026, regular meeting and voted four to zero to recommend approval of the requested variances; and

WHEREAS, Homewood Municipal Code Section 44-07-03 further authorizes the granting of a variation by passage of an ordinance; and

WHEREAS, although the Village Board approved ordinance M-2414 on April 28, 2026, granting the variances requested by the property owner, that ordinance misstated the maximum impervious surface coverage amount to be allowed; and

WHEREAS, to resolve any ambiguity about the variances granted, the President and Board of Trustees find it necessary to revoke the prior ordinance and pass this ordinance containing the correct dimensions.

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

SECTION ONE – INCORPORATION OF RECITALS:

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

SECTION TWO – REVOCATION OF PRIOR ORDINANCE:

Ordinance M-2414 is hereby revoked.

SECTION THREE - FINDINGS OF FACT:

1. The subject property is a 0.18-acre parcel, identified as Cook County PIN #29-31-121-008;
2. The subject property is owned by Steven Scott, the applicant for the proposed variance;
3. The subject property is located within the R-1 Single-Family Residence zoning district;
4. The subject property is proposed to be developed as a single-family residence;
5. The proposed development will include a two-story home with an internal accessory dwelling unit as permitted by right in the R-1 Single-Family Residence zoning district;
6. The proposed development will include a detached garage and accessory shed, two accessory structures which are permitted by-right in the R-1 Single-Family Residence zoning district;
7. The bulk and dimensional standards of the R-1 Single-Family Residence zoning district, outlined in Table 44-03-01 of the Village Zoning

- Ordinance, restrict properties to a maximum building coverage of 30% of any lot and a maximum impervious surface coverage of 40% of any lot;
8. The applicant has requested a variance from Table 44-03-01 of the Village Zoning Ordinance to permit the construction of a single-family residence that exceeds the maximum building coverage for the lot by 2.6% (211 square feet) and the maximum impervious surface coverage for the lot by 12.3% (1,006 square feet).
 9. The proposed development meets the setback requirements and other applicable zoning and engineering requirements applied to the subject property;
 10. The proposed variance for building coverage and impervious surface coverage standards meets the Standards of Variance required for the approval of any variation from the Village Zoning Ordinance.

SECTION FOUR – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 9 in Block 1 in Tipton Green, a Subdivision of the east 660 – ½ Feet of the West 1321 Feet of the South 530.6 Feet of the South ½ of the Northwest ¼, West of the Illinois Central Right-of-Way, (Except the South 15 Feet Thereof) in Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-121-008-0000

Common Address: 17863 Golfview Avenue
Homewood, IL 60430

SECTION FIVE – GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

A variance from Table 44-03-01 of the Village Zoning Ordinance to permit the construction of a single-family residence that exceeds the maximum building coverage for the lot by 2.6% (211 square feet) and the maximum impervious surface coverage for the lot by 12.3% (1,006 square feet).

SECTION SIX – CONDITIONS:

The applicant shall provide flow diagrams and other grading and drainage plans to demonstrate drainage from the rear fifteen (15) feet of the property for review and approval by the Village Engineer before issuance of a building permit.

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

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

1. Homewood Planning and Zoning Commission minutes from April 9, 2026, as they relate to the subject zoning.
2. Homewood Village Board minutes of April 28, 2026, and July 28, 2026, as they relate to this ordinance.

SECTION EIGHT - RECORDING:

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

PASSED and APPROVED this 28th day of July, 2026.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Non-TIF Property Incentives – 18646 Dixie Highway (Healthy Hounds)



PURPOSE

The Village created the Business Incentive Program to provide financial assistance for the improvement and maintenance of commercial buildings that would increase the assessed valuation and marketability of the area. The goals of this program include promoting the revitalization of properties, assisting with upgrades to buildings, and retail attraction and expansion.

The applicants, Cameron Payette and Lisa Payette, recently purchased a commercial property at 18646 Dixie Highway (formerly occupied by Mission Optical). The applicants plan to relocate and expand their existing pet goods store, Healthy Hounds, from their current location in Flossmoor to the new property in Homewood. This move will allow the applicants to offer a wider variety of products and provide on-site grooming and pet care services.

The exterior of the building at 18646 Dixie Highway has visibly deteriorated, and the building has several code compliance challenges which need to be resolved before a new use can operate in the building. The building was also constructed as a medical office, and will require significant changes to support a retail business with pet grooming services. The applicant has begun work on the exterior of the building, but has requested assistance to complete the construction of an exterior monument sign (\$7,525), plumbing repairs and upgrades (\$6,930), water heater replacements (\$5,100), electrical system upgrades (\$9,000), HVAC upgrades (\$11,510) and the installation of a security system (\$3,760). These upgrades will assist in resolving code compliance issues and ensure the building is capable of operating effectively as a retail business.

PROCESS

Cameron and Lisa Payette applied for incentives from the Village to assist with costs for renovating the commercial property at 18646 Dixie Highway. The applicants plan to invest over \$120,000 to update the space for the new retail business.



Staff reviewed the application for eligibility under the Business Incentive Program, which was established to provide incentives to commercial projects that are undertaken outside of Tax Increment Financing Districts (TIFs) through three programs:

- *Façade and Property Improvement Program (up to \$25,000)* – allows for improvements to commercial property for a new or existing business
- *Retail Enhancement Program (up to \$10,000)* – allows for improvements to existing commercial businesses
- *Go Green! Program (up to \$5,000)* – allows for improvements which improve environmental sustainability or performance

(all three programs reimburse 50% of project costs up to the limit of the program)

The applicants applied for the *Façade and Property Improvement Program*. The purpose of the *Façade and Property Improvement Program* is to promote revitalization by providing financial assistance for the improvement and maintenance of existing commercial buildings to support new businesses. The program supports physical improvements which have not yet been completed. While some work has been completed on the building, the applicants have requested financial support to install signage, upgrade plumbing systems, replace aging water heaters and add a security system to the building.

The Façade and Property Improvement Program requires the applicant to submit at least three bids for any work to be completed. The Village may reimburse up to 50% of the cost of the lowest bid received for any work to be completed. The applicant provided these bids to the Village on June 29, 2026. Staff reviewed the application and submitted bids, and has provided a recommendation to the Board for approval of an incentive.

The signage included in this scope of work is currently under Appearance Commission review. The Appearance Commission has the authority to require changes to ensure projects meet the standards of the Village's Appearance Plan. Staff has recommended replacing materials on the sign in response to Commission feedback about the durability of the sign. The sign costs proposed to be reimbursed include additional funds for upgrading the material of the base of the monument sign as recommended by Village staff in response to Appearance Commission feedback on July 16. The Village will reimburse up to 50% of the final sign cost.

OUTCOME

The Village's participation in the incentive programs would total \$25,000. The funds provided by the Village would reimburse the applicant for actual expenses incurred up to this amount. Costs would be reimbursed only after receipt of the payments were submitted to and approved by staff.



In developing the recommendation, staff considered the following:

- The applicant plans to open a new retail business with an estimated \$350,000 in sales in the first year of operation, and up to \$550,000 per year after the fifth year of operation. This will add \$3,500 to \$5,500 in new sales tax revenue annually, in addition to an average property tax levy of approximately \$2,500. The new business with improvements will yield a minimum of \$6,000 to \$8,000 annually in Village revenues. The business anticipates strong business growth by relocating to their new location.
- The proposed incentive represents approximately 68% of the five-year yield of the new business to the Village (including property tax levy, anticipated sales taxes, etc.).
- The proposed improvements will reimburse approximately 30-35% of the total cost of improvements being made to the property for this business improvement.
- The applicant has not received any additional property tax incentives (such as a Cook County Class 8 property tax incentive).

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$25,000
- **Cost:** \$25,000

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Authorize the Village President to enter into a redevelopment agreement with Cameron and Lisa Payette to provide financial assistance from the Non-TIF Business Incentive Program for up to \$25,000 for building improvements at 18646 Dixie Highway.

ATTACHMENT(S)

Incentive Agreement

RESOLUTION NO. R-3267

**A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF HOMEWOOD AND HEALTHY HOUNDS PET NUTRITION
AND GROOMING, LLC FOR PROPERTY AT 18646 DIXIE HIGHWAY**

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

WHEREAS, Cameron and Lisa Payette have submitted a request to be reimbursed for the cost of new signage, plumbing upgrades, water heater installations, electrical system upgrades, HVAC upgrades, and security system improvements at 18646 Dixie Highway; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the Village's best interest to enter into the redevelopment agreement attached as Exhibit A, reimbursing up to \$25,000 in project costs, the maximum allowed reimbursement through the Village's Façade and Property Improvement Program;

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

SECTION ONE – APPROVAL OF REDEVELOPMENT AGREEMENT:

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

SECTION TWO – EFFECTIVE DATE:

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

PASSED and APPROVED this 14th Day of July, 2026.

Village President

ATTEST:

Village Clerk

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

**EXHIBIT A - REDEVELOPMENT AGREEMENT
18646 DIXIE HIGHWAY
VILLAGE OF HOMEWOOD, ILLINOIS**

**AGREEMENT TO REIMBURSE ELIGIBLE EXPENSES FOR IMPROVEMENTS
TO THE BUILDING LOCATED AT 18646 DIXIE HIGHWAY UNDER THE
HOMEWOOD BUSINESS INCENTIVE PROGRAM
IN THE VILLAGE OF HOMEWOOD, ILLINOIS**

This Agreement is made and entered on April 28, 2026, between Cameron and Lisa Payette of Healthy Hounds Pet Nutrition and Grooming, LLC, ("Building Owner") and the Village of Homewood, an Illinois municipal corporation ("Village").

WHEREAS, Building Owner has requested financial assistance from the Village to upgrade an existing property within the village's B-2 General Business District, including installing new signage, plumbing upgrades, electrical upgrades, HVAC upgrades, water heaters, and security system improvements; and

WHEREAS, the Building Owner has obtained bids with the lowest bids for each area of work totaling in excess of \$25,000; and

WHEREAS, the Village is desirous of having the Building Owner improve the property, thereby enhancing the economic viability of the village and promoting public health and safety; and

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

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

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

1. As authorized by the President and Board of Trustees of the Village of Homewood on July 14, 2026 and subject to the terms of this Agreement, the Village of Homewood agrees to reimburse the Building Owner for a portion of the cost of certain work to be undertaken on the property commonly known as 18646 Dixie Highway, Homewood, Illinois ("Property"), located in the B-3 General Business District as defined by the Homewood Zoning Ordinance. The legal description of the Property is attached as Exhibit A to this Agreement.

2. The work eligible for reimbursement ("Work") is described in Exhibit B to this Agreement. Building Owner has submitted supporting bids totaling in excess of \$50,000. The Village agrees to reimburse Building Owner \$25,000, representing fifty percent (50%) of the cost of said Work.

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

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

- A. Copies of cancelled check(s) or other evidence that Building Owner has paid for the Work;
- B. Lien waivers from all general contractors, subcontractors, and materialmen who provided services or materials for the Work.

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

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

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

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

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

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

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

12. Building Owner hereby agrees to complete Work within twelve (12) months of the execution of this agreement. Failure to complete said Work shall constitute a default under this Agreement.

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

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

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

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

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

18. This Agreement does not constitute a general obligation of the Village and Building Owner acknowledges that Village has no obligation hereunder to make any

payments to Building Owner from any other funds other than the Downtown Homewood Business Incentive Program Fund.

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

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

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

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

To the Village:

Village Manager
Village of Homewood
2020 Chestnut Rd.
Homewood IL 60430

With a copy to:

Christopher J. Cummings
Village Attorney
2024 Hickory Rd., Suite 205
Homewood IL 60430

To the Building Owner:

Healthy Hounds Pet Nutrition and
Grooming, LLC
ATTN: Cameron Payette
18646 Dixie Highway
Homewood, IL 60430

With a copy to:

Lisa Payette
2621 Central Drive
Flossmoor, IL 60422

23. Building Owner shall return three (3) signed copies of this agreement to the Village Manager's Office within thirty (30) days of receipt. The Village reserves the right to rescind this Agreement if Building Owner fails to return the signed Agreements as specified.

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

VILLAGE OF HOMEWOOD

Healthy Hounds Pet Nutrition and
Grooming LLC

By: _____
Village President

By: _____

ATTEST:

Signed and sworn to before me on
_____, 2026

Village Clerk

Notary Public

EXHIBIT A

Legal Description:

The North 43 Feet of the South 392 Feet of That Part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian, Described as Follows:

At the Beginning at a Point Which is 33 Feet North and 22 Feet West of the Southeast Corner of Said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; Thence North Parallel with the East Line of Said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 869 Feet; Thence West Parallel to the North Line of Said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 250.65 Feet; Thence South 869 Feet; Thence 250.65 Feet; to the Point of Beginning in Cook County, Illinois.

Common Address: 18646 Dixie Highway, Homewood, IL 60430

PINs: 32-06-118-013-0000

EXHIBIT B

Description of Work	Cost	Reimbursement Maximum
Monument Sign	\$15,070	\$7,525
Plumbing Upgrades	\$6,930	\$3,465
Water Heater Installation	\$5,100	\$2,500
Electrical System Upgrades	\$9,000	\$4,500
HVAC Upgrades	\$11,510	\$5,755
Security Systems	\$3,760	\$1,880
TOTAL	\$51,350	\$25,000 (program max.)

MEMORANDUM OF AGREEMENT
(EXHIBIT C)

On July 14, 2026, the VILLAGE OF HOMEWOOD, Cook County, Illinois (“VILLAGE”) and Healthy Hounds Pet Nutrition and Grooming, LLC (“BUILDING OWNER”), entered into a Redevelopment Agreement covering the following property:

Legal Description: The North 43 Feet of the South 392 Feet of That Part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian, Described as Follows:

At the Beginning at a Point Which is 33 Feet North and 22 Feet West of the Southeast Corner of Said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; Thence North Parallel with the East Line of Said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 869 Feet; Thence West Parallel to the North Line of Said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 250.65 Feet; Thence South 869 Feet; Thence 250.65 Feet; to the Point of Beginning in Cook County, Illinois.

Permanent index numbers: 32-06-118-013-0000

Address of Real Estate: 18646 Dixie Highway, Homewood, Illinois 60430

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

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

VILLAGE OF HOMEWOOD

Healthy Hounds Pet Nutrition and Grooming, LLC

By: _____
Richard A. Hofeld, Village
President

By: _____
Cameron Payette

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

Signed and sworn to before me by
Cameron Payette on
_____, 2026.

Notary Public

Notary Public

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Special Use Permit for Motor Vehicle Rental at 900 Ridge Road



Location of proposed business, in an office building at 900 Ridge Road

PURPOSE

General Information

The applicant, Mo'nique Smith of L & J Budget Truck Rentals, has applied for a special use permit for a motor vehicle rental facility at 900 Ridge Road, Suite 2P. The applicant plans to operate a pick-up/drop-off office for a Budget truck rental business from this location. This location will provide office visits for key pick-up and drop-off, customer service and assistance, and other administrative processing. This facility will only provide office administration and will not provide parking for Budget trucks on-site. This location will also provide key pick-up/drop-off in the building. A drop box for keys is already installed on the side of the building.

The business is proposed to operate on weekdays from 9:00 a.m. – 5:00 p.m., and Saturdays from 9:00 a.m. – 1:00 p.m. These hours are standard for most Budget truck rental facilities.

Parking

The property has 42 parking spaces on site. The 20,598-square-foot office building requires 68 parking spaces, which is significantly higher than current zoning requirements. Per Section 44-05-01 of the Village Zoning Ordinance, no building is required to add parking unless the total aggregate increase in required spaces is greater than 50% of the existing number of spaces on the site as of the adoption date of the ordinance (January 10, 2023). The owner of the property is not required to add additional parking spaces to meet this requirement.

No exchange, parking, or service of commercial vehicles will occur on the subject property, as the owner has explicitly prohibited these activities. The owner has stated that parking for trucks will not occur on-site (see attached letter with this memo). The vehicles will need to be parked legally in another location off-site. The applicant has been previously cited for illegal parking of Budget vehicles on other residential and commercial properties in the Village. The applicant has stated that they plan to park vehicles in another location outside of Village limits.



PROCESS

Staff reviewed the proposed use against zoning requirements, including parking and use-specific requirements for vehicle-related uses. The proposed use was found to meet all current requirements of the Village Zoning Ordinance and was recommended for approval with conditions by staff, with a condition for the applicant to provide a specific approved location for where commercial vehicles will be parked, as this location was not provided by the applicant. The applicant has been cited numerous times for illegal parking of Budget commercial trucks in Homewood Village limits.

At the rescheduled regular meeting of the Planning and Zoning Commission on June 18, 2026, the Commission considered the request for a special use permit to allow the motor vehicle rental use. The Commission discussed the location of parking for commercial vehicles, commercial vehicle service, and building access for the business. Assessing potential impact of rental vehicle parking on surrounding uses is a common concern for special use permit applications for this type of use.

At the regular meeting of the Village Board on July 14, 2026, the Village Board requested to hear additional testimony from the applicant. Because the applicant was not in attendance, the item was deferred. The item was rescheduled and agendized for the regular meeting of the Village Board on July 28, 2026.

OUTCOME

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

1. The subject property is located at 900 Ridge Road and is located within the B-4 Shopping Center zoning district, with Cook County PIN # 29-32-401-018-0000.
2. The subject property is currently owned by the 900 Ridge Road Building LLC of Bedford Park, IL.
3. The proposed use of the property is a motor vehicle rental facility, which is a special use in the B-4 Shopping Center zoning district.
4. The subject site meets the use-specific standards for motor vehicle rental facilities in Section 44-04-09 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.



6. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting approval to operate a motor vehicle rental facility in the B-4 Shopping Center zoning district at 900 Ridge Road, Suite 2P, subject to the following condition: Documentation shall be provided to Village staff demonstrating valid proof of a legal parking location for all commercial vehicles associated with the use, including any required applications for off-site parking within the Village of Homewood.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2444

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A
MOTOR VEHICLE RENTAL FACILITY USE AT 900 RIDGE ROAD, SUITE
2P IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

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

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

WHEREAS, a request has been received for a special use permit to operate a motor vehicle rental facility at 900 Ridge Road, Suite 2P in Homewood, Illinois; and

WHEREAS, the subject property is located in the B-4 Shopping Center zoning district; and

WHEREAS, motor vehicle facility uses are allowed as a special use in the B-4 Shopping Center zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on July 9, 2026, and voted for approval with five (5) ayes to one (1) nay; and

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

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

SECTION ONE – FINDINGS OF FACT:

1. The subject property is located at 900 Ridge Road and is located within the B-4 Shopping Center zoning district, with Cook County PIN # 29-32-401-018-0000.
2. The subject property is currently owned by the 900 Ridge Road Building LLC of Bedford Park, IL.
3. The proposed use of the property is a motor vehicle rental facility, which is a special use in the B-4 Shopping Center zoning district.
4. The subject site meets the use-specific standards for motor vehicle rental facilities in Section 44-04-09 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 3 in Washington Subdivision, being a resubdivision of Lot 2 in Village of Homewood Subdivision in Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-32-401-018-0000

Common Address: 900 Ridge Road, Suite 2P
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Mo'nique Smith of Budget Truck Rental to allow a motor vehicle rental facility at the above-described property.

SECTION FOUR – CONDITIONS

1. Prior to the issuance of any business operation certificate or building permit associated with the proposed use, documentation shall be provided to Village staff demonstrating valid proof of a legal parking location for all commercial vehicles associated with the use, including any required applications for off-site parking within the Village of Homewood.

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 July 9, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of July 28, 2026, as they relate to the subject zoning.

SECTION SIX- RECORDING:

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

PASSED and APPROVED this 28th Day of July, 2026.

Village President

Village Clerk

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