MEETING AGENDA



Board of Trustees Meeting

Village of Homewood February 25, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room 2020 Chestnut Road, Homewood, IL

2020 Ches

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.

- Call to Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Introduction of Staff
- 5. Minutes:
 - A. From the public hearing held on February 11, 2025.
 - B. From the regular meeting of the Board of Trustees held on February 11, 2025.
- 6. Claims List:

<u>Consider</u> a motion to approve the Claims List of Tuesday, February 25, 2025 in the amount of \$322,889.89.

- 7. Hear from the Audience
- 8. <u>Presentation(s)</u>:

Mr. Tom Voltaggio from Interface Engineering will present the results of the Facility Hardening Study for the Village of Homewood.

- Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. R-3210/Renewal of Class 8 Tax Incentive/925 175th Street: Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the property at 925 175th Street owned by Fleetpark, LLC.
 - B. R-3211/Purchasing Agreement/Northern Illinois Municipal Electric Collaborative: Pass a resolution authorizing the Village Manager to enter into a purchase agreement for electricity through the Northern Illinois Municipal Electric Collaborative (NIMEC) for the period of May 2025 through May 2026 (12 months) or up to and through May 2028 (24 or 36 months), following the NIMEC group bid which will take place on Tuesday, March 4, 2025.
 - MC-1086/Municipal Code Amendment/Notice Service Procedure: Pass an ordinance amending the Homewood Municipal Code to reflect that violators shall have two opportunities to appear at a hearing date.

- D. MC-1087/New Liquor License Class/Class 6A Special Use Permit: Pass an ordinance creating a Class 6A Special Use Permit liquor license.
- E. M-2338/Class 6A Liquor License/Amendment to the Table of the Number of Liquor License Limitations by Class: Pass an ordinance amending the Table of the Number of Liquor License Limitation by Class to include Class 6A liquor licenses.
- F. M-2339/Class 6A Liquor License/Fee Schedule Amendment: Pass an ordinance amending the "Liquor License" section of the Village of Homewood Fee Schedule to add a fee for Class 6A liquor licenses.
- G. M-2340/Redevelopment Plan/North Halsted Tax Increment Financing District: Pass an ordinance approving the redevelopment plan and project for the North Halsted Tax Increment Financing redevelopment project area.
- <u>H.</u> M-2341/Redevelopment Project Area/North Halsted Tax Increment Financing District: Pass an ordinance designating the North Halsted Tax Increment Financing redevelopment project area.
- M-2342/Tax Increment Allocation Financing/North Halsted TIF District: Pass an ordinance adopting tax increment allocation financing for the North Halsted Tax Increment Financing redevelopment project area.
- J. Bid Award/Security Camera System Project/Imperial Surveillance, Inc.: Award a bid for the Village Security Camera System Project to the lowest responsible bidder, Imperial Surveillance, Inc. of Arlington Heights, IL in the amount of \$181,946.74.
- K. M-2343/Serial Raffle License/Marian Catholic High School: Pass an ordinance an ordinance temporarily suspending the maximum prize and sale date limitations in the Homewood Municipal code for the Queen of Hearts raffle conducted by Marian Catholic High School, subject to an approved background check.
- M-2344/Stipulation/2024 Assessed Value/Wind Creek, IL LLC: Pass an ordinance authorizing execution of a stipulation between Wind Creek, IL LLC and the Villages of East Hazel Crest and Homewood regarding Wind Creek's appeal to the Cook County Board of Review concerning their 2024 assessed value.

10. New Business:

- M-2345/Special Use Permit/18035 Dixie Highway: In consideration of the attached ordinance granting a special use permit for an indoor commercial place of assembly, "The Livie Room" (events space) on application by Niya Jones at 18035 Dixie Highway, in the B-2 Downtown Transition zoning district, the Village Board should consider and approve one of the following options: 1) Approve the special use with the conditions that the Fire Department determines the maximum occupancy (not to exceed 50 people) and that the applicant secure a parking lease with the property at 1944 Ridge Road to use up to 20 parking spaces during events; 2) Refer the matter back to the Planning and Zoning Commission for further consideration; or 3) Deny the application.
- <u>B.</u> Discussion/Fiscal Year 2025-2026 Budget: Discuss the Fiscal Year 2025-2026 Budget as presented.

11. General Board Discussion

12. 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, FEBRUARY 11, 2025 VILLAGE HALL BOARD ROOM

PUBLIC HEARING FOR THE PROPOSED NORTH HALSTED TAX INCREMENT FINANCING DISTRICT

<u>CALL TO ORDER</u>: President Hofeld called the public hearing of the Board of Trustees to order at 7 p.m.

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

President Hofeld said the meeting is called to inform the public about the Village's plans for a North Halsted Street TIF. The area includes the former Walmart site. He introduced Director of Community and Economic Development Angela Mesaros. Ms. Mesaros said the Village had hired Ryan LLC to investigate the establishment of the TIF, which includes land south of 175th Street to Ashland Avenue, Halsted Street to properties on the south side of Ridge Road, the Village boundary to the southeast. It takes in the Izaak Walton Preserve for the purpose of keeping the TIF contiguous, but no commercial development will take place at Izaak Walton.

The Village conducted a TIF Joint Review Board meeting on Jan. 6 to inform the other taxing bodies – School District 153, School District 233, Homewood-Flossmoor Park District, Homewood Public Library, Prairie State College and Cook County – and received unanimous support for the proposal.

Nina Coppola, senior economic development consultant at Ryan LLC addressed the Board and audience. The Village's 1999 Comprehensive Plan designated Halsted Street as a business thoroughfare. The Village will work to encourage commercial development along this route to sustain the community's economic viability.

The proposed TIF will meet those other goals in the Comprehensive Plan, spur redevelopment, and reduce impediments to private investment.

The area is 236 acres with 39 tax parcels; 16 of those are improved, and 23 are vacant land. Many of the vacant parcels are within the Izaak Walton Preserve.

To be designated a TIF area, the goals of the proposed redevelopment area must be consistent with the Village's comprehensive plan. Several criteria must be met: The property is underutilized, strengthen commercial districts, private/public partnerships for development projects, vacant commercial/industrial areas, and improvements to stormwater systems, sidewalks, etc.

This improved portion of the proposed redevelopment project area qualifies as a conservation area under the TIF Act. Of the 26 structures, 54 percent of those are 35 years or older. At least three of the 13 qualifiers for a conservation area are found within the TIF area. Found four qualifiers: obsolescence, deterioration, excessive vacancies, and decline in EAV (equalized assessed valuation). The unimproved portions of the redevelopment project area qualify as blighted vacant areas.

Key elements of the proposed TIF: Proposed land uses, \$33,055,000 budget for 23 years (life of the TIF), property EAV is currently \$16 million. Over the 23 years of the TIF, the EAV is expected to rise to between \$30 million and \$35 million.

In March, the Village Board can consider adopting the TIF. Once it is created, any proposals for redevelopment will have to come before the Village Board for approval. Annual meetings will be conducted by the Joint Review Board for updates on progress within the TIF.

Director Mesaros reiterated that the Joint Review Board gave unanimous approval.

<u>Public Comment</u>: Amy Crump asked about the Village is/is not including Izaak Walton in the TIF. President Hofeld said Izaak Walton is in the TIF because some expenses, such as if the lake needs dredging the expense can be included as a TIF expense. Izaak Walton will remain as it is; no development.

Liz Varmecky asked is 26 years is a normal amount of time to hold on to a comprehensive plan. Director Mesaros said area plans, such as the downtown area, have been updated, but the residential areas are not really changing. She said a review of the plan probably needs to happen.

Varmecky asked what retail is being sought for the Walmart site. President Hofeld said the Village is working with real estate developers. However, that property is not owned by Walmart. It is part of a trust. There are nine years left on the Walmart lease. Whoever develops the site has to get a buyout from Walmart and an agreement on what will happen to the gas station that's part of that property. Having the TIF in place would give the Village more incentives to lure a potential developer. President Hofeld also clarified that the former Walmart property may have to be divided up or even razed. The building is 30 years old.

Varmecky asked what would prevent a future board from trying to develop the Izaak Walton Preserve. Attorney Cummings said the Village signed a 99-year lease with Izaak Walton. That is why future Village Boards and this Board are legally obligated to honor that lease. Including the Izaak Walton Preserve in the TIF allowed to TIF to be extended to include properties that are contiguous to Izaak Walton and south of Petco. They are vacant. Also, to reach the south side of Ridge Road, where a trailer park is located.

A question on stormwater improvements: Manager Haney said all of Izaak Walton is a detention area. Ms. Varmecky raised concerns about stormwater, which can carry particles other than water.

A question on a conservation area designation: Ms. Coppola said it is a defined term in state law that describes one type of area that can qualify for TIF financing.

A question about why money is set aside for the schools in the TIF budget if there are no residences in the proposed TIF District: Ms. Coppola explained that if a residential development that generates new students was created within the TIF district, TIF funds must be provided to the schools and libraries because of side effects of development. Since the TIF lasts for 23 years, this line item is a placeholder in case there is residential development in the future.

Questions why Kohl's is included: Mr. Cummings said that many retailers are struggling and that including this property in the TIF gives the Village more flexibility to adapt to the changing retail landscape.

Ms. Coppola pointed out that the Kohl's store is in a space originally built for a different retailer. As a result, this store's layout and amenities do not conform to the chain's current standards.

Mr. Cummings pointed out that when Village staff and the consultant prepared the map of the proposed TIF, they excluded several sites that could have been within the TIF, such as Comcast and Accurate Dispersions, to minimize the impact on all the other taxing bodies.

President Hofeld said the Village is very fortunate that downtown has thrived, but Village officials and residents should be aware of the ebb and flow of shopping habits.

<u>Board comments</u>: Trustee Harris-Jones asked if the presentation will be on the Village website. Director Mesaros said yes, on the Village's TIF page. Trustee Roman asked for the names of the school representatives to the Joint Review Board. President Hofeld said it was Eric Trimberger for District 153 and Dr. Lawrence Cook for District 233. Trustees applauded the work on the TIF district. Trustee Opyd said she appreciated what she learned by attending the JRB.

President Hofeld gave his thanks to Manager Haney and Director Mesaros for their work, and he gave special thanks to Attorney Cummings, who worked to develop the map laying out the TIF District.

A motion was made by Trustee Opyd and seconded by Trustee Roman to adjourn the public hearing for the proposed North Halsted Street TIF.

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

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Marilyn Thomas Village Clerk

VILLAGE OF HOMEWOOD BOARD OF TRUSTEES MEETING TUESDAY FEBRUARY 11, 2025 VILLAGE HALL BOARD ROOM

<u>CALL TO ORDER</u>: President Hofeld called the meeting of the Board of Trustees to order at 7:30 p.m.

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

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

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Community and Economic Development Angela Mesaros, Director of Public Works Josh Burman, and Assistant Village Manager Terence Acquah.

<u>MINUTES</u>: The minutes of January 28, 2025, were presented. There were no comments or corrections.

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

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

<u>CLAIMS LIST</u>: The Claims List in the amount of \$881,059.04 was presented. There were no questions from the Trustees.

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

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

President Hofeld said two items totaled nearly two-thirds of the Claims List: \$311,104.75 to the City of Chicago Heights for water; \$256,698.41 for employee health insurance for February.

<u>HEAR FROM THE AUDIENCE</u>: Resident Amy Crump addressed the board on what she said was disinformation spreading at all levels of society. She said the approach is don't lie, polarize; give a sense of distrust. She listed claims from President Trump that could be proven false but are difficult to counter once they have been spoken and repeated on social media.

<u>PRESENTATIONS:</u> Village Manager Haney gave an update on the work staff is doing on various policies. Past and historic administrative ordinances are being updated. The rules were created by staff for staff and used over the last 15 years; some have become antiquated. He gave several examples, such as how to request a stop sign and the procedure used to decide if a stop sign is warranted, salary overtime recovery usually paid after an event, reimbursement for personal cell phone use for Village business.

<u>OATH OF OFFICE</u>: Clerk Thomas administered the oath of office to Randall Long as the new Landscape and Maintenance worker with the Department of Public Works. He is an AT&T retiree.

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

- A. Reappointment/Police Pension Board/Gregory Knoll: Approve the reappointment of Gregory Knoll to the Police Pension Board for a two-year term ending on February 11, 2027.
- B. M-2337/Special Use Permit/18240 Harwood Avenue: Pass an ordinance to allow a 15-unit multiple family dwelling at 18240 Harwood Avenue on application by Mahmoud Essa in the B- 2 Downtown Transition zoning district.
- C. Purchase Approval/Truck Replacement/Ford F-550 Chassis: Waive competitive bidding and approve the purchase of one (1) Ford F-550 Chassis from Homewood Ford; and, approve the purchase and installation of lighting, accessories, and equipment (dump truck body) in a total amount not to exceed \$90,000.

President Hofeld invited developer Amrou Said to address the board on the Spornett project converting a warehouse building for apartments (Item B). Amrou said the shell will be the Spornett Building, but the interior will be transformed into 15 two-bedroom units. Trustee Mason said the plans looked great, and he thanked Amrou for making the necessary changes to get the plans approved. Trustee Roman said housing is needed in the Village. She thanked him for taking on the project. Trustee Opyd asked how the project will counter the noise from the trains. Amrou said construction includes triple pane glass and vegetation will be planted to dampen the noise.

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

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

<u>GENERAL BOARD DISCUSSION</u>: Trustee Willis reminded residents to stay safe as the winter storm approaches. Trustee Harris-Jones said she was sure Public Works would do its best to keep streets clear. Trustee Opyd wanted to alert the public to February as Teen Dating Violence Awareness Month. She said Anew, based in Homewood, has information on programs on how to keep teens safe.

President Hofeld announced the passing of former Village Trustee Tom Kataras, a long-time business owner in the Village. He extended condolences to the Kataras family.

<u>ADJOURN</u>: A motion was made by Trustee Mason and seconded by Trustee Heiferman to adjourn the regular meeting of the Board of Trustees.

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

The meeting adjourned at 7:52 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk



PUBLIC COMMENTS – for the Tuesday, February 11, 2025 Board Meeting

Mayor Hofeld and Homewood Trustees,

I'm a Homewood resident since March of 2023. My wife and 6 yr old son were relocating for work and family needs, and found Homewood to be well suited for our family - great value for housing compared to most other suburban towns, ultra convenient train trips to Chicago for work and fun, and great schools with walkable amenities. Most surprising to us has been the incredible neighbors and residents we've met - it's the first home I've ever lived in where neighbors will text one another, join for pizza, and share Christmas gifts and cards. Purchasing our home on Olive has been one of the best decisions we have made.

The development work to help young families like ours move to Homewood should be commended. The new apartments built and recently proposed are great uses of the vacant space to let more residents join the sweet community of Homewood. I for one would love more neighbors - new friends to meet at the Farmer's Market, join for Holiday Lights, etc.

I especially support the new parking plan proposed in November. Each recommendation is thoughtful, considers tradeoffs, and is looking to make the most of the infrastructure and assets the Village already has. That type of approach will help keep our taxes from rising further from infrastructure bloat. More importantly than money - working with orgs like St John Neumann to right size parking for the whole community actually *strengthens* our communities ties.

One comment: crossing Dixie to utilize Neumann's parking lot will require additional safety and pedestrian friendly efforts. Signage won't be enough to give pedestrians the confidence they need to park at Neumann and get to their downtown destination, especially during busy rush hours at night.

Jason Kircher			

Kudos to you all for the momentum present in Homewood!

Good Afternoon!

My name is Jake Ter Haar, I'm the owner of State Street Repair in South Holland where we specialize in Outdoor Power Equipment sales and repair. I'm also soon to be a resident of Homewood as my fiance and I are in the final stages of purchasing a home.

Currently I live in South Holland and sit on the village's Economic Development Commission and as I am leaving here soon I was wondering if there are any positions like that with

Homewood? I have very much appreciated my time on South Holland's board and I would absolutely love to continue to be a positive source for growth in my new home town!

If this is possible could you let me know the best ways to get involved or to submit my name for any future board openings or whom I should reach out to/connect with to do so?

Thanks so much and I look forward to hearing from you!

Greetings,

I am writing to express my concern regarding the intersection of Pine Ave Park and Dixie Hwy. I have observed several near-miss accidents at this location, and I believe the lack of a stop sign in all directions is contributing to this safety issue.

While I understand that installing a traffic light may be costly, I strongly feel that a stop sign at this intersection could help prevent accidents and improve safety for drivers and pedestrians alike. Given the frequency of close calls I've witnessed, I urge you to assess the situation and consider implementing this simple yet effective solution.

Thank you for your time and attention to this matter. I look forward to seeing the change for the community.

Sincerely, La Shonda

Name	Description	DEPARTMENT	Net Invoice Amount
ADRIAN ESPARZA	FARMERS MARKET ENTERTAINMENT 2.22.2025	MANAGER'S OFFICE	400.00
Total ADRIAN ESPARZA:			400.00
	CABLES AND AV SPLITTER FOR PD	MANAGER'S OFFICE	30.57
	RECEIPT BOOK FOR VENDOR PAYMENTS	MANAGER'S OFFICE	12.19
AMAZON CAPITAL SERVICES IN AMAZON CAPITAL SERVICES IN	WIRELESS MOUSE AND KEYBOARD PACK BUILDING MAINTENANCE SUPPLIES	MANAGER'S OFFICE PUBLIC WORKS	91.96
AMAZON CAPITAL SERVICES IN		FIRE DEPARTMENT	57.47 43.26
	HAND COUNTER FOR ATTENDANCE	MANAGER'S OFFICE	7.42
Total AMAZON CAPITAL SER	RVICES INC:		242.87
APPAREL REDEFINED	HATS	FIRE DEPARTMENT	528.00
APPAREL REDEFINED	QUARTERMASTER UNIFORMS	FIRE DEPARTMENT	19.00
Total APPAREL REDEFINED:			547.00
ARC DOCUMENT SOLUTIONS	INK FOR A-FRAME PRINTER	MANAGER'S OFFICE	476.00
ARC DOCUMENT SOLUTIONS	ANNUAL PLOTTER MAINT	MANAGER'S OFFICE	888.20
Total ARC DOCUMENT SOLU	JTIONS:		1,364.20
AURELIOS PIZZA INC	FOOD ALLOWANCE	PUBLIC WORKS	252.50
Total AURELIOS PIZZA INC:			252.50
BATTERIES PLUS	BATTERIES	FIRE DEPARTMENT	466.70
Total BATTERIES PLUS:			466.70
BLUE COLLAR SUPPLY COMPA	UNIFORM SUPPLIES	PUBLIC WORKS	275.00
BLUE COLLAR SUPPLY COMPA	UNIFORM SUPPLIES	PUBLIC WORKS	300.95
Total BLUE COLLAR SUPPLY	Y COMPANY:		575.95
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	613.94
Total BOUND TREE MEDICA	L LLC:		613.94
BRIAN LONG	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	418.70
Total BRIAN LONG:			418.70
CHANDLER SERVICES INC	VEHICLE PARTS	FIRE DEPARTMENT	828.34
CHANDLER SERVICES INC	VEHICLE MAINT	FIRE DEPARTMENT	1,015.00
Total CHANDLER SERVICES	SINC:		1,843.34
CHARLES SCHEIWE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	703.20
Total CHARLES SCHEIWE:			703.20
COMMUNITY FIREFIGHTERS	MABAS FEES - FD	FIRE DEPARTMENT	141.00
			-

Name	Description	DEPARTMENT	Net Invoice Amount
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	1,452.00
Total COOK COUNTY CLER	к:		1,452.00
DACRA ADJUDICATION LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	1,350.00
Total DACRA ADJUDICATION	N LLC:		1,350.00
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	117.60
Total DANA ROBINSON:			117.60
DAVE EBERT	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	479.49
Total DAVE EBERT:			479.49
DMC SECURITY SERVICES INC	ALARM MONITORING ALARM MONITORING QUARTERLY ALARM MONITORING ALARM MONITORING ALARM MONITORING RADIO MONITOR SERVICES ALARM MONITORING	PUBLIC WORKS	67.95 67.95 67.95 67.95 67.95 67.95
Total DMC SECURITY SERV	ICES INC:		473.70
DYNEGY ENERGY SERVIC	ENERGY ENERGY ENERGY ENERGY ENERGY ENERGY ENERGY	PUBLIC WORKS	10,168.29 12,651.67 503.70 9,407.43 1,242.70 37.49 818.53
Total DYNEGY ENERGY SER	RVIC:		34,829.81
EBELS ACE HARDWARE	KEYS	PUBLIC WORKS	8.97
Total EBELS ACE HARDWAF	RE:		8.97
EBERT JANICE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	822.34
Total EBERT JANICE:			822.34
E-COM	NOV24-JAN25 VERIZON NETWORK	POLICE DEPARTMENT	3,666.21
Total E-COM:			3,666.21
EIGHNERS FLORIST	FLOWERS	FIRE DEPARTMENT	358.90
Total EIGHNERS FLORIST:			358.90
EJ USA INC	HYDRANT REPAIR PARTS	PUBLIC WORKS	124.40
Total EJ USA INC:			124.40
EJ WELCH COMPANY	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	151.72

Name	Description	DEPARTMENT	Net Invoice Amount
Total EJ WELCH COMPAN	Y:		151.72
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	424.34
Total EXPERT CHEMICAL:			424.34
FLEET SAFETY SUPPLY	VEHICLE PARTS - FD	FIRE DEPARTMENT	1,085.78
Total FLEET SAFETY SUP	PLY:		1,085.78
FORD OF HOMEWOOD	ADMIN REPAIR PARTS	PUBLIC WORKS	151.24
Total FORD OF HOMEWOO	OD:		151.24
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	414.22
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	371.01
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	320.35
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	442.53
Total GALLAGHER MATER	IALS:		1,548.11
GFC LEASING	COPIER/PRINTER LEASE	MANAGER'S OFFICE	944.23
GFC LEASING	COPIER/PRINTER SUPPLIES	MANAGER'S OFFICE	373.40
GFC LEASING	COPIER/PRINTER SUPPLIES - MO	MANAGER'S OFFICE	1,078.82
Total GFC LEASING:			2,396.45
GOGOV INC	GOGOV APP FOR FIRST QUARTER	MANAGER'S OFFICE	1,015.00
Total GOGOV INC:			1,015.00
GW BERKHEIMER CO INC	HVAC MATERIALS	PUBLIC WORKS	101.55
Total GW BERKHEIMER C	O INC:		101.55
HISKES, DILLNER, O'DONNELL	CONTRACTING/CONSULTING	MANAGER'S OFFICE	3,386.07
Total HISKES, DILLNER, O	'DONNELL:		3,386.07
HOMEWOOD DISPOSAL	HOLIDAY LIGHTS TRASH CANS	MANAGER'S OFFICE	325.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	1,476.00
HOMEWOOD DISPOSAL	TRASH SERVICE	PUBLIC WORKS	624.24
HOMEWOOD DISPOSAL	TRASH SERVICE	PUBLIC WORKS	88.00
Total HOMEWOOD DISPO	SAL:		2,513.24
HOUSEAL LAVIGNE ASSOCIAT	E ZONING DIAGRAMS FOR NEW SIGN CODE	MANAGER'S OFFICE	195.00
Total HOUSEAL LAVIGNE	ASSOCIATES, LLC:		195.00
HR GREEN INC	PLAN REVIEWS FOR JANUARY 2025	FIRE DEPARTMENT	4,593.75
Total HR GREEN INC:			4,593.75
		FIRE DEPARTMENT	

3

Name	Description	DEPARTMENT	Net Invoice Amount
Total JASON F DANIELIAN:			1,500.00
JODY APPLEGATE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	111.23
Total JODY APPLEGATE:			111.23
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	73.36
Total JONES PARTS & SER\	/ICE INC:		73.36
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,929.24
Total KANKAKEE TRUCK EC	QUIPMENT:		1,929.24
KEIR DUBOIS KEIR DUBOIS	DOWNTOWN HOMEWOOD MAPS BUSINESS BROCHURE DESIGN AND LAYOUT	MANAGER'S OFFICE MANAGER'S OFFICE	1,333.00 1,334.00
Total KEIR DUBOIS:			2,667.00
ANER MUCHIN LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	5,046.67
Total LANER MUCHIN LTD:			5,046.67
LEXISNEXIS RISK DATA MANAG	BACKGROUND CHECKS - CIU	POLICE DEPARTMENT	200.00
Total LEXISNEXIS RISK DAT	A MANAGEMENT:		200.00
LOGSDON CONSULTATION SER	CONTRACTUAL SERVICES - FD	FIRE DEPARTMENT	375.00
Total LOGSDON CONSULTA	TION SERVICES:		375.00
_OTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	65.18
Total LOTT #1 INC:			65.18
MARIAN KIEPURA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	376.31
Total MARIAN KIEPURA:			376.31
MEADE ELECTRIC CO INC MEADE ELECTRIC CO INC MEADE ELECTRIC CO INC	STREET LIGHT REPAIR STREET LIGHT REPAIR TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS PUBLIC WORKS PUBLIC WORKS	3,786.32 862.03 1,735.47
Total MEADE ELECTRIC CO	INC:		6,383.82
MENARDS INC	VH LIGHTS BLDG MAINT SUPPLIES BUILDING MAINTENANCE SUPPLIES BUILDING MAINTENANCE SUPPLIES BUILDING MAINTENANCE SUPPLIES OPERATING SUPPLIES BUILDING MAINTENANCE SUPPLIES	MANAGER'S OFFICE PUBLIC WORKS PUBLIC WORKS PUBLIC WORKS EXPENSES FIRE DEPARTMENT PUBLIC WORKS PUBLIC WORKS PUBLIC WORKS	452.58 73.26 209.86 54.42 37.06 14.50 79.39 155.78 19.98

Name	Description	DEPARTMENT	Net Invoice Amount
Total MENARDS INC:			1,258.18
MICHAEL NICKOLAOU	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	218.96
Total MICHAEL NICKOLAOL	J:		218.96
MONARCH AUTO SUPPLY INC	VEHICLE PARTS	FIRE DEPARTMENT	57.57
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	70.48
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	325.69
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	26.94
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	93.00
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	11.96
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	12.31
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	12.31
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	38.56
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	1,160.28
Total MONARCH AUTO SUF	PPLY INC:		1,809.10
MORTON SALT INC	SALT	PUBLIC WORKS	8,907.22
MORTON SALT INC	SALT	PUBLIC WORKS	9,825.22
Total MORTON SALT INC:			18,732.44
MUNICIPAL EMERGENCY SERV	' HOSE REPLACEMENT	FIRE DEPARTMENT	5,660.00
Total MUNICIPAL EMERGEN	NCY SERVICES INC:		5,660.00
MUNICIPAL FLEET MANAGERS	TRAINING/MEMBERSHIP PW	PUBLIC WORKS	50.00
Total MUNICIPAL FLEET MA	ANAGERS ASSN:		50.00
NFPA	NATIONAL FIRE PROTECTION ASSC SUBSCRIP	FIRE DEPARTMENT	1,725.00
Total NFPA:			1,725.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	45.86
O'HERRON CO O'HERRON CO	QUARTERMASTER-UNIFORMS-PD QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT POLICE DEPARTMENT	971.99 971.99
Total O'HERRON CO:			1,989.84
OLD NATIONAL BANK/FD	OVERNIGHT MAILING	FIRE DEPARTMENT	35.50
OLD NATIONAL BANK/FD	EXECUTIVE PORTFOLIOS	FIRE DEPARTMENT	338.02
OLD NATIONAL BANK/FD	AMBULANCE RENEWAL	FIRE DEPARTMENT	26.00
OLD NATIONAL BANK/FD	KYLE ADAMS	FIRE DEPARTMENT	59.00
OLD NATIONAL BANK/FD	CERTIFICATION RENEWAL	FIRE DEPARTMENT	315.00
OLD NATIONAL BANK/FD	NAMEPLATE	FIRE DEPARTMENT	15.20
OLD NATIONAL BANK/FD	OPERATING SUPPLIES	FIRE DEPARTMENT	38.99
OLD NATIONAL BANK/FD	BREATHING APPARATUS MAINT	FIRE DEPARTMENT	1,010.00
Total OLD NATIONAL BANK	/FD:		1,837.71
OLD NATIONAL BANK/FIN	2025 MEMBERSHIP	MANAGER'S OFFICE	400.00

Report dates: 2/25/2025

Name	Description	DEPARTMENT	Net Invoice Amount
Total OLD NATIONAL BAN	NK/FIN:		400.00
OLD NATIONAL BANK/MO	COMMUNICATIONS MEMBERSHIPS	MANAGER'S OFFICE	400.00
OLD NATIONAL BANK/MO	APPLE MUSIC MONTHLY	MANAGER'S OFFICE	10.99
OLD NATIONAL BANK/MO	FIRE TESTING	MANAGER'S OFFICE	34.61
OLD NATIONAL BANK/MO	TRIMBLE SKETCH UP LICENSE	MANAGER'S OFFICE	341.41
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	80.84
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	1,608.10
OLD NATIONAL BANK/MO	FIRE TESTING	MANAGER'S OFFICE	42.98
OLD NATIONAL BANK/MO	MICROSOFT EXCHANGE LICENSE BALANCING	MANAGER'S OFFICE	263.79
OLD NATIONAL BANK/MO	DEPOSIT FOR VENUE (RAVISLOE COUNTRY CLUB)	MANAGER'S OFFICE	2,000.00
OLD NATIONAL BANK/MO	LUNCH HF INTERGOVERNMENTAL MEETING	MANAGER'S OFFICE	190.65
OLD NATIONAL BANK/MO	LUNCH	MANAGER'S OFFICE	58.28
OLD NATIONAL BANK/MO	FIRE TESTING	MANAGER'S OFFICE	54.62
OLD NATIONAL BANK/MO	MARKETING MATERIALS	MANAGER'S OFFICE	680.15
OLD NATIONAL BANK/MO	ZOOM MONTHLY	MANAGER'S OFFICE	48.00
Total OLD NATIONAL BAN	NK/MO:		5,814.42
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	134.94
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	97.51
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	58.95
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	79.98
OLD NATIONAL BANK/PD	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	37.05
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	90.11
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	44.40
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	17.28
OLD NATIONAL BANK/PD	REFUND FOR RETURNED ITEM OFFICE SUPPLIES	POLICE DEPARTMENT POLICE DEPARTMENT	49.99- 71.61
OLD NATIONAL BANK/PD OLD NATIONAL BANK/PD	CROSSING GUARD RAIN JACKET	POLICE DEPARTMENT	39.99
OLD NATIONAL BANK/PD	STOP SIGN	POLICE DEPARTMENT	99.94
OLD NATIONAL BANK/PD	BATTERIES FOR OPTICS	POLICE DEPARTMENT	14.99
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	182.83
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	28.99
OLD NATIONAL BANK/PD	BODY CAMERA MOUNTS	POLICE DEPARTMENT	93.90
OLD NATIONAL BANK/PD	BAGS FOR TRAINING LAPTOPS	POLICE DEPARTMENT	79.98
OLD NATIONAL BANK/PD	TRAINING ROOM SUPPLIES	POLICE DEPARTMENT	131.17
OLD NATIONAL BANK/PD	ANNUAL MEMBERSHIP	POLICE DEPARTMENT	220.00
OLD NATIONAL BANK/PD	ANNUAL MEMBERSHIP	POLICE DEPARTMENT	220.00
OLD NATIONAL BANK/PD	ANNUAL MEMBERSHIP	POLICE DEPARTMENT	265.00
OLD NATIONAL BANK/PD	REFUND FOR OVERPAYMENT	POLICE DEPARTMENT	150.00-
OLD NATIONAL BANK/PD	WOMEN CRIMINAL JUSTICE CONFERENCE REG	POLICE DEPARTMENT	640.00
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	82.96
OLD NATIONAL BANK/PD	PD ENVELOPES	POLICE DEPARTMENT	847.80
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	46.44
OLD NATIONAL BANK/PD	OFFICE CHAIR	POLICE DEPARTMENT	179.99
OLD NATIONAL BANK/PD	BUSINESS CARDS	POLICE DEPARTMENT	115.56
OLD NATIONAL BANK/PD	RETIREMENT EXPENSES	POLICE DEPARTMENT	145.30
Total OLD NATIONAL BAN	NK/PD:		3,866.68
OLD NATIONAL BANK/PW	TRAINING REGISTRATION	PUBLIC WORKS	25.00
OLD NATIONAL BANK/PW	TRAINING	PUBLIC WORKS	329.00
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	359.99
OLD NATIONAL BANK/PW	FLEET REPAIRS	PUBLIC WORKS	643.14
OLD NATIONAL BANK/PW	RADIO LICENSING	PUBLIC WORKS	125.00

Report dates: 2/25/2025

Name	Description	DEPARTMENT	Net Invoice Amount
OLD NATIONAL BANK/PW	RADIO LICENSING	PUBLIC WORKS	125.00
OLD NATIONAL BANK/PW	FUEL STORAGE LID	PUBLIC WORKS	466.25
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	200.73
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	385.62
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	120.00
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	588.52
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	160.33
OLD NATIONAL BANK/PW	FAUCET PARTS	PUBLIC WORKS	7.57
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	110.52
OLD NATIONAL BANK/PW	INTERIOR REPAIRS	PUBLIC WORKS	165.00
OLD NATIONAL BANK/PW	TRAINING	PUBLIC WORKS	161.24
OLD NATIONAL BANK/PW	TREE CARE STANDARDS	PUBLIC WORKS	124.62
OLD NATIONAL BANK/PW	CREW MEAL	PUBLIC WORKS	96.39
OLD NATIONAL BANK/PW	CREW MEAL	PUBLIC WORKS	268.00
Total OLD NATIONAL BANK/	PW:		4,461.92
OVERDOORS OF ILLINOIS INC	EXTERIOR REPAIRS - PW	PUBLIC WORKS	633.00
OVERDOORS OF ILLINOIS INC	INTERIOR REPAIRS	PUBLIC WORKS	331.00
OVERDOORS OF ILLINOIS INC	INTERIOR REPAIRS	PUBLIC WORKS	335.00
OVERDOORS OF ILLINOIS INC	INTERIOR REPAIRS	PUBLIC WORKS	315.00
Total OVERDOORS OF ILLIN	IOIS INC:		1,614.00
PITNEY BOWES	POSTAGE METER RENTAL	MANAGER'S OFFICE	135.75
Total PITNEY BOWES:			135.75
PROSHRED SECURITY	SHREDDING	POLICE DEPARTMENT	80.32
Total PROSHRED SECURITY	Y :		80.32
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	182.48
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	500.00
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	276.96
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	447.17
Total RED WING BUSINESS	ADVANTAGE:		1,406.61
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	FIRE DEPARTMENT	114.50
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	FIRE DEPARTMENT	62.50
Total RELIANCE SAFETY LA	NE & SERVICE:		177.00
ROEDA INC	PARKING LOT SIGNS	MANAGER'S OFFICE	1,668.00
Total ROEDA INC:			1,668.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	PUBLIC WORKS	145.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	EXPENSES	145.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		145.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE		145.00
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	MANAGER'S OFFICE	290.00
Total RYAN LLC:			870.00
SAFETY KLEEN	CONTRACTUAL SERV - PW	PUBLIC WORKS	331.85

Name	Description	DEPARTMENT	Net Invoice Amount
Total SAFETY KLEEN:			331.85
SCHINDLER ELEVATOR CORPO	ELEVATOR TESTING AT VILLAGE HALL	PUBLIC WORKS	500.00
Total SCHINDLER ELEVATO	R CORPORATION:		500.00
SEBIS - POSTAGE	SEBIS POSTAGE	PUBLIC WORKS	3,214.19
Total SEBIS - POSTAGE:			3,214.19
SEBIS DIRECT INC	SEBIS DIRECT	PUBLIC WORKS	685.79
Total SEBIS DIRECT INC:			685.79
SECRETARY OF STATE SECRETARY OF STATE SECRETARY OF STATE	CONFIDENTIAL PLATE RENEWAL CONFIDENTIAL PLATE RENEWAL CONFIDENTIAL PLATE RENEWAL	PUBLIC WORKS PUBLIC WORKS PUBLIC WORKS	151.00 151.00 151.00
Total SECRETARY OF STAT	E:		453.00
SEECO CONSULTANTS INC	MATERIALS TESTING	PUBLIC WORKS	3,511.00
Total SEECO CONSULTANT	S INC:		3,511.00
SHARK SHREDDING INC	MONTHLY SHREDDING	FIRE DEPARTMENT	67.20
Total SHARK SHREDDING I	NC:		67.20
SHEPLEY MOTOR EXPRESS	CA-6 & 1" STONE	PUBLIC WORKS	6,738.20
Total SHEPLEY MOTOR EX	PRESS:		6,738.20
SHERWIN WILLIAMS SHERWIN WILLIAMS	PAINT PAINT	PUBLIC WORKS PUBLIC WORKS	32.82 114.20
Total SHERWIN WILLIAMS:			147.02
SHERWIN-WILLIAMS SHERWIN-WILLIAMS	WATER OVERPAYMENT REFUND WATER OVERPAYMENT REFUND	ASSETS ASSETS	14,701.73 44,105.18
Total SHERWIN-WILLIAMS:			58,806.91
SHOREWOOD HOME AND AUT	PUBLIC WORKS TIRES	PUBLIC WORKS	343.98
Total SHOREWOOD HOME	AND AUTO INC:		343.98
SOUND INCORPORATED	MONTHLY HOSTED SERVICES FEE	MANAGER'S OFFICE	495.00
Total SOUND INCORPORAT	ED:		495.00
SOUTH SUBURBAN HUMANES	ANIMAL IMPOUNDS - PD	POLICE DEPARTMENT	390.00
Total SOUTH SUBURBAN H	UMANE SOCIETY:		390.00
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	237.00

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Name	Description	DEPARTMENT	Net Invoice Amount
Total SOUTH SUBURBAN PA	ADS:		237.00
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	1,394.00
Total SUBURBAN LABORAT	ORIES INC:		1,394.00
TELCOM INNOVATIONS GROUP	SOFTWARE ASSURANCE RENEWAL FOR MITEL	MANAGER'S OFFICE	3,396.13
Total TELCOM INNOVATION	S GROUP LLC:		3,396.13
TERMINIX PROCESSING CNTR TERMINIX PROCESSING CNTR TERMINIX PROCESSING CNTR TERMINIX PROCESSING CNTR	PEST CONTROL - FD PEST CONTROL - FD PEST CONTROL SERVICE PEST CONTROL SERVICES	PUBLIC WORKS PUBLIC WORKS PUBLIC WORKS PUBLIC WORKS	125.00 125.00 126.00 126.00
Total TERMINIX PROCESSIN	NG CNTR:		502.00
THE STUTTLEY GROUP LLC	ADJUDICATION HEARING OFFICER	MANAGER'S OFFICE	1,050.00
Total THE STUTTLEY GROU	JP LLC:		1,050.00
THORN CREEK BASIN SAN DIS THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS ASSETS	86,025.52 1,271.07
Total THORN CREEK BASIN	SAN DISTRICT:		87,296.59
T-MOBILE	T-MOBILE CELL PHONES AND IPADS	MANAGER'S OFFICE	1,051.49
Total T-MOBILE:			1,051.49
TOPCON SOLUTIONS INC	RENEWAL FOR GPS AND TOTAL STATION	PUBLIC WORKS	1,800.00
Total TOPCON SOLUTIONS	INC:		1,800.00
TPI BUILDING CODE CONSULT	PLAN REVIEWS JANUARY 2025	FIRE DEPARTMENT	1,446.40
Total TPI BUILDING CODE C	CONSULTANTS:		1,446.40
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	142.00
Total TRL TIRE SERVICE:			142.00
TRONC	LEGAL NOTICES	MANAGER'S OFFICE	2,856.00
Total TRONC:			2,856.00
TROTSKY INVESTIGATIVE POL	POLICE APPLICANT POLYGRAPH	MANAGER'S OFFICE	240.00
Total TROTSKY INVESTIGAT	TIVE POLYGRAPH:		240.00
ULINE	STORAGE CONTAINERS	PUBLIC WORKS	607.50
Total ULINE:			607.50
VERIZON WIRELESS SVCS LLC	MOBILE PHONE SERVICE-ALL DEPTS	MANAGER'S OFFICE	584.91

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Name	Description	DEPARTMENT	Net Invoice Amount
Total VERIZON WIRELESS S	SVCS LLC:		584.91
VESTIS GROUP INC	UNIFORM	PUBLIC WORKS	68.44
VESTIS GROUP INC	UNIFORM	PUBLIC WORKS	78.94
VESTIS GROUP INC	UNIFORM	PUBLIC WORKS	86.68
VESTIS GROUP INC	UNIFORM	PUBLIC WORKS	307.38
VESTIS GROUP INC	UNIFORM	PUBLIC WORKS	296.60
VESTIS GROUP INC	FEES	PUBLIC WORKS	225.19
VESTIS GROUP INC	RUGS AND MATS	PUBLIC WORKS	1,071.00
VESTIS GROUP INC	OPERATING SUPPLIES TOWELS	PUBLIC WORKS	78.00
Total VESTIS GROUP INC:			2,212.23
WALTS FOOD CENTER	CREW REFRESHMENT	PUBLIC WORKS	98.66
Total WALTS FOOD CENTER	₹:		98.66
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	48.64
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	76.80
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	123.40
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	76.80
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	63.36
WAREHOUSE DIRECT OFFICE	RETURN ITEM	PUBLIC WORKS	76.80-
Total WAREHOUSE DIRECT	OFFICE PDTS:		312.20
WENTWORTH TIRE SERVICE IN	TIRES	FIRE DEPARTMENT	633.59
Total WENTWORTH TIRE SI	ERVICE INC:		633.59
ZOLL MEDICAL CORPORATION	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	26.24
Total ZOLL MEDICAL CORP	ORATION:		26.24
Grand Totals:			322,889.89

Village Clerk:



THE VILLAGE OF HOMEWOOD EMERGENCY BACKUP GENERATORS FOR VILLAGE FACILITIES

ASSESSMENT REPORT

FINAL REVIEW February 11, 2025

INTERFACE ENGINEERING

100 SOUTH WACKER DRIVE - SUITE 1140 CHICAGO, ILLINOIS 60606 - 312 964 4450



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SECTION I - INTRODUCTION

The Village of Homewood has commissioned this study to assess critical facilities and to provide phased implementation and cost recommendations to develop enhanced backup power and enhanced resilience in facilities deemed "critical" under FEMA Guidelines. Critical facilities are defined to include emergency operation centers, healthcare facilities, police and fire stations, schools, and power stations. These facilities support critical community lifelines that enable the continuous operation of critical business and government functions and are essential to human health and safety or economic security.

The Village currently has five facilities that need to be assessed, including the Village Hall, Police Station, Fire Station, Municipal Service Center (Public Works Facility) and the Brian Carey Training Center (Emergency Operations Center–EOC). These facilities currently incorporate

This report will provide an assessment of these five facilities and options for cost effective and phased upgrades for backup power systems, internally (i.e. outlets and internal circuitry, emergency lighting, etc.) and externally (generator connectivity), with the goal of maintaining full operational during short or long term power outage conditions.

SECTION II - EXISTING CONDITIONS

In the Introduction, it was stated that there are a total of five facilities that fall within the focus of this study, including the Village Hall, Police Station, Fire Station, Municipal Service Center (Public Works Facility) and the Brian Carey Training Center (Emergency Operations Center - EOC). The configuration and conditions present with the existing electrical distribution systems in each of these facilities will be discussed in this section of the report.

Village Hall

The Village Hall includes two full stories and a Basement of occupied space and includes key administrative functions and offices for the Village of Homewood. The existing building electrical service includes a single incoming ComEd feeder originating at a pad-mounted exterior transformer located adjacent to the building on the West side. This feeder is routed to a 400 Ampere ComEd CT/Metering cabinet and Main Service Switch located in the Basement. This Main Service Switch assembly is quite old and is in need of replacement. See Figure 1 for an image of this main service switch.



Figure 1 – Village Hall Main Service Switch and Meter

This service switch supplies power to the building power distribution located in the Main Electrical Room on the Ground Floor. The Main Service Panel, located in this room, is rated at 400 Amperes, 208Y/120 Volts, 3 – Phase, 4 Wires, and provides normal power to branch circuit lighting, receptacles, appliances, equipment, rooftop heating/cooling units and an elevator. See Figure 2 below for an image of this Main Service Panel. All of the building's normal power electrical distribution equipment is located in this room. The Main Service Panel and remaining panels located in this room have been updated in recent years and appear to be in very good condition.

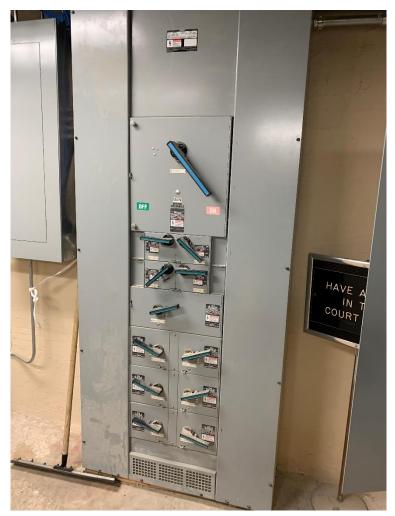


Figure 2 – Village Hall Main Service Panel

Emergency Service for the Village Hall originates at a generator distribution panel located in the adjacent Police station facility. A dedicated feeder from this generator panel runs through these buildings and terminates at Panel EM located adjacent to the Village Hall Main Service Panel.

This panel, rated at 100 Amperes, 208Y/120 Volts, 3 – Phase, 4 Wires, currently powers both emergency life safety loads, which includes emergency lights, exit signs, fire alarm panels, etc. and standby power loads such as access door controls, heaters, data processing loads, sump pumps, etc. See Figure 3 for an image of Panel EM. Panel EM is not equipped with a dedicated automatic transfer switch, so a power outage that impacts the Village Hall only will not initiate generator startup. Loss of power to the Police Station is required to initiate generator startup. This condition needs to be corrected through the installation of automatic transfer switches in each facility powered from a common generator. This will be further discussed in a later section of this report addressing remedial options.



Figure 3 Village Hall Panel EM

Based upon the field investigation performed, we have developed a full power system riser diagram that establishes the existing electrical equipment and feeder configuration in the Village Hall. This diagram is included as ESK-1 in the Appendix.

Auditorium

The Auditorium includes one story and a Basement of occupied space and includes a multi-purpose gymnasium/assembly venue with stage for the Village of Homewood. The existing building electrical service includes a single incoming ComEd feeder originating at a padmounted exterior transformer located adjacent to the building on the West side. This feeder is routed to a 400 Ampere ComEd CT/Metering cabinet and Main Service Panel DP-1 located in the Sub-Basement. This Main Service Panel looks to be of recent vintage and is in good condition. See Figure 4 for an image of this main service panel.



Figure 4 Auditorium Main Service Panel

This service panel supplies power to the building power distribution panels located in the Basement and Ground Floor levels. The Main Service Panel is rated at 400 Amperes, 208Y/120 Volts, 3 – Phase, 4 Wires, and provides normal power to four branch circuit panels which power circuit lighting, receptacles, appliances, equipment and rooftop heating/cooling unit RTU-1. The Main Service Panel and associated branch circuit have been updated in recent years and appear to be in very good condition.

Emergency Service for the Auditorium does not appear to exist. This condition will be addressed as part of the Village Hall Options.

Based upon the field investigation performed, we have developed a full power system riser diagram that establishes the existing electrical equipment and feeder configuration in the Village Hall. This diagram is included as ESK-1A in the Appendix.

Police Station

The Police Station includes one-story above grade and a Basement of occupied space and houses key administrative functions, offices, lockup capability, meeting/conference areas, firing range and ancillary spaces for the Homewood Police Department. The existing building electrical service includes a single incoming ComEd feeder originating at a pad-mounted exterior transformer located adjacent to the building on the West side. This feeder is routed to a 1200 Ampere ComEd CT/Metering cabinet and Main Service Switchboard located in a dedicated electrical/telecommunications room on the Ground Floor. See Figure 5 for images of this main service switchboard.





Figure 5 – Police Main Service Switchboard

This main service switchboard, rated at 1200 Amperes, 208Y/120 Volts, 3 – Phase, 4 Wires supplies normal power to the building power distribution, including branch circuit lighting, receptacles, appliances, and equipment in both the Police and adjacent Fire Station. A portion

of the normal power electrical distribution equipment is located in this Main Switchboard Room, with the remainder located at strategic locations on the Basement and Ground Floors of the building. The Main Service Switchboard and other panels located in the Police Station facility are very old and are good candidates for replacement. The exceptions are the two panelboards serving the geothermal heating/cooling system. These were installed in 2014 and are in very good condition. See Figure 6 for an image of a typical power panel located in a building corridor.



Figure 6 – Police Corridor Power Panel Installation

Emergency/Standby Power Services for the Police and Fire Stations and the Village Hall are connected to a common backup natural gas engine generator located on the Ground Level at the West side of the Police Station. The generator, rated at 100 KW/125 KVA, 208Y/120 Volts, 3 – Phase, 4 Wires, 60 HZ, is housed in a dedicated room which includes a 400 Ampere, 3-Pole automatic transfer switch and the Main Generator Distribution Panel. The generator is equipped with a unit mounted 400AF/350AT output circuit breaker. The Generator Distribution Panel,

rated at 400 Amperes, 208Y/120 Volts, 3 - Phase, 4 Wires, includes the overcurrent protection for a series of emergency life safety and standby power panels located in the three facilities mentioned above. These loads include emergency lights, exit signs, fire alarm panels, radio equipment, etc. and standby power loads such as access door controls, lockup area, the geothermal heating/cooling system (police/fire facilities only), data processing loads, sump pumps, etc. The Generator Distribution Panel and automatic transfer switch are in very good condition and can be considered for reuse as part of an upgraded installation. See Figures 8, 8 and 9 for images of the existing generator set, automatic transfer switch and generator distribution panel.



Figure 7 – Police/Fire/Village Hall Generator Set



Figure 8 - Generator Automatic Transfer Switch



Figure 9 - Generator Distribution Panel

The Police Station main electrical room includes a series of panelboards that supply power to standby and emergency/life safety power in both the Police and Fire Stations. These panels include Emergency Panel, Emergency Lighting Panel, Radio Room HVAC Panel, Radio equipment Panel, Lockout Panel and the Geothermal Panel. See Figure 10 for an image of Emergency Panel located in the Main Electrical Room.

Based upon the field investigation performed, we have developed a full power system riser diagram that establishes the existing electrical equipment and feeder configuration in the Police Station/Generator Room. This diagram is included as ESK-2 in the Appendix.



Figure 10 – Police Station Emergency Power Panel

Fire Station

The Fire Station includes two stories of occupied space, including key administrative functions, offices, garage, meeting/conference areas, sleeping, kitchen, common and ancillary spaces for the Homewood Fire Department. The existing building electrical service includes a single

incoming feeder originating in the Main Switchboard located in the adjacent Police Department facility. This feeder, rated at 400 Amperes, 208Y/120 Volts, 3 - Phase, 4 Wires is routed through these building, terminating at a Main Service Panel located on the Ground Level.

The Main Service Panel, rated at 400 Amperes, 208Y/120 Volts, 3 – Phase, 4 Wires supplies normal power to the building power distribution, including branch circuit lighting, receptacles, appliances, and equipment in the Fire Station. A portion of the normal power electrical distribution equipment is located in this Main Electrical Space, with the remainder located at strategic locations on the Ground and Second Floors of the building. The Main Service Panel and other panels located in the Fire Station facility are very old and should be replaced. The exception is the panelboards serving the Second Level sleeping/living spaces which are newer and are in good condition. See Figures 11 & 12 for images of the Fire Department Electrical Space and Main Service Switchboard.

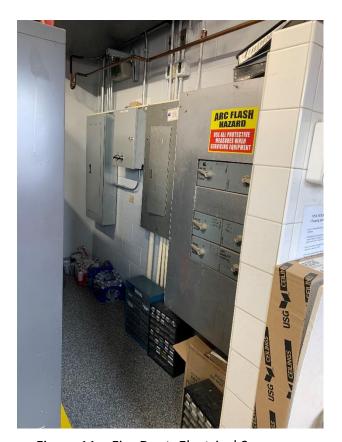


Figure 11 – Fire Dept. Electrical Space



Figure 12 – Fire Dept. Main Service Panel

Emergency/standby power serving the Fire Station is installed as part of the system serving the Police Station and was covered above. No further discussion is required at this juncture.

Based upon the field investigation performed, we have developed a full power system riser diagram that establishes the existing electrical equipment and feeder configuration in the Fire Station. This diagram is included as ESK-3 in the Appendix.

Municipal Service Center (Public Works Facility)

The Municipal Service Center (Public Works Facility) includes two stories of occupied space, including administrative offices, maintenance garage, vehicle storage garage, meeting/conference areas, common and ancillary spaces for the Homewood Public Works Department. The existing building electrical service includes a single incoming underground ComEd service feeder originating at an outdoor pad-mounted transformer. This feeder supplies power to a two-section, "sequence" service assembly, with individual sections rated at 800 Amperes and 400 Amperes, 208Y/120 Volts, 3 - Phase, 4 Wires. See Figure 13 for an image of this service assembly.



Figure 13 – Public Works Main Service Assembly

Service Section No. 1 consists of a ComEd CT compartment supplying an 800 Ampere, 3-Pole service switch. This service switch supplies power to Panel PP-2, located in the maintenance garage. This panel supplies power to lighting, receptacles, equipment, electric heat and ventilation loads in this area. See Figure 14 for images of Panel PP-2.



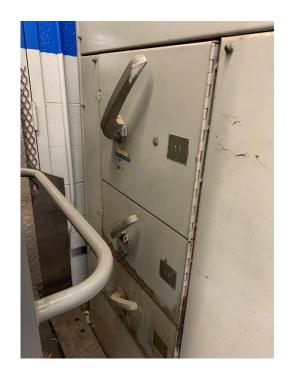


Figure 14 – Public Work Panel PP-2

Service Section No. 2 consists of a ComEd CT compartment supplying (2) two 100 Ampere, 3-Pole and (2) two 200 Ampere, 3-Pole "sequence" service main disconnecting means. Loads served include lighting, receptacles, equipment and HVAC located in the areas outside of the maintenance garage. The existing service switch assembly and remote distribution and branch panels located throughout this facility are largely older and in need of replacement. See Figure 15 for an image of this distribution section. This will be discussed later in this report.

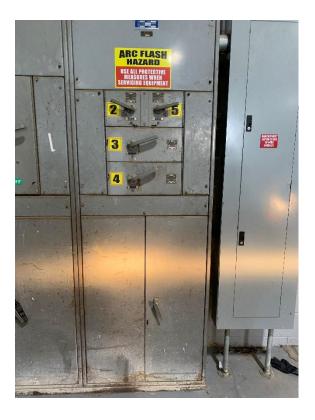


Figure 15 – Main Service Distribution Section No. 2

Based upon the field investigation performed, we have developed a full power system riser diagram that establishes the existing electrical equipment and feeder configuration in the Municipal Service Center. This diagram is included as ESK-4 in the Appendix.

Pump Station No.1

The Municipal Service Center (Pump Station No.1) includes two stories of occupied space, including a Ground Floor pump room, an administrative office and generator room, and a Basement piping distribution and service area. The existing building electrical service includes a single incoming underground ComEd service feeder originating at an outdoor pad-mounted transformer. This feeder supplies power to a multi-section, Main Service Switchboard rated at 800 Amperes, 208Y/120 Volts, 3 - Phase, 3 Wires. See Figure 16 for an image of this service assembly. The ComEd service feeder enters this Main Switchboard in a CT/Metering section and supplies power to an 800 Ampere, 3-Pole Automatic Transfer switch and (5) five downstream distribution sections. Loads powered include (5) main water pumps, electric unit heaters, generator exhaust fan, vacuum pump, 45 KVA Lighting Transformer, dehumidifier, Municipal Services Building and Storm Water Pump Station standby power load, building lighting and receptacle panel. The main service switchboard is currently slated for replacement as part of a companion project.



Figure No. 16 - Pump Station No. 1 Main Switchboard

Pump Station No. 1 is equipped with a 300 KW/375 KVA Natural Gas generator set that supplies power to the entire Main Service Switchboard (via the 800 Ampere ATS). The generator is equipped with a 600 Ampere, 3-Pole output circuit breaker which is connected to supply power to the entire main switchboard. There is a load shedding function that limits the water pump operation on generator power to Pump No. 2. There are circuit breakers, housed in the Main Switchboard, that supply power to the Municipal Services Building and a remote Storm Water Pump Station. The generator is not new, and at the time of the visit, there was evidence of an anti-freeze leak in the room. This generator is housed in an adjacent room as shown in Figure No. 17.



Figure 17 - Pump Station No. 2 Natural Gas Generator

Based upon the field investigation performed, we have developed a full power system riser diagram that establishes the existing electrical equipment and feeder configuration in Pump Station No. 1. This diagram is included as ESK-5 in the Appendix.

Brian Carey Training Center/Fire Training Facility/Garage

The Brian Carey Training Center/Fire Training Facility is a three-building complex that includes the Carey Training Center, the Homewood Fire Training Facility and an adjacent maintenance garage facility.

The Carey Training Center includes two stories of occupied space, including administrative offices, meeting/conference areas, kitchenette, common and ancillary spaces for the Homewood Fire Department. The existing building electrical service includes a single incoming underground ComEd service feeder originating at an outdoor pad-mounted transformer. This feeder supplies power to a 400 Ampere, 240/120 Volt, 1-Phase, 3-Wire panel equipped with a 400 Ampere, 2-Pole Main Circuit Breaker. This panel and an adjacent Sub-Panel supplies power to the lighting, receptacle, equipment and HVAC loads in the Carey Training Center. The electrical panels and distribution equipment in this building are in very good condition and are

not considered candidates for replacement at this time. See Figure 18 for an image of the Main Service Panel and adjacent Sub-Panel.

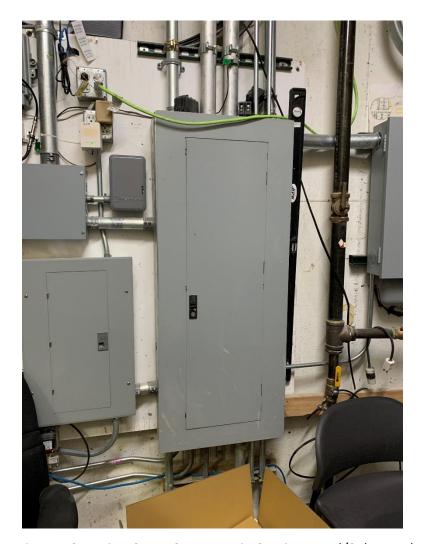


Figure 18 – Brian Carey Center Main Service Panel/Sub-Panel

The Carey Training Center is equipped with a exterior 33 KW/33 KVA Natural Gas generator set that supplies power to an Automatic Transfer Switch and Generator Panel located in the Main Electrical Room. The generator powers numerous emergency standby loads in the building, including lighting, receptacles, HVAC equipment, communications equipment, sump pumps and other building electrical loads. The transfer switch is rated at 400 Amperes, 208/120 Volts, Single Phase, 3 wires. The main Generator Panel is rated at 225 Amperes, 208/120 Volts, Single Phase, 3 Wires with a 200 Ampere/ 2-Pole main circuit breaker.

Homewood Fire Training Building

The Homewood Fire Training Building includes one story of occupied space, which includes fore training facilities and vehicle parking for the Homewood Fire Department. The existing building

electrical service includes a single incoming underground ComEd service feeder originating at an outdoor pad-mounted transformer. This feeder supplies power to a 225 Ampere, 240/120 Volt, 1-Phase, 3-Wire panel equipped with a 200 Ampere, 2-Pole Main Circuit Breaker. This panel supplies power to the lighting, receptacle, fire equipment and HVAC loads in the Fire Training Building and a sub-panel located in the adjacent Garage Building. See Figures 19 and 20 for images of the Main Service Panel and the Garage Sub-Panel.



Figure 19 – Fire Training Building Main Service Panel



Figure 20 - Garage Sub-Panel

Based upon the field investigation performed, we have developed a full power system riser diagram that establishes the existing electrical equipment and feeder configuration in the Brian Carey Training Center, Homewood Fire Training Building and Garage. This diagram is included as ESK-6 in the Appendix.

ComEd Utility Peak Demand Load Summary

All of the existing buildings included in this study currently derive power from ComEd service lines and transformers typically located adjacent to each facility. Each facility is equipped with one or more ComEd meters that measure monthly energy draw and the peak power demand.

The peak power demand is useful in assessing the maximum power draw at each service, and can be used to evaluate the generator capacity required to power the entire facility. It should be noted that this reading averages this demand over a 15 or 30 minute "window", so the instantaneous reading could actually be greater than this value. This factor will be included in

any assessment of the peak demand requirements of a given facility. The ComEd Peak Demand Table is included as ESK-7 in the Appendix.

SECTION III – BACKUP POWER OPTIONS

In the previous section, we outlined the existing conditions in each of the five subject facilities. This section will build upon that discussion and establish options at each location for providing backup power that addresses the emergency/standby power requirements established by the operations team. The proposed solutions will focus on two basic approaches as follows:

- 1. Installation of backup generator, transfer switches and distribution to provide standby/emergency power to all required life safety loads and essential standby power loads that will enable operation during extended outages.
- Installation of backup generator, transfer switches and distribution to provide standby/emergency power to 100% of the facility load, enabling full building operation during extended outages.

There are a number of criteria that are included as part of each of the proposed options presented in this section. They include the following:

- The preferred location for generator equipment is outdoors, with sound attenuated enclosures.
- Generators shall be located to minimize any potential for exhaust fumes migrating into adjacent building ventilation systems.
- The Village of Homewood would like to install generators capable of "dual fuel" operation, preferably natural gas/propane.
- All locations will include a manual transfer switch to permit operation from a portable generator.
- Each option will include the replacement of electrical distribution equipment deemed beyond useful life as established in Section II.

The options available for each facility will be outlined in the remainder of this section.

Village Hall

The Village Hall currently derives it emergency power from the generator located in the adjacent Police Department Building. As outlined in Section II, the existing emergency power system powers both emergency life safety loads, which includes emergency lights, exit signs, fire alarm panels, etc. and standby power loads such as access door controls, heaters, data processing loads, sump pumps, etc. It does not power the building heating, cooling and ventilation systems. Full operation of offices is not possible during extended outages.

The Village Hall does not currently include automatic transfer switches, a situation with meaningful consequences. Automatic transfer switches serve two essential functions in electrical power distribution. Their initial function is to sense power loss when a utility source fails. Once a power failure is detected, the automatic transfer switch initiates generator start

and subsequent transfers power from the utility to the backup generator source. Upon restoration of the normal utility power source, it undertakes the retransfer from the generator to the utility and shuts down the generator unit upon completion of this cycle. The operation of the entire backup power system is dependent on the transfer switches for proper operation.

The generator currently located in the Police Station is triggered via one transfer switch located in that facility. If there is an isolated outage in the Village Hall or Fire Department that does not affect the Police Department service, will not activate that generator. There will be no generator power available to the Village Hall under those circumstances. Each of the options generated for the Village Hall proposes the installation of dedicated automatic transfer switches to remediate this condition.

Village Hall Option 1

Village Hall Option 1 includes the introduction of an automatic transfer switch for the existing Emergency Panel loads described above and a second transfer switch and associated distribution panel to power the rooftop unit HVAC units. Under this option, additional building loads would be evaluated and powered to enhance the load complement currently served from the Emergency Panel. This option would maintain the Police Department generator as the backup power source for the Village Hall emergency/standby power, with the added capability to sense power loss and initiate generator operation independently. Option 1 also addresses the obsolete utility main service switch with the installation of a replacement switch. The remaining electrical distribution equipment in this building is in excellent condition and would be retained. Refer to Drawing EOSK-1A for a diagram of the modifications proposed under Village Hall Option 1.

Advantages/disadvantages of this option can be summarized as follows:

Advantages

- Independent generator start/stop control via multiple transfer switches
- Reduced first cost option versus full building backup
- Continued reliance on Police Department generator reduces total site machine quantity and ongoing maintenance expense
- Reduced site impact from reduced machine quantity.
- Upgraded utility service switch.

Disadvantages

- Continued reliance on Police Department Generator increases impact on the entire site if that generator fails
- Extended feeder lengths from Police Department generator to the new Village Hall transfer switches.
- Less operational flexibility versus full building backup power Option 2

Village Hall Option 2

Village Hall Option 2 includes full back up power for the entire Village Hall facility and includes the installation of a dedicated Village Hall generator set as part of this comprehensive solution. Under Option 2, a total of three automatic automatic transfer switches will be installed, one for the existing Emergency Panel loads described in Option 1 above, a second to power the elevator and a third switch to power the existing main service panel.

The full implementation of this option will require the installation of a new main service panel to replace the existing service switch currently located in the Basement. This panel will provide power to the normal side of the three new automatic transfer switches.

The installation of a dedicated generator set requires locating and installing a 75KW/93.75KVA dual fuel natural gas/propane generator, a 400 Ampere, 208Y/120 Volt, 3 Phase, 4 wire generator distribution panel, and a 400 Ampere, 208Y/120 Volt, 3 Phase, 4 wire manual transfer switch. The introduction of the manual transfer switch addresses a National Electrical Code requirement to provide the means to connect a portable generator for situations where the permanent machine is out of service for maintenance or other reasons.

This option could be further enhanced with an interconnection to Police/Fire, offering additional backup capability if the generator were to fail.

The remaining electrical distribution equipment in this building is in excellent condition and would be retained. Refer to Drawing EOSK-1B for a diagram of the modifications proposed under Village Hall Option 1.

Advantages/disadvantages of this option can be summarized as follows:

Advantages

- Full facility operation under outage conditions
- An independent generator to provide complete load isolation from Police/Fire
- Independent generator start/stop control via multiple transfer switches
- Upgraded utility service switch and distribution

Disadvantages

- Highest cost option
- Added maintenance expense from added generator v. Option 1
- Greater site impact with added generator

Auditorium Option 2A

Village Hall/Auditorium Option 2a incorporates the full Village Hall Option 2 and adds the Auditorium in its entirety. Under Option 2A, a dedicated automatic automatic transfer switch will be installed, to provide full backup power capability for the Auditorium. As has been mentioned previously, the Auditorium does not have an existing backup power system, and under this option, power would be installed for the entire facility.

The full implementation of this option will require the installation of a new main service switch to power to the normal side of a new automatic transfer switch. As the load for this facility is not great, coupled with close proximity to the Village Hall makes connecting to the enhanced Village Hall system a natural choice. The impact on the Village Hall generator sizing is minimal.

This option could be further enhanced with an interconnection to Police/Fire, offering additional backup capability if the generator were to fail.

The remaining electrical distribution equipment in this building is in excellent condition and would be retained. Refer to Drawing EOSK-1C for a diagram of the modifications proposed under Auditorium Option 2A.

Police Fire

The Police and Fire Departments currently derive backup power from the generator located in the Police Department Building. As outlined in Section II, the existing emergency power system powers both emergency life safety loads, which includes emergency lights, exit signs, fire alarm panels, etc. and standby power loads such as access door controls, radio equipment, geothermal heating/cooling equipment, data processing loads, lockup area, sump pumps, etc. Full operation of offices is not possible during extended outages.

As described in Section II, both building derive their normal power from a common service switchboard. Loss of power on this service will trigger generator operation for both buildings. There is currently only one automatic transfer switch for the entire facility. The presence of a single switch is problematic in that any malfunction with this switch renders the entire backup power system vulnerable. This condition will be addressed with the installation of multiple transfer switches under the proposed remedial options.

Police/Fire Option 1

Police/Fire Option 1 includes the introduction of an automatic transfer switch for the existing Emergency Lighting Panel loads in order to segregate the code required emergency load from the optional standby power. The existing generator would be replaced with a modern "dualfuel" natural gas/propane machine located outdoors in a weatherproof, sound attenuated enclosure. This installation would include the addition of a code-mandated manual transfer switch as described in the Village Hall Option 2 narrative. Option 1 includes evaluation of current emergency and standby power loads, with additional loads added as required. The

existing 400 Ampere automatic transfer switch, which is in good condition, would be retained for continued use under Option 1.

Option 1 also addresses the obsolete electrical distribution equipment in each facility. The existing utility main service switchboard in the Police Department building and the Main Service Panel in the Fire Station would be replaced with modern equipment. The remaining electrical distribution equipment in this building is in excellent condition and would be retained. Refer to Drawing EOSK-2A and 2C for diagrams of the modifications proposed under Police/Fire Option 1.

Advantages/disadvantages of this option can be summarized as follows:

Advantages

- Addition of transfer switch to reduce full reliance on existing switch
- Reduced first cost option versus full building backup
- Service to Police/Fire from one generator provides efficient means to power both facilities
- Reduced site impact from reduced machine quantity.
- Upgraded electrical distribution in Police and Fire Departments through replacement with modern equipment

Disadvantages

- Less operational flexibility versus full building backup power Option 2
- Greater site impact with relocation of generator to an outdoor location

Police/Fire Option 2

Police/Fire Option 2 includes full back up power for the entire Police/Fire Department facilities and includes the installation of a dedicated Police/Fire Department generator set as part of this comprehensive solution. Under Option 2, two new automatic automatic transfer switches will be installed to augment the existing 400 Ampere switch that will be retained. One of the new transfer switches will power the existing Emergency Panel loads described in Option 1 above, the second will provide power to all of the Police/Fire Department loads not currently equipped with generator backup power and the third (existing) switch will continue to serve the existing building standby power loads.

The full implementation of this option will include the installation of a new 1200 Ampere main service panel to replace the existing service switchboard currently in place. This new panel will provide power to the normal side of the two new and one existing automatic transfer switches. A new 400 Ampere, 208Y/120 Volt, 3 Phase, 4 wire distribution panel will be installed to connect existing normal service panels to one of the new standby power automatic transfer switches.

The installation of the replacement Police/Fire generator set requires locating (on-site) and installing a 200KW/250KVA dual fuel natural gas/propane generator, a 1200 Ampere, 208Y/120 Volt, 3 Phase, 4 wire generator distribution panel, and a 1200 Ampere, 208Y/120 Volt, 3 Phase, 4 wire manual transfer switch. The introduction of the manual transfer switch addresses a National Electrical Code requirement to provide the means to connect a portable generator for situations where the permanent machine is out of service for maintenance or other reasons.

Option 2, as with Option 1, also addresses the obsolete electrical distribution equipment in each facility. The existing utility main service switchboard in the Police Department building and the Main Service Panel in the Fire Station would be replaced with modern equipment. The remaining electrical distribution equipment in these buildings is in good condition and would be retained. Refer to Drawings EOSK-2B and 2C for diagrams of the modifications proposed under Police/Fire Option 2.

Advantages/disadvantages of this option can be summarized as follows:

Advantages

- Full facility operation under outage conditions
- An independent generator to provide complete load isolation from the Village Hall
- Independent generator start/stop control via multiple transfer switches
- Upgraded utility service switchboard and distribution equipment

Disadvantages

- Highest cost option
- Greater site impact with relocation of generator to an outdoor location

Municipal Service Center (Public Works) and Pump Station No. 1

The Public Works and Pump Station No. 1 facilities currently derive backup power from the generator located in the Pump Station No. 1 Building, as described in Section II above. This generator is equipped with a 600 Ampere, 3-Pole output circuit breaker which is connected to supply power to the entire Pump Station main switchboard. There is a load shedding function that limits the water pump operation on generator power to Pump No. 2. There are circuit breakers, housed in the Main Switchboard, that supply power to the Municipal Services Building and a remote Storm Water Pump Station. The existing generator is exhibiting signs of deterioration and should be replaced as part of this program. A number of upgrade options will be outlined in the balance of this section.

Municipal Service Center (Public Works)/Pump Station No. 1 Option 1

Option 1 for the Public Works/Pump Station No. 1 anticipates renovation of the current installation that utilizes a common generator to service the Public Works Facility and the Pump Station from a common backup generator. Under Option 1, the existing 300 KW/375KVA Natural Gas would be replaced with a machine of similar rating, equipped to run on both

natural gas and propane. The current installation powers the entire Pump Station, with load shedding function that limits backup power to Pump No. 2 only. The existing Pump Station Main Switchboard includes an 800 automatic transfer switch that initiates the generator operation. This switchboard and transfer switch is in the process of being replaced, so this work would be excluded from the work performed under Option 1. Option 1 also includes an upgrade to emergency/standby power loads in the Public Works facility. At this time, loads powered are limited to basic emergency lighting and selected telecommunications equipment. This load complement would be upgraded. There is no Public Works facility HVAC equipment currently powered from the generator. Option 1 would not alter this condition. Refer to Drawing EOSK-3A in the Appendix for a diagram of Option 1.

Advantages

- Independent generator start/stop control via multiple transfer switches
- Reduced first cost option versus full building backup
- Continued reliance on Pump Station generator reduces total site machine quantity and ongoing maintenance expense
- Reduced site impact from reduced machine quantity.
- Upgraded utility service switches and distribution panels in Public Works facility.

Disadvantages

- Continued reliance on Pump Station No. 1 increases impact on the entire site if that generator fails
- Extended feeder lengths from Pump Station generator to the new Public Works transfer switch.
- Less operational flexibility versus full building backup power Option 2

Municipal Service Center (Public Works)/Pump Station No. 1 Option 2

Option 2 includes the scope of Option 1 in the Pump Station as described above, and expands coverage with the introduction of a dedicated generator to power the Public Works facility. The existing connection to the Pump Station would be severed.

The generator proposed for the Public Works facility would be rated at 150KW/187.5KVA and be configured to operate on natural gas and propane. This capacity would enable full facility operation, including HVAC. The existing Main Service equipment would be replaced with new panels and powered via newly installed automatic transfer switches. A generator distribution panel would be provided to distribute generator power to the emergency side of the new transfer switches. Option 2 includes the replacement of Panel PP-2 that services the maintenance garage portion of the facility. The existing telecom equipment would be reconnected from its existing generator feed from Pump Station No. 1 to the new standby power system in the Public Work facility. Refer to Drawing EOSK-3B in the Appendix for a diagram of Option 2.

Advantages

- Full facility operation under extended outage conditions
- An independent generator for the Public Works to provide complete load isolation from Pump Station No. 1
- Independent generator start/stop control via multiple transfer switches

Disadvantages

- Highest cost option
- Greater site impact with relocation of generator to an outdoor location

Brian Carey Training Center/Fire Training Facility/Garage

The Carey Training Center emergency/standby power is currently powered from an exterior 33 KW/33 KVA Natural Gas generator set. This generator supplies power to an Automatic Transfer Switch and Generator Panel located in the Main Electrical Room. The generator powers numerous emergency standby loads in the building, including lighting, receptacles, HVAC equipment, communications equipment, sump pumps and other building electrical loads. The transfer switch is rated at 400 Amperes, 208/120 Volts, Single Phase, 3 wires. The main Generator Panel is rated at 225 Amperes, 208/120 Volts, Single Phase, 3 Wires with a 200 Ampere/ 2-Pole main circuit breaker. The adjacent Fire Training Facility and Garage are independently powered from ComEd and do not currently include generator backup.

Brian Carey Training Center/Fire Training Facility/Garage Option 1

The existing outdoor generator set currently in place appears to have adequate capacity to power the entire Brian Carey Training Center and adjacent buildings. This machine is relatively new and is in very good condition and is anticipated to remain. The current backup power system provides power to an extensive variety of loads in the building, so the addition of the remaining load complement is not a major undertaking. To reconfigure the building loads to include the full building requires replacement of the existing "generator" panel with a new distribution panel. This panel would power existing standby power loads and include a circuit breaker to service the existing Main Service Panel. The existing 400 Ampere automatic transfer switch would remain in place.

The generator power will be configured to feed a new 400 Ampere Generator Distribution Panel that would provide generator power to the emergency side of the existing automatic transfer switch in the Carey Training Center and a second transfer switch located in the Fire Training Center. This second switch would provide the connection to the existing generator and facilitate full power backup to those buildings.

Advantages

- Full facility operation under extended outage conditions for all three buildings
- Independent generator start/stop control via multiple transfer switches
- Reuse of existing generator on site reduces first costs

Disadvantages

• None

SECTION IV – BUDGET ESTIMATE

Village I	Hall Option	11		Mileston	e: Vill	age of Homewo	od G	enerator Study
Prepare	d by Interf	ace Engineering		Date	e: 02/	04/25		
For: Villa	age of Hor	newood						
VILLAG	E HALL (COST ESTIMATE						
Qty	<u>Unit</u>	<u>Component</u>	<u>Notes</u>	<u>\$/Unit</u>		\$ Sub Total		<u>\$ Total</u>
			1 - Electrical					
			vice Switch					
1	EA	400 Ampere, 208Y/120V, 3-PH, 4W CT/Switch	Main Service Switch Replacement	\$ 9,500.				9,500
				Sub-1	otal (Generator	\$	9,500
		Standby Power Lo	pads (Rooftop Units)					
1	EA	ATS-STBY (225A/4P)	Automatic Tansfer Switch - Standby Loads	\$ 9,000.				9,000
20	LF	3#10 AWG, 1#10 Gnd.,3/4"C	Feeder to RTU - 3	•	00 \$			380
20	LF	3#10 AWG, 1#10 Gnd.,3/4"C	Feeder to RTU - 5	\$ 19.				380
20	LF	3#4 AWG, 1#8 Gnd.,1-1/4"C	Feeder to RTU - 1	\$ 36.	00 \$	720.00	\$	720
20	LF	3#4 AWG, 1#8 Gnd.,1-1/4"C	Feeder to RTU - 2	\$ 56.	00 \$	1,120.00	\$	1,120
20	LF	3#4 AWG, 1#8 Gnd.,1-1/4"C	Feeder to RTU - 4	\$ 56.	00 \$	1,120.00	\$	1,120
1	EA	Standby Panel - 225A	New Panel for Rooftop Unit Loads	\$ 4,000.	00 \$	4,000.00	\$	4,000
1	EA	200A/3P CB in Main Service Panel	CB to feed New ATS	\$ 1,500.0	00 \$	1,500.00	\$	1,500
80	LF	4#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Normal Feeder to New ATS-STBY	\$ 71.	00 \$	5,680.00	\$	5,680
20	LF	4#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Normal Feeder from ATS to New Standby Panel	\$ 71.	00 \$	1,420.00	\$	1,420
250	LS	4#4/0 AWG, 1#4 Gnd., 2"C.	EM Feeder to New ATS-STBY	\$ 81.	00 \$	20.250.00	\$	20,250
		, , , , , ,		Sub-Tot	al Sta	ndby Loads	\$	45,570
		Emergency I	Lighting Loads					
1	EA	ATS-EM (100A/4P)	Automatic Transfer Switch - Emergency Lighting	\$ 6,600.	00 \$	6,600.00	\$	6,600
1	EA	100A/3P C.B. in Main Service Panel	CB to feed New ATS	\$ 1,200.	00 \$	600.00	\$	600
25	LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	Normal Feeder to New ATS-EM		00 \$		\$	1,400
25	LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	Normal Feeder from ATS to Emergency Panel	\$ 56.		,		1,400
25	LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	EM Feeder to New ATS-EM	\$ 56.		,		1,400
		1.12.111.6, 1.110 6.114., 1.11. 6				ighting Loads		11,400
				oub rotur		BTOTAL	\$	66,470
					00	DIOIAL	Ψ	
			Contractor General Conditions					
			Overhead & Profit	10	% \$	6,647.00		
			Subtotal	10	ν \$ \$	73,117.00	\$	73,117
			Design Contingency	10	% \$	6,647.00		6,647
			Bid Contingency		% \$	3,323.50		3,324
			Construction Contingency		% \$	6,647.00		6,647
			2		🕶	3,500	*	2,0
						Total	\$	89,735
						. • • • •		,

Village H	Hall Option	2		ı	Milestone:	Village of Homewood	od Ge	enerator Study
		ce Engineering				02/04/25		
	age of Hom				2410.	02/01/20		
VILLAG	E HALL C	OST ESTIMATE				1		
<u>Qty</u>	<u>Unit</u>	<u>Component</u>	<u>Notes</u>		\$/Unit	\$ Sub Total		<u>\$ Total</u>
		Ontion No. 1						
		Option No. 2 Main Service F						
1	EA	400 Ampere, 208Y/120V, 3-PH, 4W Panel	Main Service Panel Replacement	\$	9,500.00	\$ 9,500.00	r.	9,500
1	EA EA	400 Ampere, 208Y/120V, 3-PH, 4WCT/Meter Cabinet		\$	4,500.00			4,500
	LF				193.00			,
20 30	LF LF	4-500kcmil, 1#3 Gnd., 3-1/2"C. 4#4/0 AWG, 1#4 Gnd., 2"C.	Main Service Feeder Reconnection MSP-1 to ATS-SB Normal Feeder	\$	81.00			3,860 2,430
30	LF LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	MSP-1 to ATS-SB Normal Feeder MSP-1 to ATS-EM Normal Feeder		41.00	, , , , , , , , , ,	_	1,230
	LF LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	MSP-1 to ATS-ELEV Normal Feeder	\$	41.00			,
30	LF	4#2 AVVG, 1#8 Gnd.,1-1/4"C	IMSP-1 to A1S-ELEV Normal Feeder	Ъ		\$ 1,230.00 otal MSP-1		1,230
		Standby Power Loads	(Main Service Panel)		Sub-I	otal WSF-1	\$	22,750
1	EA	ATS-STBY (225A/4P)	Automatic Tansfer Switch - Standby Loads	\$	9,000.00	\$ 9,000.00	¢	9,000
20	LF	4#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Normal Feeder from ATS to New Standby Panel	\$	71.00			1,420
20	LF	4#3/0 AVVG, 1#0 GHd., 1-1/2 C.	Normal Feeder from ATS to New Standby Farier	φ		Standby Loads	\$	10.420
		Emergency Li	ahtina Loade		Sub-Total	Stationy Loads	Ą	10,420
1	EA	ATS-EM (100A/4P)	Automatic Transfer Switch - Emergency Lighting	\$	6,600.00	\$ 6,600.00	•	6,600
20	LF	4#2 AWG. 1#8 Gnd1-1/4"C	ATS-SB to Main Service Panel Feeder	\$	41.00			820
20	LI	4#2 AWG, 1#6 Glid.,1-1/4 C	A 10-3D to Main Service Faneri eedel			M Lighting Loads	\$	7,420
		Elevator	r Loads	_	Jub-Total En	Lighting Loads	Ψ	7,420
1	EA	ATS-ELEV (100A/3P)	Automatic Transfer Switch - Emergency Lighting	\$	6,600.00	\$6,600	\$	6,600
20	LF	3#2 AWG, 1#8 Gnd.,1-1/4"C	ATS-ELEV to Elevator	\$	41.00			820
20		OHZ / WVO, 1#0 OHa.,1-1/4 O	/ TO-LLE V TO LIGITATION	Ψ		Elevator Load	\$	7,420
		Gene	rator					.,
1	EA	100 KW Dual Fuel Generator Set w/ Enclosure	Village Hall Generator	\$	95,000.00	\$95,000	\$	95,000
1	EA	400A Load Break Transfer Switch	Code required portable connection	\$	25,000.00	\$25,000		25,000
150	LF	4-500kcmil, 1#3 Gnd., 3-1/2"C.	Load Break Transfer Switch to Panel GDP-1	\$	193.00	\$28,950		28,950
1	EA	400 Ampere, 208Y/120V, 3-PH, 4W Panel	Panel GDP-1	\$	12,000.00	\$12,000	\$	12,000
30	LF	4#4/0 AWG, 1#4 Gnd., 2"C.	MSP-1 to ATS-SB Emergency Feeder	\$	81.00			2,430
30	LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	MSP-1 to ATS-EM Emergency Feeder	\$	41.00	\$1,230	\$	1,230
30	LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	MSP-1 to ATS-ELEV Emergency Feeder	\$	41.00	\$1,230	\$	1,230
					Sub-Total	Generator Load	\$	165,840
		Generator		L.				
400	SF	Concrete Pad	Generator Enclosure Slab	\$	27.50			11,000
80	LF	Prefabricated Enclosure Wall	Generator Enclosure Walls	\$	250.00			20,000
100	<u>EA</u>	Steel Bollards	Generator Enclosure Protection	\$	750.00			3,000
100	SF EA	Generator Pad Fence Piers	Generator pad Generator enclosure	\$	15.00 225.00			1,500 4,050
20	CY	Excavation	Pad	\$	75.00			1,500
15	CY	Granular Fill	Pad Support	\$	90.00			1,350
13	O I	Grandiai I III	i du Oupport			enerator Enclosure		42,400
		<u> </u>		J		ub-Total	\$	256,250
			Contractor General Conditions] *	200,200
			Overhead & Profit		10%	\$ 25,625.00		
			Subtotal		1070	\$ 281,875.00	\$	281,875
			Design Contingency		10%			25,625
			Bid Contingency		5%			12,813
			Construction Contingency		10%	,		25,625
			, J			,	•	,-
						Total	\$	345,938

Police/F	ire Option		1		Milestone:	\/illa	ge of Homewo	od C	enerator Study
		face Engineering		'	Date:			ou G	enerator Study
	age of Ho				Date.	02/0	3/23		
1 OI. VIII	age of flo	newood							
POLICE	FIRE CO	OST ESTIMATE							
Qty	Unit	Component	Notes		\$/Unit	\$	Sub Total		\$ Total
		Option No	. 1 - Electrical						
		Main Se	rvice Panel						
1	EA	1200 Ampere, 208Y/120V, 3-PH, 4W Panel	Main Service Switchboard Replacement	\$	18,500.00	\$	18,500.00	\$	18,500
1	EA	1200 A. CT/Meter Cabinet	Main Service Meter	\$	18,500.00	\$	18,500.00	\$	18,500
30	LF	1200A Service Feeder	Service Feeder - CT Cabinet to New Service Panel	\$	600.00	\$	18,000.00	\$	18,000
1	EA	200 Ampere, 208Y/120V, 3-PH, 4W Panel	New Police Basement Panel	\$	8,000.00	\$	8,000.00	\$	8,000
150	LF	4#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Police Basement Panel Feeder	\$	71.00	\$	10,650.00		10,650
1	EA	200 Ampere, 208Y/120V, 3-PH, 4W Panel	New Police Office Hall Panel	\$	8,000.00	\$	8,000.00	\$	8,000
150	LF	4#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Police Office Hall Feeder	\$	71.00	\$	10,650.00	\$	10,650
30	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Police Firing Range Panel	\$	193.00	\$	5,790.00	\$	5,790
30	LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	ATS-EL - Normal Feeder	\$	41.00	\$	1,230.00	\$	1,230
1	EA	ATS-EL (100A/4P)	Automatic Transfer Switch - Emergency Lighting	\$	6,600.00	\$	6,600.00	\$	6,600
30	LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	ATS-EL to Emergency Light Panel	\$	41.00	\$	1,230.00	\$	1,230
50	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Generator ATS - Normal Feeder	\$	193.00	\$	9,650.00	\$	9,650
200	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Fire Department - Normal Feeder	\$	193.00	\$	38,600.00	\$	38,600
					Sub-Tota	al Ge	enerator	\$	155,400
			nerator						
1	EA	100 KW Dual Fuel Generator Set w/ Enclosure	Village Hall Generator	\$	95,000.00	\$	95,000.00	\$	95,000
1	EA	400A Load Break Transfer Switch	Code required portable connection	\$	25,000.00	\$	25,000.00	•	25,000
20	LF	4-500kcmil, 1#3 Gnd., 3-1/2"C.	Load Break Transfer Switch to Panel GDP-1	\$	193.00		3,860.00		3,860
20	LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	Generator Dist. Panel to ATS-EL Emergency Feeder	\$	41.00	-	820.00	\$	820
					Sub-Total S	Stan	dby Loads	\$	124,680
			or Enclosure						
400	SF	Concrete Pad	Generator Enclosure Slab	\$	27.50		11,000.00		11,000
80	LF	Prefabricated Enclosure Wall	Generator Enclosure Walls	\$	250.00		6,600.00		6,600
4	EA	Steel Bollards	Generator Enclosure Protection	\$	750.00		6,600.00		6,600
100	SF	Generator Pad	Generator pad	\$	15.00		6,600.00		6,600
18	EA	Fence Piers	Generator enclosure	\$	225.00		6,600.00		600
20	CY	Excavation	Pad	\$	75.00		600.00		1,400
15	CY	Granular Fill	Pad Support	\$			1,400.00		-
				Sur			or Enclosure		32,800
			Contractor General Conditions			SUB	TOTAL	\$	312,880
			Overhead & Profit		10%	¢.	24 200 00		
			Subtotal		10%	\$ \$	31,288.00 344,168.00	¢	344,168
			Design Contingency		10%		3,280.00		31,288
			Bid Contingency		5%	•	1,640.00		15,644
			Construction Contingency		10%		3,280.00		31,288
			Contact dollar Contangency		1070	Ψ	Total		422,388

	Fire Option	2			Milestone:	Village of Homewood	od Ge	nerator Study
	ed by Interfa	ace Engineering				02/05/25		
or: Vill	lage of Hon	newood						
OLICI	FIRE CO	ST ESTIMATE		Г				
Qty	Unit	Component	Notes		\$/Unit	\$ Sub Total	-	\$ Total
Qty	OIIIL	Component	<u>INULES</u>		ψ/OIIII	y Sub Total	-	<u>y i Otai</u>
		Ontion No	. 2 - Electrical				-	
			e Panel (MSP-1)					
1	EA	1200 Ampere, 208Y/120V, 3-PH, 4W Panel	Main Service Switchboard Replacement	\$	18,500.00	\$ 18,500.00	\$	18,500
1	EA	1200 A. CT/Meter Cabinet	Main Service Meter	\$	18,500.00			18,500
30	LF	1200A Service Feeder	Service Feeder - CT Cabinet to New Service Panel	\$	600.00	\$ 18,000.00	\$	18,000
30	LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	ATS-EL - Normal Feeder	\$	41.00	\$ 1,230.00	\$	1,230
30	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	ATS-SB1 - Normal Feeder	\$	193.00	\$ 5,790.00	\$	5,79
30	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	ATS-SB2 - Normal Feeder	\$	193.00	\$ 5,790.00	\$	5,79
200	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Fire Department ATS - Normal Feeder	\$	193.00	\$ 38,600.00	\$	38,600
					Sub-T	otal MSP-1	\$	106,410
			ds (Main Service Panel)					
1	EA	ATS-STBY (400A/4P)	Automatic Tansfer Switch - Standby Loads	\$	9,000.00			9,000
20	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Normal Feeder from ATS-SB to New Police Distribution Panel	\$	193.00			3,860
1	EA	400 Ampere, 208Y/120V, 3-PH, 4W Panel	New Police Distribution Panel	\$	15,000.00			15,000
1	EA	200 Ampere, 208Y/120V, 3-PH, 4W Panel	New Police Basement Panel	\$	8,000.00			8,000
150	LF	4#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Police Basement Panel Feeder	\$	71.00			10,650
1	EA	200 Ampere, 208Y/120V, 3-PH, 4W Panel	New Police Office Hall Panel	\$	8,000.00			8,000
150	LF	4#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Police Office Hall Feeder	\$	71.00		_	10,650
30	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Police Firing Range Panel	\$	193.00			5,790
			Linking Loods		Sub-Total	Standby Loads	\$	70,950
1	EA	ATS-EL (100A/4P)	Lighting Loads	\$	6,600.00	\$ 6.600.00	r.	6,600
30	LF	4#2 AWG, 1#8 Gnd.,1-1/4"C	Automatic Transfer Switch - Emergency Lighting ATS-EL to Emergency Light Panel	\$	41.00			1,230
30	LF	4#2 AWG, 1#6 Glid.,1-1/4 C	A13-EL to Emergency Light Faller			M Lighting Loads		7,830
		Fire Dena	rtment Loads	_	Jub-10tai Li	I Ligiting Loads	Ψ	7,030
1	EA	ATS-FIRE (400A/4P)	Automatic Transfer Switch - Fire Department	\$	9,000.00	\$ 9,000.00	\$	9,000
1	EA	400 Ampere, 208Y/120V, 3-PH, 4W Panel	New Fire Department Panel	\$	15,000.00			15,000
20	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	ATS-FIRE to EW Fire Department Panel	\$	193.00			3,860
		r ood kenni, two chai, o we c.	The Fire to Ett Fire Belantinoit, and	-		ire Department	\$	27,860
		Ge	nerator					,
1	EA	200 KW Dual Fuel Generator Set w/ Enclosure	Village Hall Generator	\$:	200,000.00	\$200,000	\$	200,000
50	LF	(3) 4-600kcmil, 1#3 Gnd., 3-1/2"C.	Generator to Load Break Transfer Switch	\$	600.00	\$30,000		30,000
1	EA	1200A Load Break Transfer Switch	Code required portable connection	\$	30,000.00	\$30,000		30,000
30	LF	(3) 4-600kcmil, 1#3 Gnd., 3-1/2"C.	Load Break Transfer Switch to New Generator Dist Panel	\$	600.00	\$18,000		18,000
1	EA	1200 Ampere, 208Y/120V, 3-PH, 4W Panel	Generator Dist. Panel	\$	24,000.00	\$24,000		24,000
30	LF LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Generator Dist Panel to ATS-SB1 - Emergency Feeder	\$	193.00	\$5,790		5,790
30	LF LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C. 4#2 AWG, 1#8 Gnd.,1-1/4"C	Generator Dist Panel to ATS-SB2 - Emergency Feeder Generator Dist Panel to ATS-EL - Emergency Feeder	\$	193.00 41.00	\$5,790 \$1,230		5,790 1,230
200	LF LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Generator Dist Panel to ATS-EL - Emergency Feeder Generator Dist Panel to Fire ATS - Emergency Feeder	\$	193.00	\$38.600		38,600
200		4-500 KCIIII, 1#5 GHd., 5-1/2 C.	Generator bist Paner to the ATS - Emergency reeder	Ψ		Generator Load	\$	353,410
		Generate	or Enclosure		Oub Total	Ocherator Loud	Ψ	333,410
600	SF	Concrete Pad	Generator Enclosure Slab	\$	27.50	\$16,500	\$	16,500
120	LF	Prefabricated Enclosure Wall	Generator Enclosure Walls	\$	250.00	\$30,000		30,000
6	EA	Steel Bollards	Generator Enclosure Protection	\$	750.00	\$4,500		4,500
180	SF	Generator Pad	Generator pad	\$	15.00	\$2,700		2,700
24	EA	Fence Piers	Generator enclosure	\$	225.00	\$5,400		5,40
30	CY	Excavation	Pad	\$	75.00	\$2,250		2,250
20	CY	Granular Fill	Pad Support	\$	90.00	\$1,800		1,800
				S		nerator Enclosure	_	63,15
					Su	ıb-Total	\$	629,610
			Contractor General Conditions Overhead & Profit		10%	ф 00 004 00		
					10%	\$ 62,961.00		
					.070		Ф	600.57
			Subtotal			\$ 692,571.00		692,57
			Subtotal Design Contingency		10%	\$ 692,571.00 \$ 62,961.00	\$	62,96
			Subtotal			\$ 692,571.00 \$ 62,961.00 \$ 31,480.50	\$	

	Station Option	on 1 ace Engineering			Village of Homewo 02/04/25	od Generator Study
	illage of Hon		-		1	
PUMP	STATION C	COST ESTIMATE				
		_				
<u>Qty</u>	<u>Unit</u>	<u>Component</u>	<u>Notes</u>	<u>\$/Unit</u>	\$ Sub Total	<u>\$ Total</u>
		Option No. 1	- Electrical			
		Gene	rator			
1	EA	300 KW Dual Fuel Generator Set w/ Enclosure	Village Hall Generator	\$ 200,000.00	\$200,000	\$ 200,000
1	EA	600A Load Bank Transfer Switch	Code required portable connection	\$ 30,000.00	\$30,000	\$ 30,000
40	LF	(2) 4-350kcmil, 1#4 Gnd., 2-1/2"C.	Load Break Transfer Switch to Panel ATS	\$ 262.00	\$10,480	\$ 10,480
				Sub-Total	Generator Load	\$ 240,480
				Sı	ub-Total	\$ 240,480
			Contractor General Conditions			
			Overhead & Profit	10%	\$ 24,048.00	
			Subtotal		\$ 264,528.00	\$ 264,528
			Design Contingency	10%	\$ 24,048.00	\$ 24,048
			Bid Contingency	5%	\$ 12,024.00	\$ 12,024
			Construction Contingency	10%	\$ 24,048.00	\$ 24,048
					Total	\$ 324,648

Public V	Vorks Option	on 2			Milestone:	Village of Homewo	nod G	Senerator Study
		ace Engineering				02/04/25		onorator otaay
	age of Hon				24.0.	02/01/20		
PUBLIC	WORKS	COST ESTIMATE						
Qty	<u>Unit</u>	<u>Component</u>	<u>Notes</u>		\$/Unit	\$ Sub Total		<u>\$ Total</u>
		Option No. 2						
		Main Servi		_				
1	EA	400 Ampere, 208Y/120V, 3-PH, 4W CT/Switch Cubic		\$	-,			9,500
1	EA	400 Ampere, 208Y/120V, 3-PH, 4W Panel	New Main Distribution Panel	\$	12,000.00	,		12,000
20	LF	4-500kcmil, 1#3 Gnd., 3-1/2"C.	Main Service Feeder Reconnection	\$	193.00			3,860
20	LF	4-500kcmil, 1#3 Gnd., 3-1/2"C.	Main Service Switch to New ATS	\$	193.00			3,860
1	EA	New ATS (400A/4P)	Automatic Tansfer Switch - Standby Loads	\$				9,000
30	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	New ATS to Main Distribution Panel Normal Feeder	\$				5,790
50	LF	4#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Main Distribution Panel to Telecom Room	\$				3,550
					Sub-T	otal MSP-1	\$	47,560
		Standby Power Loads		_				
1	EA	400 Ampere, 208Y/120V, 3-PH, 4W CT/Switch Cubic		\$	9,500.00			9,500
20	LF LF	4-500kcmil, 1#3 Gnd., 3-1/2"C.	Main Service Feeder Reconnection	\$	193.00		\$	3,860
20		4-500kcmil, 1#3 Gnd., 3-1/2"C.	Main Service Switch to New ATS	\$	193.00			3,860
80	EA LF	New ATS (400A/4P) 4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Automatic Tansfer Switch - Standby Loads New ATS to PP-2	\$	9,000.00			9,000
80	LF	4-500 KCMII, 1#3 Gnd., 3-1/2 C.	New A15 10 PP-2	Ф		\$ 15,440.00 Standby Loads	\$	15,440 41,660
		Gene	rator		Sub-Total	Standby Loads	Ψ	41,000
1	EA	150 KW Dual Fuel Generator Set w/ Enclosure	Public Works Generator	Φ.	125,000.00	\$125,000	Ф	125,000
1	EA	600A Load Break Transfer Switch	Code required portable connection	\$	30,000.00	\$30,000		30,000
50	LF	(2) 4-350kcmil, 1#4 Gnd., 2-1/2"C.	Load Break Transfer Switch to Generator Distribution Pane	\$	193.00	\$9,650		9.650
1	EA	600 Ampere, 208Y/120V, 3-PH, 4W Panel	New Generator Distribution Panel	\$	12,000.00	\$12,000		12,000
30	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Generator Distribution Panel to ATS-1 Emergency Feede	\$	193.00	\$5,790		5,790
30	LF	4-500 kcmil, 1#3 Gnd., 3-1/2"C.	Generator Distribution Panel to ATS-2 Emergency Feede	\$	193.00	\$5,790		5,790
		, ,				Generator Load	\$	188,230
		Generator	Enclosure					
400	SF	Concrete Pad	Generator Enclosure Slab	\$	27.50	\$11,000	\$	11,000
80	LF	Prefabricated Enclosure Wall	Generator Enclosure Walls	\$				20,000
4	EA	Steel Bollards	Generator Enclosure Protectior	\$				3,000
100	SF	Generator Pad	Generator pad	\$				1,500
18	EA	Fence Piers	Generator enclosure	\$				4,050
20	CY	Excavation	Pad	\$				1,500
15	CY	Granular Fill	Pad Support	\$				1,350
						tal Generator	\$	42,400
					Sı	ub-Total	\$	319,850
			Contractor General Conditions					
			Overhead & Profit		10%		•	054.005
			Subtotal Design Contingency		1601	\$ 351,835.00		351,835
				10%	. ,		31,985	
			Bid Contingency		5%			15,993
			Construction Contingency		10%	\$ 31,985.00	\$	31,985
						Total	\$	431,798
								,

	Fire Trainin	0 1					od G	enerator Study
	ed by interr lage of Hor	face Engineering		Date:	02/04	1/25		
FOR: VII	lage of Hor	newood						
CAREY	FIRE TRA	AINING COST ESTIMATE						
Otv	Unit	Component	Nata	\$/Unit	Φ.	Sub Total		\$ Total
<u>Qty</u>	Unit	<u>Component</u>	<u>Notes</u>	<u>⊅/UIII</u>	<u> </u>	Sub Total		<u>\$ 10(a)</u>
		Option No.	1 - Electrical					
		Generator Dist						
1	EA	400 Ampere, 208Y/120V, 3-PH, 4W Panel	New Generator Distribution Panel	\$ 9,500.00	\$	9,500.00	\$	9,500
20	LF	3#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Generator to New Generator Distribution Panel	\$ 71.00	\$	1,420.00	\$	1,420
30	LF	3#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Generator Distribution Panel to ATS-1 Emergency Feeder	\$ 71.00	\$	2,130.00	\$	2,130
200	LF	3#3/0 AWG, 1#6 Gnd., 1-1/2"C.	\$ 71.00	\$	14,200.00	\$	14,200	
				Sub-Tota	I Gen	Dist Pnl	\$	27,250
			wer Loads					
1	EA	ATS-STBY (200A/4P)	Automatic Tansfer Switch - Standby Loads	\$ 9,000.00	\$	9,000.00	\$	9,000
2	EA	200A, 208/120V, 3-PH, 4W Disconnect Switches	Service Switches for Carey and Fire Training Buildings	\$ 3,000.00		6,000.00		6,000
10	LF	3#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Normal Feeder from ATS to New Standby Panel	\$ 71.00	\$	710.00	\$	710
20	LF	3#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Normal Feeder from ComEd Meter to new 200A Disconnect Switch	\$ 71.00	\$	1,420.00	\$	1,420
10	LF	3#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Normal Feeder from New 200A Disconnect Switch to New ATS	\$ 71.00	\$	710.00	\$	710
20	LF	3#3/0 AWG, 1#6 Gnd., 1-1/2"C.	Normal Feeder from New ATS to Main Service Panel	\$ 71.00	\$	1,420.00	\$	1,420
				Sub-Total			\$	19,260
				Su	ıb-To	tal	\$	46,510
			Contractor General Conditions					
			Overhead & Profit	10%	\$	4,651.00		
			Subtotal		\$	51,161.00		51,161
			Design Contingency	10%		4,651.00		4,651
			Bid Contingency	5%		2,325.50		2,326
			Construction Contingency	10%	\$	4,651.00	\$	4,651
				 		Total	\$	62,789

SECTION VI – SOLAR ENERGY FEASIBILTY

We have been requested to assess the feasibility and impact of installing solar photovoltaic panels on the roof structures of the Village Hall, Police and Fire Stations. This section includes the study and highlights the opportunity for incorporating solar energy production into this multi-building complex.

The study begins with the available roof area and establishes a solar panel layout based upon commercially available products. The available roof area is divided into four "segments" as follows:

- Segment 1 Auditorium Roof
- Segment 2 Village Hall Roof
- Segment 3 Police Department Roof
- Segment 4 Fire Department Roof

One key issue governing the power/energy output of solar installations is the potential for shading. Shading can have a dramatic impact on the power output/energy production, and is taken into account in the numbers shown below. Rooftop mechanical equipment, trees, adjacent buildings/structures are examples that are typically factored into this analysis. For this study, it was assumed that the water tower will be relocated and therefore was therefore not considered. In the final tally, the only significant shading impact on this site was the shading effect on Segment 3, the Police Station from the Village Hall/Auditorium.

The panel count, power and energy production for each segment can be summarized in the following table:

Segment	Solar Panel	Maximum	Annual Energy
Number	Quantity	Power (KW)	Production (MWH)
1	249	92.1	113.6
2	6	2.2	2.58
3	153	56.6	67.3
4	115	41.8	51.0

The potential solar installation has been modeled on industry leading software with all of the criteria and output information included on the following pages. A number of comments are offered:

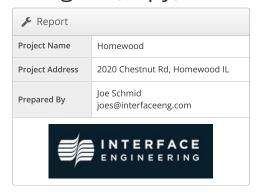
- The site is relatively shade free, and offers a relatively unobstructed opportunity for energy production.
- The total annual energy production totals 231.7 MWH.

- The total annual value of energy produced is approximately \$18,500, based upon electricity cost of \$.08 per KWH.
- The total installed budget cost for the complete installation is in the range of \$380,000, based on an installation budget of \$2.00 per kilowatt.
- It should be noted that these costs do not include energy credits or other cost subsidies that may be available.

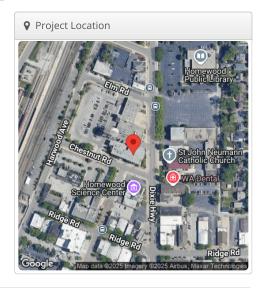
There are many issues to be evaluated in order to determine the technical and economic viability of a particular solar energy installation. The level of information presented within the scope of this project serves to inform, at a high level, the potential available on this site to pursue this in greater depth.

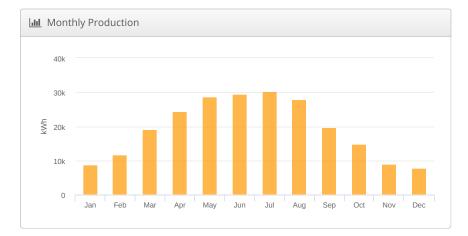


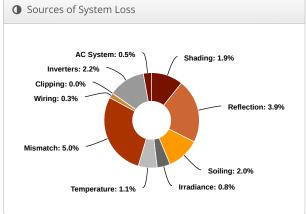
Design 1 (copy) Homewood, 2020 Chestnut Rd, Homewood IL



System Met	rics
Design	Design 1 (copy)
Module DC Nameplate	190.6 kW
Inverter AC Nameplate	168.4 kW Load Ratio: 1.13
Annual Production	231.7 MWh
Performance Ratio	83.5%
kWh/kWp	1,216.1
Weather Dataset	TMY, 10km grid (41.55,-87.65), NREL (prospector)
Simulator Version	1ebd520c57-db3780a9a6- 22fbeaa821-c44d35a0f2









	Description	Output	% Delta
	Annual Global Horizontal Irradiance	1,445.3	
	POA Irradiance	1,456.7	0.89
Irradiance	Shaded Irradiance	1,428.9	-1.99
(kWh/m ²)	Irradiance after Reflection	1,373.8	-3.99
	Irradiance after Soiling	1,346.3	-2.09
	Total Collector Irradiance	1,346.3	0.0%
	Nameplate	256,550.9	
	Output at Irradiance Levels	254,519.8	-0.89
	Output at Cell Temperature Derate	251,617.4	-1.19
Energy	Output After Mismatch	238,956.2	-5.09
(kWh)	Optimal DC Output	238,212.6	-0.39
	Constrained DC Output	238,212.4	0.09
	Inverter Output	232,901.1	-2.29
	Energy to Grid	231,736.6	-0.5%
Temperature I	Metrics		
	Avg. Operating Ambient Temp		12.6 °
	Avg. Operating Cell Temp		19.2 °
Simulation Me	trics		
	0	perating Hours	469
		Solved Hours	469

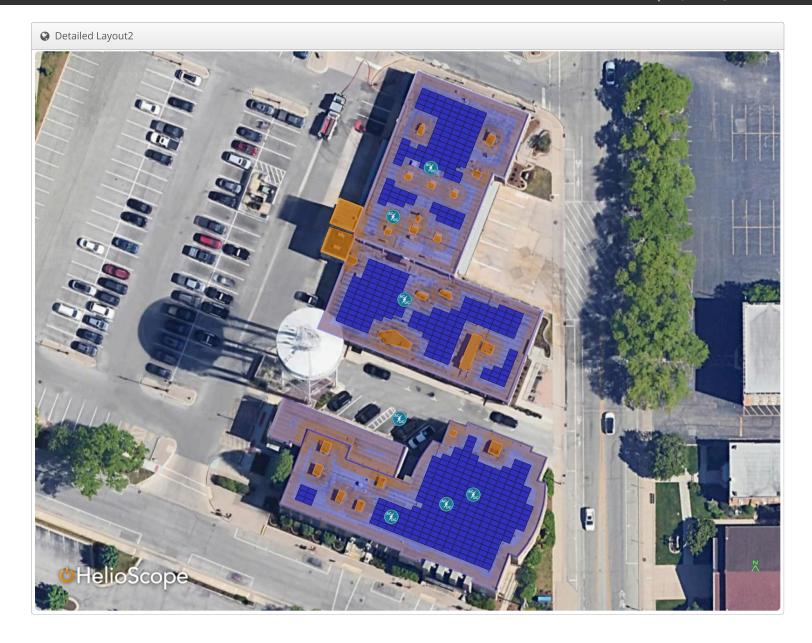
▲ Condition Set														
Description	Con	dition	Set 1											
Weather Dataset	TMY	TMY, 10km grid (41.55,-87.65), NREL (prospector)												
Solar Angle Location	Met	Meteo Lat/Lng												
Transposition Model	Pere	Perez Model												
Temperature Model	Sand	dia Mo	odel											
	Racl	k Туре	•		a		b			Tem	per	ature	Delta	
Temperature Model	Fixe	d Tilt			-3.56		-0.0	75		3°C				
Parameters	Flush Mount				-2.81		-0.0	455		0°C				
	East-West			-3.56					3°C					
	Carport				-3.56					3°C				
Soiling (%)	J	F	М	F	A N	1	J	J		A	S	0	N	D
J . ,	2	2	2	2	2 2		2	2		2	2	2	2	2
Irradiation Variance	5%													
Cell Temperature Spread	4° C													
Module Binning Range	-2.59	% to 2	.5%											
AC System Derate	0.50	%												
Module	Mod	dule					Jpload By	ded		Characterization				
Characterizations	Q.PEAK DUO BLK-G10+ 370 (Hanwha Q-cells)					F	HelioS	Scope			ec Sheet aracterization, PAN			
Component	Dev	ice						Uploaded By		ded	ed Characterizat			ition
Characterizations	Sun (SM	-	power	24	1000TL	-U	S	Heli	oS	cope		Modif	ied CE	C

☐ Components											
Component	Name	Count									
Inverters	Sunny Tripower 24000TL-US (SMA)	7 (168.4 kW)									
Strings	10 AWG (Copper)	31 (3,458.4 ft)									
Module	Hanwha Q-cells, Q.PEAK DUO BLK-G10+ 370 (370W)	515 (190.6 kW)									

♣ Wiring Zones			
Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	5-21	Along Racking

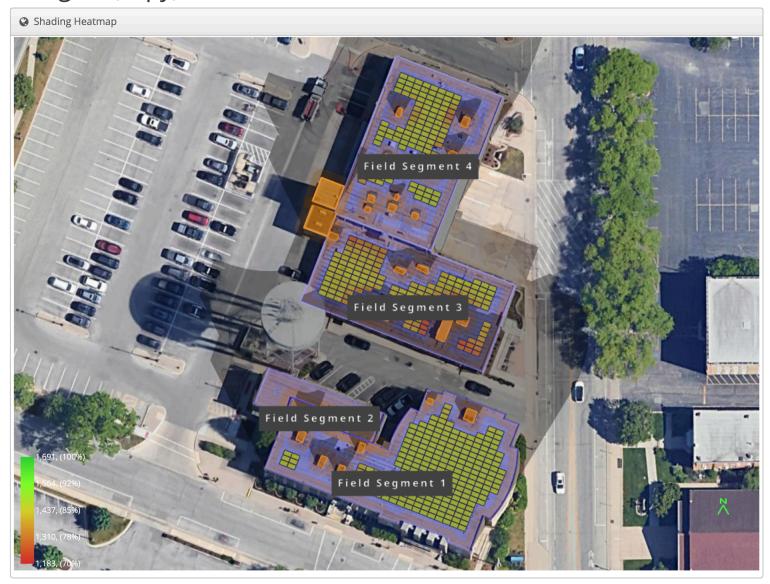
Ⅲ Field Segments										
Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power	
Field Segment 1	Fixed Tilt	Landscape (Horizontal)	Module: 1°	Module: 201.5°	0.1 ft	1x1	249	249	92.1 kW	
Field Segment 2	Fixed Tilt	Landscape (Horizontal)	Module: 10°	Module: 201.5°	0.0 ft	1x1			0	
Field Segment 3	Fixed Tilt	Landscape (Horizontal)	Module: 1°	Module: 201.5°	0.1 ft	1x1	153	153	56.6 kW	
Field Segment 4	Fixed Tilt	Landscape (Horizontal)	Module: 1°	Module: 201.5°	0.1 ft	1x1	113	113	41.8 kW	







Design 1 (copy) Homewood, 2020 Chestnut Rd, Homewood IL

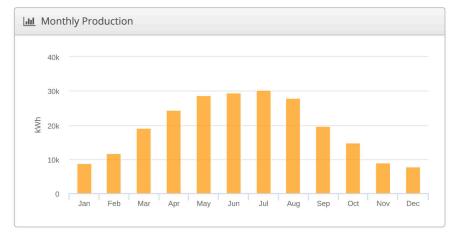


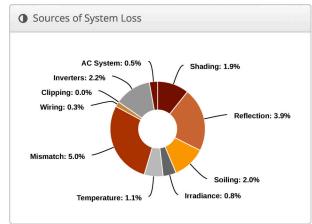
■ Shading by Field Segment										
Description	Tilt	Azimuth	Modules	Nameplate	Shaded Irradiance	AC Energy	TOF ²	Solar Access	Avg TSRF ²	
Field Segment 1	Module: 1.0°	Module: 201.5°	249	92.1 kWp	1,450.1kWh/m ²	113.4 MWh ¹	86.2%	99.5%	85.8%	
Field Segment 3	Module: 1.0°	Module: 201.5°	153	56.6 kWp	1,391.1kWh/m ²	67.3 MWh ¹	86.2%	95.5%	82.3%	
Field Segment 4	Module: 1.0°	Module: 201.5°	113	41.8 kWp	1,433.2kWh/m ²	51.0 MWh ¹	86.2%	98.4%	84.8%	
Totals, weighted by kWp		515	190.6 kWp	1,428.9kWh/m ²	231.7 MWh	86.2%	98.1%	84.5%		
							1	visanta varias basad an		

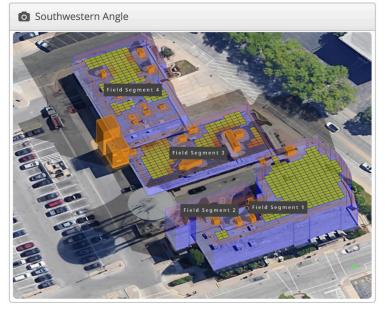
 1 approximate, varies based on inverter performance 2 based on location Optimal POA Irradiance of 1,690.5kWh/m² at 36.1° tilt and 183.6° azimuth



₩ Solar Access by Month												
Description	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec
Field Segment 1	98%	99%	100%	100%	100%	100%	100%	100%	100%	99%	99%	98%
Field Segment 3	87%	94%	96%	97%	97%	97%	97%	97%	97%	95%	90%	84%
Field Segment 4	96%	97%	98%	99%	99%	99%	99%	99%	98%	98%	97%	94%
Solar Access, weighted by kWp	94.5%	97.0%	98.2%	98.7%	98.8%	98.8%	98.9%	98.9%	98.6%	97.7%	95.7%	92.9%
AC Power (kWh)	8,742.5	11,792.0	19,131.4	24,310.9	28,712.5	29,433.5	30,335.3	27,807.6	19,774.2	14,890.9	9,066.6	7,739.1









SECTION V - CONCLUSIONS

This study has provided a review of the five existing "critical needs" facilities outlined in the RFP documents, including the Village Hall, Police Station, Fire Station, Municipal Service Center (Public Works Facility) and the Brian Carey Training Center (Emergency Operations Center–EOC).

For each of these facilities, this report provides a review of existing conditions, development and discussion of backup power upgrade options, including high level "advantages and disadvantages" and a budget estimate designed to facilitate the allocation of dollars for phased implementation over an extended timeframe.

The options developed fall into two broad categories, namely, a base option to improve performance and reliability within the current system framework, and a second option to provide 100% backup power at each site, facilitating full facility operation over extended timeframes. It should be noted that these options are not dependent upon an "all or nothing" mentality, but, in fact, can be configured as hybrid solutions.

One general comment is germane and applicable to all of the options presented. Backup generators are typically available utilizing either diesel fuel or natural gas as the fuel source. It should be noted that the overwhelming choice is diesel fuel, however, where an extended outage solution is desired, that avoids refueling issues, natural gas is frequently the preferred route. Natural gas is recognized by industry standards as having exceptional survivability in the face of natural disasters, making it a strong contender to provide backup power for Police, Fire and other agencies tasked with public safety under all conditions. In discussing this issue with Village staff, it was determined that natural gas was the chosen path. The team preference is a dual fuel machine that permits operation on either fuel. This can be facilitated subject to machine availability.

In assessing the wide spectrum of possible options, the design team evaluated the viability of internal electrical load reconfigurations to incrementally add to the current emergency/standby load complement. While this approach will enhance the level of internal load protection, it is very tedious and expensive. Without complete backup power protection, many of the current operational deficiencies would remain. Further, the incremental path would require construction in occupied work spaces and would be disruptive to building occupants and finishes.

In assessing the options outlined herein, it is the preference of the Design team to pursue full facility backup as funding permits. The flexibility to operate without restriction is a major benefit and maximizes the performance of these essential functions under all conditions. Implementation of the full backup options can be achieved in electrical rooms and other areas accessed by authorized personnel only. Proper sequencing of work performed will facilitate construction without interruption of daily operations.

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Cook County Class 8 Incentive Renewal – 925 175th Street

PURPOSE

Fleetpark, LLC is seeking Village support to renew a Class 8 property tax designation for the property at 925 175th Street. The Village of Homewood granted support for this designation in 2014. The current Class 8 property tax incentive is reaching the end of its 11th year.

The Class 8 program encourages commercial development throughout Cook County by stimulating expansion, retaining existing businesses, and increasing employment opportunities. If the property qualifies, it is assessed at 10 percent during the first 10 years and for any subsequent 10-year renewal period. If the incentive is not renewed, it would be assessed at 15 percent in year 11, 20 percent in year 12, and 25 percent in subsequent years.

PROCESS

Fleetpark LLC owns and runs its business out of the subject property, 925 175th Street, under the entity name "Eagle Express Lines Inc.", d/b/a 10 Roads Express. Eagle Express Lines Inc. is a full-service asset-based contract carrier specializing in on-time delivery of time-sensitive materials. Fleetpark LLC currently employs 58 full-time employees at the subject property, and 228 full-time employees in Cook County. Maintaining the Class 8 incentive is vital to the financial well-being of this business and its ability to serve the community

The Cook County Assessor administers the Class 8 real estate tax incentive. The incentive is designed to encourage industrial and commercial development in areas experiencing economic stagnation. Under this incentive program, qualified commercial real estate is assessed at 10 percent of market value for the first 10 years, 15 percent in the 11th year, and 20 percent in the 12th year. The Class 8 designation may be renewed during the last year in which a property is entitled to a 10 percent assessment level or when the incentive is still applied at the 15 percent or 20 percent assessment level upon approval of the Village Board and the passing of a resolution consenting to the renewal.

The Cook County tax system has placed a heavy tax burden on commercial properties that must compete with the lower tax rates in adjacent counties and in Indiana where the property tax rate

VILLAGE OF HOMEWOOD



is as much as 45 percent less. Cook County has recognized the property tax issue for the Chicago Southland and created the Class 8 Cook County Tax Incentive Program. The program identifies five (5) Cook County townships that have automatic certification for the incentive; the subject property is located in Thornton Township, one of the five designated townships.

OUTCOME

The property taxes without an incentive would be approximately \$143,644 annually. With a Class 8 incentive, property taxes will be reduced to \$57,458 annually, resulting in an annual savings of \$86,186.

FINANCIAL IMPACT

Funding Source: N/ABudgeted Amount: N/A

Cost: N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the property at 925 175th Street owned by Fleetpark, LLC.

ATTACHMENT(S)

- Resolution
- Request for Class 8 Renewal

RESOLUTION NO. R-3210

A RESOLUTION SUPPORTING RENEWAL OF CLASS 8 STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE FOR REAL ESTATE LOCATED AT 925 175TH STREET, HOMEWOOD, COOK COUNTY, ILLINOIS, OWNED BY FLEET PARK, LLC

WHEREAS, the Village of Homewood desires to promote the development of commercial property within the village; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners which instituted a program to encourage commercial development in Cook County known as the Cook County Real Property Assessment Classification Ordinance; and

WHEREAS, the property described below is located within Thornton Township, one of five townships targeted by the South Suburban Tax Reactivation Pilot Program, and is eligible for Class 8 incentives without any application for certification of the area; and

WHEREAS, pursuant to the Cook County Real Property Assessment Classification Ordinance, real estate used primarily for industrial or commercial purposes that is newly constructed, substantially rehabilitated or found abandoned and located in one of the townships targeted under the South Suburban Tax Reactivation Program may qualify for a Class 8 property tax incentive; and

WHEREAS, in 2014, the Village of Homewood passed Resolution No. R-2184 determining the appropriateness for Class 8 tax designation of the subject property; and

WHEREAS, Fleet Park, LLC is applying for renewal of Class 8 property status pursuant to said aforementioned ordinance for certain real estate located at 925 175th Street, Homewood, Cook County, Illinois, having Property Index Number 29-32-200-032-0000 and legally described in Exhibit "A" attached hereto, and has demonstrated to this Board that the Class 8 real estate tax incentive is necessary for the redevelopment of the subject property; and

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, as follows:

- 1. The above recitations are incorporated herein as if fully restated.
- 2. The Board of Trustees of the Village of Homewood supports and consents to the application by Fleet Park, LLC to have certain real estate located at 925 175th Street, Homewood Cook County, Illinois, legally described in Exhibit "A, attached hereto, and having Property Index Number 29-32-200-032-0000 declared eligible for renewal of the Class 8 real estate tax incentive, in that the incentive is necessary for the subject property to remain economically viable.
- 3. The project is consistent with the overall development plan for the area.
- 4. The Village President and Village Clerk and other appropriate Village of Homewood officials are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed this 25th day of February, 2025.

Village President

ATTEST:

Village Clerk

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

EXHIBIT "A"

Legal Description

That part of Lot 1 in Richmond Subdivision 1st Addition, being a subdivision in the Northeast ¼ of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as recorded December 2, 1980 per Document Number 25688668, lying East of the following described line; beginning at a point on the North line of said Lot 1 which is 162.18 feet East of the Northwest corner of said Lot 1, (as measured along the North line of said Lot 1) thence South 0 degrees East 39 feet along a line parallel with the West line of said Lot 1; thence North 90 degrees East 30 feet; thence South 0 degrees East 94 feet; thence North 90 degrees West 90 feet; thence South 0 degrees East 61 feet; thence North 90 degrees West 71.18 feet; thence South 0 degrees East 27 feet; thence North 90 degrees East 30 feet; thence South 0 degrees East 58 feet; thence North 90 degrees East 48 feet; thence South 0 degrees East 30 feet; thence North 90 degrees West 4 feet; thence South 0 degrees East 31 feet to a point of terminus on the South line of said Lot 1, said point being 105 feet East of the Southwest corner of said Lot 1 (as measured along the South line of said Lot 1), in Cook County, Illinois.

Property Index Number: 29-32-200-032-0000

Commonly known as: 925 175th Street, Homewood, Illinois



227 W. Monroe Street Suite 4200 Chicago, IL 60606

www.ryan.com

February 14, 2025

Village of Homewood Attn: Angela Mesaros 2020 Chestnut Road Homewood, IL 60430

RE: Class 8 Incentive Renewal Application

Fleetpark LLC 925 W. 175th Street Homewood, IL 60430 Thornton Township

<u>Permanent Index Number: 29-32-200-032-0000</u>

Dear Ms. Mesaros:

Our firm represents Fleetpark LLC in connection with the filing of a Cook County Class 8 incentive renewal. This letter represents our respectful request that the Village of Homewood pass a resolution supporting a Class 8 incentive renewal for the property referenced above ("subject property"). Enclosed with this letter are the following:

Exhibit 1 – Cook County Class 8 Renewal Application

Exhibit 2 – Map and Images of the Subject Property

Exhibit 3 – Legal Description

Exhibit 4 – Assessor AINQs

Exhibit 5 – Tax Impact Table

Exhibit 6 – 2023 Real Estate Taxes

Exhibit 7 – Company Background

Fleetpark LLC is the entity and owner of the real estate at 925 W. 175th Street and runs their business out of the subject property under the entity name of "Eagle Express Lines Inc.", d/b/a 10 Roads Express. Eagle Express Lines Inc. is a full-service asset-based contract carrier that specializes in the on-time delivery of time sensitive materials. 10 Roads Express operates from 36 terminals across the USA, including South Holand, Romeoville, Rolling Meadows, Carol Stream, Aurora, and Bedford Park.

At each of their terminals, their dedicated drivers and mechanics operate and maintain over 3,500 company-owned tractors and 5,000 company-owned trailers. They specialize in selling, servicing, and renting construction equipment and material handling. Dependable, time-definite delivery is what their customers expect and deserve. Through their growth, they continue to strive to exceed their customers' and employees' expectations.

The subject property is a 44,553 square-foot, irregular, interior-block site, which is zoned B-4, Shopping Center District in Homewood, Illinois. It is improved with a three-story, masonry-constructed, office building with 21,626 square-feet of gross building area and 18,834 square-feet of rentable building area that was built in 1992.

Fleetpark LLC currently employs 58 full-time employees at the subject property, 228 full-time employees in Cook County, and are committed to being a good member of the Village of Homewood community. The current Class 8 incentive was granted in 2015 and 2024 is year 10 of the incentive. Maintaining the Class 8 incentive is vital to the financial well-being of this business and its ability to serve the community. Please see the impact table for reference. Fleetpark LLC is respectfully requesting a renewal of the incentive effective in 2025.

Thank you in advance for your cooperation and consideration of this matter. If you or your staff have any questions regarding this matter, please feel free to contact me at (312) 980-1127.

Respectfully submitted,

Shawn King

Share Keng

Exhibit 1 – Cook County Class 6b Renewal Application

COOK COUNTY ASSESSOR FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE

118 NORTH CLARK STREET, CHICAGO
PHONE: 312.443.7550 FAX: 312.6

WWW.COOKCOUNTYASSESSOR.COM

Item 9. A.

CLASS 6B/7/8 RENEWAL APPLICATION

Control Number

8512

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

Identification of Applicant							
Name: FLEETPARK LLC Telephone: (402) _3 Address:2200 ABBOTT DR.							
City, State: CARTER LAKE, IA Zip Coo	le: 51510						
Email Address: Starner @ drtshared. com							
Linaii Addiess							
Agent/Representative (if any)							
Name: Ryan, LLC Telephone: (312) 9	80-1127						
Address: 227 W. Monroe Street, Suite 4200							
City, State: Chicago, IL Zip Coo	Zip Code: 60606						
Email Address:shawn.king@ryan.com							
. Description of Subject Property							
Street address: 925 W. 175th ST.							
City, State: HOMEWOOD TL Zip Co	de: 60430						
Permanent Real Estate Index Number (s): 29322000	320000						
ta-lead to subtilize the leading to the second							
보는 [17] 12 [14] 미국 : 10대통계학교육 전 : 12 - 12 - 12 - 12 - 12 - 12 - 12 - 12							
Township: 37-Thornton Township							

III. Identification of Persons or Entities Having an Interest

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

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

IV. Property Use

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

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Indicate the nature of the original development receiving the Class 6B/7/8 designation

V. Nature of Development

[]	New Construction
[]	Substantial Rehabilitation
1 1	Occupation of Abandoned Property - No Special Circumstance
[X]	Occupation of Abandoned Property - With Special Circumstance
<u>Em</u>	<u>bloyment</u>
How	many permanent full-time and part-time employees do you now employ?
On-	Site: Full-time: 58 Part-time:

VII. Local Approval

In Cook County: Full-time: 28

VI.

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/7/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

Part-time:

02/10/2020

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Exhibit 2 - Aerial Images, Photos, and Maps of the Subject Property

PHOTOGRAPHS

925 W. 175th Street Homewood, Illinois PIN(S): 29-32-200-032



AERIAL VIEW



East (Side) Elevation





South (Rear) Elevation







Interior – Front Entry

Elevator (Out of Service at Time of Inspection)





Interior – Stairwell (1st to 2nd Floor)







Interior – Break Area (#1W)

Interior – Typical Private Office (#1W)





Interior – Open Office/Break Area (#2E)

Interior – Open Office Area (#2W)







Exhibit 3 – Legal Description

1430704043D Page: 3 of 3

UNOFFICIAL COPY

STREET ADDRESS: 925 W. 175TH STREET

CITY: HOMEWOOD COLINTY: COOK

TAX NI IMBER: 29-32-200-032-0000

Item 9 A

LEGAL DESCRIPTION.

THAT PART OF LOTILIN RICHMOND SURDIVISION FIRST ADDITION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 32 TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 1980 AS DOCUMENT NUMBER 25688668 LYING FAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 162 18 FEFT EAST OF THE NORTHWEST CORNER OF SAID LOT 1 (AS MEASURED ALONG THE NORTH LINE OF SAID LOT 1): THENCE SOUTH 0 DEGREES EAST 39 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1: THENCE NORTH OF DEGREES EAST 30 FEFT: THENCE SOLITH IT DEGREES EAST 94 FEET: THENCE NORTH 90 DEGREES WEST 90 FEET: THENCE SOUTH 0 DEGREES EAST 61 FEET: THENCE NORTH 90 DEGREES WEST 71.18 FEET: THENCE SOUTH 0 DEGREES EAST 27 FEET: THENCE NORTH 90 DEGREES EAST 30 FEET: THENCE SOUTH 0 DEGREES EAST 58 FEET: THENCE NORTH 90 DEGREES EAST 48 FEET: THENCE SOUTH 0 DEGREES EAST 30 FEET. THENCE NORTH 90 DEGREES WEST 4 FEET. THENCE SOUTH 0 DEGREES FAST 31 FEET TO A POINT OF TERMINUS ON THE SOUTH LINE OF SAID LOT 1. SAID POINT BEING 105 FEET FAST OF SADL
TO OF COOK COUNTY CIERK'S OFFICE THE SOUTHWEST CORN'-R OF SAID LOT 1 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 1)

Exhibit 4 - Assessor AINQs

OLUME	<u>PIN</u>	<u>TOWN</u>	TAX_0	CODE NEI	<u>GHBORHOOD</u>	PASS YEAR			
18	29-32-200-032-000	00 Thornton	37274	162		2024 AO Fin Item 9. A.			
OCATION	925 W 175TH ST				SAL	<u>E_DATE</u> 7/1/2014			
	HOMEWOOD	ASSESSM	ENT VALUATION	ONS	SALE_A	MOUNT \$300,000			
		2022	2023	2024					
LAND	1	31,187	13,366	13,366					
<u>IMPR</u>	<u>OVEMENT</u>	66,095	120,716	120,716	% change				
TOTA	<u>L</u>	97,282	134,082	134,082 Estimated Taxes	0.00%				
CLASS	<u>8</u> -92			\$57,458	* Before				
LAND	SQ FT 44553			Homeowner Ex	Exemptions emption Total:	#Tynel			
HOMEOWNER EXEMPTION HOME IMPROVEMENT YEAR SENIOR EXEMPTION				Senior Exemption EAV:		Freeze Exemption EAV:			
CERT	IFICATE OF ERROR	COE	Number:	COE Type:	COE Reasor	n/Status:			
_	<u>rate</u> Alizer:								
LAND	DESCRIPTION-	IMI	PROVED LOT			RECORD 001			
	LAND MEASUREMEN	т	UNIT PRICE						
	44,553		3						
	CLASS LEVEL	OF ASSESSMENT	SSMENT ADJUSTMENT FACTOR			ASSESSED VALUE			
	8-00	10.00%			13,366				
	VEMENT DESCRIPTIO		EXE	EMPT_PCT: 0		RECORD 004			
CLASS	DEPRECIATED C		C.D.U	OCCUPAN	CY %	REPRODUCTION COST			
8-92	\$0		٩V	<u></u>	2024	\$0			
AGE	LEVEL OF ASSES	SMENT PERCENT A	SSESSED: R	ELATED PARCEL	ASSESSED VA	ALUE MARKET VALUE			
37	10.00%			lo	120,1				
NET_MV	<u>:</u> #Type!	SPECIAL_F	LAG:		INCENTIVE_S	START_YR: 2015			
IMPRO	VEMENT DESCRIPTIO	N	EXE	MPT PCT: 0		RECORD 002			
	cription: Class 8 - Commer			_					
<u>CLASS</u>	DEPRECIATED C		<u>C.D.U</u>	<u>OCCUPAN</u>		REPRODUCTION COST			
8-90	\$11,094	<i>F</i>			2024	\$0			
AGE	LEVEL OF ASSES	<u>SMENT</u> <u>PERCENT A</u>		ELATED PARCEL					
36	10.00%			lo		\$5,330 \$5,330			
NET_MV	<u>:</u> #Type!	SPECIAL_F	LAG:		INCENTIVE_S	START_YR: 2015			
	VEMENT DESCRIPTIO		EXE	MPT_PCT: 0		RECORD 003			
Value Desc CLASS	cription: Class 8 - Commer DEPRECIATED C		C.D.U	OCCUPAN	CV %	REPRODUCTION COST			
8-90	\$602	<u>031</u> <u>(</u>			2024	\$0			
<u>AGE</u>	LEVEL OF ASSES	SMENT PERCENT A			ASSESSED VA	ALUE MARKET VALUE			
36	10.00%		N	lo		28 \$280			
NET_MV	: #Type!	SPECIAL_F	<u>LAG:</u>		INCENTIVE_S	START_YR: 2015			

Page 1 of 2 12/30/2 89

TOWN VOLUME TAX CODE **NEIGHBORHOOD** PIN **PASS YEAR** Thornton 218 29-32-200-032-0000 37274 162 2024 AO Fin Item 9. A. **SALE DATE** 7/1/2014 **LOCATION** 925 W 175TH ST **SALE AMOUNT** \$300,000 **HOMEWOOD ASSESSMENT VALUATIONS** 2022 2023 2024 **LAND** 31,187 13,366 13,366 **IMPROVEMENT** 66,095 120,716 120,716 % change 134,082 0.00% **TOTAL** 97,282 134,082 **Estimated Taxes* CLASS** 8-92 \$57,458 * Before Exemptions **LAND SQ FT** 44553 **Homeowner Exemption Total:** #Type! **HOMEOWNER EXEMPTION HOME IMPROVEMENT YEAR Senior Exemption EAV: Freeze Exemption EAV: SENIOR EXEMPTION CERTIFICATE OF ERROR COE Number: COE Type: COE Reason/Status:**

TAX_RATE EQUALIZER:

Exhibit 5 – Tax Impact Table

TAX IMPACT TABLE

Class 8 Renewal - Parcels 29-32-200-032-0000

		Assessed Value	Assessed Value		Taxes	Taxes
<u>Year</u>	Market Value*	With Incentive**	Without Incentive***	Equalized Tax Rate****	With Incentive	Without Incentive
2025	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2026	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2027	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2028	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2029	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2030	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2031	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2032	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2033	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
2034	\$1,340,820	\$134,082	\$335,205	42.85%	\$57,458	\$143,644
				TOTAL	L \$574,576	\$1,436,440

^{* 2024} Assessor Proposed Market Value

^{**} Class 8 - 10% assessment ratio

^{***} No Class 8 - 25% assessment ratio

^{****} Using actual 2023 equalized tax rate

Exhibit 6 – 2023 Real Estate Taxes

TOTAL PAYMENT DUE

\$0.00

2023 Second Installment Property Tax Bill - Cook County Electronic Bil

Property Index Number (PIN) Volume

29-32-200-032-0000

Code 37274

(Payable In) Tax Year 2023 (2024)

Township THORNTON Item 9. A. 8-92

IF PAYING LATE, **PLEASE PAY**

By 03/01/2025

03/02/2025 - 04/01/2025 \$0.00 04/02/2025 - 05/01/2025 \$0.00

218

05/02/2025 - 06/01/2025 \$0.00 **LATE INTEREST IS 0.75% PER** MONTH, BY STATE LAW

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill \$57,457.23

\$5,269.00 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Differen	се
TIF Vil of Homewood-Northeast	\$21,086.80	\$22,587.07	-\$1,500.27	Less
Homewood School District 153	\$14,082.76	\$10,969.97	\$3,112.79	More
Homewood/Flossmoor Comm HS Dist 233	\$11,294.88	\$9,368.03	\$1,926.85	More
Village of Homewood	\$3,376.69	\$3,082.89	\$293.80	More
Homewood Flossmoor Park District	\$1,832.98	\$1,537.41	\$295.57	More
Homewood Public Library	\$1,351.70	\$1,156.69	\$195.01	More
General Assistance Thornton	\$1,062.41	\$750.15	\$312.26	More
Prairie State Comm College 515 Chgo Hts	\$1,026.57	\$880.82	\$145.75	More
Town of Thornton	\$952.34	\$927.61	\$24.73	More
County of Cook	\$435.21	\$400.05	\$35.16	More
Cook County Public Safety	\$355.85	\$171.01	\$184.84	More
Cook County Health Facilities	\$197.12	\$124.22	\$72.90	More
Cook County Forest Preserve District	\$192.00	\$130.67	\$61.33	More
Road & Bridge Thornton	\$84.48	\$67.76	\$16.72	More
Consolidated Elections	\$81.92	\$0.00	\$81.92	More
South Cook Mosquito Abatement Harvey	\$43.52	\$33.88	\$9.64	More
Thorn Creek Basin Sanitary Dist Chgo Hts	\$0.00	\$0.00	\$0.00	-
DO NOT PAY THESE TOTALS	\$57,457.23	\$52,188.23	\$5,269.00	More

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR								
2022 Assessed Value	97,281	2023 Total Tax Before Exemptions 57,457.2						
		Homeowner's Exemption	.00					
		Senior Citizen Exemption	.00					
2023 Assessed Value	134,081	Senior Freeze Exemption	.00					
2023 State Equalizer	X 3.0163							
2023 Equalized Assessed \	/alue (EAV)							
	404.429	2023 Total Tax After Exemptions						
	404,423		57,457.23					
2023 Local Tax Rate	X 14.207%	First Installment	28,703.53					
2023 Total Tax Before Exer	nptions	Second Installment +	28,753.70					
57,457.23		Total 2023 Tax (Payable in 2024)						
	,,,,,,,,		57,457.23					

IMPORTANT MESSAGES

PROPERTY LOCATION

MAILING ADDRESS

925 W 175TH ST HOMEWOOD IL 60430 2048 FLEETPARK LLC 2200 ABBOTT DR **CARTER LAKE IA 515101551**

TAXING DISTRICT BREAKDOWN						
Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax	
MISCELLANEOUS TAXES						
South Cook Mosquito Abatement Harvey	43.52	0.017	0.08%		33.88	
Thorn Creek Basin Sanitary Dist Chgo Hts	0.00	0.000	0.00%		0.00	
Homewood Public Library	1,351.70	0.528	2.35%	135.68	1,156.69	
Homewood Flossmoor Park District	1,832.98	0.716	3.19%	192.00	1,537.41	
Miscellaneous Taxes Total	3,228.20	1.261	5.62%		2,727.98	
SCHOOL TAXES						
Prairie State Comm College 515 Chgo Hts	1,026.57	0.401	1.79%		880.82	
Homewood/Flossmoor Comm HS Dist 233	11,294.88	4.412	19.66%	404.48	9,368.03	
Homewood School District 153	14,082.76	5.501	24.51%	680.97	10,969.97	
School Taxes Total	26,404.21	10.314	45.96%		21,218.82	
MUNICIPALITY/TOWNSHIP TAXES						
TIF Vil of Homewood-Northeast	21,086.80	0.000	36.70%		22,587.07	
Village of Homewood	3,376.69	1.319	5.88%	2,124.83	3,082.89	
Road & Bridge Thornton	84.48	0.033	0.15%		67.76	
General Assistance Thornton	1,062.41	0.415	1.85%		750.15	
Town of Thornton	952.34	0.372	1.66%		927.61	
Municipality/Township Taxes Total	26,562.72	2.139	46.24%		27,415.48	
COOK COUNTY TAXES						
Cook County Forest Preserve District	192.00	0.075	0.33%	2.56	130.67	
Consolidated Elections	81.92	0.032	0.14%		0.00	
County of Cook	435.21	0.170	0.75%	79.36	400.05	
Cook County Public Safety	355.85	0.139	0.62%		171.01	
Cook County Health Facilities	197.12	0.077	0.34%		124.22	
Cook County Taxes Total	1,262.10	0.493	2.18%		825.95	
(Do not pay these totals)	57,457.23	14.207	100.00%		52,188.23	

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

***Visit cookcountyclerk.com for information about TIFs and for TIF revenue distributions.

^{***} Please see 2023 Second Installment Payment Coupon next page ***

Exhibit 7 - Company Background

SEARCH AVAILABLE JOBS

Item 9. A.

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ABOUT 10 ROADS EXPRESS

Where employees make the difference

10 Roads Express is a company with a long and rich history. Our longevity and success can be attributed to one thing – our people. Our drivers, mechanics, and support staff built 10 Roads Express and remain its backbone today.

Their unwavering dedication and determination in providing timely delivery of the U.S. Mail and commercial products has strengthened our company since the beginning and will continue to take us into the future.

The group of companies that has consolidated into 10 Roads Express today traces their roots back to 1946. Over the past 74 years, each company that now makes up 10 Roads Express has grown out of a single-truck operation. Spread through various cities and towns across the United States, each of these pioneering companies bid on and received a publicly advertised contract from the United States Postal Service for scheduled truck delivery of U.S. Mail, leading them through exponential growth.

From these humble beginnings, the companies continued to grow by adding more USPS Highway Contract Routes and other dedicated commercial freight customers.

In December 1977, our ownership group acquired the first company and has steadily grown the organization over the last 43 years – while still maintaining the values we held to in the beginning.

10 Roads Express now operates from 36 terminals across the USA and has scheduled delivery points in 47 states. At each of our terminals, our dedicated drivers and mechanics operate and maintain our over 3,500 company-owned tractors and 5,000 company-owned trailers.

From the beginning, we understood that dependable, time-definite delivery is what our customers expect and deserve. Through our growth, we continue today to strive to exceed our customers' and employees' expectations.

The Journey of 10 Roads Express

Valuing employees and customers each step of the way

[•] Our roots trace back to 1946.

• We operate in 36 terminals across 47 states.

Item 9. A.

• Our team operates and maintains over 3,500 tractors and 5,000 trailers while exceeding customer expectations.

What drivers are saying about driving for 10 Roads Express

Wonderful company. I love working here!

Rita Olson

Have questions? Click <u>here</u> to contact us.

10 Roads Express

2200 Abbott Dr. Carter Lake, IA 51510

Main Phone: (708) 333-8400 Main Fax: (708) 333-7302 Driver Recruiting: (844) 886-5335 Recruiting Fax: (540) 380-8422

10 Roads Express is a full service asset-based contract carrier that specializes in the on-time delivery of time sensitive materials.

United Healthcare creates and publishes the Machine-Readable Files on behalf of 10 Roads. To access to the Machine-Readable Files, please click here.

Quick Links

About

Work at 10 Roads Express

Contact

Facebook

LinkedIn

Instagram

Twitter

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Site By **Black Line IT**

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Finance Director

Topic: Resolution – Electricity Purchase Agreement through NIMEC

PURPOSE

Staff is requesting the passing of a resolution authorizing the Village Manager or Finance Director to enter into a purchase agreement for electricity through the Northern Illinois Municipal Electric Collaborative (NIMEC) for the period of May 2025 through May 2026, or up to May 2028, following the NIMEC group bid which will take place on March 4, 2025.

PROCESS

In 2007, deregulation legislation opened up the Illinois borders to outside electric generators to compete with Exelon for the sale of supplied energy. Energy deregulation introduced competition into the market. Deregulation separates the "delivery" of electricity from the "supply." This means that utilities are still responsible for the *delivery and maintenance* of electricity to homes and businesses, but the supply of electricity is opened up to competition and can be provided by a local utility or a private REP (Retail Energy/Electricity Provider). Any commercial user can purchase its power through any of the Illinois Commerce Commission (ICC) approved electric providers.

About Commonwealth Edison (ComEd)

ComEd still owns and maintains the electric transmission system and equipment. ComEd's electric parent company, Exelon, is the largest regulated electricity utility in the U.S. and produces (electricity generation), transmits (transmission of that electricity from the generation facility to our local utility), and sells and distributes (delivery to facilities) electricity. In the past, before deregulation, a single and powerful utility provided all three parts of your electric service (supply, transmission, and distribution). Electric customers now have the ability to choose who provides the supply portion of their electric service. Electric supply may be sold by either the utility (Exelon/ComEd) or any number of Alternative Retail Electric Suppliers (ARESs).

NIMEC

The Northern Illinois Municipal Electric Collaborative (NIMEC) was formed in late 2006 to help its members purchase their energy as competitively as possible. The Village joined NIMEC in 2007 for the purpose of procuring electricity through a cooperative pool in order to receive a more

VILLAGE OF HOMEWOOD



competitive and stable bid price on electricity. NIMEC's current membership consists of more than 186 municipal and non-profit organizations.

NIMEC leverages its \$25,000,000 in purchasing power to bid for energy pricing each spring. The lowest bid is then presented to the municipalities for their acceptance. Each member receives their own rate; therefore, there is no subsidizing of other members.

NIMEC's fixed rate bids are available at a 12-month, 24-month, or up to a 36-month period. NIMEC's existing *supplier contract* expires in May of 2025. NIMEC will be going to bid on March 4, 2025, for the May 2025 to May 2026, or up to May 2028 period.

The Village will need to make a decision on the bid day (12, 24 or 36 month agreement); so, as to secure the best rate and execute the supplier's agreement.

OUTCOME

Being a member of NIMEC's member pool allows Homewood to capture savings in the purchase of electricity used by Village pump stations, lifts stations, and street lights. The resolution provides staff the flexibility and authority to accept the winning bid for the electric supplier selected as vetted by NIMEC.

FINANCIAL IMPACT

The Village's participation in NIMEC has provided excellent results. We have seen an estimated savings of \$374,000 since 2007. Per NIMEC, they are expecting a 15% increase in the supply cost from ComEd; however there is a hope that delivery costs will decrease in the future.

Funding Source: N/ABudgeted Amount: N/A

Budget Amendment Amount: N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution authorizing the Village Manager to enter into a purchase agreement for electricity through the Northern Illinois Municipal Electric Collaborative (NIMEC) for the period of May 2025 through May 2026 (12 months) or up to and through May 2028 (24 or 36 months), following the NIMEC group bid which will take place on Tuesday, March 4, 2025.

ATTACHMENT(S)

- Resolution
- List of NIMEC Members
- Homewood Savings as member of NIMEC

<u>R - 3211</u>

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER OR FINANCE DIRECTOR TO CONTRACT FOR THE PURCHASE OF ELECTRICITY

WHEREAS	in January of 2007, Commonwealth Edison (ComEd) was deregulated by the State of Illinois. Prior to 2007, ComEd not only generated the power to all users in northern Illinois, it also delivered the power through power lines. The deregulation divided up these two activities; and
WHEREAS	prior to 2007, ComEd was required to "sell" its nuclear power plants to Exelon (its parent). This left ComEd with its only function to deliver the power through its power lines. ComEd remains a monopoly regulated by ICC; and
WHEREAS	the legislation opened up the Illinois borders to outside electric generators to compete with Exelon for the sale of power. Any commercial user can purchase its power through any of the ICC-approved electric suppliers. All generators send their power to ComEd, who in turn delivers it to the end user; and
WHEREAS	the Northern Illinois Municipal Electric Collaborative (NIMEC) was formed in late 2006 to help its members purchase their power as competitively as possible. NIMEC has 175+ members. NIMEC first aggregates its members' electric usage, then bids out the combined volume. The lowest bid is then presented to the municipality for its acceptance; and
WHEREAS	the Village has purchased its electricity with NIMEC's assistance since January of 2007 with favorable results and wishes to continue in the NIMEC pool; and
WHEREAS	NIMEC's fixed rate bids cover a 12 month, 24 month, or up to a 36 month period. Our current supplier contract expires in May of 2025. NIMEC will be going to bid on March 4, 2025 for the May 2025 to May 2026 or up to the May 2025 to May 2028 period; therefore, time sensitive decisions will need to be made so as to secure the best rate for the Village of Homewood.
Homewood, C into a purchase	EFORE BE IT RESOLVED by the Village President and Board of Trustees of the Village of Cook County, Illinois that the Village Manager or Finance Director be authorized to enter e agreement for electricity through the Northern Illinois Municipal Electric Collaborative the period of May 2025 through May 2026 or up to May 2028.
PASSED and	APPROVED this 25th day of February 2025.
	Village President
ATTE	EST:
	Village Clerk
AYES	S: NAYS: ABSENCES: ABSTENTIONS:



Abundant Life Assembly

Arlington Heights.*

Amboy

Aroma Park*
Barrington*

Bartlett Park District

Beecher* Belvidere*

Belvidere Township*
Bensenville Park District

Bourbonnais*

Bourbonnais Library

Buffalo Grove*

Bradley*
Braidwood*
Brookfield

Brookfield-Riverside Water Comm.

Calumet City*
Carol Stream
Carpentersville

Cary

Channahon
Chicago Hts*
Clarendon Hills*

Coal City

Coal City Library
Countryside*

Countryside Fire District

Covenant Presbyterian Church

Crest Hill*
Crete

Crystal Lake*

Da Vinci Waldorf School

Darien*
Deerfield
Dixon
Du-Comm

Dundee Twp Park District

Dwight*

East Dundee Fire District

Eisenhower Library

Ela Library Elburn*

Elk Grove Village

Elwood

Flossmoor*

Forest Park

Fountaindale Library

Fox River Grove Library

Franklin Park*
Frankfort Library

Fox River Grove

Gardner
Gilberts
Glen Ellyn*
Glencoe

Glendale Heights*
Glenside Library

Glenview Glenwood* Grundy County

Gurnee*

Hanover Park*
Harwood Heights*

Harvard Hazel Crest Highland Park Hinsdale

Hoffman Estates*

Homewood

Homewood-Flossmoor Park

Hopkins Park

Indian Prairie Library
Indian Trails Library

Island Lake*
Inner City Impact

Joliet Montessori School

Itasca* Kankakee*

Kankakee County*
Lake in Hills Sanitary
Lake Villa Library District
LaGrange Library District

Lake Barrington* Lake Zurich* La Grange La Grange Park*

La Grange Park Library



Lake in Hills Sanitary District

LaSalle

Lake Villa Library

Lee County Council of Aging

Libertyville*

Lisle*

Lincolnwood Library Lisle Woodridge Fire

Lockport*

Lockport Park District

Lombard*

Long Grove Fire District

Lindenhurst
Manhattan
Manteno*
Marengo
Mendota
Minonk
Minooka
Mokena*

Mokena Park District

Montgomery*

Momence*

Morris*

Morris Fire District
Morton Grove*
Mundelein*
New Lenox
Norridge*
North Aurora*
Northlake

North Riverside Library

North Moraine Water District

Orland Park* Oswego*

North Chicago*

Palatine Township*
Palatine Fire District

Palos Heights.

Palos Park*
Park Forest*

Park Ridge

Pingree Grove

Plainfield

Plato Academy

Pontiac*

Prairie Grove*

Park Ridge Park District

Pecatonica Redick* River Grove Riverside*

Roselle Library Round Lk Beach* Schiller Park* Shorewood

South Barrington*
South Elgin*
South Holland
St. Anne*
Streamwood
Sun River Terrace*
Streamwood

Sugar Grove Library District

Sycamore*
Tinley Park*

Sugar Grove*

Tinley Park Park District Unity Christian Academy

Villa Park Warrenville*

Warrenville Library

Wauconda

Wauconda Fire District

Waukegan West Chicago* West Dundee* Wheaton

Wheaton Park District

Wilmette Wilmington Wood Dale

Wood Dale Library

Woodridge*

Woodridge Park District

Wonder Lake

Worth

Yorkville Bristol Sanitary District

Total Homewood savings since joining NIMEC

	ComEd		NIMEC	Difference	Savings	
Jun23-May24	6.733		5.833	0.9	\$	9,180
Jun22-May23	10.16		6.166	3.994	\$	40,739
Jun21-May22	7.45		4.836	2.614	\$	26,663
Jun20-May21	6.87		4.836	2.034	\$	20,747
Jun19-May20	7.04		4.836	2.204	\$	22,481
Jun18-May19	7.28		5.35	1.93	\$	19,686
Jun17-May18	7.08		5.35	1.73	\$	17,646
Jun16-May17	6.32		4.48	1.84	\$	18,768
Jun15-May16	6.35		4.58	1.77	\$	18,054
Jun14-May15	7.48		5.195	2.285	\$	23,307
Jun13-May14	5.89		4.583	1.307	\$	13,331
Jun12-May13	7.99		3.835	4.155	\$	42,381
Jun11-May12	7.86		4.53	3.33	\$	33,966
Jun10-May11	8.56		5.01	3.55	\$	36,210
Jun09-May10	7.14		4.75	2.39	\$	24,378
Jun08-May09	8.01		7.35	0.66	\$	6,732
		L				
Total					\$	374,269

VILLAGE OF HOMEWOOD



DATE OF MEETING: February 25, 2025

BOARD AGENDA MEMORANDUM

•

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Denise McGrath, Chief of Police

Topic: Amendment to Homewood Municipal Code

PURPOSE

Staff recommends the Village Board amend the Homewood Municipal Code in order to clarify the number of hearing opportunities for persons who have received parking and compliance citations.

PROCESS

The Homewood Municipal Code establishes the notice service procedure, which details that the first notice of violation is the citation that is issued at the time of the infraction. The original citation allows for a discount payment if paid within ten (10) days of issuance, but does not include an assigned court date. The second and third notices of violation each include the appropriate court date, giving a violator two opportunities to appear before an Administrative Hearing Officer or pay the appropriate fine before the Findings, Decisions, and Order is issued.

Homewood Municipal Code, Chapter 40, Division 5, Section 40-417 currently reads: "violators shall be given no less than three (3) opportunities to appear." The amendment would clarify that there are three (3) notices of violation, three (3) opportunities to pay the fine and two (2) opportunities to appear at court before there is a final determination of liability.

This amendment would not impact a violator's ability to file a petition of vacate default order or appeal to the Circuit Court.

OUTCOME

The amendment will state: "Violators shall be given no less than two opportunities to appear. Failure to appear by the second scheduled hearing date will result in a final determination of liability." This modified language will clarify the number of hearing opportunities for parking and compliance citations.

FINANCIAL IMPACT

Funding Source: No Financial Impact

Budgeted Amount: N/A

Cost: N/A

VILLAGE OF HOMEWOOD

Item 9. C.



LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance amending the Homewood Municipal Code to reflect that violators shall have two opportunities to appear at a hearing date.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. MC-1086

AN ORDINANCE AMENDING SECTION 40-417 OF THE HOMEWOOD MUNICIPAL CODE UPDATING THE OPPORTUNITIES TO APPEAR BEFORE A HEARING OFFICER ON PARKING AND COMPLIANCE CITATIONS

WHEREAS, 625 ILCS 5/11-208.3 authorizes the village to provide a system of administrative adjudication of vehicular standing and parking violations and compliance violations; and

WHEREAS, Article IV, Division 5, of the Homewood Municipal Code adopts a fair and efficient method of enforcement through administrative adjudication; and

WHEREAS, Section 40-417(a) of the Homewood Municipal Code allows for hearings to be conducted by administrative hearing officers; and

WHEREAS, the Board of Trustees of the Village of Homewood find it necessary to revise the local ordinance to clarify the number of opportunities to appear before an administrative hearing officer,

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

SECTION ONE - AMENDMENT TO THE HOMEWOOD MUNICIPAL CODE:

Section 40-417 of the Homewood Municipal Code is amended as follows (additional language underlined, deleted language stricken):

Sec. 40-417. - Hearings

Hearings shall be conducted by one or more hearing officers appointed by the village president with the consent of the board of trustees. Hearing officers shall be compensated as established by the village president and board of trustees. Hearings shall be conducted at the village hall or such other location at such times as determined by the traffic compliance administrator. At the hearing, the owner or lessee of the cited vehicle may contest the merits of the alleged violation. Hearings shall be recorded, and the hearing officer shall be empowered to administer oaths and to secure by subpoena both attendance and testimony of witnesses and the production of relevant books and papers. Persons appearing at a hearing may be represented by counsel at their expense. Violators shall be given no less than two three opportunities to appear. Failure to appear by the second third scheduled hearing date will result in a final

determination of liability. The decision and determination of the hearing officer shall be final and subject to the provisions of the administrative review law as found in 735 ILCS 5/3-101 et seq., as amended.

SECTION TWO - EFFECTIVE DATE:

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

PASSED and APPROVED this 25th day of February, 2024.

Village President

ATTEST:

Village Clerk

Ayes: ____ Abstain: ____ Absent: ____

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Finance Director

Topic: Creation of Class 6A Special Use Permit Liquor License

PURPOSE

The Village occasionally receives requests to allow the sale of alcohol by non-Village licensed vendors at special events. Currently, there is no liquor license class that would accommodate these requests. The Liquor Commissioner supports the creation of a Class 6A Special Use Permit liquor license only for events that are held on property that is owned by a unit of local government. This addition requires Board approval.

PROCESS

From time to time, the Village receives requests from the Homewood-Flossmoor Park District or the Trail Mix concert organizers to allow vendors that are located outside of Homewood to sell alcohol at their events. In order to accommodate these requests, the proposed Class 6A Special Use Permit liquor license would need to be created.

Class 6A liquor license requests would require approval of the Liquor Commissioner and would be processed in a similar manner to the current Class 6 liquor license, which is limited to nonprofit organizations, clubs, etc. The vendors would be required to submit an application, liquor liability insurance, State of Illinois Special Use Permit specific to the event, and would undergo a background check.

OUTCOME

The creation of this new class of liquor license would provide more options for vendors at local events and would add additional protections and accountability for vendors that do not have liquor establishments in Homewood.

FINANCIAL IMPACT

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

Cost: N/A



LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance creating a Class 6A Special Use Permit liquor license; and, pass an ordinance amending the Table of the Number of Liquor Licenses; and, pass an ordinance amending the "Liquor License" section of the Village of Homewood Fee Schedule.

ATTACHMENT(S)

Ordinances

ORDINANCE NO. MC-1087

AN ORDINANCE AMENDING CHAPTER 4 OF THE HOMEWOOD MUNICIPAL CODE CONCERNING LICENSES FOR THE SALE OF ALCOHOLIC BEVERAGES

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

SECTION ONE- AMENDMENTS TO THE MUNICIPAL CODE:

The following subsection of Chapter 4 of the Municipal Code of the Village of Homewood is amended as follows:

Section 4-63 is hereby amended by addition of the following language, to be inserted immediately after subsection 4-63 (9):

Class 6A -Special Use Permit License. This license allows a retailer to transfer alcoholic beverages from an existing licensed retail premises to a designated site for a specific event located on property owned by a unit of local government. This license is limited to the sale of beer and wine, although sale of mixed drinks may be permitted at the discretion of the Local Liquor Commissioner. This license is valid only at the location and on the date(s) designated for the specific event on the license. An applicant for a special use permit license must submit proof of a valid local liquor license if the applicant is not licensed by the Village of Homewood, a completed Illinois Liquor Commission special use permit application, and proof of dram shop liability insurance. Video gaming as defined under the Illinois Video Gaming Act, ILCS Ch. 230, Act 40, §§ 1 et seq., shall not be allowed. The Local Liquor Commissioner may impose conditions deemed appropriate on any such license.

SECTION TWO-EFFECTIVE DATE

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

PASSED AND APPROVED this 25th day of February, 2025.

		Villa	ge President	
ATTEST	:			
Village C	Clerk	_		
AYES:	NAYES:	ABSTENTIONS: ABSI	ENCES:	

ORDINANCE NO. M-2338

AN ORDINANCE AMENDING THE TABLE OF THE NUMBER OF LIQUOR LICENSE LIMITATIONS BY CLASS FOR THE VILLAGE OF HOMEWOOD

WHEREAS, Section 4-1 of the Liquor Control Act of 1934 (235 ILCS 5/4-1) authorizes a municipality to determine the number, kind, and classification of licenses for the retail sale of alcoholic liquor and local license fees to be paid for each license category; and

WHEREAS, the Village Board has established regulations as to types of liquor licenses within the village, and the number of each license class available; and

WHEREAS, the class of liquor license and number of licenses available for each class are maintained in a table available on the village's website; and

WHEREAS, the Liquor Commissioner supports the addition of a Class 6A Special Use Permit liquor license without restriction of a limited number; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the best interests of the village and its residents to create a Class 6A license to accommodate special use permit requests.

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

SECTION ONE – AMEND THE TABLE OF THE NUMBER OF LIQUOR LICENSE LIMITATIONS BY CLASS:

The Table of the Number of Liquor License Limitations by Class attached as Exhibit A is amended as indicated (additional language <u>underlined</u>, deletions stricken) and shall remain in effect until otherwise amended or revised by ordinance.

SECTION 7	Γ_{WO} –	FEEE/TI	VED	ΔΤΕ.
			V 1 : 1 /	A 1 1

This ordinance shall be in full force and effect from and after its passage, approval, and publication in accordance with law, subject to an approved background check.

PASSED and APPROVED this 25th day of February, 2025.

Village President

ATTEST:

Village Clerk

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

Exhibit A

Number of Liquor License <u>Limitations by Class</u>

Class	Allowed	
Class	Number	
1	4	
1A	0	
2	9	
3	0	
3A	1	
4	3	
4A	9	
5	1	
6	Unlimited	
<u>6A</u>	<u>Unlimited</u>	
7	0	
7A	0	
7B	2	
8	0	
9	0	
10	1	
11	Unlimited	
12	1	
12A	Unlimited	
13	1	
14	1	
15	0	
16	2	

Total 35

ORDINANCE NO. M- 2339

AN ORDINANCE AMENDING THE LIQUOR SECTION OF THE VILLAGE OF HOMEWOOD FEE SCHEDULE

WHEREAS, the Board of Trustees for the Village of Homewood adopted a master fee schedule by passage of Ordinance M-2189; and

WHEREAS, the Board of Trustees has determined that it is necessary to add the charges for a Class 6A liquor license.

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

SECTION ONE - FEE SCHEDULE REVISIONS:

The "Liquor License" section of the Village of Homewood Fee schedule is attached to this Ordinance as Exhibit A with additions <u>underlined</u> and deletions <u>struckthrough</u>.

All other sections of the master fee schedule not amended by this Ordinance remain in force.

SECTION TWO - EFFECTIVE DATE:

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

PASSED and	d APPROVED on tl	ne 25 th day of February, 2025		
		Village I	President	_
ATTI	EST:			
\overline{V}	illage Clerk			
AYES:	NAYS:	ABSTENTIONS:	ABSENCES:	

Exhibit A

STATE OF ILLINOIS)) SS COUNTY OF COOK)
I, the undersigned do certify that I am the Village Clerk of the Village of Homewood, Cook County, Illinois, and as such I am the keeper of the records and files of the President and Board of Trustees of the Village.
I do further certify that the attached and foregoing is a correct copy of an ordinance M entitled:
AN ORDINANCE AMENDING THE SECTION OF THE VILLAGE OF HOMEWOOD FEE SCHEDULE
as adopted by the President and Board of Trustees of the Village of Homewood at its regularly convened meeting held on, and as signed by the President of the Village on, all as appears from the official records of the Village in my care and custody.
In witness whereof, I have affixed my official signature and the corporate seal of the Village of Homewood, Illinois on
Village Clerk
(SEAL)

Liquor License Fees

Liquor License Type	Fee
Liquor Application Processing Fee	\$300
Liquor Manager Fingerprinting	\$50
Outdoor Sales Permit	\$50
Liquor License Class 1	\$2,400
Liquor License Class 1A	\$1,900
Liquor License Class 2	\$2,100
Liquor License Class 3	\$2,200
Liquor License Class 3A	\$200
Liquor License Class 4	\$2,000
Liquor License Class 4A	\$2,000
Liquor License Class 5	\$2,000
Liquor License Class 6	\$25
<u>Liquor License Class 6A</u>	<u>\$25</u>
Liquor License Class 7	\$2,000
Liquor License Class 7A	\$1,500
Liquor License Class 7B	\$1,500
Liquor License Class 8	\$2,400
Liquor License Class 9	\$1,500
Liquor License Class 10	\$1,500
Liquor License Class 11	\$25
Liquor License Class 12	\$300
Liquor License Class 12A	\$25
Liquor License Class 13	\$2,200
Liquor License Class 14	\$1,900
Liquor License Class 15	\$2,000
Liquor License Class 16	\$1,500

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Proposed Designation of North Halsted TIF District

PURPOSE

The proposed North Halsted TIF Redevelopment Project Area consists of approximately twenty-five (25) parcels on the west side of Halsted Street, south of 175th Street, including the former Walmart property. The TIF district includes several properties that need major updates, including dilapidated commercial and office buildings at Halsted Street and Ridge Road, and an aged mobile home park established around 1940s with vacant structures and code violations.

The Village has determined that this area would not be redeveloped in a coordinated manner without adopting a Tax Increment Financing (TIF) Redevelopment Plan. The staff engaged Ryan LLC of Chicago, IL (formerly Kane, McKenna & Associates) to assist in developing a redevelopment plan to establish the North Halsted TIF District.

PROCESS

Under the TIF Act, Illinois municipalities must adopt several documents including a Redevelopment Plan and Qualification Report that provide the basis for eligibility of the redevelopment project area (RPA or TIF District). Ryan LLC conducted an eligibility survey of the Redevelopment Project Area and prepared a report that states that the proposed area qualifies as a "redevelopment project area" as defined in the TIF Act.

The Joint Review Board (JRB) met on January 6, 2025. The JRB consists of representatives from each taxing district within the boundaries of the new TIF District. Attendees included representatives from the following agencies: Homewood Public Library; Homewood-Flossmoor High School; Homewood-Flossmoor Park District; Homewood School District 153 and Prairie State College District 515. The JRB voted affirmatively to recommend the Village Board approval of the creation of the North Halsted TIF District.

On February 11, 2025, the Village held a public hearing. Ryan LLC presented the redevelopment project and plan, Village strategic and fiscal planning, TIF qualifying factors, and the key elements of the TIF Plan. The plan and project presented at the public hearing support the qualification as a "conservation area" and a "blighted vacant area."

VILLAGE OF HOMEWOOD



OUTCOME

Tax Increment Financing (TIF) is an economic development tool that uses future tax revenues to finance redevelopment activity within a specific TIF area. The TIF area on Halsted Street is a major commercial thoroughfare in the Village. This Tax Increment Financing (TIF) designation will enable the Village to create incentives for the development and improvement of specific property generally located along the west side of Halsted Street south of 175th Street.

FINANCIAL IMPACT

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

Cost: N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Approve three (3) ordinances creating the North Halsted Tax Increment Financing District:

- An ordinance approving the redevelopment plan.
- An ordinance designating the redevelopment project area.
- An ordinance adopting tax increment allocation financing.

ATTACHMENT(S)

- Ordinance approving the redevelopment plan
- Ordinance designating redevelopment project area
- Ordinance adopting tax increment allocation financing

ORDINANCE M-2340

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE NORTH HALSTED TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 et seq.) as amended (the "Act"), for a proposed redevelopment project area known as the North Halsted Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the "Area"), which Area is in the aggregate more than one and one-half acres, as described in Section 2(a) of this Ordinance, to be developed pursuant to a proposed "redevelopment plan" (as that term is defined in the Act) (the "Plan"), which includes a proposed "redevelopment project" (as that term is defined in the Act) (the "Project") and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the "Corporate Authorities") on December 10, 2024 adopted an ordinance proposing the establishment of the Area and calling a public hearing for February 11, 2025 concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

WHEREAS, due notice regarding this hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by Certified Mail on January 22, 2025, by publication in the Daily Southtown on January 28, 2025, and January 30, 2025, and by Certified Mail to taxpayers within the Area on January 28, 2025; and

WHEREAS, the Village has heretofore convened a joint review board (the "Board") meeting on January 6, 2025, at the time and location described in the above notices, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board's recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the improved portion of the Area as a "Conservation Area" set forth under the Act and the unimproved portion of the Area as a "Blighted Vacant Area"; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements on them in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and the existing comprehensive plan for development of the Village to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village.

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

- Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.
 - <u>Section 2.</u> <u>Findings</u>. The Corporate Authorities make these findings:
- a. The Area is legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached and incorporated herein as if set out in full by this reference.
- b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act.

- c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably expected to be developed without the adoption of the Plan.
- d. The Plan and Project conform to the comprehensive plan for the development of the Village.
- e. As stated in the Plan, it is anticipated that the estimated date of completion of this Redevelopment Project and retirement of obligations issued to finance redevelopment project costs shall not be later than December 31 of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted.
- f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements on them that will be substantially benefited by the proposed Project improvements are included in the proposed Area.
- Section 3. Plan and Project Approved. The Plan and Project, which were the subject of the public hearing convened on February 11, 2025, are adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached and incorporated as if set out in full by this reference.
- Section 4. <u>Invalidity of Any Section</u>. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity

First Ordinance

or unenforceability of such section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately on its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A - Legal Description

EXHIBIT B - General Street Location

EXHIBIT C - Map of Redevelopment Project Area

EXHIBIT D - Redevelopment Plan and Project

PASS	SED on February 25, 20	025.	
AYES	SNAYS	ABSENT	
		APPROVED:	VILLAGE PRESIDENT
ATTEST:	VILLAGE CLERK		

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION AS RECORDED NOVEMBER 16, 1981 AS DOCUMENT NUMBER 26059470;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN MIDWEST SUBDIVISION AS RECORDED JULY 14, 1980 AS DOCUMENT NUMBER 25514043;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN MIDWEST SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF HOMEWOOD DISPOSAL RESUBDIVISION AS RECORDED MAY 24, 2004 AS DOCUMENT NUMBER 0414503004;

THENCE EAST ALONG SAID SOUTH LINE OF HOMEWOOD DISPOSAL RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 4 IN PRAIRIE LAKES BUSINESS CENTER AS RECORDED DECEMBER 5, 1996 AS DOCUMENT NUMBER 96920710;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 4 TO THE SOUTHEAST CORNER OF OUTLOT D IN SAID PRAIRIE LAKES BUSINESS CENTER, SAID SOUTHEAST CORNER OF OUTLOT D ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 2 AS RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214942;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 2 AND ALONG THE EASTERLY PROLONGATION THEREOF TO THE SOUTHWEST CORNER OF LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 1 AS RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214941;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 1 AND THE EASTERLY PROLONGATION THEREOF TO THE SOUTHEAST CORNER OF LOT 6 IN SAID INDUSTRIAL SUBDIVISION

UNIT 1 SUBDIVISION, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE EASTERLY ON A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 1 IN AMERICAN TECHNICAL PUBLISHER'S SUBDIVISION AS RECORDED MAY 29, 1985 AS DOCUMENT NUMBER 85038243, SAID SOUTHWEST CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN AMERICAN TECHNICAL PUBLISHER'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE

SOUTHWEST CORNER OF LOT 1 IN SIMBORG SUBDIVISION AS RECORDED AUGUST 29, 1986 AS DOCUMENT NUMBER 86383195;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN SIMBORG SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN SIMBORG SUBDIVISION 1ST ADDITION AS RECORDED OCTOBER 22, 1988 AS DOCUMENT NUMBER 88491036;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN SIMBORG SUBDIVISION 1ST ADDITION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN PROVIDENT SUBDIVISION AS RECORDED NOVEMBER 22, 1988 AS DOCUMENT NUMBER 88539451;

THENCE EASTERLY ALONG THE FOLLOWING 3 COURSES OF THE SOUTHERLY LINE OF SAID LOT 1 IN PROVIDENT SUBDIVISION: EASTERLY 70 FEET, SOUTHERLY 70 FEET AND EASTERLY 534.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 IN PROVIDENT SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN OFFICE RESEARCH SUBDIVISION UNIT 2 AS RECORDED SEPTEMBER 29, 1982 AS DOCUMENT NUMBER 26366160;

THENCE NORTHERLY ALONG THE EAST LINE OF LOT 1 IN SAID OFFICE RESEARCH SUBDIVISION UNIT 2 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-LINE OF 175TH STREET;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-LINE OF 175TH STREET TO THE NORTHWEST CORNER OF LOT 1 IN STATE FARM SUBDIVISION AS RECORDED DECEMBER 2, 1980 AS DOCUMENT NUMBER 25688152;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN STATE FARM SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN STATE FARM SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN RICHMOND SUBDIVISION FIRST ADDITION AS RECORDED DECEMBER 2, 1980 AS DOCUMENT NUMBER 25688668;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN RICHMOND SUBDIVISION FIRST ADDITION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN GINSBURG SUBDIVISION AS RECORDED AUGUST 29, 1986 AS DOCUMENT NUMBER 86383193;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN GINSBURG SUBDIVISION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 IN GINSBURG SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-LINE OF 175TH STREET;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-LINE OF 175TH STREET TO THE NORTHWEST CORNER OF LOT 1 IN MOTHER TUCKER'S SUBDIVISION AS RECORDED JULY 23, 1985 AS DOCUMENT NUMBER 85113885;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN MOTHER TUCKER'S SUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN G & H CONSOLIDATION RESUBDIVISION AS RECORDED JULY 22, 1993 AS DOCUMENT NUMBER 93570546;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN G & H CONSOLIDATION RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF:

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN G & H CONSOLIDATION RESUBDIVISION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION AS RECORDED JULY 17, 2003 AS DOCUMENT NUMBER 0319834104:

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION AS RECORDED APRIL 25, 2012 AS DOCUMENT NUMBER 1211431082;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN McDONALD'S CLM SUBDIVISION AS RECORDED JULY 20, 1984 AS DOCUMENT NUMBER 27179835;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN McDONALD'S CLM SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 AS RECORDED APRIL 16, 1984 AS DOCUMENT NUMBER 27043822;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MAPLE AVENUE A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN MAPLE AVENUE SUBDIVISION AS RECORDED DECEMBER 7, 1990 AS DOCUMENT NUMBER 90595362;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 1 IN MAPLE AVENUE SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN MAPLE AVENUE SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 1 IN MAPLE LEAF SUBDIVISION AS RECORDED FEBRUARY 1989 AS DOCUMENT NUMBER 89072721;

THENCE NORTH ALONG SAID EAST LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 1 IN BLOCK 5 IN SAID PRAIRIE LAKES BUSINESS CENTER, SAID WESTERLY LINE OF LOT 1 IN BLOCK 5 ALSO BEING THE EASTERLY LINE OF OUTLOT "E" IN SAID PRAIRIE LAKES BUSINESS CENTER;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF OUTLOT "E" OF PRAIRIE LAKES BUSINESS CENTER TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID OUTLOT "E" THEREOF, SAID MOST SOUTHERLY SOUTHEAST CORNER BEING 2 OF THE FOLLOWING COURSES NORTHEASTERLY FROM THE

SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK 5 IN PRAIRIE LAKES BUSINESS CENTER (BEING THE BASIS OF BEARING), NORTH 12 DEGREES 42 MINUTES 09 SECONDS EAST 182.57 FEET AND NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 120.97 FEET;

THENCE SOUTH 84 DEGREES 32 MINUTES 42 SECONDS EAST 443.86 FEET;

THENCE NORTH 81 DEGREES 22 MINUTES 27 SECONDS EAST 252.68 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 IN BLOCK 5, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF LOT 1 IN WASHINGTON PARK PLAZA RESUBDIVISION AS RECORDED DECEMBER 7, 2005 AS DOCUMENT NUMBER 0534145044;

THENCE SOUTHERLY, SOUTHEASTERLY, EASTERLY AND SOUTHERLY ALONG SAID WEST LINE OF LOT 1 IN WASHINGTON PARK PLAZA RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO THE NORTHEAST CORNER OF LOT 2 IN HALSTED CORNERS RESUBDIVISION AS RECORDED JUNE 6, 1997 AS DOCUMENT NUMBER 97403241;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN HALSTED CORNERS RESUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, EAST AND SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN HALSTED CORNERS RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003435;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN COUNTY CLERK'S DIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN COUNTY CLERK'S DIVISION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RIDGE ROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32 TO THE NORTHEAST CORNER OF THE SUBDIVISION OF LOT 21 IN ROBERTSONS AND YOUNG'S 4TH ADDITION TO HOMEWOOD AS RECORDED JANUARY 4, 1924 AS DOCUMENT NUMBER 8240857;

THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION OF LOT 21 IN ROBERTSONS AND YOUNG'S 4TH ADDITION TO HOMEWOOD TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF THE WEST 315 FEET OF THE EAST 675 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 315 FEET OF THE EAST 675 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 32 TO THE SOUTHEAST CORNER OF LOT 8 IN W.K. GORE'S SUBDIVISION AS RECORDED JULY 13, 1915 AS DOCUMENT NUMBER 5671521;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 IN W.K. GORE'S SUBDIVISION AND CONTINUING NORTH ALONG THE EAST LINE OF LOT 7 IN SAID W.K. GORE'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 7;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN SAID W.K. GORE'S SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN SAID W.K. GORE'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 IN W.K. GORE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF AFORESAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF AFORESAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER AS RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99610317;

THENCE NORTHERLY ALONG THE FOLLOWING 3 COURSES OF THE EASTERLY LINE OF SAID LOT 1 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER: NORTHERLY 228.25 FEET, WESTERLY 172.67 FEET AND NORTHWESTERLY 322.25 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1, SAID NORTHERLY NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 7 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER;

THENCE NORTHERLY ALONG THE FOLLOWING 2 COURSES OF THE EASTERLY LINE OF SAID LOT 7 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER: NORTHWESTERLY 225.97 FEET AND NORTHERLY 50.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 8 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8 AND LOT 9 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER TO THE NORTHWEST CORNER THEREOF OF SAID LOT 9, SAID NORTHWEST CORNER OF LOT 9 ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE WESTERLY ALONG A LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID HOFFMAN WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION AS RECORDED MAY 2, 2008 AS DOCUMENT NUMBER 0812322056:

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH LINE OF LOT 1 IN THE PLAT OF CONSOLIDATION AS RECORDED JULY 14, 2004 AS DOCUMENT NUMBER 0419644058;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE SOUTHWEST CORNER THEREOF,

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER OF LOT 8 IN PRAIRIE LAKES BUSINESS CENTER AS RECORDED DECEMBER 5, 1996 AS DOCUMENT NUMBER 96920710;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 IN PRAIRIE LAKES BUSINESS CENTER TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8 IN PRAIRIE LAKES BUSINESS CENTER TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 9 IN SAID PRAIRIE LAKES BUSINESS CENTER;

THENCE EASTERLY ALONG THE FOLLOWING 2 COURSES OF THE SOUTHERLY LINE OF SAID LOT 9 IN PRAIRIE LAKES BUSINESS CENTER: EASTERLY 160 FEET AND SOUTHEASTERLY 31.92 FEET TO THE SOUTHEAST THEREOF, SAID SOUTHEAST CORNER ALSO BEING POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE SOUTHWESTERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HOFFMAN WAY TO THE SOUTHWEST CORNER OF LOT 1 IN ACCURATE DISPERSIONS CONSOLIDATION AS RECORDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629915076;

THENCE EASTERLY ALONG THE FOLLOWING 2 COURSES OF THE SOUTHERLY LINE OF SAID LOT 1 IN ACCURATE DISPERSIONS

CONSOLIDATION: SOUTHEASTERLY 24.85 FEET AND EASTERLY 460.63 FEET TO THE SOUTHEAST THEREOF;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF MAPLE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 IN WASHINGTON PARK ESTATES UNIT 1 AS RECORDED AUGUST 12, 1983 AS DOCUMENT NUMBER 26732806, SAID NORTHWEST CORNER OF LOT 27 ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 27 AND LOTS 26 THRU 17, INCLUSIVE, IN SAID WASHINGTON PARK ESTATES UNIT 1 TO THE SOUTHWEST CORNER OF SAID LOT 17 THEREOF;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 17 IN WASHINGTON PARK ESTATES UNIT 1 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PRESIDENTS DRIVE;

THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF PRESIDENTS DRIVE TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

GENERAL STREET LOCATION

The redevelopment project area consists of approximately 236 acres and is located in the northeast corner of the Village with approximate boundaries of 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

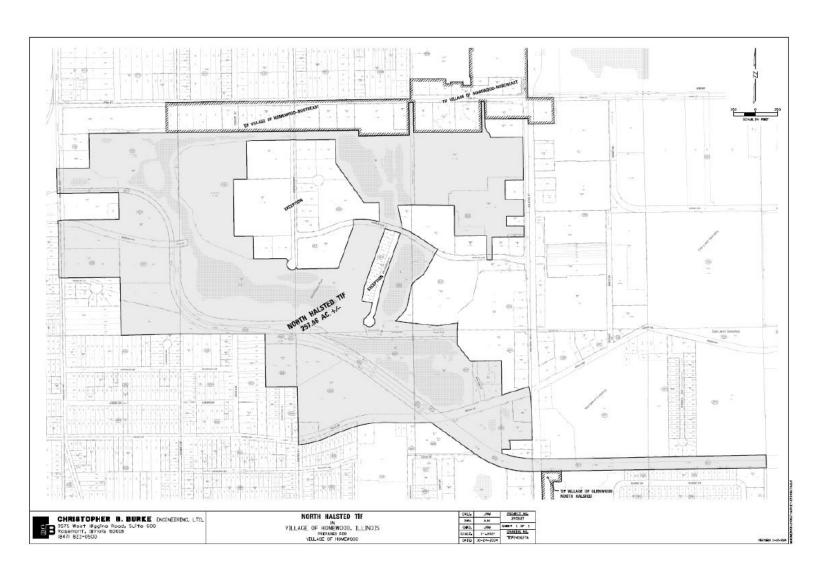


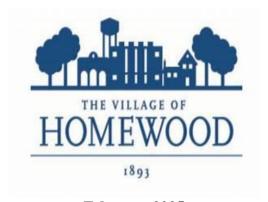
EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

VILLAGE OF HOMEWOOD, ILLINOIS NORTH HALSTED TIF DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT

Prepared By:

Village of Homewood, Illinois & Ryan, LLC



February 2025

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I. Introduction

The Village of Homewood (the "Village") is a suburban municipality serving a population of 19,463 citizens (according to the 2020 U.S. Census). The Village is an established community situated approximately 22 miles south of Chicago's "Loop" within close distance to Midway Airport and Gary-Chicago International Airport and near Interstate 80, Illinois Route 394, Interstate 294, Interstate 90-94 and four State and County Roads. In this report, the Village proposes a Tax Increment Financing Redevelopment Plan and Project (the "Plan" or "Redevelopment Plan") pursuant to the TIF Act (as such term is hereinafter defined) to enable an area within the Village to overcome a number of redevelopment barriers. Ryan, LLC ("Ryan") has been retained by the Village to assist in the drafting of this Redevelopment Plan.

The proposed North Halsted TIF Redevelopment Project Area consists of forty-three (43) parcels, sixteen (16) of which are improved and twenty-seven (27) of which are vacant. According to the Village's most recent Comprehensive Plan from 1999, (the Comp Plan"), Village "officials indicated that economic development issues were of top priority." In addition, the Comp Plan also notes that "Maintenance of Village appearances, especially the quality of housing and commercial building stock was identified as important." The Comp Plan also states that "A clear concern of all parties addresses the ability for the Village to maintain its historic economic vitality in terms of commercial redevelopment on Halsted Street and in the Central Business District in the face of the radically changing regional commercial/retail markets. It is fully recognized that residential tax burdens can be mitigated by taxes brought to the Village from commercial and industrial land uses." Accordingly, the Comp Plan concludes that "the Village needs to optimize land use to maximize tax income from commercial and industrial land uses," and "Planning for critical use of free standing vacant commercial parcels and the land in the Halsted Street corridor" are "crucial to the future of the Village and the ability to mitigate residential tax burdens." Given these conditions, the Village has determined that the proposed TIF District would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan.

The Village, with the assistance of Ryan, has commissioned this Redevelopment Plan (the "Redevelopment Plan") in order to alleviate those conditions which deter private investment in the area and to meet the Village's redevelopment goals and objectives. This represents an opportunity to enhance the approximately two hundred and thirty-six (236.33) acres of property generally located in the northeast corner of the Village that is generally bounded by 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west, and to better position the area in relation to marketplace trends impacting both retail and auto industry uses. The Comp Plan notes that "Halsted Street has served as "a major north/south throughfare," and "commercial and retail uses will be in greater demand along the route, . . ."

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a "redevelopment project area" pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are "frozen" for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the "frozen" or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the "TIF Act" or "Act") enables Illinois municipalities to establish a "redevelopment project area" either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

To establish an area as a "redevelopment project area" pursuant to the Act, Illinois municipalities must adopt several documents including a redevelopment plan and eligibility report that provides in reasonable detail the basis for the eligibility of the redevelopment project areas. A redevelopment plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized Ryan to conduct a study of the parcels identified in the boundary map attached hereto as Exhibit 1 (the "Redevelopment Project Area", "RPA" or "TIF District") in relation to its eligibility as a "redevelopment project area" under the TIF Act, to prepare a report for the eligibility of the RPA (the "Qualification Report") and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

- 1. That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- 2. That public/private partnerships are determined to be necessary in order to achieve development goals;
- 3. The parcels in the proposed new Redevelopment Project Area have not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
- 4. That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;
- 5. That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
- 6. The Redevelopment Plan and Project conform to the 1999 Comprehensive Plan, which guides development of the Village as a whole.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA consists of forty-three (43) tax parcels generally located in the northeast corner of the Village and generally bounded by 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west. Existing land uses within the RPA include commercial, retail, residential and recreational uses. Please see Exhibit 1 for a boundary map of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Comprehensive Plan, which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarizes goals in the 1999 Comprehensive Plan that are applicable to the North Halsted RPA.

Table 1. 1999 Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Provide commercial districts which will serve the needs of area residents and enhance the overall quality of life in the community	Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts
	Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas
	Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to

TIF Redevelopment Plan: North Halsted TIF Village of Homewood, Illinois

	commercial or mixed-uses would be favorably considered depending on the specifics of the proposal
	Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements.
Provide open/recreational areas where they will assist the Park District in meeting their stated goals and objectives	Discourage the development of those properties which are identified as being located in flood plains to allow the natural drainage ways to flow unobstructed.

Source: Village of Homewood 1999 Comprehensive Plan

Implementation of this Redevelopment Plan will facilitate the accomplishment of these and other goals described in the Comprehensive Plan. It is further expected that the "redevelopment projects" as defined in the TIF Act will return the commercial and industrial properties within the RPA to economically productive use; thus, accomplishing the Village's general goals regarding enhancing and strengthening the Village's tax base.

Most of the vacant portion of the RPA contains tax parcels that include stormwater detention ponds, woodlands, picnic grounds, and trails in the 193-acre Izaak Walton Preserve Inc. under a 99-year lease approved in 2006. These parcels serve as part of a recreational trail system as part of the Village's goal to provide additional green space and are not conductive to modern development site parameters. The Village does not intend to seek commercial development on any of the land within the preserve.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

- 1. Reduce or address those adverse impacts described in the Qualification Report which deter private investment in the RPA
- 2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village's tax base
- 3. Provide for high-quality development within the RPA that facilitates community and economic development goals
- 4. Accomplish redevelopment of the RPA over a reasonable time period

These goals may be accomplished by pursuing the following objectives for the RPA:

- 1. Promotion of the redevelopment of underutilized property located within the RPA
- 2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
- 3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
- 4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
- 5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Qualification Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of Ryan from November 2023 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are in the Qualification Report attached as Exhibit 3 of this Redevelopment Plan.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the RPA, in part, as a "conservation area" and which impair sound growth in the RPA are: (i) lag in EAV; (ii) excessive vacancies; (iii) deterioration of structures or site improvements; and (iv) obsolescence.

Additional qualification factors within the vacant portion of the RPA offer evidence of a "blighted vacant area" and which impair sound growth in the RPA are: (i) obsolescence; and (ii) deterioration of adjacent structures or site improvements.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

Since the Plan does not displace ten (10) or more residential units, and does not include 75 or more existing residential units, a housing study is not required.

If, later, the Village does decide that it is necessary to dislocate ten or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

<u>Land Assembly</u>: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

<u>Site Preparation, Clearance, and Demolition</u>: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

<u>Public Improvements</u>: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; (iv)landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

<u>Rehabilitation and Construction</u>: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

<u>Interest Rate Write-Down</u>: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

<u>Job Training</u>: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan

Existing land uses consist of commercial and retail land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part hereof and include commercial, retail, office, and residential uses.

Proposed land uses in the RPA are also to consist of commercial, retail uses. Intended land uses will conform to the Village's Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the proposed general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

- 1. Professional Services Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
- 2. *Marketing* The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

- 3. *Property Assembly Costs* Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- 4. Rehabilitation Costs Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- 5. Public Works and Improvements - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- 6. *Job Training* Costs of job training and retraining projects including the costs of 'welfare to work" programs implemented by businesses located within the redevelopment project area:
- 7. Financing Incentives Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 8. Capital Costs To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

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- 9. School-related Costs For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
 - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;
- 10. Library Costs For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to

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TIF Redevelopment Plan: North Halsted TIF Village of Homewood, Illinois

assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

- 12. Payment in Lieu of Taxes;
- 13. Job Training - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
- 14. *Interest Costs* incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d):

f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. Day Care - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the

annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of Privately-owned Buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail Displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic Building Demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

 Table 2. Redevelopment Project Cost Estimates

1.	Land Acquisition and Assembly Costs and Relocation Costs	\$ 9,000,000
2.	Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 5,000,000
3.	Public Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements, including such utility improvements that are not located within the boundaries of the TIF District, but which are essential to the preparation of the RPA for development in accordance with this Plan	\$ 3,805,000
4.	Rehabilitation/Façade Improvements	\$12,500,000
5.	Interest Costs Pursuant to the TIF Act	\$ 500,000
6.	Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 1,000,000
7.	Job Training	\$ 250,000
8.	Estimated School District Costs, Library District Costs, and Taxing District Capital Costs pursuant to the TIF Act	\$ 1,000,000
	TOTAL ESTIMATED	\$ 33,055,000

Notes:

- (1) All project cost estimates are in 2024 dollars. Costs may be adjusted for inflation per the TIF Act.(2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued t finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the TIF Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the TIF Act.
- (4) The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded "redevelopment project costs" as defined in the TIF Act are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village's incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2022 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2023 of the property within the RPA is approximately \$16,070,248. This is only an estimate and is to be certified by the County subsequent to adoption of the Village's TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$30,000,000 to \$35,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project

This Redevelopment Plan will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

IX. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan may be amended pursuant to the provisions of the TIF Act.

EXHIBIT 3

QUALIFICATION REPORT

VILLAGE OF HOMEWOOD TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT

PROPOSED NORTH HALSTED REDEVELOPMENT PROJECT AREA

A study to determine whether a portion of an area located in the Village of Homewood qualifies, in part, as a "conservation area" and, in part, as a "blighted vacant area" as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Homewood, Illinois

Prepared By: Ryan

February, 2025

VILLAGE OF HOMEWOOD

TIF QUALIFICATION REPORT NORTH HALSTED TIF DISTRICT REDEVELOPMENT PROJECT AREA

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Appendix I - TIF District Boundary Map

Appendix II - Tax Parcels

I. INTRODUCTION AND BACKGROUND

In considering the designation of the proposed North Halsted TIF District Redevelopment Project Area ("TIF District"), the Village of Homewood (the "Village") has authorized this study of the area indicated in the map attached hereto as Appendix I (the "Study Area") to determine whether it qualifies for consideration as a "redevelopment project area" ("TIF") pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("TIF Act" or the "Act"). Ryan has agreed to undertake the study of the Study Area. The Study Area consists of forty-three (43) tax parcels (as described in Appendix II) comprised of approximately two hundred and thirty-six (236.33) acres and twenty-five (25) structures.

The proposed TIF District was found to have various qualification factors that would enable the Village to designate the Study Area, in part, as a "conservation area" and in part, as a "blighted vacant area" as defined in the TIF Act. Fourteen (14) of the twenty-six (26) buildings within the Study Area, or fifty-four percent (54%), are thirty-five (35) years in age or older, thus qualifying the improved portion of the Study Area as a "conservation area." Additional qualifying factors in the improved portion of the Study Area include obsolescence, deterioration, excessive vacancies, and lagging or declining EAV.

The "blighted vacant area" qualification factors refer to the vacant or unimproved portion of the Study Area. Qualifying factors in the vacant portion of the Study Area include obsolete platting, deterioration of adjacent structures or site improvements, and lagging or declining EAV.

Village Objectives

The Village's 1999 Comprehensive Plan ("The Plan") notes that sustainable economic viability is a critical concern of residents, and that the Village needs to optimize land uses to maximize tax income from commercial and industrial uses. The Plan also recognizes that residential tax burdens can be mitigated by taxes brought to the Village by commercial and industrial land uses. Accordingly, the Plan includes, among others, the following objectives:

- Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts.
- Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas.

Source: Village of Homewood 1999 Comprehensive Plan

Given these Village objectives under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote the immediate redevelopment of the proposed TIF District in response to currently proposed redevelopment activities. The Village intends to create the North Halsted TIF District Redevelopment Project Area and to implement a new "redevelopment plan" as defined in

the TIF Act (the "TIF Redevelopment Plan") by undertaking certain redevelopment proposals to accelerate an increase of the tax base for these parcels.

The Village has determined that redevelopment currently planned for the Study Area may only be feasible with public financial assistance coordinated with private sector investment. The Village intends to create and utilize this TIF redevelopment plan for these parcels to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area. The use of TIF relies upon induced private redevelopment in the area, thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

Because the Village's proposed Redevelopment Plan does not include the redevelopment of residential parcels that would dislocate ten (10) or more residential units within the proposed TIF district, the Village is not obligated to conduct a housing impact study pursuant to the TIF Act.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Ryan examined the Redevelopment Project Area ("RPA") from beginning in September, 2024 to the date of this report, and reviewed data collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Act. Based upon Ryan's evaluation of parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed TIF District in part (with respect to improved parcels in the RPA) as a "conservation area" and in part (with respect to certain vacant parcels in the RPA) as a "blighted vacant area." These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area, as required under the TIF Act. The factors are summarized in the table below.

reas Within Proposed RPA	num Possible Factors Per Statute	um Factors Needed to Qualify Per Statute	ying Factors Present in Proposed TIF Area
rvation Area			 Deterioration Obsolescence Lag/Decline in EAV Excessive Vacancies
ed Vacant	ination: 6	ination: 2	Obsolete PlattingDeterioration of Adjacent Structures

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is: "an area designated by the municipality, which is not less in the aggregate than 1½ acres and with respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."

Under the Act, "conservation area" is defined as "any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(A) <u>Dilapidation</u>: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

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- (B) <u>Obsolescence</u>: The condition or process of falling into disuse. Structures become ill-suited for the original use.
- (C) <u>Deterioration</u>: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- (D) <u>Presence of Structures Below Minimum Code Standards</u>: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (E) <u>Illegal Use of Individual Structures</u>: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (F) <u>Excessive Vacancies</u>: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.
- (G) <u>Lack of Ventilation</u>, <u>Light</u>, or <u>Sanitary Facilities</u>: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (H) <u>Inadequate Utilities</u>: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.
- (I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close

proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

- (J) <u>Deleterious Land-Use or Layout</u>: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.
- (K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (L) <u>Lack of Community Planning</u>: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.
- (M) <u>Lagging or Declining EAV</u>: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Also under the act, if "blighted vacant," the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

- (B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- (C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- (D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- (E) The area has incurred Illinois Environmental Protection Agency (EPA) or United States EPA remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Study Area consists of forty-three (43) tax parcels generally located in the northeast corner of the Village and is generally bounded by 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west. Adjacent rights of way are included.

The improved portion of the RPA consists of sixteen (16) tax parcels containing several commercial, retail, office, residential, and institutional buildings and various site improvements. The improved vacant portion of the RPA consists of twenty-seven (27) tax parcels without structures.

IV. METHODOLOGY OF EVALUATION

In evaluating the area's potential qualification as a TIF District, the following methodology was utilized:

- 1) A site survey of the area was undertaken by representatives from Ryan.
- Ryan completed an exterior evaluation of structures, as part of the review. Additionally, Ryan assessed 2018 through 2023 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). Ryan reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The improved portions of the area were examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act. Additionally, the vacant portions of the area were examined to determine the applicability of the six (6) different "blighted vacant area" factors for qualification under the TIF Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of Ryan's evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the RPA in part as a "conservation area" and in part as a "blighted area."

IMPROVED AREA FACTORS - CONSERVATION AREA

A. Threshold Qualification

<u>Age.</u> Based upon site surveys and Cook County and Village data, 14 of the 26 structures in the improved portion of the RPA, or more than fifty-four percent (54%) were found to be thirty-five (35) years of age or older.

B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

1. <u>Lag or Decline in EAV</u>:

The Act states that if the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 tax years for which information is available.

The total Equalized Assessed Value ("EAV") of the improved portion of the RPA lagged behind the Consumer Price Index ("CPI") for three (3) of the last five (5) years.

	2023	2022	2021	2020	2019	2018
IMPROVED RPA AREA						
EAV	\$16,052,597	\$12,914,073	\$12,414,208	\$12,433,388	\$11,912,991	\$11,919,466
Percentage of Change	24.30%	4.03%	-0.15%	4.37%	-0.05%	-
Village EAV	\$522,253,881	\$375,659,461	\$382,833,761	\$415,209,742	\$358,598,079	\$361,124,411
Less TIF RPA	\$506,201,284	\$362,745,388	\$370,419,553	\$402,776,354	\$346,685,088	\$349,204,945
	39.55%	-2.07%	-8.03%	16.18%	-0.72%	-
CPI	4.10%	8.0%	4.7%	1.2%	1.8%	-

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Village of Homewood, Illinois

2. Excessive Vacancies:

Pursuant to the Act, excessive vacancies are the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

More than half (54%) of the structures, or fourteen (14), in the improved portion of the study area, are comprised of municipal or public recreational facilities uses that don't lend themselves to evaluation of vacancies for this purpose. Of the remaining twelve (12) structures operating as commercial, retail, office, and residential, four are completely vacant and one is partially vacant.

One of the fully vacant properties includes the former Walmart and gas station at 17630 Halsted Street, which were closed in 2023, sixteen years after it opened in 2007. This particular property has experienced a history of turnover. Specifically, this property was previously occupied by K-Mart from 1992 to 2013, closing after thirty-one (31) years.

Additional fully vacant properties include the two office buildings at 17924 and 17926 Halsted Street, which, according to Village staff, have been vacant for at least ten years. A third adjacent office building at 900 Ridge Road contains twenty (20) commercial units, twelve (12) of which, or 60%, are vacant, according to Village staff. The complete and partial vacancies of these three office properties are consistent with of an overall trend toward increasing suburban office vacancies, and office vacancies, in general exacerbated by the pandemic.

In addition to these permanent structures, the mobile home park located at 861 Ridge Road has experienced persistent vacancy. This mobile home park contains 71 subdivided mobile home sites, of which 16, or 32%, are currently vacant. There is also one vacant mobile home within this mobile home park.

While not yet vacant, according to Village staff, the building housing the E-Com Joint Dispatch Center at 1154 Ridge Road will be vacated within the next several months, further exacerbating the current excessive vacancies within the Study Area.

All of these vacancies consist of prominent structures, highly visible from Halsted Street and Ridge Road, and serve to contribute to a perception of declining economic viability within the improved portion of the Study Area.

3. <u>Deterioration of Site Improvements and Structures</u>

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration of building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material

and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

Various degrees of deterioration were observed within the Study Area. With respect to surface improvements, deterioration was found to be prevalent in the asphalt-paved parking areas and service driveways in the form of extensive surface cracking, potholes, settlement, loose paving materials, and weed growth in pavement, along with crumbling curbs, faded parking striping paint and traffic control paint, broken or dislodged parking blocks, and deteriorated light standards.

Secondary building defects were also observed, including, among others, masonry exteriors in need of tuckpointing, broken window seals and glass, damaged door frames, sagging roofs and defective roof shingles, damaged gutters, sagging soffits, peeling and faded paint on building exteriors, deteriorated loading docks and rusted/deteriorated metal service doors.

Some of this deterioration has been documented by the Village in the form of code enforcement violation notices to property owners within the Study Area over the last few years, including for potholes, parking lot pavement sealing, parking lot striping paint, weed growth, roof leaks, painting, signage, retaining walls, debris removal, and tuckpointing, roofing, ceiling tiles, porches, sheds, exterior walls, and windows.

4. Obsolescence:

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

Functional obsolescence can be present due to age, physical condition, poor layout and building orientation. Of the twelve (12) commercial, office, and residential structures, nearly sixty-seven percent (66.7%) were constructed prior to the adoption of the Village's most recent Comprehensive Plan (1999). These advanced ages, along with their associated deterioration described previously and the outdated nature of some of their intended uses, contribute to their obsolescence in comparison to contemporary construction and development standards.

This functional obsolescence can also contribute to conditions of economic obsolescence in the Study Area. Evidence of economic obsolescence can be seen in either the underutilization of buildings or complete building vacancies. As mentioned previously, there are several examples of vacant buildings throughout the Study Area. The former Walmart property, located at 17630 Halsted Street, was vacated in 2023, and has remained vacant since that time. In addition, the office properties located at 17924 Halsted Street, 17926 Halsted Street and 900 Ridge Road, built in in the late 1970's and early 1980's, are either entirely vacant for more than ten years, or partially vacant. According to Village staff, 17924 Halsted Street was "gutted" entirely as part of a proposed private-party renovation approximately ten years ago, and, yet, was never completed and has been vacant since. Another non-residential structure at 1154 Ridge Road, according to Village staff that currently houses the E-Com Joint Dispatch Center will become vacant when the dispatch

center moves to a larger facility in Hazel Crest. With the pending vacancy of this building, more than half of the non-public structures in the Study Area will be vacant.

VACANT AREA FACTORS – BLIGHTED AREA

The vacant portion of the RPA is found to also qualify as a vacant "blighted area" under the Act, since certain factors were found to apply to the vacant tax parcels.

1. Obsolete Platting

According to the Act, "Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities."

Most of the vacant portion of the Study Area contains tax parcels that include stormwater detention ponds, woodlands, picnic grounds, and trails in the 193-acre Izaak Walton Preserve. All of these parcels are of irregular size and shape, making these parcels functionally undevelopable. In addition, the south, southeast, and western portions of the Study Area are made up primarily of curvilinear parcels or long, narrow parcels that previously served as a railroad rights-of-way. Most of these parcels are owned by the Village and are leased to the Homewood Izaak Walton Preserve Inc. under a 99-year lease approved in 2006. These parcels serve as part of a recreational trail system as part of the Village's goal to provide additional green space and are not conducive to modern development site parameters. The Village does not intend to seek commercial development on any of the land within the preserve.

2. <u>Deterioration of Structures or Site Improvements Adjacent to Vacant Land</u>

As previously described, the improved properties immediately adjacent to the vacant portion of the RPA show signs of both site improvement and building deterioration, ranging from minor to extremely severe. As noted previously, surface improvement deterioration was found along roadways, driveways, and parking areas and was subject to surface cracking, potholes, depressions, weed growth and loose paving materials. Also, as noted previously, adjacent building deterioration includes exterior surface areas such as masonry in need of tuckpointing, rusted window and door frames, peeling paint, rusted loading dock components, and rusted service doors. These examples of deterioration were found distributed throughout the areas adjacent to the vacant portion of the RPA. Also, as noted previously, some of this deterioration has been cited by the Village as code violations.

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VI. <u>SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION</u>

The following is a summary of relevant qualification findings as it relates to a proposed designation of the Study Area by the Village as a TIF District:

- 1. The area is contiguous and is greater than $1\frac{1}{2}$ acres in size;
- 2. Improved portions of the RPA qualify as a "conservation area". Vacant portions of the RPA qualify as a "blighted vacant area." Summaries of the qualification findings are outlined in Section V.
- 3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
- 4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
- 5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

Conclusion

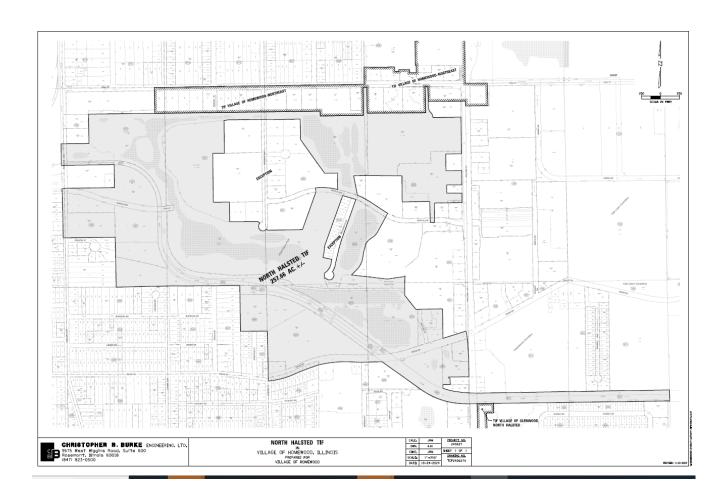
Based upon Ryan's evaluation of parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, Ryan finds that sufficient factors are present to support qualification of the proposed TIF District in part as a "conservation area" and in part as a "blighted vacant area." These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area. In the judgement of Ryan, these findings provide the Village with sufficient justification to consider a formal process for adopting the RPA as the North Halsted TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction as well as the coordination of redevelopment efforts for modern mixed-use redevelopment. These efforts will be important to the area's improvement and increase in tax base.

The eligibility findings indicate that the area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. Factors indicate the area has not been subject to sound growth and development through investment by private enterprise and is not likely to be developed but for the assistance of TIF.

APPENDIX I

TIF DISTRICT BOUNDARY MAP



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APPENDIX II

TAX PARCELS

- 29-32-200-052-0000 29-32-200-077-0000 29-32-200-079-0000 29-32-200-091-0000 29-32-200-094-0000 29-32-200-103-0000 29-32-101-054-0000 29-32-101-089-0000 29-32-101-090-0000 29-32-101-082-0000 29-32-301-059-0000 29-32-400-002-0000 29-32-400-004-0000 29-32-401-011-0000 29-32-401-018-0000 29-32-401-022-0000 29-32-401-023-0000 29-32-401-026-0000 29-32-401-027-0000 29-32-401-028-0000 29-32-401-029-0000 29-32-401-030-0000 29-32-406-004-0000 29-32-500-001-0000 29-32-500-004-0000 29-32-500-005-0000 29-32-501-001-0000 29-32-501-002-0000 29-32-501-003-0000 29-33-301-113-0000 29-32-100-006-0000 29-32-101-038-0000 29-32-101-041-0000 29-32-101-043-0000 29-32-101-044-0000 29-32-101-045-0000 29-32-101-055-0000 29-32-101-088-0000 29-32-200-080-0000 29-32-400-003-0000
- TIF Qualification Report: North Halsted TIF Village of Homewood, Illinois

EXHIBIT 4 CURRENT LAND USE MAP

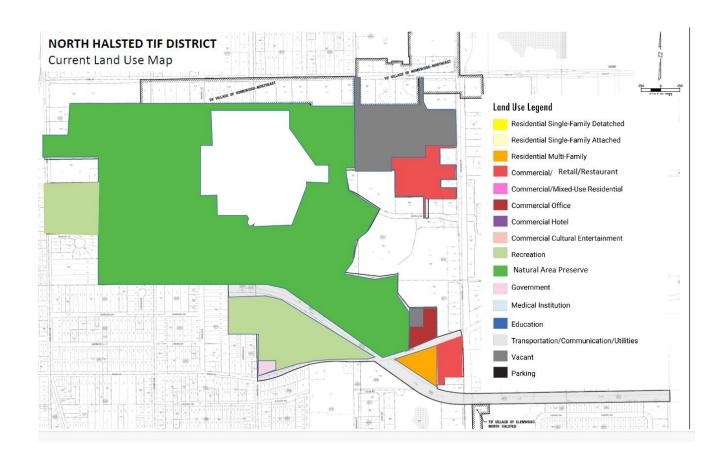
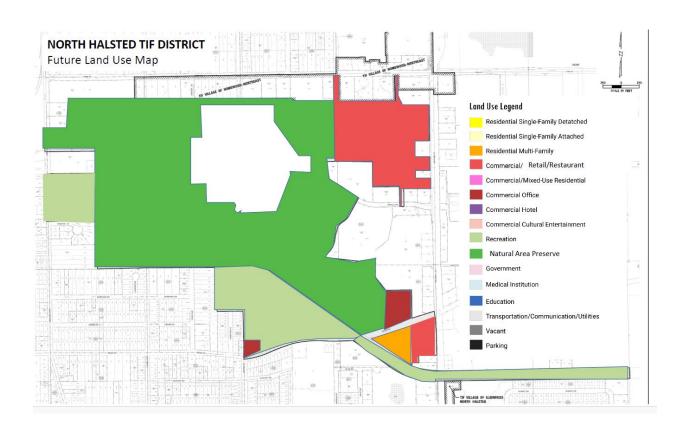


EXHIBIT 5 FUTURE LAND USE MAP



Trustee	moved and Trustee	seconded the
motion that said ordinance as pre	esented and read by the V	illage Clerk be adopted.
After a full discussion then	reof including a public rec	rital of the nature of the matter
being considered and such other	information as would info	orm the public of the nature of
the business being conducted, the	e President directed that th	ne roll be called for a vote upon
the motion to adopt said ordinan	ice as read.	
After the roll being called,	the following Trustee vot	ted AYE:
The following Trustees vo	ted NAY:	
Whereupon the President	declared the motion carrie	ed and the ordinance adopted,
approved and signed the same ir	n open meeting and direct	ted the Village Clerk to record
the same in full in the records of t	the President and Trustees	s of the Village of Homewood,
Cook County, Illinois, which was	s done.	
Other business not pertine	ent to the adoption of the c	ordinance was duly transacted
at the meeting.		
Upon motion duly made,	seconded and carried, the	e meeting was adjourned.
		Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois (the "Village"), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on February 25, 2025, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the North Halsted Tax Increment Financing Redevelopment Project Area

a true, correct and complete copy of which said ordinance as adopted at the meeting appears in the foregoing transcript of the minutes of the meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were conducted openly, that the vote on the adoption of the ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to the news media requesting such notice; that an agenda for the meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours before the holding of the meeting; that said agenda described or specifically referenced to said ordinance; that said meeting was called and held in strict compliance with the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with the Act and the Code and with the procedural rules of the Corporate Authorities.

	IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on 2025.
(SEAL)	Village Clerk

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ORDINANCE M-2341

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, DESIGNATING THE North Halsted REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 et seq.) as amended (the "Act"), for a proposed redevelopment project area known as the North Halsted Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the "Area"), which Area is in the aggregate more than one and one-half acres, as described in Exhibit A of this Ordinance, to be developed pursuant to a proposed "redevelopment plan" (as that term is defined in the Act) (the "Plan"), which includes a proposed "redevelopment project" (as that term is defined in the Act) (the "Project") and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the "Corporate Authorities") on December 10, 2024 adopted an ordinance proposing the establishment of the Area and calling a public hearing for February 11, 2025 concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

WHEREAS, due notice regarding this hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of

Second Ordinance

Commerce and Economic Opportunity of the State of Illinois by Certified Mail on January 22, 2025, by publication in the Daily Southtown on January 28, 2025, and January 30, 2025, and by Certified Mail to taxpayers within the Area on January 28, 2025; and

WHEREAS, the Village has heretofore convened a joint review board (the "Board") meeting on January 6, 2025, at the time and location described in the above notices, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board's recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the improved portion of the Area as a "Conservation Area" set forth under the Act and the unimproved portion of the Area as a "Blighted Vacant Area"; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real

property and improvements on them in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have heretofore approved the Plan and Project, which was identified in An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the North Halsted Tax Increment Financing Redevelopment Project Area.

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

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. Area Designated. The Area, as legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached and incorporated herein as if set out in full by this reference.

<u>Section 3.</u> <u>Findings</u>. The Corporate Authorities make these findings:

- 1. As required pursuant to Section 5/11-74.4-3(p) of the Act:
 - a. the Area is not less, in total, than one and one-half (1-1/2) acres in size; and
 - b. there exist conditions within the Area that cause the improved portions of the Area to be classified as a "Conservation Area," and the unimproved portions of the Area to be classified as a "Blighted Vacant Area", as defined in the Act and more particularly described in the Plan, which is incorporated herein by reference; and

- c. the Area would not be reasonably developed without tax increment allocation financing and incremental revenues generated by tax increment allocation financing in the Area will be exclusively used for the redevelopment of the Area; and
- 2. As required pursuant to Section 5/11-74.4-4(a) of the Act, the Area includes only those contiguous parcels of real property and improvements on them substantially benefited by the proposed Project.
- Section 4. Area Designated. The Area is designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.
- Section 5. <u>Invalidity of Any Section</u>. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of this section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.
- Section 6. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict shall be, and the same are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately on its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A - Legal Description

EXHIBIT B - General Street Location

EXHIBIT C - Map of Redevelopment Project Area

EXHIBIT D - Redevelopment Plan and Project

PASSED or	n February 25, 20)25.	
AYES	NAYS	ABSENT	
			VILLAGE PRESIDENT
ATTEST:	VILLAGE CL	ERK	

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

THAT PART OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION AS RECORDED NOVEMBER 16, 1981 AS DOCUMENT NUMBER 26059470;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN MIDWEST SUBDIVISION AS RECORDED JULY 14, 1980 AS DOCUMENT NUMBER 25514043;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN MIDWEST SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF HOMEWOOD DISPOSAL RESUBDIVISION AS RECORDED MAY 24, 2004 AS DOCUMENT NUMBER 0414503004;

THENCE EAST ALONG SAID SOUTH LINE OF HOMEWOOD DISPOSAL RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 4 IN PRAIRIE LAKES BUSINESS CENTER AS RECORDED DECEMBER 5, 1996 AS DOCUMENT NUMBER 96920710;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 4 TO THE SOUTHEAST CORNER OF OUTLOT D IN SAID PRAIRIE LAKES BUSINESS CENTER, SAID SOUTHEAST CORNER OF OUTLOT D ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 2 AS RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214942;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 2 AND ALONG THE EASTERLY PROLONGATION THEREOF TO THE SOUTHWEST CORNER OF LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 1 AS RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214941;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 1 AND THE EASTERLY PROLONGATION THEREOF TO THE SOUTHEAST CORNER OF LOT 6 IN SAID INDUSTRIAL SUBDIVISION

UNIT 1 SUBDIVISION, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE EASTERLY ON A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 1 IN AMERICAN TECHNICAL PUBLISHER'S SUBDIVISION AS RECORDED MAY 29, 1985 AS DOCUMENT NUMBER 85038243, SAID SOUTHWEST CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN AMERICAN TECHNICAL PUBLISHER'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE

SOUTHWEST CORNER OF LOT 1 IN SIMBORG SUBDIVISION AS RECORDED AUGUST 29, 1986 AS DOCUMENT NUMBER 86383195;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN SIMBORG SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN SIMBORG SUBDIVISION 1ST ADDITION AS RECORDED OCTOBER 22, 1988 AS DOCUMENT NUMBER 88491036;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN SIMBORG SUBDIVISION 1ST ADDITION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN PROVIDENT SUBDIVISION AS RECORDED NOVEMBER 22, 1988 AS DOCUMENT NUMBER 88539451;

THENCE EASTERLY ALONG THE FOLLOWING 3 COURSES OF THE SOUTHERLY LINE OF SAID LOT 1 IN PROVIDENT SUBDIVISION: EASTERLY 70 FEET, SOUTHERLY 70 FEET AND EASTERLY 534.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1:

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 IN PROVIDENT SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN OFFICE RESEARCH SUBDIVISION UNIT 2 AS RECORDED SEPTEMBER 29, 1982 AS DOCUMENT NUMBER 26366160;

THENCE NORTHERLY ALONG THE EAST LINE OF LOT 1 IN SAID OFFICE RESEARCH SUBDIVISION UNIT 2 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-LINE OF 175TH STREET;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-LINE OF 175TH STREET TO THE NORTHWEST CORNER OF LOT 1 IN STATE FARM SUBDIVISION AS RECORDED DECEMBER 2, 1980 AS DOCUMENT NUMBER 25688152;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN STATE FARM SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN STATE FARM SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN RICHMOND SUBDIVISION FIRST ADDITION AS RECORDED DECEMBER 2, 1980 AS DOCUMENT NUMBER 25688668;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN RICHMOND SUBDIVISION FIRST ADDITION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN GINSBURG SUBDIVISION AS RECORDED AUGUST 29, 1986 AS DOCUMENT NUMBER 86383193;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN GINSBURG SUBDIVISION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 IN GINSBURG SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-LINE OF 175TH STREET;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-LINE OF 175TH STREET TO THE NORTHWEST CORNER OF LOT 1 IN MOTHER TUCKER'S SUBDIVISION AS RECORDED JULY 23, 1985 AS DOCUMENT NUMBER 85113885;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN MOTHER TUCKER'S SUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN G & H CONSOLIDATION RESUBDIVISION AS RECORDED JULY 22, 1993 AS DOCUMENT NUMBER 93570546;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN G & H CONSOLIDATION RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN G & H CONSOLIDATION RESUBDIVISION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION AS RECORDED JULY 17, 2003 AS DOCUMENT NUMBER 0319834104;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION AS RECORDED APRIL 25, 2012 AS DOCUMENT NUMBER 1211431082;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN McDONALD'S CLM SUBDIVISION AS RECORDED JULY 20, 1984 AS DOCUMENT NUMBER 27179835;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN McDONALD'S CLM SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 AS RECORDED APRIL 16, 1984 AS DOCUMENT NUMBER 27043822;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MAPLE AVENUE A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN MAPLE AVENUE SUBDIVISION AS RECORDED DECEMBER 7, 1990 AS DOCUMENT NUMBER 90595362;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 1 IN MAPLE AVENUE SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN MAPLE AVENUE SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 1 IN MAPLE LEAF SUBDIVISION AS RECORDED FEBRUARY 1989 AS DOCUMENT NUMBER 89072721;

THENCE NORTH ALONG SAID EAST LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 1 IN BLOCK 5 IN SAID PRAIRIE LAKES BUSINESS CENTER, SAID WESTERLY LINE OF LOT 1 IN BLOCK 5 ALSO BEING THE EASTERLY LINE OF OUTLOT "E" IN SAID PRAIRIE LAKES BUSINESS CENTER;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF OUTLOT "E" OF PRAIRIE LAKES BUSINESS CENTER TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID OUTLOT "E" THEREOF, SAID MOST SOUTHERLY SOUTHEAST CORNER BEING 2 OF THE FOLLOWING COURSES NORTHEASTERLY FROM THE

SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK 5 IN PRAIRIE LAKES BUSINESS CENTER (BEING THE BASIS OF BEARING), NORTH 12 DEGREES 42 MINUTES 09 SECONDS EAST 182.57 FEET AND NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 120.97 FEET;

THENCE SOUTH 84 DEGREES 32 MINUTES 42 SECONDS EAST 443.86 FEET;

THENCE NORTH 81 DEGREES 22 MINUTES 27 SECONDS EAST 252.68 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 IN BLOCK 5, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF LOT 1 IN WASHINGTON PARK PLAZA RESUBDIVISION AS RECORDED DECEMBER 7, 2005 AS DOCUMENT NUMBER 0534145044;

THENCE SOUTHERLY, SOUTHEASTERLY, EASTERLY AND SOUTHERLY ALONG SAID WEST LINE OF LOT 1 IN WASHINGTON PARK PLAZA RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO THE NORTHEAST CORNER OF LOT 2 IN HALSTED CORNERS RESUBDIVISION AS RECORDED JUNE 6, 1997 AS DOCUMENT NUMBER 97403241;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN HALSTED CORNERS RESUBDIVISION TO THE NORTHWEST CORNER THEREOF:

THENCE SOUTH, EAST AND SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN HALSTED CORNERS RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003435;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN COUNTY CLERK'S DIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN COUNTY CLERK'S DIVISION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RIDGE ROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32 TO THE NORTHEAST CORNER OF THE SUBDIVISION OF LOT 21 IN ROBERTSONS AND YOUNG'S 4TH ADDITION TO HOMEWOOD AS RECORDED JANUARY 4, 1924 AS DOCUMENT NUMBER 8240857;

THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION OF LOT 21 IN ROBERTSONS AND YOUNG'S 4TH ADDITION TO HOMEWOOD TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF THE WEST 315 FEET OF THE EAST 675 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 315 FEET OF THE EAST 675 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 32 TO THE SOUTHEAST CORNER OF LOT 8 IN W.K. GORE'S SUBDIVISION AS RECORDED JULY 13, 1915 AS DOCUMENT NUMBER 5671521;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 IN W.K. GORE'S SUBDIVISION AND CONTINUING NORTH ALONG THE EAST LINE OF LOT 7 IN SAID W.K. GORE'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 7;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN SAID W.K. GORE'S SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN SAID W.K. GORE'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 IN W.K. GORE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF AFORESAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF AFORESAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER AS RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99610317;

THENCE NORTHERLY ALONG THE FOLLOWING 3 COURSES OF THE EASTERLY LINE OF SAID LOT 1 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER: NORTHERLY 228.25 FEET, WESTERLY 172.67 FEET AND NORTHWESTERLY 322.25 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1, SAID NORTHERLY NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 7 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER;

THENCE NORTHERLY ALONG THE FOLLOWING 2 COURSES OF THE EASTERLY LINE OF SAID LOT 7 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER: NORTHWESTERLY 225.97 FEET AND NORTHERLY 50.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 8 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER:

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8 AND LOT 9 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER TO THE NORTHWEST CORNER THEREOF OF SAID LOT 9, SAID NORTHWEST CORNER OF LOT 9 ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE WESTERLY ALONG A LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID HOFFMAN WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION AS RECORDED MAY 2, 2008 AS DOCUMENT NUMBER 0812322056;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH LINE OF LOT 1 IN THE PLAT OF CONSOLIDATION AS RECORDED JULY 14, 2004 AS DOCUMENT NUMBER 0419644058;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE SOUTHWEST CORNER THEREOF,

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER OF LOT 8 IN PRAIRIE LAKES BUSINESS CENTER AS RECORDED DECEMBER 5, 1996 AS DOCUMENT NUMBER 96920710;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 IN PRAIRIE LAKES BUSINESS CENTER TO THE SOUTHWEST CORNER THEREOF:

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8 IN PRAIRIE LAKES BUSINESS CENTER TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 9 IN SAID PRAIRIE LAKES BUSINESS CENTER;

THENCE EASTERLY ALONG THE FOLLOWING 2 COURSES OF THE SOUTHERLY LINE OF SAID LOT 9 IN PRAIRIE LAKES BUSINESS CENTER: EASTERLY 160 FEET AND SOUTHEASTERLY 31.92 FEET TO THE SOUTHEAST THEREOF, SAID SOUTHEAST CORNER ALSO BEING POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE SOUTHWESTERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HOFFMAN WAY TO THE SOUTHWEST CORNER OF LOT 1 IN ACCURATE DISPERSIONS CONSOLIDATION AS RECORDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629915076;

THENCE EASTERLY ALONG THE FOLLOWING 2 COURSES OF THE SOUTHERLY LINE OF SAID LOT 1 IN ACCURATE DISPERSIONS

CONSOLIDATION: SOUTHEASTERLY 24.85 FEET AND EASTERLY 460.63 FEET TO THE SOUTHEAST THEREOF;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF MAPLE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 IN WASHINGTON PARK ESTATES UNIT 1 AS RECORDED AUGUST 12, 1983 AS DOCUMENT NUMBER 26732806, SAID NORTHWEST CORNER OF LOT 27 ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 27 AND LOTS 26 THRU 17, INCLUSIVE, IN SAID WASHINGTON PARK ESTATES UNIT 1 TO THE SOUTHWEST CORNER OF SAID LOT 17 THEREOF;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 17 IN WASHINGTON PARK ESTATES UNIT 1 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PRESIDENTS DRIVE;

THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF PRESIDENTS DRIVE TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

GENERAL STREET LOCATION

The redevelopment project area consists of approximately 236 acres and is located in the northeast corner of the Village with approximate boundaries of 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

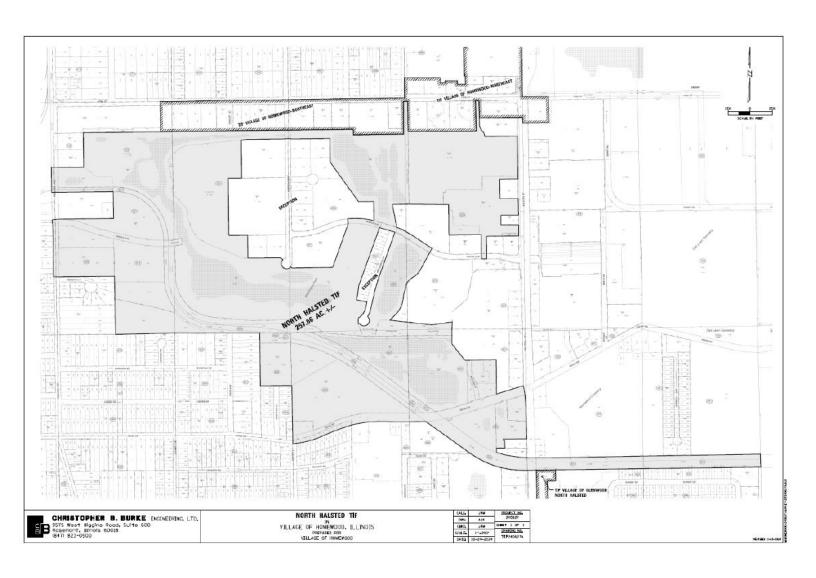


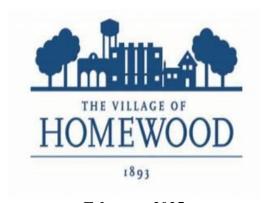
EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

VILLAGE OF HOMEWOOD, ILLINOIS NORTH HALSTED TIF DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT

Prepared By:

Village of Homewood, Illinois & Ryan, LLC



February 2025

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I. Introduction

The Village of Homewood (the "Village") is a suburban municipality serving a population of 19,463 citizens (according to the 2020 U.S. Census). The Village is an established community situated approximately 22 miles south of Chicago's "Loop" within close distance to Midway Airport and Gary-Chicago International Airport and near Interstate 80, Illinois Route 394, Interstate 294, Interstate 90-94 and four State and County Roads. In this report, the Village proposes a Tax Increment Financing Redevelopment Plan and Project (the "Plan" or "Redevelopment Plan") pursuant to the TIF Act (as such term is hereinafter defined) to enable an area within the Village to overcome a number of redevelopment barriers. Ryan, LLC ("Ryan") has been retained by the Village to assist in the drafting of this Redevelopment Plan.

The proposed North Halsted TIF Redevelopment Project Area consists of forty-three (43) parcels, sixteen (16) of which are improved and twenty-seven (27) of which are vacant. According to the Village's most recent Comprehensive Plan from 1999, (the Comp Plan'), Village "officials indicated that economic development issues were of top priority." In addition, the Comp Plan also notes that "Maintenance of Village appearances, especially the quality of housing and commercial building stock was identified as important." The Comp Plan also states that "A clear concern of all parties addresses the ability for the Village to maintain its historic economic vitality in terms of commercial redevelopment on Halsted Street and in the Central Business District in the face of the radically changing regional commercial/retail markets. It is fully recognized that residential tax burdens can be mitigated by taxes brought to the Village from commercial and industrial land uses." Accordingly, the Comp Plan concludes that "the Village needs to optimize land use to maximize tax income from commercial and industrial land uses," and "Planning for critical use of free standing vacant commercial parcels and the land in the Halsted Street corridor" are "crucial to the future of the Village and the ability to mitigate residential tax burdens." Given these conditions, the Village has determined that the proposed TIF District would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan.

The Village, with the assistance of Ryan, has commissioned this Redevelopment Plan (the "Redevelopment Plan") in order to alleviate those conditions which deter private investment in the area and to meet the Village's redevelopment goals and objectives. This represents an opportunity to enhance the approximately two hundred and thirty-six (236.33) acres of property generally located in the northeast corner of the Village that is generally bounded by 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west, and to better position the area in relation to marketplace trends impacting both retail and auto industry uses. The Comp Plan notes that "Halsted Street has served as "a major north/south throughfare," and "commercial and retail uses will be in greater demand along the route, . . . "

TIF Redevelopment Plan: North Halsted TIF

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a "redevelopment project area" pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are "frozen" for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the "frozen" or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the "TIF Act" or "Act") enables Illinois municipalities to establish a "redevelopment project area" either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

To establish an area as a "redevelopment project area" pursuant to the Act, Illinois municipalities must adopt several documents including a redevelopment plan and eligibility report that provides in reasonable detail the basis for the eligibility of the redevelopment project areas. A redevelopment plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized Ryan to conduct a study of the parcels identified in the boundary map attached hereto as Exhibit 1 (the "Redevelopment Project Area", "RPA" or "TIF District") in relation to its eligibility as a "redevelopment project area" under the TIF Act, to prepare a report for the eligibility of the RPA (the "Qualification Report") and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

- 1. That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- 2. That public/private partnerships are determined to be necessary in order to achieve development goals;
- 3. The parcels in the proposed new Redevelopment Project Area have not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
- 4. That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;
- 5. That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
- 6. The Redevelopment Plan and Project conform to the 1999 Comprehensive Plan, which guides development of the Village as a whole.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA consists of forty-three (43) tax parcels generally located in the northeast corner of the Village and generally bounded by 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west. Existing land uses within the RPA include commercial, retail, residential and recreational uses. Please see Exhibit 1 for a boundary map of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Comprehensive Plan, which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarizes goals in the 1999 Comprehensive Plan that are applicable to the North Halsted RPA.

 Table 1. 1999 Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Provide commercial districts which will serve the needs of area residents and enhance the overall quality of life in the community	Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts
	Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas
	Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to

TIF Redevelopment Plan: North Halsted TIF Village of Homewood, Illinois

	commercial or mixed-uses would be favorably considered depending on the specifics of the proposal
	Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements.
Provide open/recreational areas where they will assist the Park District in meeting their stated goals and objectives	Discourage the development of those properties which are identified as being located in flood plains to allow the natural drainage ways to flow unobstructed.

Source: Village of Homewood 1999 Comprehensive Plan

Implementation of this Redevelopment Plan will facilitate the accomplishment of these and other goals described in the Comprehensive Plan. It is further expected that the "redevelopment projects" as defined in the TIF Act will return the commercial and industrial properties within the RPA to economically productive use; thus, accomplishing the Village's general goals regarding enhancing and strengthening the Village's tax base.

Most of the vacant portion of the RPA contains tax parcels that include stormwater detention ponds, woodlands, picnic grounds, and trails in the 193-acre Izaak Walton Preserve Inc. under a 99-year lease approved in 2006. These parcels serve as part of a recreational trail system as part of the Village's goal to provide additional green space and are not conductive to modern development site parameters. The Village does not intend to seek commercial development on any of the land within the preserve.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

- 1. Reduce or address those adverse impacts described in the Qualification Report which deter private investment in the RPA
- 2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village's tax base
- 3. Provide for high-quality development within the RPA that facilitates community and economic development goals
- 4. Accomplish redevelopment of the RPA over a reasonable time period

These goals may be accomplished by pursuing the following objectives for the RPA:

- 1. Promotion of the redevelopment of underutilized property located within the RPA
- 2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
- 3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
- 4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
- 5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Qualification Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of Ryan from November 2023 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are in the Qualification Report attached as Exhibit 3 of this Redevelopment Plan.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the RPA, in part, as a "conservation area" and which impair sound growth in the RPA are: (i) lag in EAV; (ii) excessive vacancies; (iii) deterioration of structures or site improvements; and (iv) obsolescence.

Additional qualification factors within the vacant portion of the RPA offer evidence of a "blighted vacant area" and which impair sound growth in the RPA are: (i) obsolescence; and (ii) deterioration of adjacent structures or site improvements.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

Since the Plan does not displace ten (10) or more residential units, and does not include 75 or more existing residential units, a housing study is not required.

If, later, the Village does decide that it is necessary to dislocate ten or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

<u>Land Assembly</u>: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

<u>Site Preparation, Clearance, and Demolition</u>: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

<u>Public Improvements</u>: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; (iv)landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

<u>Rehabilitation and Construction</u>: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

<u>Interest Rate Write-Down</u>: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

<u>Job Training</u>: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

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B. General Land Use Plan

Existing land uses consist of commercial and retail land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part hereof and include commercial, retail, office, and residential uses.

Proposed land uses in the RPA are also to consist of commercial, retail uses. Intended land uses will conform to the Village's Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the proposed general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

- 1. Professional Services Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
- 2. *Marketing* The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

- 3. *Property Assembly Costs* Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- 4. Rehabilitation Costs Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- Public Works and Improvements Costs of the construction of public works or 5. improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- 6. *Job Training* Costs of job training and retraining projects including the costs of 'welfare to work" programs implemented by businesses located within the redevelopment project area:
- 7. Financing Incentives Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 8. Capital Costs To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

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- 9. School-related Costs For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
 - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- For alternate method districts, flat grant districts, and foundation districts b) with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act:
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;
- 10. Library Costs - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to

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assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

- 12. Payment in Lieu of Taxes;
- 13. Job Training - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
- 14. *Interest Costs* incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. Day Care - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the

annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of Privately-owned Buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail Displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman:

Historic Building Demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

Table 2. Redevelopment Project Cost Estimates

Village of Homewood, Illinois

1.	Land Acquisition and Assembly Costs and Relocation Costs	\$ 9,000,000
2.	Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 5,000,000
3.	Public Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements, including such utility improvements that are not located within the boundaries of the TIF District, but which are essential to the preparation of the RPA for development in accordance with this Plan	\$ 3,805,000
4.	Rehabilitation/Façade Improvements	\$12,500,000
5.	Interest Costs Pursuant to the TIF Act	\$ 500,000
6.	Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 1,000,000
7.	Job Training	\$ 250,000
8.	Estimated School District Costs, Library District Costs, and Taxing District Capital Costs pursuant to the TIF Act	\$ 1,000,000
	TOTAL ESTIMATED	\$ 33,055,000

Notes:

- (1) All project cost estimates are in 2024 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the TIF Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the TIF Act.
- (4) The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded "redevelopment project costs" as defined in the TIF Act are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village's incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2022 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2023 of the property within the RPA is approximately \$16,070,248. This is only an estimate and is to be certified by the County subsequent to adoption of the Village's TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$30,000,000 to \$35,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project

This Redevelopment Plan will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

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IX. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan may be amended pursuant to the provisions of the TIF Act.

EXHIBIT 3

QUALIFICATION REPORT

VILLAGE OF HOMEWOOD TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT

PROPOSED NORTH HALSTED REDEVELOPMENT PROJECT AREA

A study to determine whether a portion of an area located in the Village of Homewood qualifies, in part, as a "conservation area" and, in part, as a "blighted vacant area" as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Homewood, Illinois

Prepared By: Ryan

February, 2025

VILLAGE OF HOMEWOOD

TIF QUALIFICATION REPORT NORTH HALSTED TIF DISTRICT REDEVELOPMENT PROJECT AREA

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Appendix I - TIF District Boundary Map

Appendix II - Tax Parcels

I. INTRODUCTION AND BACKGROUND

In considering the designation of the proposed North Halsted TIF District Redevelopment Project Area ("TIF District"), the Village of Homewood (the "Village") has authorized this study of the area indicated in the map attached hereto as Appendix I (the "Study Area") to determine whether it qualifies for consideration as a "redevelopment project area" ("TIF") pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("TIF Act" or the "Act"). Ryan has agreed to undertake the study of the Study Area. The Study Area consists of forty-three (43) tax parcels (as described in Appendix II) comprised of approximately two hundred and thirty-six (236.33) acres and twenty-five (25) structures.

The proposed TIF District was found to have various qualification factors that would enable the Village to designate the Study Area, in part, as a "conservation area" and in part, as a "blighted vacant area" as defined in the TIF Act. Fourteen (14) of the twenty-six (26) buildings within the Study Area, or fifty-four percent (54%), are thirty-five (35) years in age or older, thus qualifying the improved portion of the Study Area as a "conservation area." Additional qualifying factors in the improved portion of the Study Area include obsolescence, deterioration, excessive vacancies, and lagging or declining EAV.

The "blighted vacant area" qualification factors refer to the vacant or unimproved portion of the Study Area. Qualifying factors in the vacant portion of the Study Area include obsolete platting, deterioration of adjacent structures or site improvements, and lagging or declining EAV.

Village Objectives

The Village's 1999 Comprehensive Plan ("The Plan") notes that sustainable economic viability is a critical concern of residents, and that the Village needs to optimize land uses to maximize tax income from commercial and industrial uses. The Plan also recognizes that residential tax burdens can be mitigated by taxes brought to the Village by commercial and industrial land uses. Accordingly, the Plan includes, among others, the following objectives:

- Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts.
- Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas.

Source: Village of Homewood 1999 Comprehensive Plan

Given these Village objectives under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote the immediate redevelopment of the proposed TIF District in response to currently proposed redevelopment activities. The Village intends to create the North Halsted TIF District Redevelopment Project Area and to implement a new "redevelopment plan" as defined in

the TIF Act (the "TIF Redevelopment Plan") by undertaking certain redevelopment proposals to accelerate an increase of the tax base for these parcels.

The Village has determined that redevelopment currently planned for the Study Area may only be feasible with public financial assistance coordinated with private sector investment. The Village intends to create and utilize this TIF redevelopment plan for these parcels to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area. The use of TIF relies upon induced private redevelopment in the area, thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

Because the Village's proposed Redevelopment Plan does not include the redevelopment of residential parcels that would dislocate ten (10) or more residential units within the proposed TIF district, the Village is not obligated to conduct a housing impact study pursuant to the TIF Act.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Ryan examined the Redevelopment Project Area ("RPA") from beginning in September, 2024 to the date of this report, and reviewed data collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Act. Based upon Ryan's evaluation of parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed TIF District in part (with respect to improved parcels in the RPA) as a "conservation area" and in part (with respect to certain vacant parcels in the RPA) as a "blighted vacant area." These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area, as required under the TIF Act. The factors are summarized in the table below.

reas Within Proposed RPA	num Possible Factors Per Statute	um Factors Needed to Qualify Per Statute	ying Factors Present in Proposed TIF Area
rvation Area			 Deterioration Obsolescence Lag/Decline in EAV Excessive Vacancies
ed Vacant	ination: 6	ination: 2	Obsolete PlattingDeterioration of Adjacent Structures

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is: "an area designated by the municipality, which is not less in the aggregate than 1½ acres and with respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."

Under the Act, "conservation area" is defined as "any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(A) <u>Dilapidation</u>: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

- (B) <u>Obsolescence</u>: The condition or process of falling into disuse. Structures become ill-suited for the original use.
- (C) <u>Deterioration</u>: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- (D) <u>Presence of Structures Below Minimum Code Standards</u>: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (E) <u>Illegal Use of Individual Structures</u>: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (F) <u>Excessive Vacancies</u>: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.
- (G) <u>Lack of Ventilation</u>, <u>Light</u>, or <u>Sanitary Facilities</u>: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (H) <u>Inadequate Utilities</u>: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.
- (I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close

proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

- (J) <u>Deleterious Land-Use or Layout</u>: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.
- (K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (L) <u>Lack of Community Planning</u>: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.
- (M) <u>Lagging or Declining EAV</u>: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Also under the act, if "blighted vacant," the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

- (B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- (C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- (D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- (E) The area has incurred Illinois Environmental Protection Agency (EPA) or United States EPA remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Study Area consists of forty-three (43) tax parcels generally located in the northeast corner of the Village and is generally bounded by 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west. Adjacent rights of way are included.

The improved portion of the RPA consists of sixteen (16) tax parcels containing several commercial, retail, office, residential, and institutional buildings and various site improvements. The improved vacant portion of the RPA consists of twenty-seven (27) tax parcels without structures.

IV. METHODOLOGY OF EVALUATION

In evaluating the area's potential qualification as a TIF District, the following methodology was utilized:

- 1) A site survey of the area was undertaken by representatives from Ryan.
- Ryan completed an exterior evaluation of structures, as part of the review. Additionally, Ryan assessed 2018 through 2023 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). Ryan reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The improved portions of the area were examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act. Additionally, the vacant portions of the area were examined to determine the applicability of the six (6) different "blighted vacant area" factors for qualification under the TIF Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of Ryan's evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the RPA in part as a "conservation area" and in part as a "blighted area."

IMPROVED AREA FACTORS - CONSERVATION AREA

A. Threshold Qualification

<u>Age.</u> Based upon site surveys and Cook County and Village data, 14 of the 26 structures in the improved portion of the RPA, or more than fifty-four percent (54%) were found to be thirty-five (35) years of age or older.

B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

1. <u>Lag or Decline in EAV</u>:

The Act states that if the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 tax years for which information is available.

The total Equalized Assessed Value ("EAV") of the improved portion of the RPA lagged behind the Consumer Price Index ("CPI") for three (3) of the last five (5) years.

	2023	2022	2021	2020	2019	2018
IMPROVED RPA AREA						
EAV	\$16,052,597	\$12,914,073	\$12,414,208	\$12,433,388	\$11,912,991	\$11,919,466
Percentage of Change	24.30%	4.03%	-0.15%	4.37%	-0.05%	-
Village EAV	\$522,253,881	\$375,659,461	\$382,833,761	\$415,209,742	\$358,598,079	\$361,124,411
Less TIF RPA	\$506,201,284	\$362,745,388	\$370,419,553	\$402,776,354	\$346,685,088	\$349,204,945
	39.55%	-2.07%	-8.03%	16.18%	-0.72%	-
CPI	4.10%	8.0%	4.7%	1.2%	1.8%	-

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2. Excessive Vacancies:

Pursuant to the Act, excessive vacancies are the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

More than half (54%) of the structures, or fourteen (14), in the improved portion of the study area, are comprised of municipal or public recreational facilities uses that don't lend themselves to evaluation of vacancies for this purpose. Of the remaining twelve (12) structures operating as commercial, retail, office, and residential, four are completely vacant and one is partially vacant.

One of the fully vacant properties includes the former Walmart and gas station at 17630 Halsted Street, which were closed in 2023, sixteen years after it opened in 2007. This particular property has experienced a history of turnover. Specifically, this property was previously occupied by K-Mart from 1992 to 2013, closing after thirty-one (31) years.

Additional fully vacant properties include the two office buildings at 17924 and 17926 Halsted Street, which, according to Village staff, have been vacant for at least ten years. A third adjacent office building at 900 Ridge Road contains twenty (20) commercial units, twelve (12) of which, or 60%, are vacant, according to Village staff. The complete and partial vacancies of these three office properties are consistent with of an overall trend toward increasing suburban office vacancies, and office vacancies, in general exacerbated by the pandemic.

In addition to these permanent structures, the mobile home park located at 861 Ridge Road has experienced persistent vacancy. This mobile home park contains 71 subdivided mobile home sites, of which 16, or 32%, are currently vacant. There is also one vacant mobile home within this mobile home park.

While not yet vacant, according to Village staff, the building housing the E-Com Joint Dispatch Center at 1154 Ridge Road will be vacated within the next several months, further exacerbating the current excessive vacancies within the Study Area.

All of these vacancies consist of prominent structures, highly visible from Halsted Street and Ridge Road, and serve to contribute to a perception of declining economic viability within the improved portion of the Study Area.

3. <u>Deterioration of Site Improvements and Structures</u>

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration of building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material

and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

Various degrees of deterioration were observed within the Study Area. With respect to surface improvements, deterioration was found to be prevalent in the asphalt-paved parking areas and service driveways in the form of extensive surface cracking, potholes, settlement, loose paving materials, and weed growth in pavement, along with crumbling curbs, faded parking striping paint and traffic control paint, broken or dislodged parking blocks, and deteriorated light standards.

Secondary building defects were also observed, including, among others, masonry exteriors in need of tuckpointing, broken window seals and glass, damaged door frames, sagging roofs and defective roof shingles, damaged gutters, sagging soffits, peeling and faded paint on building exteriors, deteriorated loading docks and rusted/deteriorated metal service doors.

Some of this deterioration has been documented by the Village in the form of code enforcement violation notices to property owners within the Study Area over the last few years, including for potholes, parking lot pavement sealing, parking lot striping paint, weed growth, roof leaks, painting, signage, retaining walls, debris removal, and tuckpointing, roofing, ceiling tiles, porches, sheds, exterior walls, and windows.

4. Obsolescence:

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

Functional obsolescence can be present due to age, physical condition, poor layout and building orientation. Of the twelve (12) commercial, office, and residential structures, nearly sixty-seven percent (66.7%) were constructed prior to the adoption of the Village's most recent Comprehensive Plan (1999). These advanced ages, along with their associated deterioration described previously and the outdated nature of some of their intended uses, contribute to their obsolescence in comparison to contemporary construction and development standards.

This functional obsolescence can also contribute to conditions of economic obsolescence in the Study Area. Evidence of economic obsolescence can be seen in either the underutilization of buildings or complete building vacancies. As mentioned previously, there are several examples of vacant buildings throughout the Study Area. The former Walmart property, located at 17630 Halsted Street, was vacated in 2023, and has remained vacant since that time. In addition, the office properties located at 17924 Halsted Street, 17926 Halsted Street and 900 Ridge Road, built in in the late 1970's and early 1980's, are either entirely vacant for more than ten years, or partially vacant. According to Village staff, 17924 Halsted Street was "gutted" entirely as part of a proposed private-party renovation approximately ten years ago, and, yet, was never completed and has been vacant since. Another non-residential structure at 1154 Ridge Road, according to Village staff that currently houses the E-Com Joint Dispatch Center will become vacant when the dispatch

TIF Qualification Report: North Halsted TIF Village of Homewood, Illinois center moves to a larger facility in Hazel Crest. With the pending vacancy of this building, more than half of the non-public structures in the Study Area will be vacant.

VACANT AREA FACTORS – BLIGHTED AREA

The vacant portion of the RPA is found to also qualify as a vacant "blighted area" under the Act, since certain factors were found to apply to the vacant tax parcels.

1. Obsolete Platting

According to the Act, "Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities."

Most of the vacant portion of the Study Area contains tax parcels that include stormwater detention ponds, woodlands, picnic grounds, and trails in the 193-acre Izaak Walton Preserve. All of these parcels are of irregular size and shape, making these parcels functionally undevelopable. In addition, the south, southeast, and western portions of the Study Area are made up primarily of curvilinear parcels or long, narrow parcels that previously served as a railroad rights-of-way. Most of these parcels are owned by the Village and are leased to the Homewood Izaak Walton Preserve Inc. under a 99-year lease approved in 2006. These parcels serve as part of a recreational trail system as part of the Village's goal to provide additional green space and are not conducive to modern development site parameters. The Village does not intend to seek commercial development on any of the land within the preserve.

2. <u>Deterioration of Structures or Site Improvements Adjacent to Vacant Land</u>

As previously described, the improved properties immediately adjacent to the vacant portion of the RPA show signs of both site improvement and building deterioration, ranging from minor to extremely severe. As noted previously, surface improvement deterioration was found along roadways, driveways, and parking areas and was subject to surface cracking, potholes, depressions, weed growth and loose paving materials. Also, as noted previously, adjacent building deterioration includes exterior surface areas such as masonry in need of tuckpointing, rusted window and door frames, peeling paint, rusted loading dock components, and rusted service doors. These examples of deterioration were found distributed throughout the areas adjacent to the vacant portion of the RPA. Also, as noted previously, some of this deterioration has been cited by the Village as code violations.

VI. <u>SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF</u> QUALIFICATION

The following is a summary of relevant qualification findings as it relates to a proposed designation of the Study Area by the Village as a TIF District:

- 1. The area is contiguous and is greater than $1\frac{1}{2}$ acres in size;
- 2. Improved portions of the RPA qualify as a "conservation area". Vacant portions of the RPA qualify as a "blighted vacant area." Summaries of the qualification findings are outlined in Section V.
- 3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
- 4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
- 5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

Conclusion

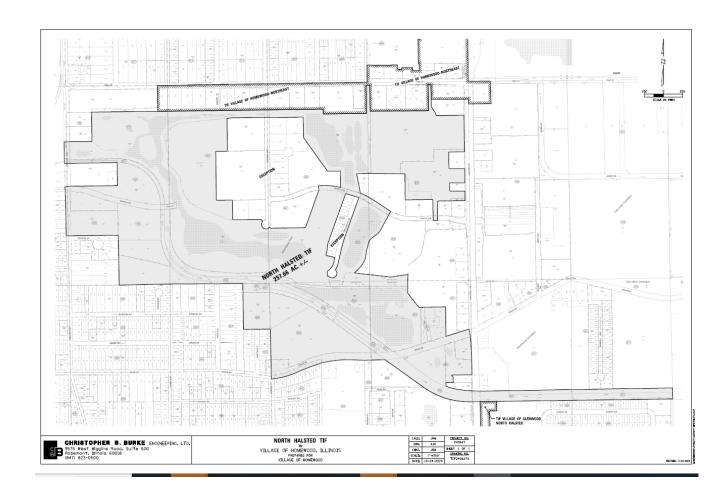
Based upon Ryan's evaluation of parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, Ryan finds that sufficient factors are present to support qualification of the proposed TIF District in part as a "conservation area" and in part as a "blighted vacant area." These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area. In the judgement of Ryan, these findings provide the Village with sufficient justification to consider a formal process for adopting the RPA as the North Halsted TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction as well as the coordination of redevelopment efforts for modern mixed-use redevelopment. These efforts will be important to the area's improvement and increase in tax base.

The eligibility findings indicate that the area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. Factors indicate the area has not been subject to sound growth and development through investment by private enterprise and is not likely to be developed but for the assistance of TIF.

APPENDIX I

TIF DISTRICT BOUNDARY MAP



APPENDIX II

TAX PARCELS

29-32-200-052-0000 29-32-200-077-0000 29-32-200-079-0000 29-32-200-091-0000 29-32-200-094-0000 29-32-200-103-0000 29-32-101-054-0000 29-32-101-089-0000 29-32-101-090-0000 29-32-101-082-0000 29-32-301-059-0000 29-32-400-002-0000 29-32-400-004-0000 29-32-401-011-0000 29-32-401-018-0000 29-32-401-022-0000 29-32-401-023-0000 29-32-401-026-0000 29-32-401-027-0000 29-32-401-028-0000 29-32-401-029-0000 29-32-401-030-0000 29-32-406-004-0000 29-32-500-001-0000 29-32-500-004-0000 29-32-500-005-0000 29-32-501-001-0000 29-32-501-002-0000 29-32-501-003-0000 29-33-301-113-0000 29-32-100-006-0000 29-32-101-038-0000 29-32-101-041-0000 29-32-101-043-0000 29-32-101-044-0000 29-32-101-045-0000 29-32-101-055-0000 29-32-101-088-0000 29-32-200-080-0000

29-32-400-003-0000

EXHIBIT 4 CURRENT LAND USE MAP

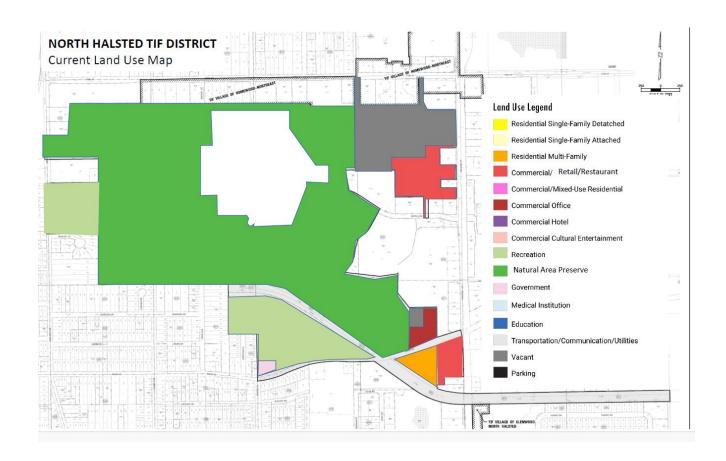
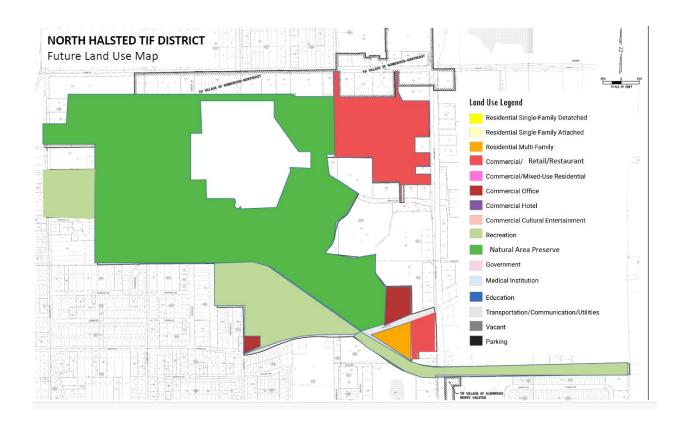


EXHIBIT 5

FUTURE LAND USE MAP



Trustee	moved and Trustee	seconded the		
motion that said ordinance as presented and read by the Village Clerk be adopted.				
After a full discus	ssion thereof including a public reci	ital of the nature of the		
matter being considered	and such other information as wou	uld inform the public of the		
nature of the business be	eing conducted, the President direc	ted that the roll be called for		
a vote upon the motion t	to adopt said ordinance as read.			
Upon the roll bein	ng called, the following Trustee vot	ted AYE:		
The following Tru	ustee voted NAY:			
Whereupon the P	resident declared the motion carrie	ed and the ordinance		
adopted, approved and	signed the same in open meeting a	nd directed the Village Clerk		
to record the same in ful	l in the records of the President and	d Trustees of the Village of		
Homewood, Cook Coun	ty, Illinois, which was done.			
Other business no	ot pertinent to the adoption of the o	ordinance was duly		
transacted at the meeting	g.			
Upon motion dul	y made, seconded and carried, the	meeting was adjourned.		
	V	illage Clerk		

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois (the "Village"), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on February 25, 2025, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois Designating the North Halsted Redevelopment Project Area

a true, correct and complete copy of which said ordinance as adopted at the meeting appears in the foregoing transcript of the minutes of the meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were conducted openly, that the vote on the adoption of the ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to the news media requesting such notice; that an agenda for the meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours before the holding of the meeting; that said agenda described or specifically referenced to said ordinance; that said meeting was called and held in strict compliance with the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with the Act and the Code and with the procedural rules of the Corporate Authorities.

	IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on, 2025.
SEAL)	Village Clerk

ORDINANCE M-2342

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE NORTH HALSTED TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 et seq.) as amended (the "Act"), for a proposed redevelopment project area known as the North Halsted Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the "Area"), which Area is in the aggregate more than one and one-half acres, as described in Exhibit A of this Ordinance, to be developed pursuant to a proposed "redevelopment plan" (as that term is defined in the Act) (the "Plan"), which includes a proposed "redevelopment project" (as that term is defined in the Act) (the "Project") and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the "Corporate Authorities") on December 10, 2024, adopted an ordinance proposing the establishment of the Area and calling a public hearing for February 11, 2025, concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

WHEREAS, due notice regarding this hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by Certified Mail on January 22, 2025, by publication in the Daily Southtown on January 28, 2025, and January 30, 2025, and by Certified Mail to taxpayers within the Area on January 28, 2025; and

WHEREAS, the Village has heretofore convened a joint review board (the "Board") meeting on January 6, 2025, at the time and location described in the above notices, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board's recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the improved portion of the Area as a "Conservation Area" set forth under the Act and the unimproved portion of the Area as a "Blighted Vacant Area"; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements on them in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Village has heretofore approved the Plan and Project as required by the Act, which was identified in An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the North Halsted Tax Increment Financing Redevelopment Project, and has heretofore designated the Area as a "redevelopment project area" defined by the Act by passing An Ordinance of the Village of Homewood, Cook County, Illinois, Designating the North Halsted Redevelopment Project Area, and has otherwise complied with all other conditions precedent required by the Act.

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

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. Tax Increment Financing Adopted. Tax increment allocation financing is adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as stated in the Plan within the Area as legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the

Area is depicted in Exhibit C attached and incorporated herein as if set out in full by this reference.

- Section 3. Allocation of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes arising from the levies on taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations financing economic development costs incurred under the Act issued in respect thereto have been paid, shall be divided as follows:
- a. That portion of taxes levied on each taxable lot, block, tract, or parcel of real property attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to (and when collected shall be paid by the county collector to) the respective affected taxing districts in the manner required by law absent the adoption of tax increment allocation financing.
- b. That portion of such taxes attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Village treasurer, who shall deposit said taxes into a special fund, created and designated the "North Halsted Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes shall be used to pay redevelopment project costs and obligations incurred in the payment thereof.

Section 4. <u>Invalidity of Any Section</u>. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of this section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict shall be, and the same are, repealed for such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTA	ACHMENTS:				
EXHI	EXHIBIT A - Legal Description				
EXHI	EXHIBIT B – General Street Location				
EXHI	EXHIBIT C - Map of Redevelopment Project Area				
EXHI	EXHIBIT D - Redevelopment Plan and Project				
PASSED on	February 25 <i>,</i> 202	5.			
AYES	NAYS	ABSEI	NT		
		-	VILLAGE PRESIDENT		
ATTEST:					
	VILLAGE CLE	RK			

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

THAT PART OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION AS RECORDED NOVEMBER 16, 1981 AS DOCUMENT NUMBER 26059470;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN MIDWEST SUBDIVISION AS RECORDED JULY 14, 1980 AS DOCUMENT NUMBER 25514043;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN MIDWEST SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF HOMEWOOD DISPOSAL RESUBDIVISION AS RECORDED MAY 24, 2004 AS DOCUMENT NUMBER 0414503004;

THENCE EAST ALONG SAID SOUTH LINE OF HOMEWOOD DISPOSAL RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 4 IN PRAIRIE LAKES BUSINESS CENTER AS RECORDED DECEMBER 5, 1996 AS DOCUMENT NUMBER 96920710;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 4 TO THE SOUTHEAST CORNER OF OUTLOT D IN SAID PRAIRIE LAKES BUSINESS CENTER, SAID SOUTHEAST CORNER OF OUTLOT D ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 2 AS RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214942;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 2 AND ALONG THE EASTERLY PROLONGATION THEREOF TO THE SOUTHWEST CORNER OF LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 1 AS RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214941;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 1 AND THE EASTERLY PROLONGATION THEREOF TO

THE SOUTHEAST CORNER OF LOT 6 IN SAID INDUSTRIAL SUBDIVISION UNIT 1 SUBDIVISION, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE EASTERLY ON A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 1 IN AMERICAN TECHNICAL PUBLISHER'S SUBDIVISION AS RECORDED MAY 29, 1985 AS DOCUMENT NUMBER 85038243, SAID SOUTHWEST CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN AMERICAN TECHNICAL PUBLISHER'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE

SOUTHWEST CORNER OF LOT 1 IN SIMBORG SUBDIVISION AS RECORDED AUGUST 29, 1986 AS DOCUMENT NUMBER 86383195;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN SIMBORG SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN SIMBORG SUBDIVISION 1ST ADDITION AS RECORDED OCTOBER 22, 1988 AS DOCUMENT NUMBER 88491036;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN SIMBORG SUBDIVISION 1ST ADDITION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN PROVIDENT SUBDIVISION AS RECORDED NOVEMBER 22, 1988 AS DOCUMENT NUMBER 88539451;

THENCE EASTERLY ALONG THE FOLLOWING 3 COURSES OF THE SOUTHERLY LINE OF SAID LOT 1 IN PROVIDENT SUBDIVISION: EASTERLY 70 FEET, SOUTHERLY 70 FEET AND EASTERLY 534.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 IN PROVIDENT SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN OFFICE RESEARCH SUBDIVISION UNIT 2 AS RECORDED SEPTEMBER 29, 1982 AS DOCUMENT NUMBER 26366160;

THENCE NORTHERLY ALONG THE EAST LINE OF LOT 1 IN SAID OFFICE RESEARCH SUBDIVISION UNIT 2 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-LINE OF 175TH STREET;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-LINE OF 175TH STREET TO THE NORTHWEST CORNER OF LOT 1 IN STATE FARM SUBDIVISION AS RECORDED DECEMBER 2, 1980 AS DOCUMENT NUMBER 25688152;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN STATE FARM SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN STATE FARM SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN RICHMOND SUBDIVISION FIRST ADDITION AS RECORDED DECEMBER 2, 1980 AS DOCUMENT NUMBER 25688668;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN RICHMOND SUBDIVISION FIRST ADDITION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN GINSBURG SUBDIVISION AS RECORDED AUGUST 29, 1986 AS DOCUMENT NUMBER 86383193;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN GINSBURG SUBDIVISION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 IN GINSBURG SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-LINE OF 175TH STREET;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-LINE OF 175TH STREET TO THE NORTHWEST CORNER OF LOT 1 IN MOTHER TUCKER'S SUBDIVISION AS RECORDED JULY 23, 1985 AS DOCUMENT NUMBER 85113885;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN MOTHER TUCKER'S SUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN G & H CONSOLIDATION RESUBDIVISION AS RECORDED JULY 22, 1993 AS DOCUMENT NUMBER 93570546;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN G & H CONSOLIDATION RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF:

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN G & H CONSOLIDATION RESUBDIVISION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION AS RECORDED JULY 17, 2003 AS DOCUMENT NUMBER 0319834104;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION AS RECORDED APRIL 25, 2012 AS DOCUMENT NUMBER 1211431082;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN McDONALD'S CLM SUBDIVISION AS RECORDED JULY 20, 1984 AS DOCUMENT NUMBER 27179835;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN McDONALD'S CLM SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 AS RECORDED APRIL 16, 1984 AS DOCUMENT NUMBER 27043822;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MAPLE AVENUE A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN MAPLE AVENUE SUBDIVISION AS RECORDED DECEMBER 7, 1990 AS DOCUMENT NUMBER 90595362;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 1 IN MAPLE AVENUE SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN MAPLE AVENUE SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 1 IN MAPLE LEAF SUBDIVISION AS RECORDED FEBRUARY 1989 AS DOCUMENT NUMBER 89072721;

THENCE NORTH ALONG SAID EAST LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 1 IN BLOCK 5 IN SAID PRAIRIE LAKES BUSINESS CENTER, SAID WESTERLY LINE OF LOT 1 IN BLOCK 5 ALSO BEING THE EASTERLY LINE OF OUTLOT "E" IN SAID PRAIRIE LAKES BUSINESS CENTER;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF OUTLOT "E" OF PRAIRIE LAKES BUSINESS CENTER TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID OUTLOT "E" THEREOF, SAID MOST SOUTHERLY SOUTHEAST CORNER BEING 2 OF THE FOLLOWING COURSES NORTHEASTERLY FROM THE

SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK 5 IN PRAIRIE LAKES BUSINESS CENTER (BEING THE BASIS OF BEARING), NORTH 12 DEGREES 42 MINUTES 09 SECONDS EAST 182.57 FEET AND NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 120.97 FEET;

THENCE SOUTH 84 DEGREES 32 MINUTES 42 SECONDS EAST 443.86 FEET;

THENCE NORTH 81 DEGREES 22 MINUTES 27 SECONDS EAST 252.68 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 IN BLOCK 5, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF LOT 1 IN WASHINGTON PARK PLAZA RESUBDIVISION AS RECORDED DECEMBER 7, 2005 AS DOCUMENT NUMBER 0534145044;

THENCE SOUTHERLY, SOUTHEASTERLY, EASTERLY AND SOUTHERLY ALONG SAID WEST LINE OF LOT 1 IN WASHINGTON PARK PLAZA RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO THE NORTHEAST CORNER OF LOT 2 IN HALSTED CORNERS RESUBDIVISION AS RECORDED JUNE 6, 1997 AS DOCUMENT NUMBER 97403241;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN HALSTED CORNERS RESUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, EAST AND SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN HALSTED CORNERS RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003435;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN COUNTY CLERK'S DIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN COUNTY CLERK'S DIVISION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RIDGE ROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32 TO THE NORTHEAST CORNER OF THE SUBDIVISION OF LOT 21 IN ROBERTSONS AND YOUNG'S 4TH ADDITION TO HOMEWOOD AS RECORDED JANUARY 4, 1924 AS DOCUMENT NUMBER 8240857;

THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION OF LOT 21 IN ROBERTSONS AND YOUNG'S 4TH ADDITION TO HOMEWOOD TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF THE WEST 315 FEET OF THE EAST 675 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 315 FEET OF THE EAST 675 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 32 TO THE SOUTHEAST CORNER OF LOT 8 IN W.K. GORE'S SUBDIVISION AS RECORDED JULY 13, 1915 AS DOCUMENT NUMBER 5671521;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 IN W.K. GORE'S SUBDIVISION AND CONTINUING NORTH ALONG THE EAST LINE OF LOT 7 IN SAID W.K. GORE'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 7;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN SAID W.K. GORE'S SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN SAID W.K. GORE'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 IN W.K. GORE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF AFORESAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF AFORESAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER AS RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99610317;

THENCE NORTHERLY ALONG THE FOLLOWING 3 COURSES OF THE EASTERLY LINE OF SAID LOT 1 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER: NORTHERLY 228.25 FEET, WESTERLY 172.67 FEET AND NORTHWESTERLY 322.25 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1, SAID NORTHERLY NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 7 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER;

THENCE NORTHERLY ALONG THE FOLLOWING 2 COURSES OF THE EASTERLY LINE OF SAID LOT 7 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER: NORTHWESTERLY 225.97 FEET AND NORTHERLY 50.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 8 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8 AND LOT 9 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER TO THE NORTHWEST CORNER THEREOF OF SAID LOT 9, SAID NORTHWEST CORNER OF LOT 9 ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE WESTERLY ALONG A LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID HOFFMAN WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION AS RECORDED MAY 2, 2008 AS DOCUMENT NUMBER 0812322056:

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH LINE OF LOT 1 IN THE PLAT OF CONSOLIDATION AS RECORDED JULY 14, 2004 AS DOCUMENT NUMBER 0419644058;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE SOUTHWEST CORNER THEREOF,

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER OF LOT 8 IN PRAIRIE LAKES BUSINESS CENTER AS RECORDED DECEMBER 5, 1996 AS DOCUMENT NUMBER 96920710;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 IN PRAIRIE LAKES BUSINESS CENTER TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8 IN PRAIRIE LAKES BUSINESS CENTER TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 9 IN SAID PRAIRIE LAKES BUSINESS CENTER;

THENCE EASTERLY ALONG THE FOLLOWING 2 COURSES OF THE SOUTHERLY LINE OF SAID LOT 9 IN PRAIRIE LAKES BUSINESS CENTER: EASTERLY 160 FEET AND SOUTHEASTERLY 31.92 FEET TO THE SOUTHEAST THEREOF, SAID SOUTHEAST CORNER ALSO BEING POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE SOUTHWESTERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HOFFMAN WAY TO THE SOUTHWEST CORNER OF LOT 1 IN ACCURATE DISPERSIONS CONSOLIDATION AS RECORDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629915076;

THENCE EASTERLY ALONG THE FOLLOWING 2 COURSES OF THE SOUTHERLY LINE OF SAID LOT 1 IN ACCURATE DISPERSIONS

CONSOLIDATION: SOUTHEASTERLY 24.85 FEET AND EASTERLY 460.63 FEET TO THE SOUTHEAST THEREOF;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF MAPLE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 IN WASHINGTON PARK ESTATES UNIT 1 AS RECORDED AUGUST 12, 1983 AS DOCUMENT NUMBER 26732806, SAID NORTHWEST CORNER OF LOT 27 ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 27 AND LOTS 26 THRU 17, INCLUSIVE, IN SAID WASHINGTON PARK ESTATES UNIT 1 TO THE SOUTHWEST CORNER OF SAID LOT 17 THEREOF;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 17 IN WASHINGTON PARK ESTATES UNIT 1 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PRESIDENTS DRIVE;

THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF PRESIDENTS DRIVE TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

GENERAL STREET LOCATION

The redevelopment project area consists of approximately 236 acres and is located in the northeast corner of the Village with approximate boundaries of 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west.

$\underline{\textbf{EXHIBIT C}}$ MAP OF REDEVELOPMENT PROJECT AREA

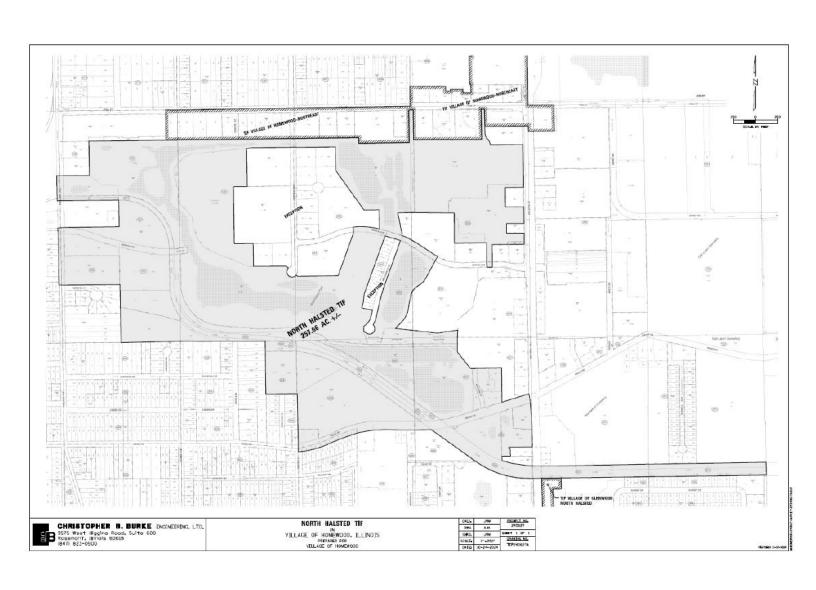


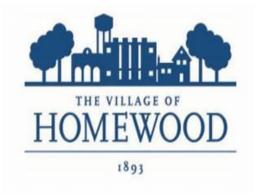
EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

VILLAGE OF HOMEWOOD, ILLINOIS NORTH HALSTED TIF DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT

Prepared By:

Village of Homewood, Illinois & Ryan, LLC



February 2025

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I. Introduction

The Village of Homewood (the "Village") is a suburban municipality serving a population of 19,463 citizens (according to the 2020 U.S. Census). The Village is an established community situated approximately 22 miles south of Chicago's "Loop" within close distance to Midway Airport and Gary-Chicago International Airport and near Interstate 80, Illinois Route 394, Interstate 294, Interstate 90-94 and four State and County Roads. In this report, the Village proposes a Tax Increment Financing Redevelopment Plan and Project (the "Plan" or "Redevelopment Plan") pursuant to the TIF Act (as such term is hereinafter defined) to enable an area within the Village to overcome a number of redevelopment barriers. Ryan, LLC ("Ryan") has been retained by the Village to assist in the drafting of this Redevelopment Plan.

The proposed North Halsted TIF Redevelopment Project Area consists of forty-three (43) parcels, sixteen (16) of which are improved and twenty-seven (27) of which are vacant. According to the Village's most recent Comprehensive Plan from 1999, (the Comp Plan"), Village "officials indicated that economic development issues were of top priority." In addition, the Comp Plan also notes that "Maintenance of Village appearances, especially the quality of housing and commercial building stock was identified as important." The Comp Plan also states that "A clear concern of all parties addresses the ability for the Village to maintain its historic economic vitality in terms of commercial redevelopment on Halsted Street and in the Central Business District in the face of the radically changing regional commercial/retail markets. It is fully recognized that residential tax burdens can be mitigated by taxes brought to the Village from commercial and industrial land uses." Accordingly, the Comp Plan concludes that "the Village needs to optimize land use to maximize tax income from commercial and industrial land uses," and "Planning for critical use of free standing vacant commercial parcels and the land in the Halsted Street corridor" are "crucial to the future of the Village and the ability to mitigate residential tax burdens." Given these conditions, the Village has determined that the proposed TIF District would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan.

The Village, with the assistance of Ryan, has commissioned this Redevelopment Plan (the "Redevelopment Plan") in order to alleviate those conditions which deter private investment in the area and to meet the Village's redevelopment goals and objectives. This represents an opportunity to enhance the approximately two hundred and thirty-six (236.33) acres of property generally located in the northeast corner of the Village that is generally bounded by 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west, and to better position the area in relation to marketplace trends impacting both retail and auto industry uses. The Comp Plan notes that "Halsted Street has served as "a major north/south throughfare," and "commercial and retail uses will be in greater demand along the route, . . . "

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a "redevelopment project area" pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are "frozen" for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the "frozen" or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the "TIF Act" or "Act") enables Illinois municipalities to establish a "redevelopment project area" either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

To establish an area as a "redevelopment project area" pursuant to the Act, Illinois municipalities must adopt several documents including a redevelopment plan and eligibility report that provides in reasonable detail the basis for the eligibility of the redevelopment project areas. A redevelopment plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized Ryan to conduct a study of the parcels identified in the boundary map attached hereto as Exhibit 1 (the "Redevelopment Project Area", "RPA" or "TIF District") in relation to its eligibility as a "redevelopment project area" under the TIF Act, to prepare a report for the eligibility of the RPA (the "Qualification Report") and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

- 1. That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- 2. That public/private partnerships are determined to be necessary in order to achieve development goals;
- 3. The parcels in the proposed new Redevelopment Project Area have not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
- 4. That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;
- 5. That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
- 6. The Redevelopment Plan and Project conform to the 1999 Comprehensive Plan, which guides development of the Village as a whole.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA consists of forty-three (43) tax parcels generally located in the northeast corner of the Village and generally bounded by 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west. Existing land uses within the RPA include commercial, retail, residential and recreational uses. Please see Exhibit 1 for a boundary map of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Comprehensive Plan, which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarizes goals in the 1999 Comprehensive Plan that are applicable to the North Halsted RPA.

Table 1. 1999 Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Provide commercial districts which will serve the needs of area residents and enhance the overall quality of life in the community	Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts
,	Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas
	Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to

TIF Redevelopment Plan: North Halsted TIF

Village of Homewood, Illinois

	commercial or mixed-uses would be favorably considered depending on the specifics of the proposal
	Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements.
Provide open/recreational areas where they will assist the Park District in meeting their stated goals and objectives	Discourage the development of those properties which are identified as being located in flood plains to allow the natural drainage ways to flow unobstructed.

Source: Village of Homewood 1999 Comprehensive Plan

Implementation of this Redevelopment Plan will facilitate the accomplishment of these and other goals described in the Comprehensive Plan. It is further expected that the "redevelopment projects" as defined in the TIF Act will return the commercial and industrial properties within the RPA to economically productive use; thus, accomplishing the Village's general goals regarding enhancing and strengthening the Village's tax base.

Most of the vacant portion of the RPA contains tax parcels that include stormwater detention ponds, woodlands, picnic grounds, and trails in the 193-acre Izaak Walton Preserve Inc. under a 99-year lease approved in 2006. These parcels serve as part of a recreational trail system as part of the Village's goal to provide additional green space and are not conductive to modern development site parameters. The Village does not intend to seek commercial development on any of the land within the preserve.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

- 1. Reduce or address those adverse impacts described in the Qualification Report which deter private investment in the RPA
- 2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village's tax base
- 3. Provide for high-quality development within the RPA that facilitates community and economic development goals
- 4. Accomplish redevelopment of the RPA over a reasonable time period

These goals may be accomplished by pursuing the following objectives for the RPA:

- 1. Promotion of the redevelopment of underutilized property located within the RPA
- 2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
- 3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
- 4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
- 5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Qualification Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of Ryan from November 2023 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are in the Qualification Report attached as Exhibit 3 of this Redevelopment Plan.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the RPA, in part, as a "conservation area" and which impair sound growth in the RPA are: (i) lag in EAV; (ii) excessive vacancies; (iii) deterioration of structures or site improvements; and (iv) obsolescence.

Additional qualification factors within the vacant portion of the RPA offer evidence of a "blighted vacant area" and which impair sound growth in the RPA are: (i) obsolescence; and (ii) deterioration of adjacent structures or site improvements.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

Since the Plan does not displace ten (10) or more residential units, and does not include 75 or more existing residential units, a housing study is not required.

If, later, the Village does decide that it is necessary to dislocate ten or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

<u>Land Assembly</u>: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

<u>Site Preparation, Clearance, and Demolition</u>: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

<u>Public Improvements</u>: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; (iv)landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

<u>Rehabilitation and Construction</u>: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

<u>Interest Rate Write-Down</u>: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

<u>Job Training</u>: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan

Existing land uses consist of commercial and retail land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part hereof and include commercial, retail, office, and residential uses.

Proposed land uses in the RPA are also to consist of commercial, retail uses. Intended land uses will conform to the Village's Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the proposed general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

- 1. *Professional Services* Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
- 2. *Marketing* The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

- 3. *Property Assembly Costs* Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- 4. Rehabilitation Costs Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- Public Works and Improvements Costs of the construction of public works or 5. improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- 6. *Job Training* Costs of job training and retraining projects including the costs of 'welfare to work" programs implemented by businesses located within the redevelopment project area;
- 7. Financing Incentives Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 8. Capital Costs To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

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- 9. School-related Costs For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
 - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- For alternate method districts, flat grant districts, and foundation districts b) with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act:
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;
- 10. Library Costs - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to

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TIF Redevelopment Plan: North Halsted TIF

assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

- 12. Payment in Lieu of Taxes;
- 13. Job Training - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
- 14. *Interest Costs* incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. Day Care - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the

annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of Privately-owned Buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail Displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic Building Demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

Table 2. Redevelopment Project Cost Estimates

1.	Land Acquisition and Assembly Costs and Relocation Costs	\$ 9,000,000
2.	Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 5,000,000
3.	Public Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements, including such utility improvements that are not located within the boundaries of the TIF District, but which are essential to the preparation of the RPA for development in accordance with this Plan	\$ 3,805,000
4.	Rehabilitation/Façade Improvements	\$12,500,000
5.	Interest Costs Pursuant to the TIF Act	\$ 500,000
6.	Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 1,000,000
7.	Job Training	\$ 250,000
8.	Estimated School District Costs, Library District Costs, and Taxing District Capital Costs pursuant to the TIF Act	\$ 1,000,000
	TOTAL ESTIMATED	\$ 33,055,000

Notes:

- (1) All project cost estimates are in 2024 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the TIF Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the TIF Act.
- (4) The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded "redevelopment project costs" as defined in the TIF Act are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village's incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2022 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

TIF Redevelopment Plan: North Halsted TIF

Village of Homewood, Illinois

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2023 of the property within the RPA is approximately \$16,070,248. This is only an estimate and is to be certified by the County subsequent to adoption of the Village's TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$30,000,000 to \$35,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project

This Redevelopment Plan will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

IX. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan may be amended pursuant to the provisions of the TIF Act.

EXHIBIT 3

QUALIFICATION REPORT

VILLAGE OF HOMEWOOD TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT

PROPOSED NORTH HALSTED REDEVELOPMENT PROJECT AREA

A study to determine whether a portion of an area located in the Village of Homewood qualifies, in part, as a "conservation area" and, in part, as a "blighted vacant area" as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Homewood, Illinois

Prepared By: Ryan

February, 2025

VILLAGE OF HOMEWOOD

TIF QUALIFICATION REPORT NORTH HALSTED TIF DISTRICT REDEVELOPMENT PROJECT AREA

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Appendix I - TIF District Boundary Map

Appendix II - Tax Parcels

I. <u>INTRODUCTION AND BACKGROUND</u>

In considering the designation of the proposed North Halsted TIF District Redevelopment Project Area ("TIF District"), the Village of Homewood (the "Village") has authorized this study of the area indicated in the map attached hereto as Appendix I (the "Study Area") to determine whether it qualifies for consideration as a "redevelopment project area" ("TIF") pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("TIF Act" or the "Act"). Ryan has agreed to undertake the study of the Study Area. The Study Area consists of forty-three (43) tax parcels (as described in Appendix II) comprised of approximately two hundred and thirty-six (236.33) acres and twenty-five (25) structures.

The proposed TIF District was found to have various qualification factors that would enable the Village to designate the Study Area, in part, as a "conservation area" and in part, as a "blighted vacant area" as defined in the TIF Act. Fourteen (14) of the twenty-six (26) buildings within the Study Area, or fifty-four percent (54%), are thirty-five (35) years in age or older, thus qualifying the improved portion of the Study Area as a "conservation area." Additional qualifying factors in the improved portion of the Study Area include obsolescence, deterioration, excessive vacancies, and lagging or declining EAV.

The "blighted vacant area" qualification factors refer to the vacant or unimproved portion of the Study Area. Qualifying factors in the vacant portion of the Study Area include obsolete platting, deterioration of adjacent structures or site improvements, and lagging or declining EAV.

Village Objectives

The Village's 1999 Comprehensive Plan ("The Plan") notes that sustainable economic viability is a critical concern of residents, and that the Village needs to optimize land uses to maximize tax income from commercial and industrial uses. The Plan also recognizes that residential tax burdens can be mitigated by taxes brought to the Village by commercial and industrial land uses. Accordingly, the Plan includes, among others, the following objectives:

- Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts.
- Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas.

Source: Village of Homewood 1999 Comprehensive Plan

Given these Village objectives under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote the immediate redevelopment of the proposed TIF District in response to currently proposed redevelopment activities. The Village intends to create the North Halsted TIF District Redevelopment Project Area and to implement a new "redevelopment plan" as defined in

the TIF Act (the "TIF Redevelopment Plan") by undertaking certain redevelopment proposals to accelerate an increase of the tax base for these parcels.

The Village has determined that redevelopment currently planned for the Study Area may only be feasible with public financial assistance coordinated with private sector investment. The Village intends to create and utilize this TIF redevelopment plan for these parcels to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area. The use of TIF relies upon induced private redevelopment in the area, thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

Because the Village's proposed Redevelopment Plan does not include the redevelopment of residential parcels that would dislocate ten (10) or more residential units within the proposed TIF district, the Village is not obligated to conduct a housing impact study pursuant to the TIF Act.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Ryan examined the Redevelopment Project Area ("RPA") from beginning in September, 2024 to the date of this report, and reviewed data collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Act. Based upon Ryan's evaluation of parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed TIF District in part (with respect to improved parcels in the RPA) as a "conservation area" and in part (with respect to certain vacant parcels in the RPA) as a "blighted vacant area." These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area, as required under the TIF Act. The factors are summarized in the table below.

reas Within Proposed RPA	num Possible Factors Per Statute	um Factors Needed to Qualify Per Statute	ying Factors Present in Proposed TIF Area
rvation Area			 Deterioration Obsolescence Lag/Decline in EAV Excessive Vacancies
ed Vacant	ination: 6	ination: 2	Obsolete PlattingDeterioration of Adjacent Structures

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is: "an area designated by the municipality, which is not less in the aggregate than 1½ acres and with respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."

Under the Act, "conservation area" is defined as "any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(A) <u>Dilapidation</u>: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

- (B) <u>Obsolescence</u>: The condition or process of falling into disuse. Structures become ill-suited for the original use.
- (C) <u>Deterioration</u>: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- (D) <u>Presence of Structures Below Minimum Code Standards</u>: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (E) <u>Illegal Use of Individual Structures</u>: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (F) <u>Excessive Vacancies</u>: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.
- (G) <u>Lack of Ventilation</u>, <u>Light</u>, or <u>Sanitary Facilities</u>: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (H) <u>Inadequate Utilities</u>: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.
- (I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close

proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

- (J) <u>Deleterious Land-Use or Layout</u>: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.
- (K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (L) <u>Lack of Community Planning</u>: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.
- (M) <u>Lagging or Declining EAV</u>: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Also under the act, if "blighted vacant," the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

- (B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- (C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- (D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- (E) The area has incurred Illinois Environmental Protection Agency (EPA) or United States EPA remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Study Area consists of forty-three (43) tax parcels generally located in the northeast corner of the Village and is generally bounded by 175th Street to the north, the Village boundary to the southeast, Ridge Road to the southwest, Halsted Street to the east, and Ashland Avenue to the west. Adjacent rights of way are included.

The improved portion of the RPA consists of sixteen (16) tax parcels containing several commercial, retail, office, residential, and institutional buildings and various site improvements. The improved vacant portion of the RPA consists of twenty-seven (27) tax parcels without structures.

IV. METHODOLOGY OF EVALUATION

In evaluating the area's potential qualification as a TIF District, the following methodology was utilized:

- 1) A site survey of the area was undertaken by representatives from Ryan.
- Ryan completed an exterior evaluation of structures, as part of the review. Additionally, Ryan assessed 2018 through 2023 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). Ryan reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The improved portions of the area were examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act. Additionally, the vacant portions of the area were examined to determine the applicability of the six (6) different "blighted vacant area" factors for qualification under the TIF Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of Ryan's evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the RPA in part as a "conservation area" and in part as a "blighted area."

IMPROVED AREA FACTORS - CONSERVATION AREA

A. Threshold Qualification

<u>Age.</u> Based upon site surveys and Cook County and Village data, 14 of the 26 structures in the improved portion of the RPA, or more than fifty-four percent (54%) were found to be thirty-five (35) years of age or older.

B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

1. <u>Lag or Decline in EAV</u>:

The Act states that if the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 tax years for which information is available.

The total Equalized Assessed Value ("EAV") of the improved portion of the RPA lagged behind the Consumer Price Index ("CPI") for three (3) of the last five (5) years.

	2023	2022	2021	2020	2019	2018
IMPROVED						
RPA AREA						
EAV	\$16,052,597	\$12,914,073	\$12,414,208	\$12,433,388	\$11,912,991	\$11,919,466
Percentage of						
Change	24.30%	4.03%	-0.15%	4.37%	-0.05%	-
Village EAV	\$522,253,881	\$375,659,461	\$382,833,761	\$415,209,742	\$358,598,079	\$361,124,411
Less TIF RPA	\$506,201,284	\$362,745,388	\$370,419,553	\$402,776,354	\$346,685,088	\$349,204,945
	39.55%	-2.07%	-8.03%	16.18%	-0.72%	-
CPI	4.10%	8.0%	4.7%	1.2%	1.8%	-

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2. Excessive Vacancies:

Pursuant to the Act, excessive vacancies are the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

More than half (54%) of the structures, or fourteen (14), in the improved portion of the study area, are comprised of municipal or public recreational facilities uses that don't lend themselves to evaluation of vacancies for this purpose. Of the remaining twelve (12) structures operating as commercial, retail, office, and residential, four are completely vacant and one is partially vacant.

One of the fully vacant properties includes the former Walmart and gas station at 17630 Halsted Street, which were closed in 2023, sixteen years after it opened in 2007. This particular property has experienced a history of turnover. Specifically, this property was previously occupied by K-Mart from 1992 to 2013, closing after thirty-one (31) years.

Additional fully vacant properties include the two office buildings at 17924 and 17926 Halsted Street, which, according to Village staff, have been vacant for at least ten years. A third adjacent office building at 900 Ridge Road contains twenty (20) commercial units, twelve (12) of which, or 60%, are vacant, according to Village staff. The complete and partial vacancies of these three office properties are consistent with of an overall trend toward increasing suburban office vacancies, and office vacancies, in general exacerbated by the pandemic.

In addition to these permanent structures, the mobile home park located at 861 Ridge Road has experienced persistent vacancy. This mobile home park contains 71 subdivided mobile home sites, of which 16, or 32%, are currently vacant. There is also one vacant mobile home within this mobile home park.

While not yet vacant, according to Village staff, the building housing the E-Com Joint Dispatch Center at 1154 Ridge Road will be vacated within the next several months, further exacerbating the current excessive vacancies within the Study Area.

All of these vacancies consist of prominent structures, highly visible from Halsted Street and Ridge Road, and serve to contribute to a perception of declining economic viability within the improved portion of the Study Area.

3. <u>Deterioration of Site Improvements and Structures</u>

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration of building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material

and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

Various degrees of deterioration were observed within the Study Area. With respect to surface improvements, deterioration was found to be prevalent in the asphalt-paved parking areas and service driveways in the form of extensive surface cracking, potholes, settlement, loose paving materials, and weed growth in pavement, along with crumbling curbs, faded parking striping paint and traffic control paint, broken or dislodged parking blocks, and deteriorated light standards.

Secondary building defects were also observed, including, among others, masonry exteriors in need of tuckpointing, broken window seals and glass, damaged door frames, sagging roofs and defective roof shingles, damaged gutters, sagging soffits, peeling and faded paint on building exteriors, deteriorated loading docks and rusted/deteriorated metal service doors.

Some of this deterioration has been documented by the Village in the form of code enforcement violation notices to property owners within the Study Area over the last few years, including for potholes, parking lot pavement sealing, parking lot striping paint, weed growth, roof leaks, painting, signage, retaining walls, debris removal, and tuckpointing, roofing, ceiling tiles, porches, sheds, exterior walls, and windows.

4. Obsolescence:

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

Functional obsolescence can be present due to age, physical condition, poor layout and building orientation. Of the twelve (12) commercial, office, and residential structures, nearly sixty-seven percent (66.7%) were constructed prior to the adoption of the Village's most recent Comprehensive Plan (1999). These advanced ages, along with their associated deterioration described previously and the outdated nature of some of their intended uses, contribute to their obsolescence in comparison to contemporary construction and development standards.

This functional obsolescence can also contribute to conditions of economic obsolescence in the Study Area. Evidence of economic obsolescence can be seen in either the underutilization of buildings or complete building vacancies. As mentioned previously, there are several examples of vacant buildings throughout the Study Area. The former Walmart property, located at 17630 Halsted Street, was vacated in 2023, and has remained vacant since that time. In addition, the office properties located at 17924 Halsted Street, 17926 Halsted Street and 900 Ridge Road, built in in the late 1970's and early 1980's, are either entirely vacant for more than ten years, or partially vacant. According to Village staff, 17924 Halsted Street was "gutted" entirely as part of a proposed private-party renovation approximately ten years ago, and, yet, was never completed and has been vacant since. Another non-residential structure at 1154 Ridge Road, according to Village staff that currently houses the E-Com Joint Dispatch Center will become vacant when the dispatch

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TIF Qualification Report: North Halsted TIF

center moves to a larger facility in Hazel Crest. With the pending vacancy of this building, more than half of the non-public structures in the Study Area will be vacant.

VACANT AREA FACTORS – BLIGHTED AREA

The vacant portion of the RPA is found to also qualify as a vacant "blighted area" under the Act, since certain factors were found to apply to the vacant tax parcels.

1. Obsolete Platting

According to the Act, "Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities."

Most of the vacant portion of the Study Area contains tax parcels that include stormwater detention ponds, woodlands, picnic grounds, and trails in the 193-acre Izaak Walton Preserve. All of these parcels are of irregular size and shape, making these parcels functionally undevelopable. In addition, the south, southeast, and western portions of the Study Area are made up primarily of curvilinear parcels or long, narrow parcels that previously served as a railroad rights-of-way. Most of these parcels are owned by the Village and are leased to the Homewood Izaak Walton Preserve Inc. under a 99-year lease approved in 2006. These parcels serve as part of a recreational trail system as part of the Village's goal to provide additional green space and are not conducive to modern development site parameters. The Village does not intend to seek commercial development on any of the land within the preserve.

2. <u>Deterioration of Structures or Site Improvements Adjacent to Vacant Land</u>

As previously described, the improved properties immediately adjacent to the vacant portion of the RPA show signs of both site improvement and building deterioration, ranging from minor to extremely severe. As noted previously, surface improvement deterioration was found along roadways, driveways, and parking areas and was subject to surface cracking, potholes, depressions, weed growth and loose paving materials. Also, as noted previously, adjacent building deterioration includes exterior surface areas such as masonry in need of tuckpointing, rusted window and door frames, peeling paint, rusted loading dock components, and rusted service doors. These examples of deterioration were found distributed throughout the areas adjacent to the vacant portion of the RPA. Also, as noted previously, some of this deterioration has been cited by the Village as code violations.

TIF Qualification Report: North Halsted TIF

VI. <u>SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION</u>

The following is a summary of relevant qualification findings as it relates to a proposed designation of the Study Area by the Village as a TIF District:

- 1. The area is contiguous and is greater than $1\frac{1}{2}$ acres in size;
- 2. Improved portions of the RPA qualify as a "conservation area". Vacant portions of the RPA qualify as a "blighted vacant area." Summaries of the qualification findings are outlined in Section V.
- 3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
- 4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
- 5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

Conclusion

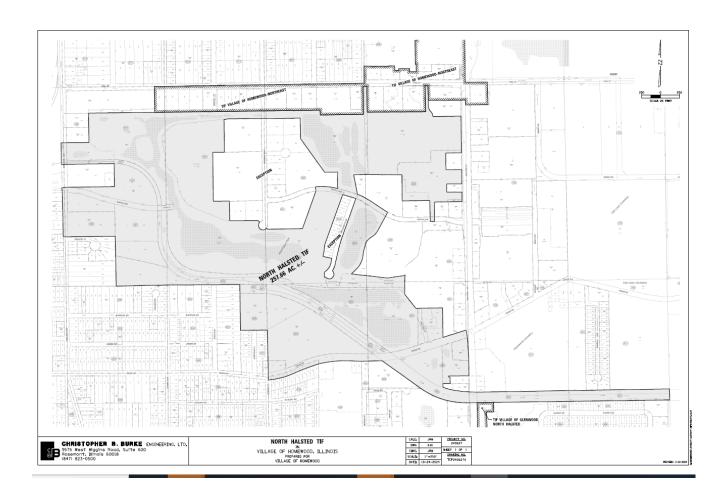
Based upon Ryan's evaluation of parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, Ryan finds that sufficient factors are present to support qualification of the proposed TIF District in part as a "conservation area" and in part as a "blighted vacant area." These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area. In the judgement of Ryan, these findings provide the Village with sufficient justification to consider a formal process for adopting the RPA as the North Halsted TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction as well as the coordination of redevelopment efforts for modern mixed-use redevelopment. These efforts will be important to the area's improvement and increase in tax base.

The eligibility findings indicate that the area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. Factors indicate the area has not been subject to sound growth and development through investment by private enterprise and is not likely to be developed but for the assistance of TIF.

APPENDIX I

TIF DISTRICT BOUNDARY MAP



APPENDIX II

TAX PARCELS

- 29-32-200-052-0000 29-32-200-077-0000 29-32-200-079-0000 29-32-200-091-0000 29-32-200-094-0000 29-32-200-103-0000 29-32-101-054-0000 29-32-101-089-0000 29-32-101-090-0000 29-32-101-082-0000 29-32-301-059-0000 29-32-400-002-0000 29-32-400-004-0000 29-32-401-011-0000 29-32-401-018-0000 29-32-401-022-0000 29-32-401-023-0000 29-32-401-026-0000 29-32-401-027-0000 29-32-401-028-0000 29-32-401-029-0000 29-32-401-030-0000 29-32-406-004-0000 29-32-500-001-0000 29-32-500-004-0000 29-32-500-005-0000 29-32-501-001-0000 29-32-501-002-0000 29-32-501-003-0000 29-33-301-113-0000 29-32-100-006-0000 29-32-101-038-0000 29-32-101-041-0000 29-32-101-043-0000 29-32-101-044-0000 29-32-101-045-0000 29-32-101-055-0000 29-32-101-088-0000 29-32-200-080-0000 29-32-400-003-0000
- TIF Qualification Report: North Halsted TIF Village of Homewood, Illinois

EXHIBIT 4 CURRENT LAND USE MAP

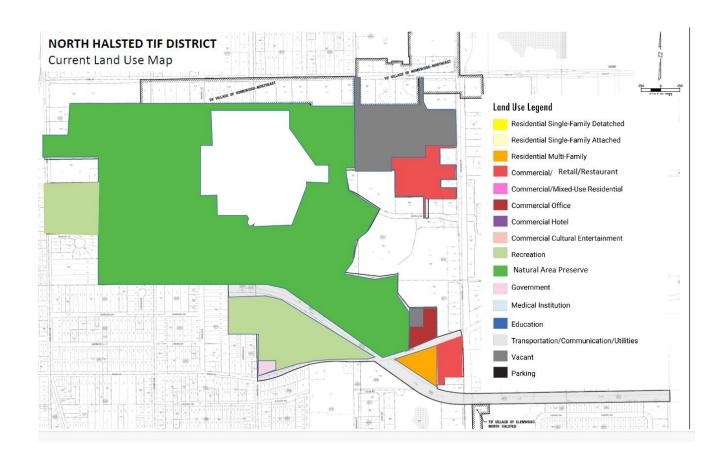
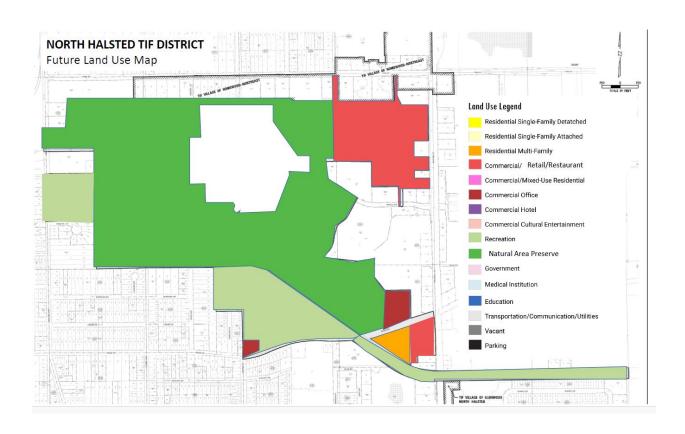


EXHIBIT 5 FUTURE LAND USE MAP



Trustee	moved and Trustee _	seconded the
motion that said ordinan	ce as presented and read by the	Village Clerk be adopted.
After a full discuss	sion thereof including a public r	ecital of the nature of the matter
being considered and suc	h other information as would ir	nform the public of the nature of
the business being condu	cted, the President directed that	the roll be called for a vote upon
the motion to adopt said	ordinance as read.	
Upon the roll bein	g called, the following Trustees	voted AYE:
The following Tru	stees voted NAY:	
Whereupon the Pr	esident declared the motion car	ried and the ordinance adopted,
approved and signed the	same in open meeting and dire	ected the Village Clerk to record
the same in full in the rec	ords of the President and Truste	ees of the Village of Homewood,
Cook County, Illinois, wh	nich was done.	
Other business no	pertinent to the adoption of the	e ordinance was duly transacted
at the meeting.		
Upon motion duly	made, seconded and carried, tl	ne meeting was adjourned.
		V:11 C11
		Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois (the "Village"), and that as such official I am the keeper of the records and files of the President and Trustees of the Village (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on February 25, 2025, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the North Halsted Tax Increment Financing Redevelopment Project Area

a true, correct and complete copy of which said ordinance as adopted at the meeting appears in the foregoing transcript of the minutes of the meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were conducted openly, that the vote on the adoption of the ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to the news media requesting such notice; that an agenda for the meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours before the holding of the meeting; that said agenda described or specifically referenced to said ordinance; that said meeting was called and held in strict compliance with the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with the Act and the Code and with the procedural rules of the Corporate Authorities.

	IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on, 2025.
(SEAL)	Village Clerk



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Bid Award for Village Security Camera System Project

PURPOSE

Staff requests the Village Board to award the bid for the Village Security Camera System Project to the lowest responsible bidder, Imperial Surveillance, Inc. of Arlington Heights, IL.

PROCESS

The Village's existing security camera system has been in place since 2014, with approximately sixty (60) cameras in operation. After the failure of a number of cameras coupled with obsolescent equipment, software and support, Village staff determined that an upgrade was necessary for the following additional reasons:

- Critical system components have reached the end of their lifespan.
- The aging system has led to lapses in recorded footage.
- Lost or failed recordings pose potential legal concerns.

To coordinate the creation of the scope in preparation of the bidding process, the Village engaged Burns & McDonnell, a full-service engineering firm with extensive experience in similar projects. Their expertise ensured that the bid's scope would effectively address key issues identified by the Village.

Key components of the request for proposal (RFP) included the following:

- Inclusion of 78 cameras across multiple locations: Police Department, Fire Department, Village Hall, Village Hall Parking Lot, Public Works Department, Water Plant, 183rd & Stewart, Pump House #2, Booster Pump Station, Brian Carey Center, and the Science Center
- Advanced digital video recording capabilities for enhanced surveillance
- Reliable transmission wiring to ensure seamless connectivity
- A centralized control station equipped with the necessary hardware and software

Public Works posted the bid in late October 2024, and the public bid opening was held on November 20, 2024.



BID RESULTS		
Contracting Firm	Bid Cost	
Imperial Surveillance, Inc. Arlington Heights, IL	\$181,946.74	
Video and Sound Service, Inc. Northlake, IL	\$160,337.00	

Lowest "Responsible" Bid

The Village received two (2) proposals from the firms listed above. While Video and Sound Service, Inc. submitted the lowest bid, staff found the proposal to be lacking in key areas. Sound Service, Inc. provided minimal detail on methodology, equipment specifications, and other critical information necessary for selecting a vendor.

In contrast, Imperial Surveillance, Inc. submitted a highly detailed and well-structured proposal that stood out as the most comprehensive solution. Their proposal included:

- A detailed breakdown of equipment
- A thorough scope of work
- User training descriptions
- Clearly defined deliverables
- A cloud-enabled solution
- Consolidation of seven (7) Digital Video Recorders (DVRs) into one (1)
- Al analytics plug-in capabilities
- Mobile app integration for remote access
- Use of Hanwha Vision Video Cameras

Imperial Surveillance, Inc, has indicated that materials and equipment would arrive within two to three weeks once selected as the Village's confirmed vendor, with an anticipated start date in mid-March 2025. To ensure a well-executed installation, they have also provided an estimated timeline for project completion.

Locations	Total number of days to complete project
Police Department and Fire Station	10
Village Hall	3
Village Hall Parking Lot	1
Public Works, Water Plant, 183rd & Stewart, Pump House #2,	8
Booster Pump Station, Brian Carey Training Center, Science Center	
Water Tower West, Water Tower East, Landscape Maintenance	3



Imperial Surveillance, Inc., based in Arlington Heights, IL, has been a full-service security company since 2005. They specialize in surveillance camera systems, alarm systems, access control/key fob systems, fire alarm systems, and intercom systems, serving residential, commercial, and government sector clients throughout the Midwest.

Imperial Surveillance currently provides security solutions for several municipalities, including the Village of Bridgeview, City of Gary, Town of Cicero, City of Joliet, and the Village of Schaumburg. They hold an A+ rating with the Better Business Bureau (BBB) and provide a standard one-year parts and labor warranty on all purchased equipment.

With a team of more than 90 employees, Imperial Surveillance maintains adequate staffing levels to handle large-scale projects efficiently. Fifteen (15) of their staff members will be dedicated to ensuring successful implementation of this project. They will be responsible for installation of the camera security system and troubleshooting any issues that may arise.

To further support the selection of Imperial Surveillance, Inc. as the preferred vendor, staff conducted a site visit at one of their current customer locations and also invited the company to the Village for a live product demonstration. Staff was highly impressed with both evaluations, further reinforcing the decision to move forward with Imperial Surveillance.





Hanwha Vision Proposed Products

OUTCOME

The Village will be outfitted with cutting-edge technology; expanding coverage to eighteen (18) additional locations. This upgraded security camera system will enhance the protection of Village-owned properties, ensuring a higher level of security and surveillance. Staff anticipates two (2) additional phases of camera installation in various areas of Homewood should funding come available.

FINANCIAL IMPACT

Funding Source: General CapitalBudgeted Amount: \$230,000.00

Cost: \$181,946.74

Item 9. J.

VILLAGE OF HOMEWOOD



LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Award a bid for the Village Security Camera System Project to the lowest responsible bidder, Imperial Surveillance, Inc. of Arlington Heights, IL in the amount of \$181,946.74.

ATTACHMENT(S)

- Request for Proposal
- Imperial Surveillance proposal
- Video and Sound Service, Inc. proposal

17755 Ashland Avenue Homewood, IL 60430

All proposals are conditioned upon the instructions and specifications issued with this proposal form. All proposals must be sealed in an envelope labeled 'Sealed Proposal for RFP #24-07PW and either hand delivered or mailed to the office of the Director of Public Works, 17755 Ashland Avenue, Homewood, IL 60430. No late, phone, fax or emailed proposals will be accepted.

RFP NO:	24-07PW	
RFP OPENING DATE:	November 20, 2024	
RFP OPENING TIME:	10:00 a.m.	

PROPOSAL

DESCRIPTION	AMOUNT
Police Department and Fire Station	Total Delivered/Installed Amount \$
	Total # days to complete project:
Village Hall	Total Delivered/Installed Amount \$
	Total # days to complete project:
Village Hall Parking Lot	Total Delivered/Installed Amount \$
	Total # days to complete project:
Public Works, Water Plant, 183 rd & Stewart, Pump House #2, Booster Pump Station, Brian Carey Training Center, Science Center	Total Delivered/Installed Amount \$
Station, Brian Carey Training Center, Science Center	Total # days to complete project:
W. T. W. T. T. I. M.	m . 1 D 1' . 1/1 . 1 1 1
Water Tower West, Water Tower East, Landscape Maintenance	Total Delivered/Installed Amount \$
	Total # days to complete project:

Request For Proposal

Video Surveillance and Security Camera Upgrade

APPLICABILITY:

All items contained in the instructions to bidders are applicable to this Request For Proposal (RFP).

QUESTIONS CONCERNING BID:

Contact person: Joshua Burman

Phone: (708) 206-2902 / jburman@homewoodil.gov Monday through Friday, 7:00 a.m. through 3:00 p.m.

WITHDRAWING OF BIDS:

No bids may be withdrawn for at least (30) days after closing time for receipt of bids.

CLOSING TIME:

Proposals must be sealed in an envelope labeled as a sealed bid for RFP #24-07PW either hand delivered or mailed to the attention of the Joshua Burman, Director of Public Works, Village of Homewood, Department of Public Works, 17755 Ashland avenue, Homewood, Illinois, 60430, no later than November 20, 2024 at 10:00 am. Late, Phone, Fax or Emailed bids will not be accepted.

RFP OPENING:

All proposals will be opened at the Department of Public Works, 17755 Ashland Avenue, 2nd floor, on November 20, 2024at 10:00 a.m.

PROPOSAL AWARD:

The Proposal will be awarded within 30 days to the lowest responsible bidder who meets the specifications outlined by the Village of Homewood.

RIGHT TO REJECT PROPOSALS:

The Village reserves the right to reject any or all proposals. Unless otherwise specified, the Village reserves the right to accept any item in the proposal. In case of error in extending the total amount of the bid, the unit prices will govern.

DEFAULT:

In case of default by the vendor the Village of Homewood shall hold such vendor responsible for any excess cost caused by the vendor. The Village of Homewood may procure the articles or services from other sources and may deduct from the unpaid balance due to the vendor, and the prices paid by the Village of Homewood shall be considered the prevailing market price at the time such purchase is made.

PRICE:

All prices must be submitted on the enclosed proposal form. The proposal must be signed by an authorized officer or individual of the company submitting the bid.

Specifications & Details

This project includes all labor and materials needed for the upgrade of video surveillance and security cameras around the Village buildings.

(see plan sheets for camera locations and camera schedule for camera details)

The cameras should be replaced in the following order of importance:

- 1. Police Department and Fire Station
- 2. Village Hall
- 3. Village Hall Parking Lot,
- 4. Public Works, Water Plant 183rd & Steward, Pump House #2, Booster Pump Station, Brian Carey Training Center and Science Center.
- 5. Water Tower West, Water Tower East / Landscape Maintenance.

ATTACHMENT FOR SIGN OFF BY BIDDER	REQUIRED	NOT REQUIRED
Drug Free Workplace Certification	X	
Equal Employment Opportunity	X	
Hold Harmless Agreement	X	
Insurance Requirements	X	
Prevailing Wage Certification	X	
Compliance With Safety Standards	X	
Sexual Harassment Policy Certification	X	
Blood Borne Pathogens Compliance Certification	X	
Authorization To Perform Background Checks	X	
Contact Information	X	
Certificate of Authorized Dealer	X	
Performance/Payment Bond	X	
W-9 Form	X	

Contract For: Video Surveillance and Security Camera Upgrade

Date Due: 11/20/24 @ 10:00am

Description: Replacement of video surveillance and security cameras around Village buildings.

DRUG FREE WORKPLACE CERTIFICATION

The bidder shall certify that it will comply with all requirements of the Illinois Drug Free Workplace Act (30 ILCS 580/1 et seq.) including but not limited to:

- 1. Publishing a Statement:
 - A. Notifying the employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the bidder's workplace,
 - B. Specifying the actions that will be taken against employees for violations of such prohibition,
 - C. Notifying the employee that as a condition of employment on such contract or grant, the employee will; 1) abide by the terms of the statement and 2) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than 5 days after such conviction.
- 2. Establishing a drug free awareness program to inform employees about:
 - A. The dangers of drug abuse in the workplace;
 - B. The grantee's or bidder's policy of maintaining a drug free workplace;
 - C. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - D. The penalties that may be imposed upon employees for drug violations.
- 3. Making it a requirement to give a copy of the statement required by subsection (1) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- 4. Notifying the Village of Homewood within 10 days after receiving notice under part (2) of paragraph (C) of subsection 14.1 from an employee or otherwise receiving actual notice of such conviction.
- 5. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by an employee who is convicted, as required by Section 5 of the Illinois Drug Free Workplace Act.
- 6. Training of personnel to effectively assist employees in selecting a proper course of action in the event drug counseling, treatment, and rehabilitation is required and indicating an effectively trained counseling and referral team is in place.
- 7. Making a good faith effort to continue to maintain a drug free workplace through implementation of requirements of Section 15.3.

EQUAL EMPLOYMENT OPPORTUNITY

In the event of the bidder's non-compliance with any provision of this equal employment opportunity clause, the Illinois Human Rights Act or the Illinois Department of Human Rights (IDHR) Rules and Regulations for Public Contracts, the bidder may be declared non-responsible, and therefore, ineligible for future contracts or sub-contracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be canceled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies provided by statute or regulations.

During the performance of this contract the bidder agrees as follows:

- 1. It will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, ancestry or other legally protected class; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such under-utilization.
- 2. If it hires additional employees in order to perform this contract, or any portion hereof, it will determine the availability (in accordance with the IDHR's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonable recruit, and it will hire from each job classification from which employees are hired in such a way that minorities and women are not underutilized.
- 3. In all solicitation or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, national origin, ancestry, or other legally protected class.
- 4. It will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the bidder's obligations under the Human Rights Act and IDHR's Rules and Regulations for Public Contracts. If any such labor organization or representative fails or refuses to cooperate with the bidder in its efforts to comply with such act and rules and regulations, the bidder will promptly so notify IDHR and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations there under.
- 5. It will submit reports as required by IDHR Rules and Regulations for Public Contracts, furnish all relevant information as may from time to time be requested by IDHR or the contracting agency and in all respects comply with the Illinois Human Rights Act and IDHR Rules and Regulations for Public Contracts.
- 6. It will permit access to all relevant books, records, accounts and work sites by personnel by the contracting agency and IDHR for the purposes of investigation to ascertain compliance.

HOLD HARMLESS AGREEMENT

The successful bidder shall agree to the fullest extent permitted by law to defend, indemnify and hold harmless the Village of Homewood, its elected and appointed officials, agents and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, including reasonable attorney fees, which in any way may accrue against the Village of Homewood, its elected and appointed officials, agents and employees, arising in whole, in part, or in consequence of the performance of this work by the Bidder or its employees or subcontractors, or which may in any way result therefrom, except for those injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses caused solely by the acts of the Village of Homewood, its elected or appointed officials, agents or employees. The Bidder shall, at its own expense, appear, defend and pay all attorney fees, costs and other expenses arising therefore or incurred in connection with this hold harmless agreement. If any judgment is rendered against the Village of Homewood, its elected or appointed officials, agents or employees, the Bidder shall, at its own expense, satisfy and discharge the same.

Bidder expressly understands and agrees that any performance bond, payment bond or insurance policy required by this contract or state law shall not limit its responsibility to indemnify, keep and save harmless and defend the Village of Homewood, its elected and appointed officials, agents and employees as herein provided.

INSURANCE REQUIREMENTS

Upon bid award, the bidder shall submit a Certificate of Insurance providing the following coverage:

- 1) Comprehensive General Liability and Excess Liability Insurance for Personal Injury, Property Damage, Contractual Liability, Product/Complete Operations, Premises Operations and Independent Contractor's coverage. Minimum coverage is \$1,000,000.00.
- 2) Workers' Compensation coverages A and B.
- 3) Automobile Liability insurance including coverage of Uninsured Motorists and Hired/non-owned auto.
 - The certificate shall name the Village of Homewood and all its officials and employees, elected and appointed, as additional insured and shall include the policy's expiration date. In addition, as part of the contract, the Village of Homewood must receive a minimum of ten days notice upon cancellation of the company's insurance policy.
- 4) The bidder shall not commence work until it provides the certificate of insurance as described above. The bidder shall maintain all such insurance coverage for the term of the contract.

PREVAILING WAGE CERTIFICATION

The bidder shall certify that it will comply with the Illinois Prevailing Wage Act. (830 ILCS 130/1 et seq.)

This contract calls for the construction of a "public-work, within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq (The "Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at http://labor.illinois.gov/. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's website for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer top the Illinois Department of Labor's web site. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

COMPLIANCE WITH SAFETY STANDARDS

The bidder shall certifies that it has a written safety policy and agrees to comply with all state and federal regulations pertaining to employee safety, including but not limited to the Federal Occupational Safety and Health Act, EPA and OSHA safety standards, and the Village of Homewood's Safety Policy Manual.

SEXUAL HARASSMENT POLICY CERTIFICATION

The bidder hereby certifies that it has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105(A)(4).

BLOOD BORNE PATHOGENS COMPLIANCE CERTIFICATION

Bidder shall submit a BLOOD BORNE PATHOGEN COMPLIANCE CERTIFICATION statement, certifying that the Bidder is in compliance with OSHA standards for Occupational Exposure to Blood Borne Pathogens, 29 CFR, Part 1910.1030.

AUTHORIZATION TO PERFORM BACKGROUND CHECKS

Personnel assigned by Bidder to perform work at the Village of Homewood shall pass a routine background check to be conducted by the Homewood Police Department prior to commencing work.

Bidder authorizes the Village of Homewood to perform a routine background check on personnel assigned to perform work.

CONTACT INFORMATION

Bidder shall designate a point of contact following information:	responsible for day to day contract performance, including the
Name	-
Title	-
Organization Name/Address	
Office Phone	_
	_
Cell Phone	
Email Address	-

AUTHORIZED DEALER CERTIFICATION

The bidder shall certify that it is an Authorized Dealer of the product for which a bid has been submitted, and will provide a bona fide manufacturer's warranty reflecting the Village of Homewood as the original purchaser.

PUBLIC CONSTRUCTION BOND ACT COMPLIANCE

The bidder shall provide a performance/payment bond as required by the Public Construction Bond Act (30 ILCS 550/l et seq.)

ACKNOWLEDGEMENTOFBID/CONTRACTTERMS

The undersigned, on behalf of the bidder, hereby agrees that all of the provisions marked "required" on page one of this addendum shall be incorporated into their bid as if fully restated therein.

Signature	
Name (Print)	
Гitle	
Organization	
Address	
Date	_
	WITNESS:
	Signature/Printed Name
	Date

VIDEO SURVEILLANCE PART 1 -

GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes a video surveillance system consisting of cameras, digital video recorder, data transmission wiring, and a control station with its associated equipment.

1.3 DEFINITIONS

- A. AGC: Automatic gain control.
- B. BNC: Bayonet Neill-Concelman type of connector.
- C. B/W: Black and white.
- D. CCD: Charge-coupled device.
- E. FTP: File transfer protocol.
- F. IP: Internet protocol.
- G. LAN: Local area network.
- H. MPEG: Moving picture experts group.
- I. NTSC: National Television System Committee.
- J. PC: Personal computer.
- K. PTZ: Pan-tilt-zoom.
- L. RAID: Redundant array of independent disks.
- M. TCP: Transmission control protocol connects hosts on the Internet.
- N. UPS: Uninterruptible power supply.
- O. WAN: Wide area network.

1.4 FUNCTIONAL DESCRIPTION OF SYSTEM

- A. Video surveillance system shall consist of IP cameras, the majority of which shall be Powered over Ethernet (PoE), connected to a dedicated 1000T based Ethernet security network.
- B. The video recording shall be distributed video server/storage devices.
- C. Network Video Recording
 - 1. Capacity for recording cameras shall be provided to allow a minimum of 30 or 90 days of recording at 15 frames per second, using highest camera resolution with mild (10% or less) H.265 compression
 - a. See Camera Schedule for number of days recording for each camera.
 - 2. Video recording shall be by rack mounted video server running video management software.
 - 3. Server shall have fault tolerant RAID 1 or better fault tolerant operation system drives.
 - 4. Server shall have onboard DVD burner for archiving selected video files.
 - 5. Configurable motion detection alarm output for each video channel.
 - 6. Program camera titles and on-screen placement as coordinated with the Village of Homewood.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include dimensions and data on features, performance, electrical characteristics, ratings, and finishes.
- B. Shop Drawings: For video surveillance. Include plans, elevations, sections, details, and attachments to other work.
 - 1. Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
 - 2. Functional Block Diagram: Show single-line interconnections between components for signal transmission and control. Show cable types and sizes.
 - 3. Dimensioned plan and elevations of equipment racks, control panels, and consoles. Show access and workspace requirements.
 - 4. UPS: Sizing calculations.
 - 5. Wiring Diagrams: For power, signal, and control wiring.
- C. Design Data: Include an equipment list consisting of every piece of equipment by model number, manufacturer, serial number, location, and date of original installation. Add pretesting record of each piece of equipment, listing name of person testing, date of test, set points of adjustments, name and description of the view of preset positions, description of alarms, and description of unit output responses to an alarm.

1.6 INFORMATIONAL SUBMITTALS

- A. Seismic Qualification Data: Certificates, for cameras, camera-supporting equipment, accessories, and components, from manufacturer.
 - 1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.
 - 2. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.
 - 3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.
- B. Field quality-control reports.
- C. Product Warranty: Sample of special warranty.

1.7 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For cameras, power supplies, infrared illuminators, monitors, network video recorders, and control-station components to include in emergency, operation, and maintenance manuals. For "Operation and Maintenance Data," include the following:
 - 1. Lists of spare parts and replacement components recommended to be stored at the site for ready access.

1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of cameras, equipment related to camera operation, and control-station equipment that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period: Three years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 SYSTEM REQUIREMENTS

- A. Surge Protection: Protect components from voltage surges originating external to equipment housing and entering through power, communication, signal, control, or sensing leads. Include surge protection for external wiring of each conductor's entry connection to components.
 - Minimum Protection for Power Connections 120 V and More: Auxiliary panel suppressors complying with requirements in Section 264313 "Surge Protection for Low- Voltage Electrical Power Circuits."
 - Minimum Protection for Communication, Signal, Control, and Low-Voltage Power Connections: Comply with requirements in Section 264313 "Surge Protection for Low-Voltage Electrical Power Circuits" as recommended by manufacturer for type of line being protected.

Item 9. J.

B. Tamper Protection: Tamper switches on enclosures, control units, pull boxes, junction boxes, cabinets, and other system components shall initiate a tamper-alarm signal when unit is opened or partially disassembled. Control-station, control-unit alarm display shall identify tamper alarms and indicate locations.

2.2 PERFORMANCE REQUIREMENTS

- A. Seismic Performance: Video surveillance system shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.
 - 1. The term "withstand" means "the unit will remain in place without separation of any parts from the device when subjected to the seismic forces specified and the unit will be fully operational after the seismic event."
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- C. Comply with NECA 1.
- D. Comply with NFPA 70.
- E. Electronic data exchange between video surveillance system with an access-control system shall comply with SIA TVAC.

2.3 IP CAMERAS

- A. Approved Manufacturers:
 - 1. Axis Communications
 - 2. Hanwha Security
 - 3. American Dynamics
 - 4. Avigilon.
- B. Fixed Dome Indoor Camera:
 - 1. Comply with UL 639.
 - 2. Image Sensor: 1/2.7" progressive scan RGB CMOS.
 - 3. Lens: Varifocal, 3-8mm, F1.3
 - 4. Day and Night: Automatically removeable infrared-cut filter.
 - 5. Minimum Illumination:
 - a. Color: 0.13 lux at 50 IRE, F1.3
 - b. B/W: 0 lux at 50 IRE, F1.3
 - 6. Video Compression: H.265 Main Profile.
 - 7. Resolution: 2592x1944
 - 8. Casing: IP52-rated, IK10 impact resistant polycarbonate casing with hard coated dome and dehumidifying membrane.
 - 9. Power: PoE Type 1 Class 3.
 - a. Typical 6.5 W, Max 10.5 W.
 - 10. IR Illumination: Long life 850nm IR LEDs, range of 130 feet.

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11. Storage: Support for microSD/microSDHC/microSDXC card.

C. Fixed Dome Outdoor Camera:

- 1. Comply with UL 639.
- 2. Image Sensor: 1/1.8" progressive scan RGB CMOS.
- 3. Lens: Varifocal, 4.3-8.6mm, F1.5
- 4. Day and Night: Automatically removeable infrared-cut filter.
- 5. Minimum Illumination:
 - a. Color: 0.14 lux at 50 IRE, F1.5
 - b. B/W: 0 lux at 50 IRE, F1.5
- 6. Video Compression: H.265 Main Profile.
- 7. Resolution: 3840x2160
- 8. Casing: IP66 and NEMA 4X-rated, IK10 impact resistant polycarbonate casing with hard coated dome and dehumidifying membrane.
- 9. Power: PoE Type 1 Class 3.
 - a. Typical 8.6 W, Max 11.8 W.
- 10. IR Illumination: Long life 850nm IR LEDs, range of 130 feet.
- 11. Storage: Support for microSD/microSDHC/microSDXC card.

D. Fixed Wedge Indoor Camera:

- 1. Comply with UL 639.
- 2. Image Sensor: 1/2.5" progressive scan RGB CMOS.
- 3. Lens: Fixed, 2.4mm, F2.0
- 4. Day and Night: Automatically removeable infrared-cut filter.
- 5. Minimum Illumination:
 - a. Color: 0.23 lux at F2.1
 - b. B/W: 0.05 lux F2.1
- 6. Video Compression: H.265 Main Profile.
- 7. Resolution: 2304x1728
- 8. Casing:
 - a. Anti-ligature and anti-grip stainless steel casing.
 - b. IP66, IP69, IP6K9K and NEMA 4X-rated.
 - c. IK10+ 50 joules impact resistant.
- 9. Power: PoE Type 1 Class 3.
 - a. Typical 7.7 W, Max 10.8 W.
- 10. IR Illumination: Long life and invisible 940nm IR LEDs, range of 49 feet.
- 11. Storage: Support for microSD/microSDHC/microSDXC card.

E. Multi-Sensor Dome Outdoor Camera:

- 1. Comply with UL 639.
- 2. Image Sensor: 4 x 1/2.5" progressive scan RGB CMOS.
- 3. Lens: Varifocal, 3-6mm, F1.8-2.6
- 4. Day and Night: Automatically removeable infrared-cut filter.
- 5. Minimum Illumination:
 - a. Color: 0.20 lux at 50 IRE, F1.8
 - b. B/W: 0.04 lux at 50 IRE, F1.8
- 6. Video Compression: H.265.
- 7. Resolution: 4 x 2560x1440

- 8. Casing: IP66, IP67 and NEMA 4X-rated, IK09 impact resistant aluminum and plastic casing with polycarbonate hard coated dome.
- 9. Power: PoE Type 2 Class 4.
 - a. Typical 16.3 W, Max 25.5 W.
- 10. IR Illumination: 4 x long life 850nm IR LEDs, range of 50 feet.
- 11. Storage: Support for microSD/microSDHC/microSDXC card, dual SD cards.

2.4 CAMERA-SUPPORTING EQUIPMENT

- A. Minimum Load Rating: Rated for load in excess of the total weight supported times a minimum safety factor of two.
- B. Mounting Brackets for Fixed Cameras: Type matched to items supported and mounting conditions. Include manual pan-and-tilt adjustment.

2.5 NETWORK VIDEO RECORDERS

- A. Manufacturers:
 - 1. Dell
 - 2. Hewlett Packard
 - 3. Lenovo
- B. Network Video Servers
 - 1. Meets minimum recommended requirements for the Video Management Software, but not less than the following:
 - a. Description: Computer-operated, video control unit complying with 47 CFR 15, Subparts A and B, for Class A and B digital. Include the following minimum features, components, and capabilities:
 - 1) CPU: Intel Core i3
 - 2) RAM: 16GB DDR4
 - 3) Redundant hot-plug power supply
 - 4) Throughput: up to 360 Mbit/s
 - 5) Disk Drive: 2 x 3.5" (external accessible)
 - 6) Raw Storage: 4/8/16/24/32 TB (depending on attached cameras)
 - 7) RAID Controller: Intel Rapid Storage Controller RAID 0,1
 - 8) Display Ports: 2-USB 3.1 Type C/iGFX DisplayPort
 - 2. Maximum allowable number of IP video streams to be assigned: 32 each server (including unused capacity to meet growth percentages indicated).
 - 3. Mounting: Standard 19-inch rack complying with EIA 310.
 - 4. Storage: Each server shall have sufficient on-board or direct connected disk capacity to record each assigned video channel and maintain a rolling record of the video data on a first in first out basis meeting the project's archival requirements.

2.6 VIDEO MANAGEMENT SOFTWARE

A. Manufacturers:

- 1. Milestone
- 2. Genetec
- 3. American Dynamics
- 4. Avigilon

B. Description:

- 1. System shall provide high-quality delivery and processing of IP-based video, audio, and control data using standard Ethernet-based networks.
- 2. System shall have seamless integration of all video surveillance and control functions.
- 3. Graphical user interface software shall manage all IP-based video matrix switching and camera control functions, alarm monitoring and control, and recording and archive/retrieval management. IP system shall also be capable of integrating into larger system environments.
- 4. System shall fully integrate with Brivo access control system.
- 5. System design shall include all necessary compression software for high-performance, dual-stream, MPEG-2/MPEG-4 video. Unit shall provide connections for all video cameras, discreet sensor inputs, and control system outputs.
- 6. All camera signals shall be compressed, encoded, and delivered onto the network for processing and control by the IP video-management software.
- 7. All system interconnect cables, workstation PCs, and network intermediate devices shall be provided for full performance of specified system.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine pathway elements intended for cables. Check raceways and other elements for compliance with space allocations, installation tolerance, hazards to camera installation, and other conditions affecting installation.
- B. Examine roughing-in for LAN, WAN, and IP network before device installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 WIRING

- A. Wiring Method: Install cables in raceways unless otherwise indicated.
 - 1. Except raceways are not required in accessible indoor ceiling spaces and attics.
 - 2. Except raceways are not required in hollow gypsum board partitions.
 - 3. Conceal raceways and wiring except in unfinished spaces.

- B. Wiring within Enclosures: Bundle, lace, and train conductors to terminal points with no excess and without exceeding manufacturer's limitations on bending radii. Provide and use lacing bars and distribution spools.
- C. Splices, Taps, and Terminations: For power and control wiring, use numbered terminal strips in junction, pull, and outlet boxes; terminal cabinets; and equipment enclosures. Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A-486B.
- D. Grounding: Provide independent-signal circuit grounding recommended in writing by manufacturer.

3.3 VIDEO SURVEILLANCE SYSTEM INSTALLATION

- A. Install cameras level and plumb.
- B. Install tamper switches on components indicated to receive tamper switches, arranged to detect unauthorized entry into system-component enclosures and mounted in self-protected, inconspicuous positions.

3.4 FIELD QUALITY CONTROL

- A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.
- B. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections.
- C. Perform tests and inspections.
- D. Tests and Inspections:
 - 1. Inspection: Verify that units and controls are properly installed, connected, and labeled, and that interconnecting wires and terminals are identified.
 - 2. Pretesting: Align and adjust system and pretest components, wiring, and functions to verify that they comply with specified requirements. Conduct tests at varying lighting levels, including day and night scenes as applicable. Prepare video-surveillance equipment for acceptance and operational testing as follows:
 - a. Prepare equipment list described in "Informational Submittals" Article.
 - b. Verify operation of auto-iris lenses.
 - c. Set back-focus of fixed focal length lenses. At focus set to infinity, simulate nighttime lighting conditions by using a dark glass filter of a density that produces a clear image. Adjust until image is in focus with and without the filter.
 - d. Set back-focus of zoom lenses. At focus set to infinity, simulate nighttime lighting conditions by using a dark glass filter of a density that produces a clear image. Additionally, set zoom to full wide angle and aim camera at an object 50 to 75 feet away. Adjust until image is in focus from full wide angle to full telephoto, with the filter in place.
 - e. Set and name all preset positions; consult Owner's personnel.

VIDEO SURVEILLANCE 282000 -8

- f. Set sensitivity of motion detection.
- g. Connect and verify responses to alarms.
- h. Verify operation of control-station equipment.
- 3. Test Schedule: Schedule tests after pretesting has been successfully completed and system has been in normal functional operation for at least 14 days. Provide a minimum of 10 days' notice of test schedule.
- 4. Operational Tests: Perform operational system tests to verify that system complies with Specifications. Include all modes of system operation. Test equipment for proper operation in all functional modes.
- E. Video surveillance system will be considered defective if it does not pass tests and inspections.
- F. Prepare test and inspection reports.

3.5 ADJUSTING

- A. Occupancy Adjustments: When requested within 12 months of date of Substantial Completion, provide on-site assistance in adjusting system to suit actual occupied conditions. Provide up to two visits to Project during other-than-normal occupancy hours for this purpose. Tasks shall include, but are not limited to, the following:
 - 1. Check cable connections.
 - 2. Check proper operation of cameras and lenses. Verify operation of auto-iris lenses and adjust back-focus as needed.
 - 3. Adjust all preset positions; consult Owner's personnel.
 - 4. Recommend changes to cameras, lenses, and associated equipment to improve Owner's use of video surveillance system.
 - 5. Provide a written report of adjustments and recommendations.

3.6 CLEANING

- A. Clean installed items using methods and materials recommended in writing by manufacturer.
- B. Clean video-surveillance-system components, including camera-housing windows, lenses, and monitor screens.
- C. Train Owner's maintenance personnel to adjust, operate, and maintain video-surveillance equipment.

END OF SECTION 282000

VILLAGE OF HOMEWOOD 17755 Ashland Avenue Homewood, IL 60430

All proposals are conditioned upon the instructions and specifications issued with this proposal form. All proposals must be sealed in an envelope labeled 'Sealed Proposal for RFP #24-07PW and either hand delivered or mailed to the office of the Director of Public Works, 17755 Ashland Avenue, Homewood, IL 60430. No late, phone, fax or emailed proposals will be accepted.

RFP NO: 24-07PW

RFP OPENING DATE: November 20, 2024

RFP OPENING TIME: 10:00 a.m.

PROPOSAL	
DESCRIPTION	AMOUNT
	Total Delivered/Installed Amount § 64,714.58
	Total # days to complete project: 10
	Total Delivered/Installed Amount \$ 14,658.40
	Total # days to complete project: 6
	Total Delivered/Installed Amount \$ 22,819.15
	Total # days to complete project: (6
Public Works, Water Plant, 183 rd & Stewart, Pump House #2, Booster Pump Station. Brian Carey Training Center. Science Center	Total Delivered/Installed Amount \$ 44,769.14
	Total # days to complete project: (2
Water Tower West, Water Tower East, Landscape Maintenance	Total Delivered/Installed Amount \$ 13,375.73
	Total # days to complete project: 2
	J.

Project Number: 31959

Item 9. J.



TH Video and Sound Service, Inc. (Since 1974) 40 West Lake Street Northlake, IL 60164 NNIVERSARY 708-562-6316 Fx 708-562-6351

For:

RFP for camera project

VILLAGE OF HOMEWOOD **JOSHUA BURMAN** 17755 ASHLAND AVENUE HOMEWOOD, IL 60430

Tel: 708-206-2902

Mfr-Part No.	Qty Description	Unit Price	Extended
	RFP Bid for Camera system per drawings		
	Police Department and Fire Station		
	3 Velasea IL-R212-DG3-S410-96T-12-S Server		
	3 Velasea VCNRTXA1000ATX-PB NVIDIA RTX A1000		
	1 Milestone XPPPLUSBL XProtect Professional+ Base License		
	25 Milestone XPPPLUSDL XProtect Professional+ Device		
	License 25 Milestone YXPPPLUSDL XProtect Professional+ Care Plus		
	17 Hanwha QNV-C8083R		
	7 Hanwha TNV-8011C		
VSS	1 Hanwha QNV-C9083R		
V33	Misc Hardware, Cables, Connectors, Etc Hanwha SBP-300WMW1 Wall Mount		
	2 HANWHA VIS SBP-140HMW		
	CAP ADAPTER		
	1 Bond		
	Hardware Install		
	Programming		
	Police Department and Fire Station Sub Total		64,714.58
	Village Hall		
	12 Milestone XPPPLUSDL XProtect Professional+ Device		
	License		
N	12 Milestone YXPPPLUSDL XProtect Professional+ Care Plus		
	12 Hanwha QNV-C8083R		
VSS	 Misc Hardware, Cables, Connectors, Etc 		
	Hardware Install		
	Programming		
	Village Hall Sub Total		14,658.40
	Village Hall Parking Lot		
	11 Milestone XPPPLUSDL XProtect Professional+ Device		
	License		
	11 Milestone YXPPPLUSDL XProtect Professional+ Care Plus		
	7 Hanwha SBP-300WMW1 Wall Mount		
	7 HANWHA VIS SBP-140HMW		
	CAP ADAPTER 8 Hanwha QNV-C9083R		
	3 HANWHA VIS PNM-C16083RVQ		
	3 HANWHA VIS SBP-250HMW		
	3 HANWHA VIS SBP-250HWW 3 HANWHA VIS SBP-300WMW1		
	O FIMINALIA AIO ODE-ONTANINA I		l 336 l

Mfr-Part No.	Qty	Description	Unit Price			
		Thank-You Chris Sokacz				Item 9. J.
This ** Proposal ** is Vo		/S.	4	Shipping & Handling:	\$	2,095.51
Signature: Chris Sokacz, csokacz	@videosou	ndinc.com	Date:	Project Total:	\$	160,337.00
APPROVED						

Title: _____

Name: _____

Project: 31959

Date: _____

CONTACT INFORMATION

Bidder shall designate a point of contact responsible for day to day contract performance, including the following information:

Chris Sokacz
Name
Sales Executive
Title
Video and Sound Service, Inc.
Organization Name/Address
708-562-6316
Office Phone
630-742-6970
Cell Phone
csokacz@videosoundinc.com

Email Address

ACKNOWLEDGEMENTOFBID/CONTRACTTERMS

The undersigned, on behalf of the bidder, hereby agrees that all of the provisions marked "required" on page one of this addendum shall be incorporated into their bid as if fully restated therein.

Signature

Angela Severino

Name (Print)

President

Title

Video and Sound Service, Inc.

Organization

40 W. Lake Streeet, Northlake, IL 60164

Address

11/20/2024

WITNESS:

Date

Signature/Printed Name Rose Mary Carlson

Village of Homewood Video Surveillance and Security Camera Upgrade Project RFP #24-07PW

Attn: Joshua Burman, Director of Public Works



Imperial Surveillance

1601 E. Algonquin Road Arlington Heights, IL 60005

O: 847-375-0300 F: 847-375-6722 www.imperialcctv.com

Prepared By: Chad McCollom

C: 847-346-7582 E: Chad@imperialcctv.com

VILLAGE OF HOMEWOOD

17755 Ashland Avenue Homewood, IL 60430

All proposals are conditioned upon the instructions and specifications issued with this proposal form. All proposals must be sealed in an envelope labeled 'Sealed Proposal for RFP #24-07PW and either hand delivered or mailed to the office of the Director of Public Works, 17755 Ashland Avenue, Homewood, IL 60430. No late, phone, fax or emailed proposals will be accepted.

RFP NO:	24-07PW	
RFP OPENING DATE:	November 20, 2024	
REP OPENING TIME:	10:00 a.m.	

PROPOSAL

DESCRIPTION	AMOUNT
Police Department and Fire Station	Total Delivered/Installed Amount \$_90,647.96
	Total # days to complete project: 10
Village Hall	Total Delivered/Installed Amount \$_20,223.93
	Total # days to complete project: 3
Village Hall Parking Lot	Total Delivered/Installed Amount \$_3,530.26
	Total # days to complete project:1
Public Works, Water Plant, 183 rd & Stewart, Pump House #2, Booster Pump Station, Brian Carey Training Center, Science Center	Total Delivered/Installed Amount \$_53,244.66
Station, Briair Carcy Training Center, Science Center	Total # days to complete project: 8
Water Tower West, Water Tower East, Landscape Maintenance	Total Delivered/Installed Amount \$_14,299.93
	Total # days to complete project: 3





#1 EXECUTIVE SUMMERY

Why Imperial Surveillance is a great fit for the Village of Homewood Video Surveillance and Security Camera Upgrade Project and why we stand out from our competition. We have adequate staffing levels of 90+ employees. I am proud to say that our company is A+ rated with the BBB and will offer a **standard 1 yr parts and labor warranty** on every piece of equipment you may purchase from us. We are able to offer this as a standard because we select the right equipment and dot our I's and cross our T's during the install process. Every Imperial Surveillance employee that works for us from the warehouse guys to upper management has a PERC card which means they have taken the required state training courses and have had a full background checks conducted on them as required per IDFPR.

#2 PROJECT SCOPE

The scope of the proposed Imperial Surveillance project includes the planning, design, installation, testing, and transition of the Wireless Network System. All proposed items including the software will meet or exceed customer's standards and additional requirements established in the walk through with the Project Manager. The scope of this project includes completion of all documentation, manuals, and training aids to be used in conjunction with the software. Project completion will occur when the software and hardware has been fully explained and documented to delegated staff members. At that point a delegated staff member will sign off as complete.

#3 Company Overview

Way 2 Easy Inc. DBA Imperial Surveillance, Inc. is a Full Service Security Company Since 2005. We offer Surveillance Camera Systems, Alarm Systems, Access Control / Key fob Systems, Fire Alarms Systems, & Intercom Systems. We Serve Residential, Commercial, & Government Sector clients in the Midwest. We offer Reliable & Quality Products at a reasonable price. Our technicians are highly trained in installation, testing, & repairing Security Systems. Additionally, we use only the most advanced equipment to ensure your facilities' safety. Imperial tests every system we carry, so our clients always receive quality, reliable equipment.

We opened two branch office locations in Milwaukee and Fort Wayne IN that has full capabilities to service the Wisconsin and Indiana Areas.

Not only will you receive top-quality equipment, but you will also get reliable service and installation. SIC # 173110 & 173117, primary company address 1601 E. Algonquin Rd. Arlington Heights, IL 60005. Contact person for this proposed project is Chad McCollom and can be reached at 847.375.0300 (Office) 847.346.7582 (Cell) chad@imperialcctv.com (Email).

License # 127.001463

Sincerely,

Chad McCollom Security Consultant Imperial Surveillance Inc. Office: 847.375.0300 Cell: 847.346.7582

Fax: 847.375.6722

License # 127.001463











Axis Camera with Genetec VMS District Wide School District 59 Albert Tijerina Director of Facilities & Operations 847-593-4340

ICT Access Control City Wide City of McHenry Aaron Greve Director of Information Technology agreve@cityofmchenry.org

Axis Cameras and ICT Access Control City Wide Village of Antioch Amy Pisciotto
IT Manager
224-788-4440

Hanwha Camera with Wave VMS District Wide Joliet School District D86 John Armstrong Chief Officer for Technology & Innovation 815-740-3196 Ext 8266



Project Overview:

This Scope of Work (SOW) outlines the requirements for the design, installation, and commissioning of a video surveillance system for the Village of Homewood consisting of multiple buildings located in Homewood IL. The Genetec VMS system will provide comprehensive monitoring and security coverage to ensure the safety and protection of the facilities, assets, and personnel.

1. Objective:

To install, configure, and commission a Genetec video surveillance system that provides real-time monitoring, recording, and remote access capabilities for the entire campus or facility. The system will be capable of supporting various security requirements including building perimeters, parking areas, entrances, hallways, and high-risk areas.

- 2. Scope of Work:
- 2.1 System Design:

Site Assessment and Survey:

Per drawings provided within the RFP and camera schedule, Imperial Surveillance will install Hanwha cameras per the camera schedule.

Camera Selection:

Imperial Surveillance selected Hanwha Cameras to complete the project. The specific models are as follows:

QNV-C8083R - Indoor/Outdoor 4MP Dome Camera

ONV-C9083R - Indoor/Outdoor 4K Dome Camera with Built in Al

PNM-C16083RVQ - Indoor/Outdoor 16MP Multi-Sensor Camera with motorized lens and track

TNV-8011C - Indoor/Outdoor 5MP Corner mounted Camera with Audio for Jail Cells

Centralized Management System (CMS):

Genetec VMS is selected for its robust and user friendly software.

Storage Requirements:

Per camera schedule cameras will be recorded for 30 Days or 90 Days.



2.2 System Installation:

Camera Installation:

Install the cameras as per the approved design and survey. This includes mounting cameras on walls, ceilings, poles, or any other necessary structures. All cameras will be securely fixed to prevent tampering or damage.

Cable Routing:

Run necessary wiring for data and network connections to each new camera. Imperial will be using existing cabling for ALL existing cameras. If analog cabling is in place, additional charges will occur to either run new Cat6e cabling or to purchase and install converters.

Network Infrastructure:

The village will provide, install and configure all POE switches needed for this project and will provide a 10G backbone network to the centralized server. If backbone network is not sufficient, then each location would need to have its dedicated server and additional charges would apply.

2.3 System Configuration:

Camera Settings:

Configure each camera's settings, including resolution, frame rate, motion detection, and recording schedules. Each camera will be adjusted to maximize coverage and minimize blind spots.

Remote Access Setup:

Configure remote access to the video surveillance system, ensuring authorized personnel can view live and recorded video from mobile devices, computers, or any other approved platform. Provide necessary credentials and access permissions. Price includes up to 6 concurrent users. If additional concurrent users are needed, additional licensing will be required.

User Training:

Provide training for relevant personnel on how to use the video surveillance system, including how to monitor live footage, search and retrieve recorded video, and manage user access and system settings.



2.4 Testing & Commissioning:

System Testing:

Perform thorough testing of the entire surveillance system, including camera functionality, video quality, recording performance, and remote access. Verify that all cameras are capturing the intended areas and that no dead zones exist.

System Handover:

Upon successful testing and verification, hand over the system to the client with full documentation, including equipment specifications, network diagrams, and user manuals. Provide a detailed report of the system installation and configuration.

2.5 Ongoing Support & Maintenance:

Post-Installation Support:

Provide technical support and troubleshooting assistance for 12 months following the installation to ensure the system is functioning properly. This may include software updates, hardware replacements, or adjustments.

Maintenance Agreement:

Offer a long-term maintenance agreement, which includes periodic system checks, software updates, camera cleaning, and equipment testing to ensure the system continues to perform at its optimal level.

3. Deliverables:

System Configuration Documentation:

A report detailing the configuration settings for cameras, network infrastructure, storage, and user access.

As-Built Documentation:

A final set of drawings showing the installed locations of cameras, equipment racks, wiring, and network infrastructure.

Training Materials:

User manuals and training materials for system administrators and security personnel.



Maintenance Schedule:

A recommended maintenance schedule outlining periodic inspections, software updates, and equipment servicing.

4. Exclusions:

The following items are excluded from this scope of work:

Structural modifications (e.g., wall openings, new electrical circuits) required for installation.

Internet or local network infrastructure setup outside of the video surveillance system's requirements.

Any costs related to ongoing power or internet service provision beyond initial installation.

Integration with non-security systems unless specified in the project's scope.

POE Switches.

5. Acceptance Criteria:

The video surveillance system will be considered complete upon the following conditions being met:

All cameras are installed and properly aligned to provide full coverage of designated areas.

The CMS is fully functional and accessible remotely.

Storage systems are correctly configured and tested.

All staff members have been trained on system usage and management.

The system passes all acceptance tests without critical errors or issues.

VILLAGE OF HOMEWOOD

Request For Proposal

Video Surveillance and Security Camera Upgrade

APPLICABILITY:

All items contained in the instructions to bidders are applicable to this Request For Proposal (RFP).

QUESTIONS CONCERNING BID:

Contact person: Joshua Burman

Phone: (708) 206-2902 / jburman@homewoodil.gov Monday through Friday, 7:00 a.m. through 3:00 p.m.

WITHDRAWING OF BIDS:

No bids may be withdrawn for at least (30) days after closing time for receipt of bids.

CLOSING TIME:

Proposals must be sealed in an envelope labeled as a sealed bid for RFP #24-07PW either hand delivered or mailed to the attention of the Joshua Burman, Director of Public Works, Village of Homewood, Department of Public Works, 17755 Ashland avenue, Homewood, Illinois, 60430, no later than November 20, 2024 at 10:00 am. Late, Phone, Fax or Emailed bids will not be accepted.

RFP OPENING:

All proposals will be opened at the Department of Public Works, 17755 Ashland Avenue, 2nd floor, on November 20, 2024at 10:00 a.m.

PROPOSAL AWARD:

The Proposal will be awarded within 30 days to the lowest responsible bidder who meets the specifications outlined by the Village of Homewood.

RIGHT TO REJECT PROPOSALS:

The Village reserves the right to reject any or all proposals. Unless otherwise specified, the Village reserves the right to accept any item in the proposal. In case of error in extending the total amount of the bid, the unit prices will govern.

DEFAULT:

In case of default by the vendor the Village of Homewood shall hold such vendor responsible for any excess cost caused by the vendor. The Village of Homewood may procure the articles or services from other sources and may deduct from the unpaid balance due to the vendor, and the prices paid by the Village of Homewood shall be considered the prevailing market price at the time such purchase is made.

PRICE:

All prices must be submitted on the enclosed proposal form. The proposal must be signed by an authorized officer or individual of the company submitting the bid.

Specifications & Details

This project includes all labor and materials needed for the upgrade of video surveillance and security cameras around the Village buildings.

(see plan sheets for camera locations and camera schedule for camera details)

The cameras should be replaced in the following order of importance:

- 1. Police Department and Fire Station
- 2. Village Hall
- 3. Village Hall Parking Lot,
- 4. Public Works, Water Plant 183rd & Steward, Pump House #2, Booster Pump Station, Brian Carey Training Center and Science Center.
- 5. Water Tower West, Water Tower East / Landscape Maintenance.

ATTACHMENT FOR SIGN OFF BY BIDDER	REQUIRED	NOT REQUIRED
Drug Free Workplace Certification	X	
Equal Employment Opportunity	X	
Hold Harmless Agreement	X	
Insurance Requirements	X	
Prevailing Wage Certification	X	
Compliance With Safety Standards	X	
Sexual Harassment Policy Certification	X	
Blood Borne Pathogens Compliance Certification	X	
Authorization To Perform Background Checks	X	
Contact Information	X	
Certificate of Authorized Dealer	X	
Performance/Payment Bond	X	
W-9 Form	X	

Contract For: Video Surveillance and Security Camera Upgrade

Date Due: 11/20/24 @ 10:00am

Description: Replacement of video surveillance and security cameras around Village buildings.

DRUG FREE WORKPLACE CERTIFICATION

The bidder shall certify that it will comply with all requirements of the Illinois Drug Free Workplace Act (30 ILCS 580/1 et seq.) including but not limited to:

- 1. Publishing a Statement:
 - A. Notifying the employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the bidder's workplace,
 - B. Specifying the actions that will be taken against employees for violations of such prohibition,
 - C. Notifying the employee that as a condition of employment on such contract or grant, the employee will; 1) abide by the terms of the statement and 2) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than 5 days after such conviction.
- 2. Establishing a drug free awareness program to inform employees about:
 - A. The dangers of drug abuse in the workplace;
 - B. The grantee's or bidder's policy of maintaining a drug free workplace;
 - C. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - D. The penalties that may be imposed upon employees for drug violations.
- 3. Making it a requirement to give a copy of the statement required by subsection (1) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- 4. Notifying the Village of Homewood within 10 days after receiving notice under part (2) of paragraph (C) of subsection 14.1 from an employee or otherwise receiving actual notice of such conviction.
- 5. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by an employee who is convicted, as required by Section 5 of the Illinois Drug Free Workplace Act.
- 6. Training of personnel to effectively assist employees in selecting a proper course of action in the event drug counseling, treatment, and rehabilitation is required and indicating an effectively trained counseling and referral team is in place.
- 7. Making a good faith effort to continue to maintain a drug free workplace through implementation of requirements of Section 15.3.

EQUAL EMPLOYMENT OPPORTUNITY

In the event of the bidder's non-compliance with any provision of this equal employment opportunity clause, the Illinois Human Rights Act or the Illinois Department of Human Rights (IDHR) Rules and Regulations for Public Contracts, the bidder may be declared non-responsible, and therefore, ineligible for future contracts or sub-contracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be canceled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies provided by statute or regulations.

During the performance of this contract the bidder agrees as follows:

- 1. It will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, ancestry or other legally protected class; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such under-utilization.
- 2. If it hires additional employees in order to perform this contract, or any portion hereof, it will determine the availability (in accordance with the IDHR's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonable recruit, and it will hire from each job classification from which employees are hired in such a way that minorities and women are not underutilized.
- 3. In all solicitation or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, national origin, ancestry, or other legally protected class.
- 4. It will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the bidder's obligations under the Human Rights Act and IDHR's Rules and Regulations for Public Contracts. If any such labor organization or representative fails or refuses to cooperate with the bidder in its efforts to comply with such act and rules and regulations, the bidder will promptly so notify IDHR and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations there under.
- 5. It will submit reports as required by IDHR Rules and Regulations for Public Contracts, furnish all relevant information as may from time to time be requested by IDHR or the contracting agency and in all respects comply with the Illinois Human Rights Act and IDHR Rules and Regulations for Public Contracts.
- 6. It will permit access to all relevant books, records, accounts and work sites by personnel by the contracting agency and IDHR for the purposes of investigation to ascertain compliance.

HOLD HARMLESS AGREEMENT

The successful bidder shall agree to the fullest extent permitted by law to defend, indemnify and hold harmless the Village of Homewood, its elected and appointed officials, agents and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, including reasonable attorney fees, which in any way may accrue against the Village of Homewood, its elected and appointed officials, agents and employees, arising in whole, in part, or in consequence of the performance of this work by the Bidder or its employees or subcontractors, or which may in any way result therefrom, except for those injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses caused solely by the acts of the Village of Homewood, its elected or appointed officials, agents or employees. The Bidder shall, at its own expense, appear, defend and pay all attorney fees, costs and other expenses arising therefore or incurred in connection with this hold harmless agreement. If any judgment is rendered against the Village of Homewood, its elected or appointed officials, agents or employees, the Bidder shall, at its own expense, satisfy and discharge the same.

Bidder expressly understands and agrees that any performance bond, payment bond or insurance policy required by this contract or state law shall not limit its responsibility to indemnify, keep and save harmless and defend the Village of Homewood, its elected and appointed officials, agents and employees as herein provided.

INSURANCE REQUIREMENTS

Upon bid award, the bidder shall submit a Certificate of Insurance providing the following coverage:

- 1) Comprehensive General Liability and Excess Liability Insurance for Personal Injury, Property Damage, Contractual Liability, Product/Complete Operations, Premises Operations and Independent Contractor's coverage. Minimum coverage is \$1,000,000.00.
- 2) Workers' Compensation coverages A and B.
- 3) Automobile Liability insurance including coverage of Uninsured Motorists and Hired/non-owned auto.
 - The certificate shall name the Village of Homewood and all its officials and employees, elected and appointed, as additional insured and shall include the policy's expiration date. In addition, as part of the contract, the Village of Homewood must receive a minimum of ten days notice upon cancellation of the company's insurance policy.
- 4) The bidder shall not commence work until it provides the certificate of insurance as described above. The bidder shall maintain all such insurance coverage for the term of the contract.

PREVAILING WAGE CERTIFICATION

The bidder shall certify that it will comply with the Illinois Prevailing Wage Act. (830 ILCS 130/1 et seq.)

This contract calls for the construction of a "public-work, within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq (The "Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at http://labor.illinois.gov/. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's website for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer top the Illinois Department of Labor's web site. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

COMPLIANCE WITH SAFETY STANDARDS

The bidder shall certifies that it has a written safety policy and agrees to comply with all state and federal regulations pertaining to employee safety, including but not limited to the Federal Occupational Safety and Health Act, EPA and OSHA safety standards, and the Village of Homewood's Safety Policy Manual.

SEXUAL HARASSMENT POLICY CERTIFICATION

The bidder hereby certifies that it has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105(A)(4).

BLOOD BORNE PATHOGENS COMPLIANCE CERTIFICATION

Bidder shall submit a BLOOD BORNE PATHOGEN COMPLIANCE CERTIFICATION statement, certifying that the Bidder is in compliance with OSHA standards for Occupational Exposure to Blood Borne Pathogens, 29 CFR, Part 1910.1030.

AUTHORIZATION TO PERFORM BACKGROUND CHECKS

Personnel assigned by Bidder to perform work at the Village of Homewood shall pass a routine background check to be conducted by the Homewood Police Department prior to commencing work.

Bidder authorizes the Village of Homewood to perform a routine background check on personnel assigned to perform work.

CONTACT INFORMATION

Bidder shall designate a point of contact responsible for day to day contract performance, including the following information:

Chad McCollom	
Name	
Sales Engineer	
Title	
Imperial Surveillance - 1605 E Algonquin	Rd, Arlington Heights IL 60005
Organization Name/Address	
847-375-0300	
Office Phone	
847-346-7582	
Cell Phone	
Chad@ImperialCCTV.com	
Email Address	

AUTHORIZED DEALER CERTIFICATION

The bidder shall certify that it is an Authorized Dealer of the product for which a bid has been submitted, and will provide a bona fide manufacturer's warranty reflecting the Village of Homewood as the original purchaser.

PUBLIC CONSTRUCTION BOND ACT COMPLIANCE

The bidder shall provide a performance/payment bond as required by the Public Construction Bond Act (30 ILCS 550/l et seq.)

ACKNOWLEDGEMENTOFBID/CONTRACTTERMS

The undersigned, on behalf of the bidder, hereby agrees that all of the provisions marked "required" on page one of this addendum shall be incorporated into their bid as if fully restated therein.

Chad McCollom	
Signature	
Chad McCollom Name (Print)	
Sales Engineer Title	
Imperial Surveillance Organization	
<u>1605 E Algonquin Rd, Arlington</u> Address	Heights, IL 60005
11-19-24	
Date	
	WITNESS:
	Signature/Printed Name
	Date

VIDEO SURVEILLANCE PART 1 -

GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes a video surveillance system consisting of cameras, digital video recorder, data transmission wiring, and a control station with its associated equipment.

1.3 DEFINITIONS

- A. AGC: Automatic gain control.
- B. BNC: Bayonet Neill-Concelman type of connector.
- C. B/W: Black and white.
- D. CCD: Charge-coupled device.
- E. FTP: File transfer protocol.
- F. IP: Internet protocol.
- G. LAN: Local area network.
- H. MPEG: Moving picture experts group.
- I. NTSC: National Television System Committee.
- J. PC: Personal computer.
- K. PTZ: Pan-tilt-zoom.
- L. RAID: Redundant array of independent disks.
- M. TCP: Transmission control protocol connects hosts on the Internet.
- N. UPS: Uninterruptible power supply.
- O. WAN: Wide area network.

1.4 FUNCTIONAL DESCRIPTION OF SYSTEM

- A. Video surveillance system shall consist of IP cameras, the majority of which shall be Powered over Ethernet (PoE), connected to a dedicated 1000T based Ethernet security network.
- B. The video recording shall be distributed video server/storage devices.
- C. Network Video Recording
 - 1. Capacity for recording cameras shall be provided to allow a minimum of 30 or 90 days of recording at 15 frames per second, using highest camera resolution with mild (10% or less) H.265 compression
 - a. See Camera Schedule for number of days recording for each camera.
 - 2. Video recording shall be by rack mounted video server running video management software.
 - 3. Server shall have fault tolerant RAID 1 or better fault tolerant operation system drives.
 - 4. Server shall have onboard DVD burner for archiving selected video files.
 - 5. Configurable motion detection alarm output for each video channel.
 - 6. Program camera titles and on-screen placement as coordinated with the Village of Homewood.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include dimensions and data on features, performance, electrical characteristics, ratings, and finishes.
- B. Shop Drawings: For video surveillance. Include plans, elevations, sections, details, and attachments to other work.
 - 1. Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
 - 2. Functional Block Diagram: Show single-line interconnections between components for signal transmission and control. Show cable types and sizes.
 - 3. Dimensioned plan and elevations of equipment racks, control panels, and consoles. Show access and workspace requirements.
 - 4. UPS: Sizing calculations.
 - 5. Wiring Diagrams: For power, signal, and control wiring.
- C. Design Data: Include an equipment list consisting of every piece of equipment by model number, manufacturer, serial number, location, and date of original installation. Add pretesting record of each piece of equipment, listing name of person testing, date of test, set points of adjustments, name and description of the view of preset positions, description of alarms, and description of unit output responses to an alarm.

1.6 INFORMATIONAL SUBMITTALS

- A. Seismic Qualification Data: Certificates, for cameras, camera-supporting equipment, accessories, and components, from manufacturer.
 - 1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.
 - 2. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.
 - 3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.
- B. Field quality-control reports.
- C. Product Warranty: Sample of special warranty.

1.7 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For cameras, power supplies, infrared illuminators, monitors, network video recorders, and control-station components to include in emergency, operation, and maintenance manuals. For "Operation and Maintenance Data," include the following:
 - 1. Lists of spare parts and replacement components recommended to be stored at the site for ready access.

1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of cameras, equipment related to camera operation, and control-station equipment that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period: Three years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 SYSTEM REQUIREMENTS

- A. Surge Protection: Protect components from voltage surges originating external to equipment housing and entering through power, communication, signal, control, or sensing leads. Include surge protection for external wiring of each conductor's entry connection to components.
 - Minimum Protection for Power Connections 120 V and More: Auxiliary panel suppressors complying with requirements in Section 264313 "Surge Protection for Low- Voltage Electrical Power Circuits."
 - Minimum Protection for Communication, Signal, Control, and Low-Voltage Power Connections: Comply with requirements in Section 264313 "Surge Protection for Low-Voltage Electrical Power Circuits" as recommended by manufacturer for type of line being protected.

B. Tamper Protection: Tamper switches on enclosures, control units, pull boxes, junction boxes, cabinets, and other system components shall initiate a tamper-alarm signal when unit is opened or partially disassembled. Control-station, control-unit alarm display shall identify tamper alarms and indicate locations.

2.2 PERFORMANCE REQUIREMENTS

- A. Seismic Performance: Video surveillance system shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.
 - 1. The term "withstand" means "the unit will remain in place without separation of any parts from the device when subjected to the seismic forces specified and the unit will be fully operational after the seismic event."
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- C. Comply with NECA 1.
- D. Comply with NFPA 70.
- E. Electronic data exchange between video surveillance system with an access-control system shall comply with SIA TVAC.

2.3 IP CAMERAS

- A. Approved Manufacturers:
 - 1. Axis Communications
 - 2. Hanwha Security
 - 3. American Dynamics
 - 4. Avigilon.
- B. Fixed Dome Indoor Camera:
 - 1. Comply with UL 639.
 - 2. Image Sensor: 1/2.7" progressive scan RGB CMOS.
 - 3. Lens: Varifocal, 3-8mm, F1.3
 - 4. Day and Night: Automatically removeable infrared-cut filter.
 - 5. Minimum Illumination:
 - a. Color: 0.13 lux at 50 IRE, F1.3
 - b. B/W: 0 lux at 50 IRE, F1.3
 - 6. Video Compression: H.265 Main Profile.
 - 7. Resolution: 2592x1944
 - 8. Casing: IP52-rated, IK10 impact resistant polycarbonate casing with hard coated dome and dehumidifying membrane.
 - 9. Power: PoE Type 1 Class 3.
 - a. Typical 6.5 W, Max 10.5 W.
 - 10. IR Illumination: Long life 850nm IR LEDs, range of 130 feet.

VIDEO SURVEILLANCE 282000 -4

Item 9. J.

11. Storage: Support for microSD/microSDHC/microSDXC card.

C. Fixed Dome Outdoor Camera:

- 1. Comply with UL 639.
- 2. Image Sensor: 1/1.8" progressive scan RGB CMOS.
- 3. Lens: Varifocal, 4.3-8.6mm, F1.5
- 4. Day and Night: Automatically removeable infrared-cut filter.
- 5. Minimum Illumination:
 - a. Color: 0.14 lux at 50 IRE, F1.5
 - b. B/W: 0 lux at 50 IRE, F1.5
- 6. Video Compression: H.265 Main Profile.
- 7. Resolution: 3840x2160
- 8. Casing: IP66 and NEMA 4X-rated, IK10 impact resistant polycarbonate casing with hard coated dome and dehumidifying membrane.
- 9. Power: PoE Type 1 Class 3.
 - a. Typical 8.6 W, Max 11.8 W.
- 10. IR Illumination: Long life 850nm IR LEDs, range of 130 feet.
- 11. Storage: Support for microSD/microSDHC/microSDXC card.

D. Fixed Wedge Indoor Camera:

- 1. Comply with UL 639.
- 2. Image Sensor: 1/2.5" progressive scan RGB CMOS.
- 3. Lens: Fixed, 2.4mm, F2.0
- 4. Day and Night: Automatically removeable infrared-cut filter.
- 5. Minimum Illumination:
 - a. Color: 0.23 lux at F2.1
 - b. B/W: 0.05 lux F2.1
- 6. Video Compression: H.265 Main Profile.
- 7. Resolution: 2304x1728
- 8. Casing:
 - a. Anti-ligature and anti-grip stainless steel casing.
 - b. IP66, IP69, IP6K9K and NEMA 4X-rated.
 - c. IK10+ 50 joules impact resistant.
- 9. Power: PoE Type 1 Class 3.
 - a. Typical 7.7 W, Max 10.8 W.
- 10. IR Illumination: Long life and invisible 940nm IR LEDs, range of 49 feet.
- 11. Storage: Support for microSD/microSDHC/microSDXC card.

E. Multi-Sensor Dome Outdoor Camera:

- 1. Comply with UL 639.
- 2. Image Sensor: 4 x 1/2.5" progressive scan RGB CMOS.
- 3. Lens: Varifocal, 3-6mm, F1.8-2.6
- 4. Day and Night: Automatically removeable infrared-cut filter.
- 5. Minimum Illumination:
 - a. Color: 0.20 lux at 50 IRE, F1.8
 - b. B/W: 0.04 lux at 50 IRE, F1.8
- 6. Video Compression: H.265.
- 7. Resolution: 4 x 2560x1440

- 8. Casing: IP66, IP67 and NEMA 4X-rated, IK09 impact resistant aluminum and plastic casing with polycarbonate hard coated dome.
- 9. Power: PoE Type 2 Class 4.
 - a. Typical 16.3 W, Max 25.5 W.
- 10. IR Illumination: 4 x long life 850nm IR LEDs, range of 50 feet.
- 11. Storage: Support for microSD/microSDHC/microSDXC card, dual SD cards.

2.4 CAMERA-SUPPORTING EQUIPMENT

- A. Minimum Load Rating: Rated for load in excess of the total weight supported times a minimum safety factor of two.
- B. Mounting Brackets for Fixed Cameras: Type matched to items supported and mounting conditions. Include manual pan-and-tilt adjustment.

2.5 NETWORK VIDEO RECORDERS

- A. Manufacturers:
 - 1. Dell
 - 2. Hewlett Packard
 - 3. Lenovo
- B. Network Video Servers
 - 1. Meets minimum recommended requirements for the Video Management Software, but not less than the following:
 - a. Description: Computer-operated, video control unit complying with 47 CFR 15, Subparts A and B, for Class A and B digital. Include the following minimum features, components, and capabilities:
 - 1) CPU: Intel Core i3
 - 2) RAM: 16GB DDR4
 - 3) Redundant hot-plug power supply
 - 4) Throughput: up to 360 Mbit/s
 - 5) Disk Drive: 2 x 3.5" (external accessible)
 - 6) Raw Storage: 4/8/16/24/32 TB (depending on attached cameras)
 - 7) RAID Controller: Intel Rapid Storage Controller RAID 0,1
 - 8) Display Ports: 2-USB 3.1 Type C/iGFX DisplayPort
 - 2. Maximum allowable number of IP video streams to be assigned: 32 each server (including unused capacity to meet growth percentages indicated).
 - 3. Mounting: Standard 19-inch rack complying with EIA 310.
 - 4. Storage: Each server shall have sufficient on-board or direct connected disk capacity to record each assigned video channel and maintain a rolling record of the video data on a first in first out basis meeting the project's archival requirements.

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2.6 VIDEO MANAGEMENT SOFTWARE

A. Manufacturers:

- 1. Milestone
- 2. Genetec
- 3. American Dynamics
- 4. Avigilon

B. Description:

- 1. System shall provide high-quality delivery and processing of IP-based video, audio, and control data using standard Ethernet-based networks.
- 2. System shall have seamless integration of all video surveillance and control functions.
- 3. Graphical user interface software shall manage all IP-based video matrix switching and camera control functions, alarm monitoring and control, and recording and archive/retrieval management. IP system shall also be capable of integrating into larger system environments.
- 4. System shall fully integrate with Brivo access control system.
- 5. System design shall include all necessary compression software for high-performance, dual-stream, MPEG-2/MPEG-4 video. Unit shall provide connections for all video cameras, discreet sensor inputs, and control system outputs.
- 6. All camera signals shall be compressed, encoded, and delivered onto the network for processing and control by the IP video-management software.
- 7. All system interconnect cables, workstation PCs, and network intermediate devices shall be provided for full performance of specified system.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine pathway elements intended for cables. Check raceways and other elements for compliance with space allocations, installation tolerance, hazards to camera installation, and other conditions affecting installation.
- B. Examine roughing-in for LAN, WAN, and IP network before device installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 WIRING

- A. Wiring Method: Install cables in raceways unless otherwise indicated.
 - 1. Except raceways are not required in accessible indoor ceiling spaces and attics.
 - 2. Except raceways are not required in hollow gypsum board partitions.
 - 3. Conceal raceways and wiring except in unfinished spaces.

- B. Wiring within Enclosures: Bundle, lace, and train conductors to terminal points with no excess and without exceeding manufacturer's limitations on bending radii. Provide and use lacing bars and distribution spools.
- C. Splices, Taps, and Terminations: For power and control wiring, use numbered terminal strips in junction, pull, and outlet boxes; terminal cabinets; and equipment enclosures. Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A-486B.
- D. Grounding: Provide independent-signal circuit grounding recommended in writing by manufacturer.

3.3 VIDEO SURVEILLANCE SYSTEM INSTALLATION

- A. Install cameras level and plumb.
- B. Install tamper switches on components indicated to receive tamper switches, arranged to detect unauthorized entry into system-component enclosures and mounted in self-protected, inconspicuous positions.

3.4 FIELD QUALITY CONTROL

- A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.
- B. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections.
- C. Perform tests and inspections.
- D. Tests and Inspections:
 - 1. Inspection: Verify that units and controls are properly installed, connected, and labeled, and that interconnecting wires and terminals are identified.
 - 2. Pretesting: Align and adjust system and pretest components, wiring, and functions to verify that they comply with specified requirements. Conduct tests at varying lighting levels, including day and night scenes as applicable. Prepare video-surveillance equipment for acceptance and operational testing as follows:
 - a. Prepare equipment list described in "Informational Submittals" Article.
 - b. Verify operation of auto-iris lenses.
 - c. Set back-focus of fixed focal length lenses. At focus set to infinity, simulate nighttime lighting conditions by using a dark glass filter of a density that produces a clear image. Adjust until image is in focus with and without the filter.
 - d. Set back-focus of zoom lenses. At focus set to infinity, simulate nighttime lighting conditions by using a dark glass filter of a density that produces a clear image. Additionally, set zoom to full wide angle and aim camera at an object 50 to 75 feet away. Adjust until image is in focus from full wide angle to full telephoto, with the filter in place.
 - e. Set and name all preset positions; consult Owner's personnel.

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- f. Set sensitivity of motion detection.
- g. Connect and verify responses to alarms.
- h. Verify operation of control-station equipment.
- 3. Test Schedule: Schedule tests after pretesting has been successfully completed and system has been in normal functional operation for at least 14 days. Provide a minimum of 10 days' notice of test schedule.
- 4. Operational Tests: Perform operational system tests to verify that system complies with Specifications. Include all modes of system operation. Test equipment for proper operation in all functional modes.
- E. Video surveillance system will be considered defective if it does not pass tests and inspections.
- F. Prepare test and inspection reports.

3.5 ADJUSTING

- A. Occupancy Adjustments: When requested within 12 months of date of Substantial Completion, provide on-site assistance in adjusting system to suit actual occupied conditions. Provide up to two visits to Project during other-than-normal occupancy hours for this purpose. Tasks shall include, but are not limited to, the following:
 - 1. Check cable connections.
 - 2. Check proper operation of cameras and lenses. Verify operation of auto-iris lenses and adjust back-focus as needed.
 - 3. Adjust all preset positions; consult Owner's personnel.
 - 4. Recommend changes to cameras, lenses, and associated equipment to improve Owner's use of video surveillance system.
 - 5. Provide a written report of adjustments and recommendations.

3.6 CLEANING

- A. Clean installed items using methods and materials recommended in writing by manufacturer.
- B. Clean video-surveillance-system components, including camera-housing windows, lenses, and monitor screens.
- C. Train Owner's maintenance personnel to adjust, operate, and maintain video-surveillance equipment.

END OF SECTION 282000

VIDEO SURVEILLANCE

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VILLAGE OF HOMEWOOD VIDEO SURVEILLANCE UPGRADE



DRAWING LIST:

EY101 VILLAGE SITE PLAN

EY102 VILLAGE HALL BASEMENT

EY103 VILLAGE HALL FIRST FLOOR

EY104 VILLAGE HALL SECOND FLOOR

EY105 POLICE DEPARTMENT

EY106 FIRE STATION

EY107 PUBLIC WORKS

EY108 PUMP HOUSE #2

EY109 BRIAN CAREY TRAINING CENTER

EY110 SCIENCE CENTER

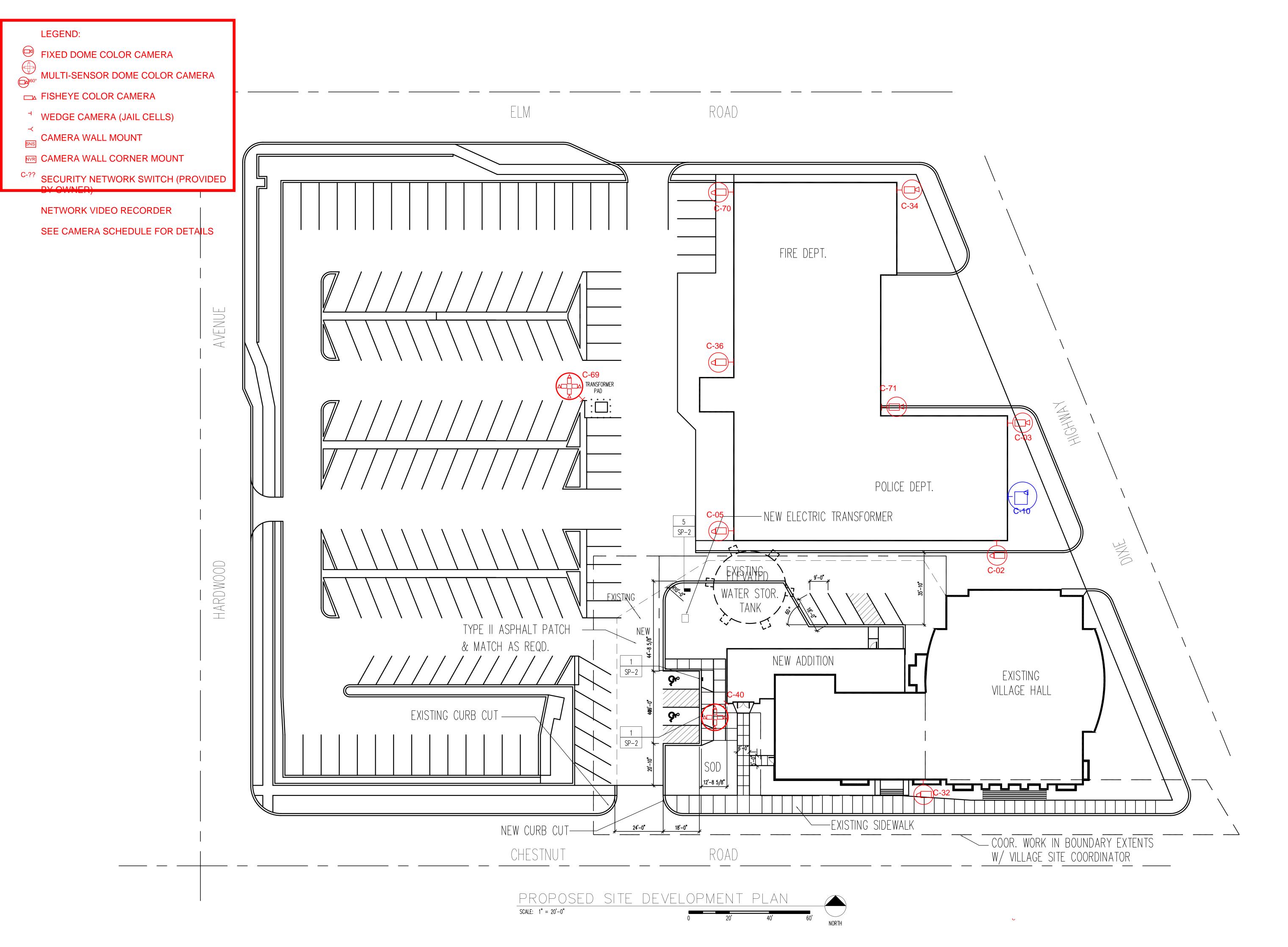
EY111 WATER PLANT 183rd & STEWARD

EY112 NEW PUMP STATION

EY113 WATER TOWER WEST

EY114 WATER TOWER EAST / LANDSCAPE &

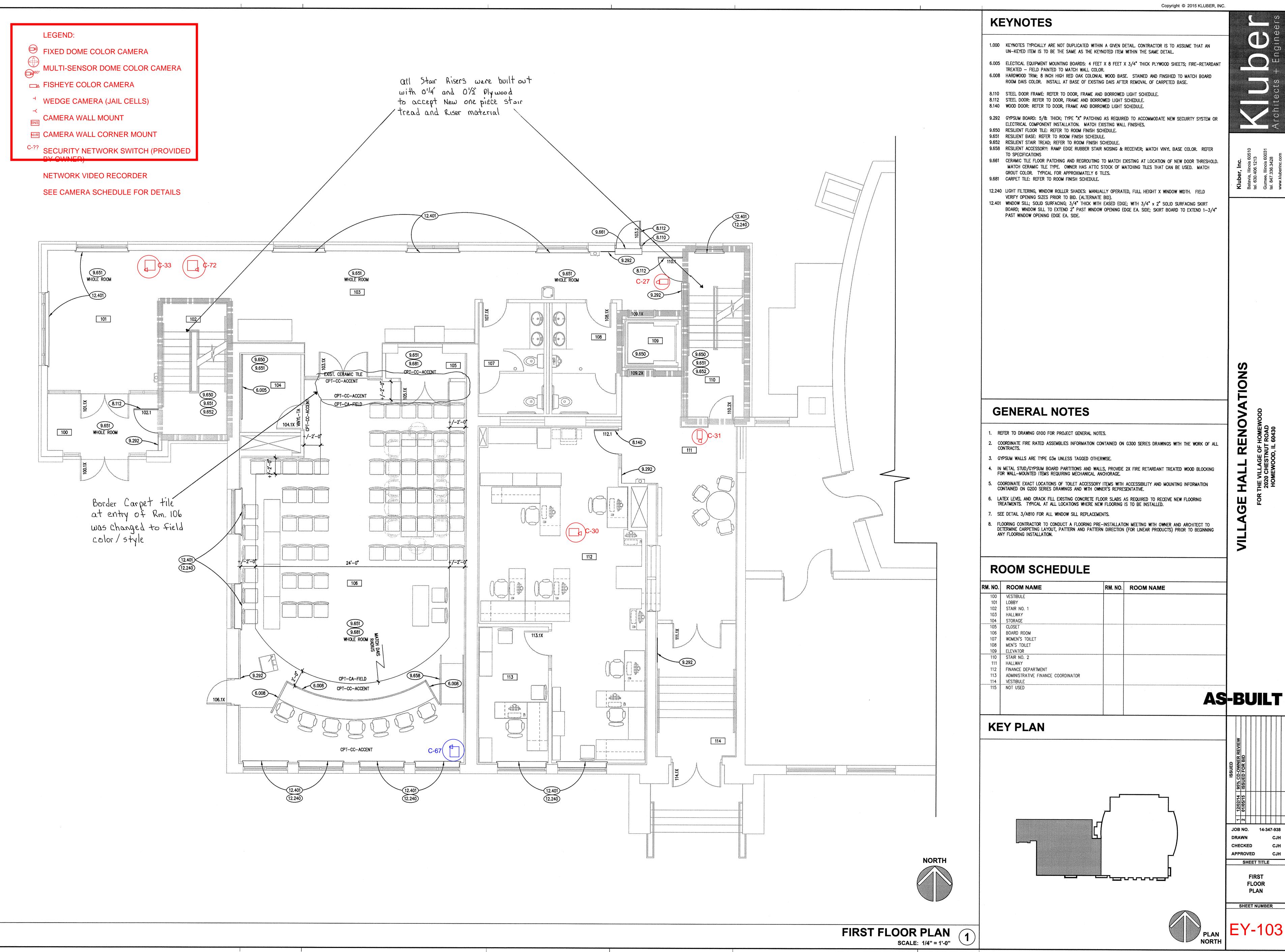
MAINTENANCE

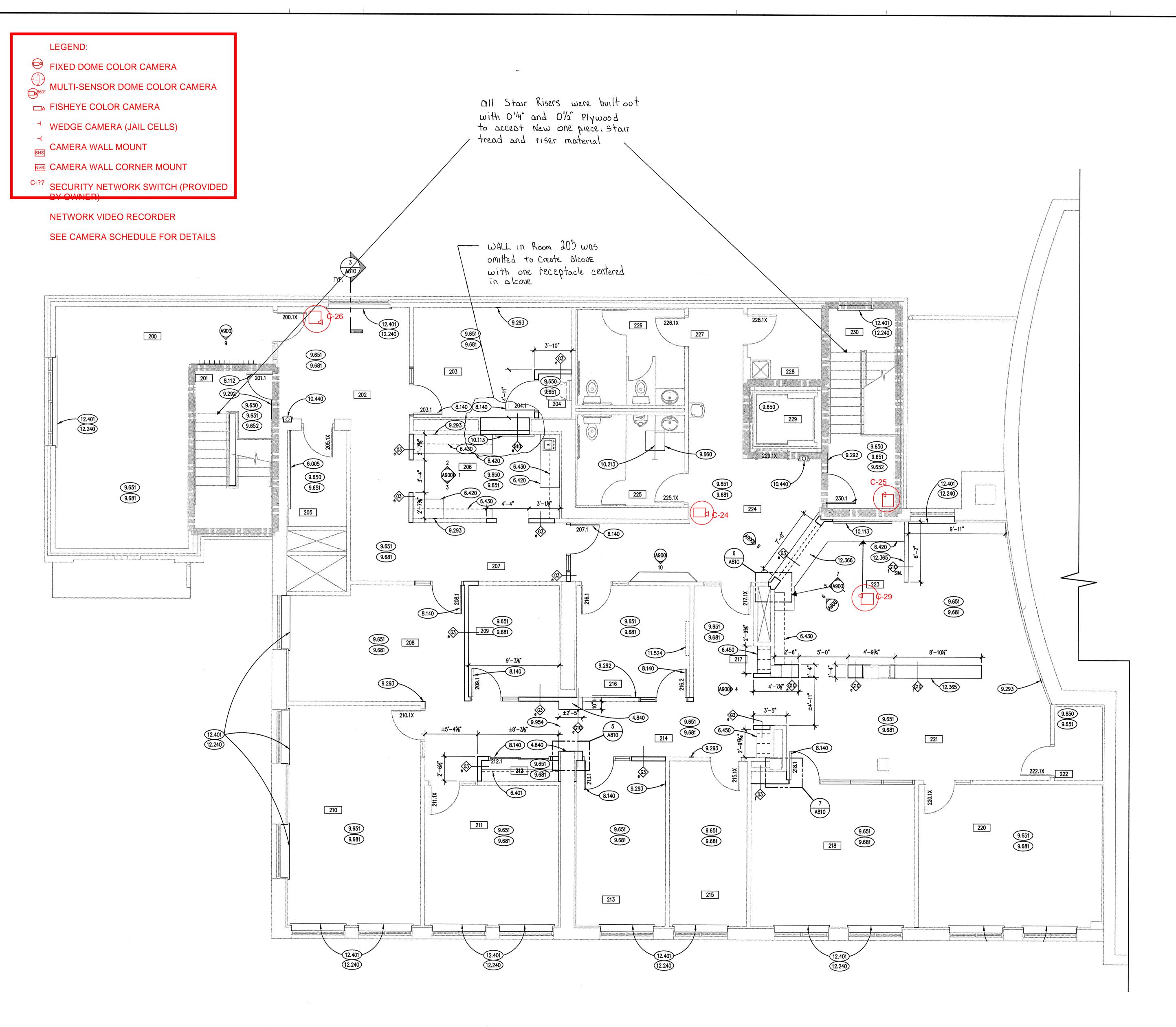


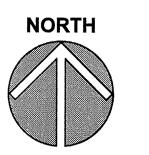
ARCHITECTURE INTERIOR DESIGN PLANNING 4/18 SITE PLAN JOB NO: 9784 DRAWN: RIMI DATE: 6-24-97 CHECKED: CES SHEET NUMBER:

PLOT: scale: 1/20"=1'-0" date: 8-18-98
(C) COPYRIGHT 1998 ARETE' 3 LTD.
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EY-101







SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

KEYNOTES

1.000 KEYNOTES TYPICALLY ARE NOT DUPLICATED WITHIN A GIVEN DETAIL. CONTRACTOR IS TO ASSUME THAT AN UN-KEYED ITEM IS TO BE THE SAME AS THE KEYNOTED ITEM WITHIN THE SAME DETAIL.

4.840 PATCH EXISTING MASONRY OPENING AFTER DEMOLITION OPERATIONS.

6.005 ELECTICAL EQUIPMENT MOUNTING BOARDS: 4 FEET X 8 FEET X 3/4" THICK PLYWOOD SHEETS; FIRE-RETARDANT TREATED - FIELD PAINTED TO MATCH WALL COLOR.

6.401 ARCHITECTURAL WOOD CASEWORK: PLASTIC LAMINATE; HAT SHELF; 3/4" THK.; 15" DEEP; WITH 1" DIA.

CHROMED STEEL CLOTHES HANGER ROD 6.420 ARCHITECTURAL WOOD CASEWORK: PLASTIC LAMINATE; BASE CABINETS.

6.430 ARCHITECTURAL WOOD CASEWORK: PLASTIC LAMINATE; WALL CABINETS. 6.450 ARCHITECTURAL WOOD CASEWORK: PLASTIC LAMINATE; MAIL SLOTS; FULLY LAMINATED WITH ADJUSTABLE SHELVES. QUANTITY AS SHOWN. MIN. 12"WIDE X 12" DEEP COMPARTMENTS, TYPICAL PROVIDE 3/4" VERTICAL PLAM. DIVIDERS BETWEEN EACH SECTION OF SLOTS. TYP.

8.112 STEEL DOOR: REFER TO DOOR, FRAME AND BORROWED LIGHT SCHEDULE. 8.140 WOOD DOOR: REFER TO DOOR, FRAME AND BORROWED LIGHT SCHEDULE.

9.292 GYPSUM BOARD: 5/8: THICK; TYPE "X" PATCHING AS REQUIRED TO ACCOMMODATE NEW SECURITY SYSTEM OR

ELECTRICAL COMPONENT INSTALLATION. MATCH EXISTING WALL FINISHES. 9.293 GYPSUM BOARD PATCHING AS REQUIRED AT ALL LOCATIONS OF REMOVED PARTITIONS OR WHERE WALLS HAVE

BEEN ACCESSED TO ACCOMMODATE INSTALLATION OF NEW ELECTRICAL OR SECURITY DEVICES TO MATCH EXISTING CONSTRUCTION. TYPICAL THROUGHOUT BUILDING AS REQUIRED. 9.650 RESILIENT FLOOR TILE: REFER TO ROOM FINISH SCHEDULE.

9.651 RESILIENT BASE: REFER TO ROOM FINISH SCHEDULE.

9.681 CARPET TILE: REFER TO ROOM FINISH SCHEDULE.

9.652 RESILIENT STAIR TREAD; REFER TO ROOM FINISH SCHEDULE.

9.954 LATEX LEVEL FLOOR AT TRANSITION SMOOTH TO ACCOMMODATE NEW FLOORING PRODUCTS. 9.660 CERAMIC TILE FLOOR PATCHING AND REGROUTING TO MATCH EXISTING AT LOCATION OF REMOVED URINAL SCREEN. MATCH CERAMIC TILE TYPE. OWNER HAS ATTIC STOCK OF MATCHING TILES THAT CAN BE USED. MATCH GROUT COLOR. TYPICAL FOR APPROXIMATELY 6 TILES.

10.113 VISUAL DISPLAY BOARD: TACKBOARD; 4'X4'; MOUNT TOP AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE. 10.213 METAL TOILET COMPARTMENT: EXTENDED URINAL SCREEN WITH 6 INCH END PILASTER. MATCH EXISTING

10.440 FIRE PROTECTION SPECIALTY: FIRE EXTINGUISHER AND SEMI-RECESSED WALL CABINET.

11.524 AUDIO-VISUAL EQUIPMENT: FUTURE LCD TV; WALL MOUNTED (BY OWNER) N.I.C.

12.240 LIGHT FILTERING, WINDOW ROLLER SHADES: MANUALLY OPERATED, FULL HEIGHT X WINDOW WIDTH. FIELD VERIFY OPENING SIZES PRIOR TO BID. (ALTERNATE BID).

12.365 COUNTERTOP: SOLID SURFACING; 1-1/2" EDGE THICKNESS WITH EASED EDGE, U.N.O.

12.366 COUNTERTOP: GRANITE; 1-1/2: EDGE THICKNESS WITH EASED EDGES.

12.401 WINDOW SILL; SOLID SURFACING; 3/4" THICK WITH EASED EDGE; WITH 3/4" x 2" SOLID SURFACING SKIRT BOARD; WINDOW SILL TO EXTEND 2" PAST WINDOW OPENING EDGE EA. SIDE; SKIRT BOARD TO EXTEND 1-3/4" PAST WINDOW OPENING EDGE EA. SIDE.

GENERAL NOTES

- . REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
- 2. COORDINATE FIRE RATED ASSEMBLIES INFORMATION CONTAINED ON G300 SERIES DRAWINGS WITH THE WORK OF ALL

3. GYPSUM WALLS ARE TYPE G3e UNLESS TAGGED OTHERWISE.

4. IN METAL STUD/GYPSUM BOARD PARTITIONS AND WALLS, PROVIDE 2X FIRE RETARDANT TREATED WOOD BLOCKING FOR WALL-MOUNTED ITEMS REQUIRING MECHANICAL ANCHORAGE.

COORDINATE EXACT LOCATIONS OF TOILET ACCESSORY ITEMS WITH ACCESSIBILITY AND MOUNTING INFORMATION CONTAINED ON G200 SERIES DRAWINGS AND WITH OWNER'S REPRESENTATIVE.

5. LATEX LEVEL AND CRACK FILL EXISTING CONCRETE FLOOR SLABS AS REQUIRED TO RECEIVE NEW FLOORING TREATMENTS. TYPICAL AT ALL LOCATIONS WHERE NEW FLOORING IS TO BE INSTALLED.

SEE DETAIL 3/A810 FOR ALL WINDOW SILL REPLACEMENTS.

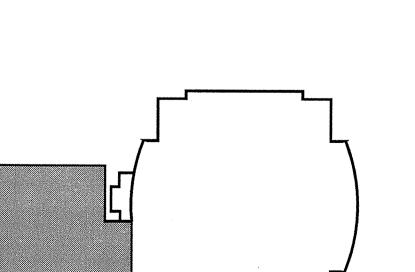
8. FLOORING CONTRACTOR TO CONDUCT A FLOORING PRE-INSTALLATION MEETING WITH OWNER AND ARCHITECT TO DETERMINE CARPETING LAYOUT, PATTERN AND PATTERN DIRECTION (FOR LINEAR PRODUCTS) PRIOR TO BEGINNING ANY FLOORING INSTALLATION.

ROOM SCHEDULE

KEY PLAN

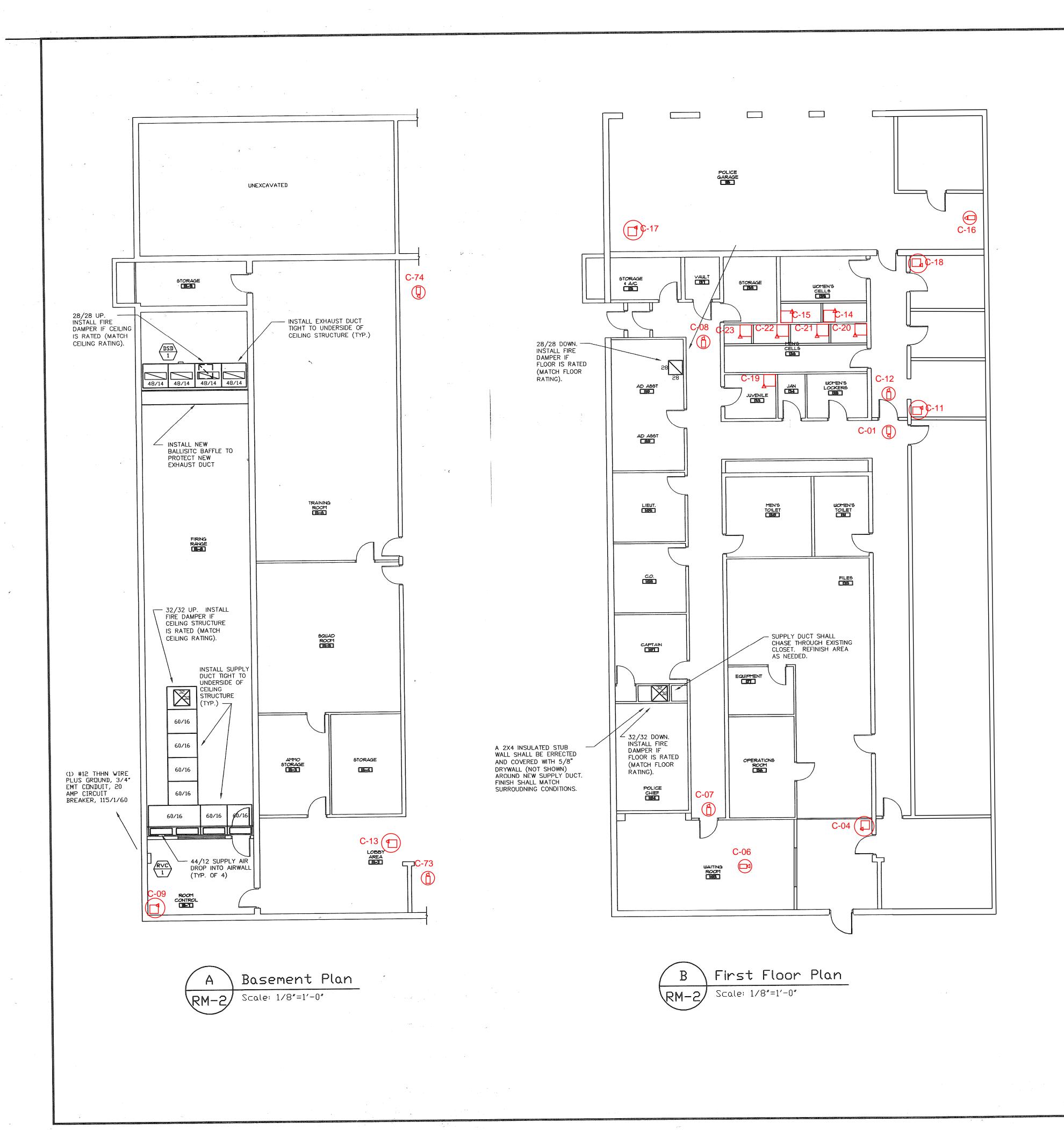
RM. NO.	ROOM NAME	RM. NO.	ROOM NAME
200	CONFERENCE ROOM	220	COMMUNITY DEVELOPMENT DIRECTOR
201	STAIR NO. 1	221	OPEN OFFICE
202	HALLWAY	222	CLOSET
203	P.R./EVENTS COORDINATOR OFFICE	223	COMMUNITY DEVELOPMENT RECEPTION
204	ROOF ACCESS	224	HALLWAY
205	STORAGE	225	MEN'S TOILET
206	COPY/COFFEE ROOM	226	WOMEN'S TOILET
207	HALLWAY	227	HALLWAY
208	ADMINISTRATIVE ASSISTANT OFFICE	228	JANITOR CLOSET
209	I.T. MANAGER OFFICE	229	ELEVATOR
210	VILLAGE MANAGER OFFICE	230	STAIR NO. 2
211	ASSISTANT VILLAGE MANAGER OFFICE		
212	COAT CLOSET		
213	FINANCE DIRECTOR OFFICE		
214	HALLWAY / FILES		
215	SENIOR ACCOUTANT OFFICE	***************************************	
216	CONFERENCE ROOM		AC
217	HALLWAY/MAIL ROOM		
218	CODE COMPLIANCE / BLDG. INSP. OFFICER		
219	NOT USED		

S-BUILT



APPROVED SHEET TITLE

> SECOND **FLOOR**



FIXED DOME COLOR CAMERA

MULTI-SENSOR DOME COLOR CAMERA

FISHEYE COLOR CAMERA

WEDGE CAMERA (JAIL CELLS)

CAMERA WALL MOUNT

CAMERA WALL CORNER MOUNT

C-?? SECURITY NETWORK SWITCH (PROVIDED BY OWNER)

NETWORK VIDEO RECORDER

SEE CAMERA SCHEDULE FOR DETAILS

Sheet Title
RANGE
VENTILATION
PLAN
VIEWS



FIXED DOME COLOR CAMERA

MULTI-SENSOR DOME COLOR CAMERA

☐ FISHEYE COLOR CAMERA

[→] WEDGE CAMERA (JAIL CELLS)

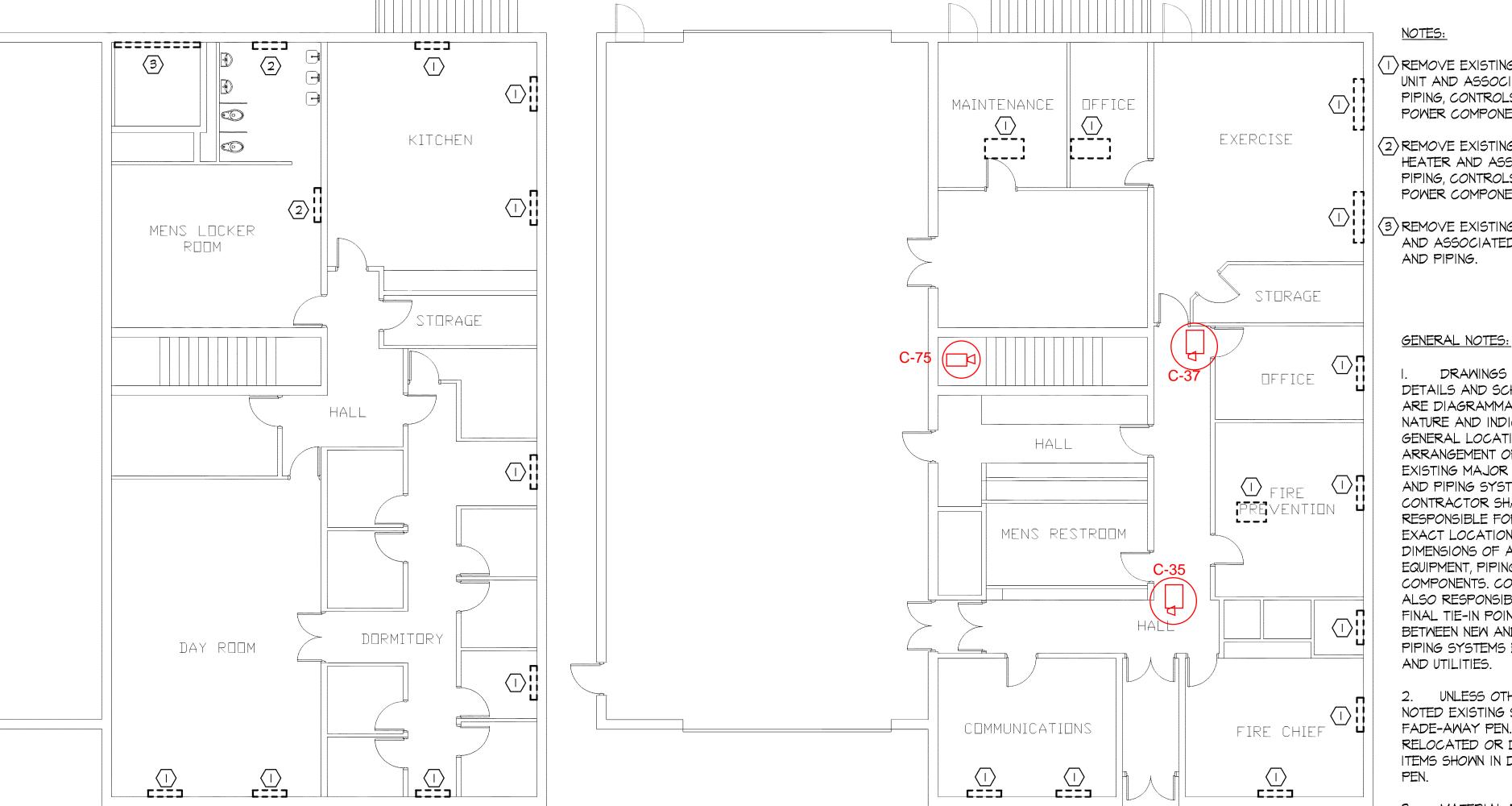
CAMERA WALL MOUNT

WR CAMERA WALL CORNER MOUNT

SECURITY NETWORK SWITCH (PROVIDED

NETWORK VIDEO RECORDER

SEE CAMERA SCHEDULE FOR DETAILS









(I) REMOVE EXISTING FAN COIL UNIT AND ASSOCIATED PIPING, CONTROLS, AND POWER COMPONENTS.

2 REMOVE EXISTING UNIT HEATER AND ASSOCIATED PIPING, CONTROLS AND POWER COMPONENTS.

3 REMOVE EXISTING FIN TUBE AND ASSOCIATED CONTROLS AND PIPING.

DRAWINGS (PLANS, DETAILS AND SCHEMATICS ARE DIAGRAMMATIC IN NATURE AND INDICATE GENERAL LOCATION AND ARRANGEMENT OF NEW AND EXISTING MAJOR EQUIPMENT AND PIPING SYSTEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT LOCATIONS AND DIMENSIONS OF ALL EQUIPMENT, PIPING AND PIPING COMPONENTS. CONTRACTOR IS ALSO RESPONSIBLE FOR FINAL TIE-IN POINT LOCATIONS BETWEEN NEW AND EXISTING PIPING SYSTEMS EQUIPMENT AND UTILITIES.

2. UNLESS OTHERWISE NOTED EXISTING SHOWN IN FADE-AWAY PEN. NEW, RELOCATED OR DEMOLITION ITEMS SHOWN IN DARK HEAVY

MATERIAL EXPOSED WITHIN THE RETURN AIR PLENUM SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

NO. REV DATE



IL# 062-053479

700 CI Suite Colum 65201-Ph. – Fax – of Auth

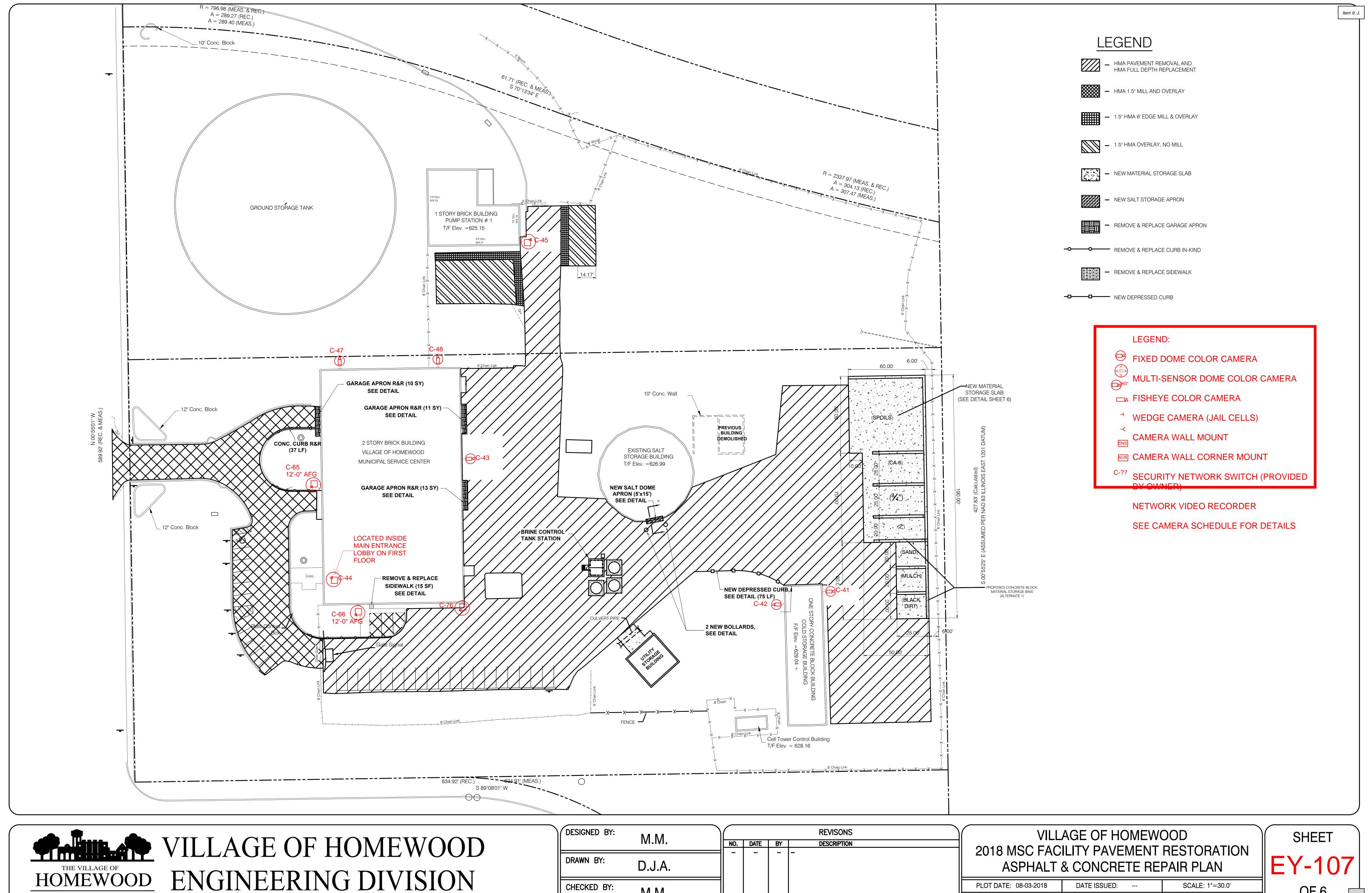


F HOMEWOOD ' HALL 17950 DIXIE HIGHWAY OOD, COOK COUNTY, ILLINOIS VILLIAGE OF I

DATE ISSUED: 10-14-11

EY-106

PROJECT NO. 11055



	M.M.	
DRAWN BY:	D.J.A.	
CHECKED BY:	M.M.	

NO.	DATE	BY	DESCRIPTION	
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			<i>)</i>	

PLOT DATE: 08-03-2018 SCALE: 1"=30.0' CAD FILE: C:\Engineering Files\ENGINEERING PROJECTS

OF 6



NORTH THORNGREEK FACILITY (EXISTING ASPHALT PAVEMENT) T/SW=99.00 5'X5' ADA RAMP EXIST. VACUUM FILTER BLD'G. T/F=99.15 REMOVE & REPLACE 5'X5' SLAB WITH 5'X5' ADA RAMP **BENCHMARK** C-60 4(CONTROL-**BASEMENT** EXIST. GARAGE CONC. BLOCK BUILDING EX. CURB NEW -18" x 12" D **GENERATOR PAD** TRENCH FOR

GENERAL NOTES

- 1. ALL SITE CLEARING, EXCAVATION, GRADING, COMPACTION, AND SUBGRADE PREPARATION SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 1, 2007 (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS).
- 2. BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL "J.U.L.I.E." AT 1-800-892-0123, 48 HOURS NOTIFICATION IS REQUIRED.
- 3. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH UTILITY COMPANIES. THE LOCATIONS OF PUBLIC OR PRIVATE UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY. THE CONTRACTOR WILL BE REQUIRED TO ASCERTAIN THE EXACT LOCATION OF SUCH UTILITIES AND EXERCISE CARE DURING HIS CONSTRUCTION OPERATIONS SO AS NOT TO DAMAGE THEM.
- 4. EXCAVATION SPOILS SHALL BE STOCKPILED ON-SITE AT THE SOUTH END OF THE TRAINING FACILITY.
- 5. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A TANDEM AXLE DUMP TRUCK LOADED TO 14 TONS FOR PROOFROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE COURSE. PROOFROLLING SHALL BE WITNESSED AND APPROVED BY THE VILLAGE ENGINEER.
- 6. ANY UNSTABLE SUBGRADE AREA ENCOUNTERED DURING PROOFROLLING SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-1 (3 INCH) CRUSHED LIMESTONE AT LOCATIONS AND DEPTHS DETERMINED BY THE VILLAGE ENGINEER.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL LINE AND GRADE STAKES.
- 8. THE AGGREGATE BASE COURSE SHALL BE CONSTRUCTED IN CONFORMANCE WITH SECTION 351 OF THE STANDARD SPECIFICATIONS.
- 9. PCC REINFORCED CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420 OF THE STANDARD SPECIFICATIONS.
- 10. ALL CONCRETE SHALL CONFORM TO SECTION 1020, CLASS PV CONCRETE. CONCRETE SHALL HAVE AN AIR CONTENT BETWEEN 5 AND 8 PERCENT. A SLUMP OF 2 TO 4 INCHES AND COMPRESSIVE STRENGTH OF 4000 PSI MINIMUM AT 14 DAYS. NO ADMIXTURES SHALL BE ADDED TO THE CONCRETE WITHOUT WRITTEN APPROVAL OF THE VILLAGE ENGINEER
- 11. THE OWNER SHALL PROVIDE INSPECTION AND TESTING OF CONCRETE DURING PLACEMENT. THE CONTRACTOR SHALL ACCOMMODATE THE TESTING INSPECTOR WITH REPRESENTATIVE CONCRETE SAMPLES DURING PLACEMENT AND AT THE FREQUENCY DEEMED NECESSARY BY THE INSPECTOR.
- 12. THE PCC CONCRETE PAVEMENT SHALL BE BROOM FINISHED.
- 13. CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 2 INCHES AT THE LOCATIONS SHOWN ON THE PLANS AND SHALL BE COMPLETED 4 TO 24 HOURS AFTER FINISHING OF THE CONCRETE BEFORE UNCONTROLLED SHRINKAGE CRACKING TAKES PLACE.
- 14. THE FINISH ELEVATIONS SHOWN ON THE PLANS ARE TOP OF FINISHED PCC CONCRETE PAVEMENT. EARTH EXCAVATION FOR SUBGRADE SHALL BE COMPLETED TO WITHIN +/- 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS.
- 15. FRAME AND VALVE BOX ADJUSTMENTS TO FINISHED PAVEMENT GRADE SHALL BE PERFORMED BY THE VILLAGE OF HOMEWOOD DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR MUST PROVIDE THE VILLAGE 72 HOURS NOTICE OF WHEN THE ADJUSTMENTS WILL BE NEEDED.
- 16. ANY ITEM THAT IS DAMAGED DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE CONTRACT.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPT CLEANUP AND DISPOSAL OF ANY AND ALL DEBRIS GENERATED BY OR INCIDENTAL TO WORK COVERED BY THIS CONTRACT.



CALL JULIE (800) 892-0123 WITH THE FOLLOWING INFORMATION: COUNTY = COOK 48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS

LEGEND: FIXED DOME COLOR CAMERA MULTI-SENSOR DOME COLOR CAMERA ☐ FISHEYE COLOR CAMERA

WEDGE CAMERA (JAIL CELLS)

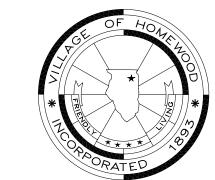
CAMERA WALL MOUNT

NVR CAMERA WALL CORNER MOUNT

C-?? SECURITY NETWORK SWITCH (PROVIDED

BENCHMARK NETWORK VIDEO RECORDER

NORTHWEST FLANGE BOLT ON FIRE ISTER ANATIMETRA OSCHEDULE FOR DETAILS



VILLAGE OF HOMEWOOD ENGINEERING DIVISION

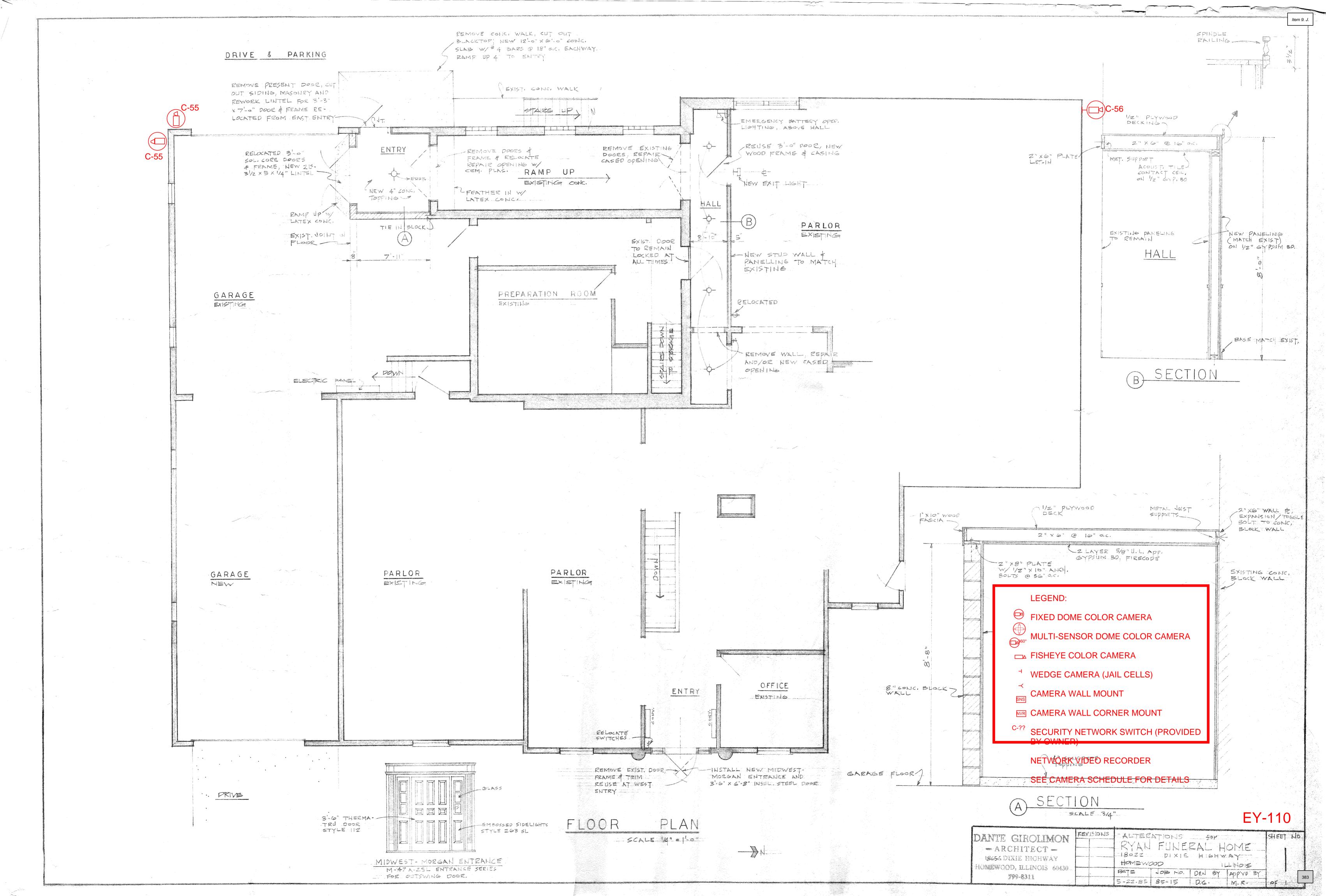
ELECTRIC CONDUIT

DESIGNED BY:	N / N /				REVISONS		VILLA	AGE OF HOMEW	/OOI
	M.M.	N	D. DATE	BY	DESCRIPTION			AREY TRAINING	
DRAWN BY:	D.J.A.			-			_	PAVEMENT PLAN	
CHECKED BY:	N / N //					PLC	OT DATE: 04-12-11	DATE ISSUED:	S
人	M.M.	人				CAI	FILE: C:\ENG FILES\	2011 DRIVEWAY FD TRAIN SITE	.DWG

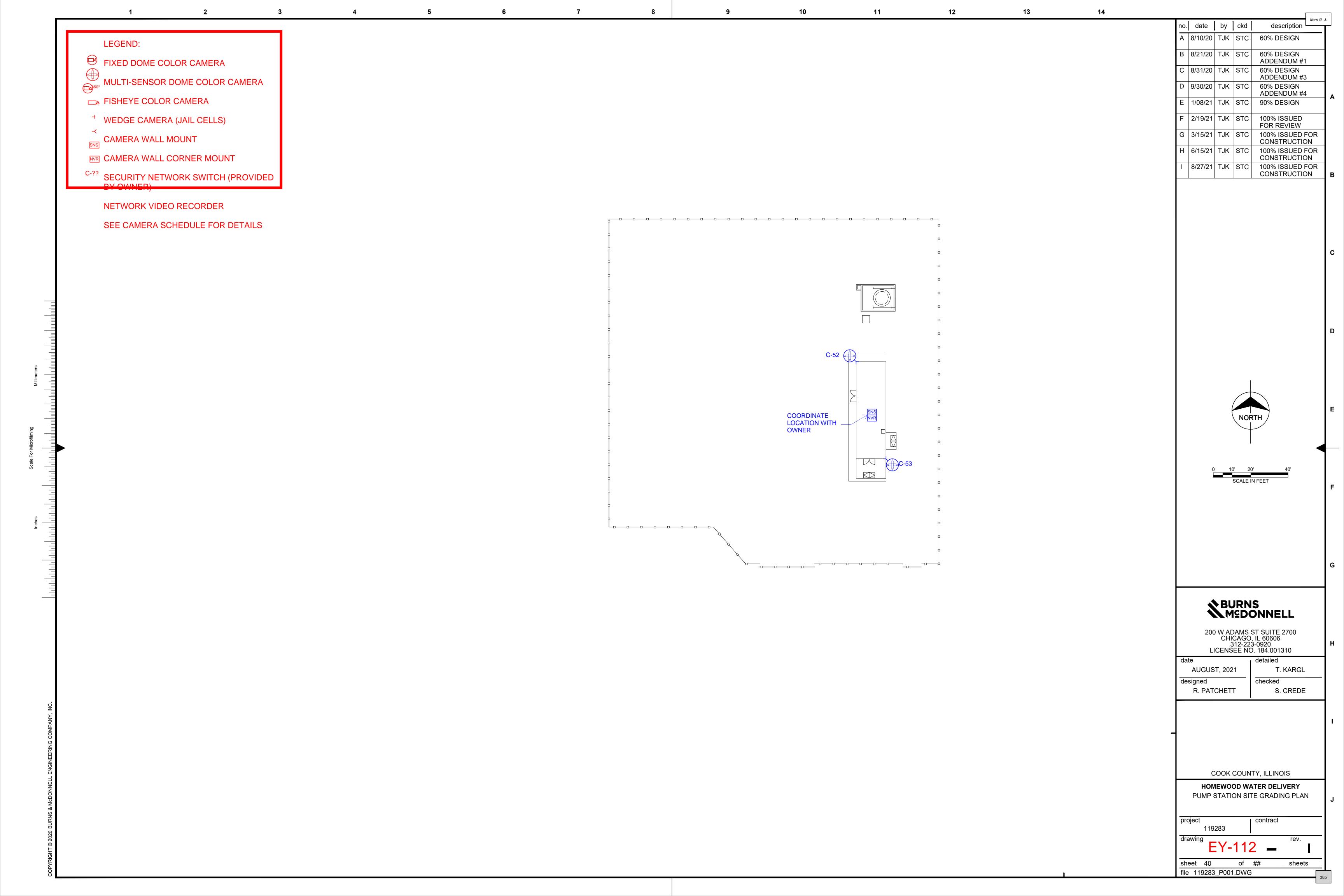
VILLAGE OF HOMEWOOD
BRIAN CAREY TRAINING FACILITY
PAVEMENT PLAN

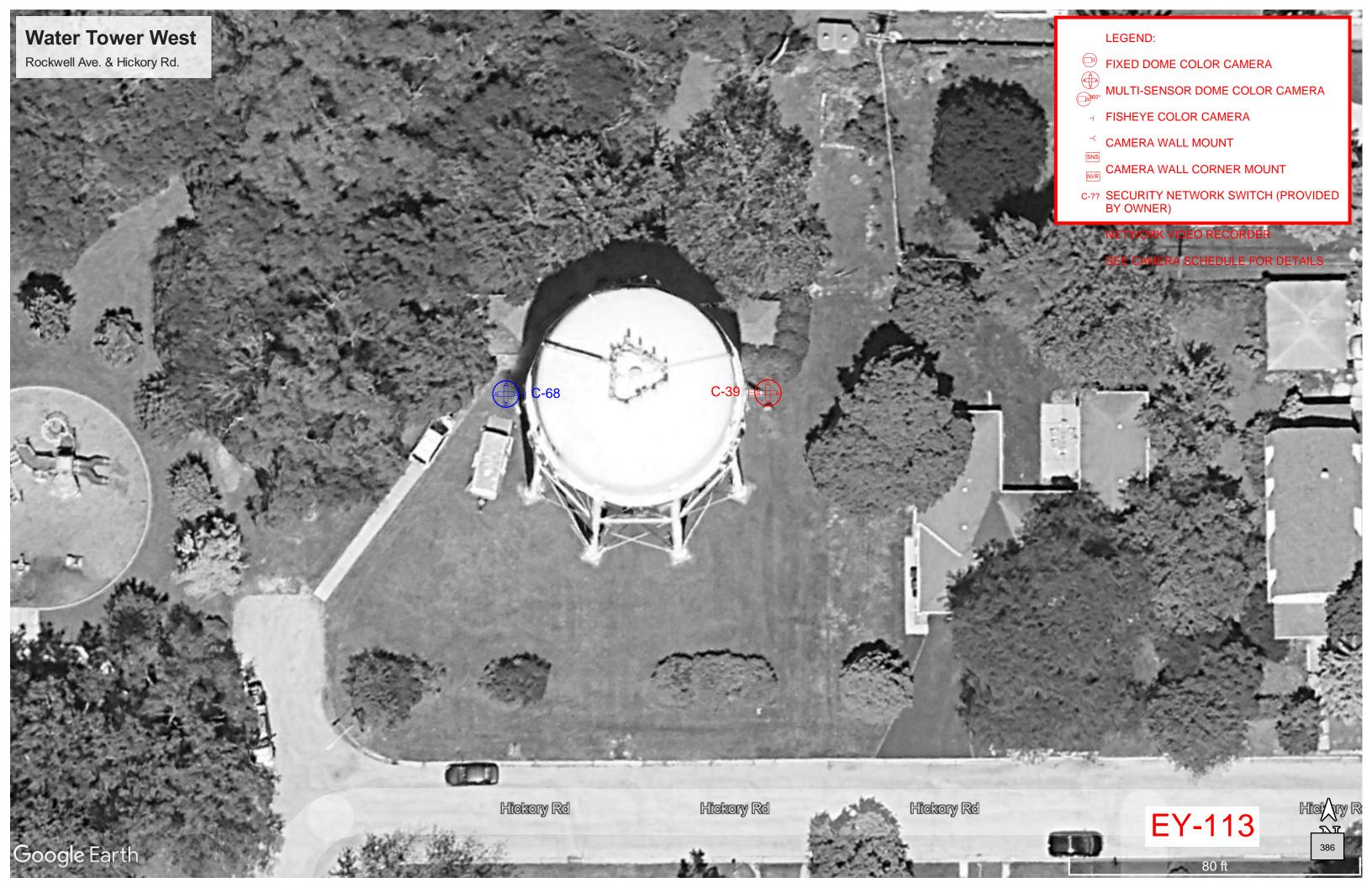
PLOT DATE: 04-12-11 DATE ISSUED: SCALE: 1"=10.0'

SHEET EY-109 OF 1











C-02 P C-03 P C-04 P C-05 P C-06 P C-07 P	LOCATION PD NORTH HALL PD ALLEY PD EAST EXTERIOR	CAMERA TYPE FIXED 5MP DOME FIXED 4K DOME	MODEL AXIS P3267-LV	REPLACE X	NEW	MOUNTING	INTERIOR	EXTERIOR	POWER	BANDWIDTH	RECORD TIME	SERVER/SWITCH LOCATION	NOTES
C-02 P C-03 P C-04 P C-05 P C-06 P C-07 P	PD ALLEY		AXIS P3267-LV	Х							20 0 11/6		
C-03 P C-04 P C-05 P C-06 P C-07 P		FIXED 4K DOME				CEILING	X		PoE 10.5 W		30 DAYS		
C-04 P C-05 P C-06 P C-07 P	PD EAST EXTERIOR	TINED TR DOINE	AXIS P3248-LVE	Х		WALL		Х	PoE 11.8 W		30 DAYS		
C-05 P C-06 P C-07 P		FIXED 4K DOME	AXIS P3248-LVE	Х		WALL		X	PoE 11.8 W		30 DAYS		
C-06 P C-07 P	PD LOBBY	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	X		PoE 10.5 W		30 DAYS		
C-07 P	PD PARKING LOT	FIXED 4K DOME	AXIS P3248-LVE	Х		WALL		Х	PoE 11.8 W		30 DAYS		
	PD RECORDS	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	X		PoE 10.5 W		30 DAYS		
C-08	PD SOUTH HALL	FIXED 5MP DOME	AXIS P3267-LV	X		CEILING	X		PoE 10.5 W		30 DAYS		
	PD VAULT	FIXED 5MP DOME	AXIS P3267-LV	X		CEILING	X		PoE 10.5 W		30 DAYS		
	PD RANGE	FIXED 5MP DOME	AXIS P3267-LV	Х	V	CEILING	Х	V	PoE 10.5 W		30 DAYS 30 DAYS		
	PD ENTRY EXTERIOR PD BOOKING	FIXED 4K DOME FIXED 5MP DOME	AXIS P3248-LVE AXIS P3267-LV	X	Х	WALL CEILING	Х	Х	PoE 11.8 W PoE 10.5 W		90 DAYS		
	PD BOOKING PD BOOKING HALL	FIXED 5MP DOME	AXIS P3267-LV	X		CEILING	X		POE 10.5 W		90 DAYS		
	PD EVIDENCE	FIXED 5MP DOME	AXIS P3267-LV	X		CEILING	X		PoE 10.5 W		90 DAYS		
	PD FEMALE CELL 1	FIXED WEDGE 4MP	AXIS Q9216-SLV	X		CEILING	X		PoE 10.8 W		90 DAYS		Built-in Microphone to be mounted with camera.
	PD FEMALE CELL 2	FIXED WEDGE 4MP	AXIS Q9216-SLV	X		CEILING	X		PoE 10.8 W		90 DAYS		Built-in Microphone to be mounted with camera.
	PD GARAGE NORTH	FIXED 5MP DOME	AXIS P3267-LV	X		CEILING	X		PoE 10.5 W		90 DAYS		built in interoprione to be mounted with current
	PD GARAGE SOUTH	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	Х		PoE 10.5 W		90 DAYS		
	PD HOLDING CELL	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	Х		PoE 10.5 W		90 DAYS		
	PD JUVENILE	FIXED WEDGE 4MP	AXIS Q9216-SLV	Х		CEILING	Х		PoE 10.8 W		90 DAYS		Built-in Microphone to be mounted with camera.
C-20 P	PD MALE CELL 1	FIXED WEDGE 4MP	AXIS Q9216-SLV	Х		CEILING	Х		PoE 10.8 W		90 DAYS		Built-in Microphone to be mounted with camera.
	PD MALE CELL 2	FIXED WEDGE 4MP	AXIS Q9216-SLV	X		CEILING	X		PoE 10.8 W		90 DAYS		Built-in Microphone to be mounted with camera.
	PD MALE CELL 3	FIXED WEDGE 4MP	AXIS Q9216-SLV	Х		CEILING	Х		PoE 10.8 W		90 DAYS		Built-in Microphone to be mounted with camera.
	PD MALE CELL 4	FIXED WEDGE 4MP	AXIS Q9216-SLV	Х		CEILING	Х		PoE 10.8 W		90 DAYS		Built-in Microphone to be mounted with camera.
	VH 2ND FLOOR EAST LOBBY	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	Х		PoE 10.5 W		30 DAYS		
	VH 2ND FLOOR EAST STAIR	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	Х		PoE 10.5 W		30 DAYS		
C-26 V	VH 2ND FLOOR IT ROOM	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	Х		PoE 10.5 W		30 DAYS		
C-27 V	VH 1ST FLOOR NORTH ENTRANCE	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	Х		PoE 10.5 W		30 DAYS		
	VH BASEMENT SERVER	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	Х		PoE 10.5 W		30 DAYS		
	VH 2ND FLOOR BUILDING DEPT	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	X	 -	PoE 10.5 W		30 DAYS		
	VH 1ST FLOOR FINANCE DEPT	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	X		PoE 10.5 W		30 DAYS		
	VH 1ST FLOOR MAIN ENTRANCE	FIXED 5MP DOME	AXIS P3267-LV	Х		WALL	X		PoE 10.5 W		30 DAYS		
	VH EXTERIOR SOUTH ENTRANCE	MULTI-SENSOR 15MP	AXIS P3719-PLE	Х		WALL		X	PoE 25.5 W		30 DAYS		
C-33 V	VH 1ST FLOOR WEST ENTRANCE	FIXED 5MP DOME	AXIS P3267-LV	X		CEILING	X		PoE 10.5 W		30 DAYS		
	FD FRONT ENTRANCE	FIXED 4K DOME	AXIS P3248-LVE	Х		WALL		X	PoE 11.8 W		30 DAYS		
	FD MAIN	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	X		PoE 10.5 W		30 DAYS		
	FD PARKING	FIXED 4K DOME	AXIS P3248-LVE	Х		WALL		X	PoE 11.8 W		30 DAYS		
	FD STORAGE	FIXED 5MP DOME	AXIS P3267-LV	Х		WALL	X		PoE 10.5 W		30 DAYS		
	PUMPHOUSE 2 TANK	FIXED 4K DOME	AXIS P3248-LVE	Х		WALL		X	PoE 11.8 W		30 DAYS		
	WATER TOWER WEST - EAST SIDE	MULTI-SENSOR 15MP	AXIS P3719-PLE	Х		PENDANT		X	PoE 25.5 W		30 DAYS		
	VH PLAZA CENTRAL TANK	MULTI-SENSOR 15MP	AXIS P3719-PLE	Х		WALL		X	PoE 25.5 W		30 DAYS		
	PW COLD STORAGE EAST	FIXED 4K DOME	AXIS P3248-LVE	X		WALL		X	PoE 11.8 W		30 DAYS		
	PW COLD STORAGE WEST	FIXED 4K DOME	AXIS P3248-LVE	X		WALL		X	PoE 11.8 W		30 DAYS		
	PW EAST LOT	FIXED 4K DOME	AXIS P3248-LVE	X		WALL	.,	X	PoE 11.8 W		30 DAYS		
	PW MAIN ENTRANCE	FIXED 5MP DOME	AXIS P3267-LV	X		CEILING	X		PoE 10.5 W		30 DAYS		
	PW NORTH GATE	FIXED 4K DOME	AXIS P3248-LVE	X		WALL		X	PoE 11.8 W		30 DAYS		
	PUMPHOUSE 2 ENTRY	FIXED 4K DOME	AXIS P3248-LVE	X	-	WALL		X	PoE 11.8 W		30 DAYS		
	PW PUMPHOUSE 1 WATER TANK PW PUMPHOUSE 1 PARKING LOT	FIXED 4K DOME FIXED 4K DOME	AXIS P3248-LVE AXIS P3248-LVE	X		WALL WALL		X	PoE 11.8 W PoE 11.8 W		30 DAYS 30 DAYS		
	183RD & STEWART	FIXED 5MP DOME	AXIS P3246-LVE	X		WALL		X	PoE 10.5 W		30 DAYS		
	L&M GARAGE ENTRY	FIXED 4K DOME	AXIS P3248-LVE	X		WALL		X	PoE 11.8 W		30 DAYS		
	L&M MAIN ENTRY	FIXED 4K DOME	AXIS P3248-LVE	X		WALL		X	PoE 11.8 W		30 DAYS		
	NEW PUMPSTATION NORTHWEST	MULTI-SENSOR 15MP	AXIS P3719-PLE		Х	WALL		X	PoE 25.5 W		30 DAYS		
	NEW PUMPSTATION NORTHWEST	MULTI-SENSOR 15MP	AXIS P3719-PLE	+		WALL		X	PoE 25.5 W		30 DAYS		†
	SC NW ENTRANCE SOUTH	MULTI-SENSOR 15MP	AXIS P3719-PLE	1		WALL		X	PoE 25.5 W		30 DAYS		<u> </u>
	SC NW ENTRANCE SOOTH	MULTI-SENSOR 15MP	AXIS P3719-PLE	1		WALL		X	PoE 25.5 W	 	30 DAYS		<u>†</u>
	SC NORTHWEST EXTERIOR LOT	MULTI-SENSOR 15MP	AXIS P3719-PLE		X	WALL		X	PoE 25.5 W		30 DAYS		<u> </u>
	BCTC DRIVING SIMULATOR	FIXED 5MP DOME	AXIS P3267-LV	х		CEILING	Х		PoE 10.5 W		30 DAYS		
	BCTC VIRTRA	FIXED 5MP DOME	AXIS P3267-LV	X		CEILING	X		PoE 10.5 W		30 DAYS		
	BCTC BASEMENT EAST HALL	FIXED 5MP DOME	AXIS P3267-LV	X		CEILING	X		PoE 10.5 W		30 DAYS		
	BCTC BASEMENT WEST HALL	FIXED 5MP DOME	AXIS P3267-LV	X		CEILING	X		PoE 10.5 W		30 DAYS		
	BCTC MAIN ENTRANCE	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	Х		PoE 10.5 W		30 DAYS		
	BCTC SOUTH ENTRANCE	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	Х		PoE 10.5 W		30 DAYS		
	BCTC WEST ENTRANCE	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	Х		PoE 10.5 W		30 DAYS		
C-64 B	BCTC EAST ENTRANCE	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	X		PoE 10.5 W		30 DAYS		
C-65 P	PW MAIN ENTRY PARKING	FIXED 4K DOME	AXIS P3248-LVE		Х	WALL		X	PoE 11.8 W		30 DAYS		
C-66 P	PW SOUTH GATE & PARKING	MULTI-SENSOR 15MP	AXIS P3719-PLE		Х	WALL		Х	PoE 25.5 W		30 DAYS		
	VH BOARD ROOM SOUTHEAST	FIXED 5MP DOME	AXIS P3267-LV		Х	CEILING	X		PoE 10.5 W		30 DAYS		
C-68 V	WATER TOWER WEST - WEST SIDE	MULTI-SENSOR 15MP	AXIS P3719-PLE		Х	PENDANT		Х	PoE 25.5 W		30 DAYS		
			<u>-</u>										
Additional after ma		1				T	1						
	VH TRANSFORMER PAD	MULTI-SENSOR 15MP	AXIS P3719-PLE	Х	<u> </u>	PENDANT		X	PoE 25.5 W		30 DAYS		
	FD NW CORNER	FIXED 4K DOME	AXIS P3248-LVE	Х		WALL		X	PoE 11.8 W		30 DAYS		
	FD NE SIDE	FIXED 4K DOME	AXIS P3248-LVE	Х		WALL		X	PoE 11.8 W		30 DAYS		
	VH 1ST FLOOR WEST ENTRANCE #2	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	X		PoE 10.5 W		30 DAYS		
	PD BASEMENT SOUTH ENTRANCE	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	X		PoE 10.5 W		30 DAYS		
	PD BASEMENT NORTH ENTRANCE	FIXED 5MP DOME	AXIS P3267-LV	Х		CEILING	X		PoE 10.5 W		30 DAYS		
	FH STAIRWELL	FIXED 5MP DOME	AXIS P3267-LV	Х	<u> </u>	WALL	X		PoE 10.5 W		30 DAYS		
	PW SW CORNER OF BUILDING	MULTI-SENSOR 15MP	AXIS P3719-PLE		Х	WALL		X	PoE 25.5 W		30 DAYS		
	FD NE SIDE	FIXED 4K DOME	AXIS P3248-LVE	Х		WALL		Х	PoE 11.8 W		30 DAYS		
C-78 V	VH INTERIOR	FIXED 4K DOME	AXIS P3248-LVE	X		WALL	X		PoE 11.8 W		30 DAYS		







4MP x 4ch Al Camera











Key Features

- Analytics events based on AI engine: Classified object (Person/Vehicle)
- Attributes (Vehicle type: Car/Bus/Truck/Motorcycle/Bicycle)
- Supports BestShot
- WiseNR II , Prefer shutter control, WiseStream III
- TPM 2.0 with FIPS 140-2 level2
- IP66, IK10, NEMA4X



4MP x 4ch Al Camera







Specifications

Video	
Imaging Device	1/2.8" CMOS x 4CH
Resolution	2592x1520, 1920x1080, 1280x1024, 1280x960, 1280x720, 1024x768, 800x600, 800x448, 720x576, 720x480, 640x480, 640x360, 320x240
Max. Framerate	H.265/H.264: Max. 30fps/25fps(60Hz/50Hz) MJPEG: Max. 30fps/25fps(@4MP Max. 5fps)
Min. Illumination	Color: 0.075Lux(F1.5, 1/30sec, 30IRE) BW: 0.0075Lux(F1.5, 1/30sec, 30IRE), 0Lux(IR LED on)
Video Out	USB: Micro USB Type B, 1280x720 for installation
Lens	
Focal Length (Zoom Ratio)	3.3~5.7mm(1.7x) motorized varifocal
Max. Aperture Ratio	F1.5(Wide)~F1.9(Tele)
Angular Field of View	H: 100°(Wide)~53°(Tele) V: 54°(Wide)~30°(Tele) D: 125°(Wide)~61°(Tele)
Min. Object Distance	1.3m(4.27ft)
Focus Control	Simple focus
Lens Type	Fixed iris
Pan / Tilt / Rotate	
Pan / Tilt / Rotate Range	0°~360° / 0°~65° / 0°~90°
Operational	
Camera Title	Displayed up to 85 characters
Day & Night	Auto(ICR)
Backlight Compensation	BLC, WDR, SSDR
Wide Dynamic Range	120dB
Digital Noise Reduction	SSNR V , WiseNR II (Based on AI engine)
Motion Detection	8ea, 8point Polygonal zones
Privacy Masking	6ea, rectangular zones - Color: Grey/Black/White
Gain Control	Low / Middle / High
White Balance	ATW / AWC / Manual / Indoor / Outdoor
LDC	Support
Electronic Shutter Speed	Minimum / Maximum / Anti flicker(2~1/12,000sec) Prefer shutter control(Based on Al engine)
Video Rotation	Flip, Mirror, Hallway view(90°/270°) - Each channel separately



Attributes Vehicle (Type: car/bus/truck/motorcycle/bicycle) Support Desi/shot Analytics events based on Al engine Object detection. Virtual lane(crossing/Direction), Virtual area(Loitering/Intrusion/Enter/Exit) Defocus detection. Motion detection. Tampering, Audio detection, Sound classification, Virtual area(Appear/Disappear) Poefocus detection. Motion detection. Tampering, Audio detection, Sound classification, Virtual area(Appear/Disappear) Alarm I/O 2 configurable I/O ports Support extra alarm i/O via optional SPM-4210 I/O box Alarm Triggers Analytics, Network disconnect. Alarm input, App event, Time schedule, MQTT subscription Alarm Events When alarm trigger occurred - File upload (image): =mail/FTP - Notification: =mail/FTP - N		
*Support extra alarm I/O via optional SPM-4210 I/O box Analytics, Network disconnect. Alarm input. App event. Time schedule. MQTT subscription Alarm Events When alarm trigger occurred - File upload (image): e-mail/FTP - Recording Symph/SDXC or NAS recording at event triggers - Alarm output - Handower: PT2 preset, send message by HTTP/HTTPS/TCP - Audio clip playback - MQTT; publication - Audio In - Audio Dut - Line out - Riviewable Length WiseR 15m(49-21ft) Network - Ethernet - Metal shielded RJ-45(10/100/1000BASE-T) Video Compression - H. 265/H.264: Main/High, MJPEG - Audio Compression - G.711 u-law / G 726 Selectable - G.726. 1640bp. 2440bp. 3240bps - G.726. 1640bp. 2440bps - G.726. 1640bp. 2440bps - G.726. 1640bp. 2440bps - G.726. 1640bp. 2440bps - G.726. 1640bps - G.726. 1	Analytics	Attributes: Vehicle (Type: car/bus/truck/motorcycle/bicycle) Support BestShot Analytics events based on Al engine - Object detection, Virtual line (Crossing/Direction), Virtual area (Loitering/Intrusion/Enter/Exit) Analytics events - Defocus detection, Motion detection, Tampering, Audio detection, Sound classification, Virtual
Alarm Events When alarm trigger occurred - File upload/image): email/FTP - File upload/image): email/FTP - Recording: SSVSPHC/SDXC or NAS recording at event triggers - Alarm output - Handover: PT2 prest_send message by HTTP/HTTPS/TCP - Audio clip playback - MOTT: publication Audio Out Line out IR Viewable Length WisselR 15m(49.21ft) Network Ethernet Metal shielded RJ-45(10/100/10008ASE-T) Video Compression H. 265/H.264- Main/High, MJPEG Audio Compression G. 2711-u-law / G.726 Selectable G.726.1640ps. 3248/bps. 400kbps AA-CL-448(bps. at 164ft) G.726.1640ps. 348kbps. 400kbps AA-CL-448(bps. at 164ft) G.726.1640ps. 348kbps. 400kbps AA-CL-448(bps. at 164ft) H. 264/H.265: CBR or VBR MJPEC: VBR Willess Streaming Unicast(10 users) / Multicast Multiple streaming(Up to 3 profiles per channel) Protocol IPv4, IPv4, TCP/P, UDP/IP, RTP(LDP), RTP(TCP), RTCP, RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMFP, ICV4P, ISMP, SMMFV1/V2C/V3(MIB-2), ARP, DNS, DONS, QoS, UPnP, Bonjour, LLDP, SRTP (TCP, UDP Unicast), MQTT Application Programming Interface ON/IP Profile S/T SUMAPINTP APP) Wisenet open platform Security OS / Firmware Protoct Secure Communication Network authentication Digest Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPV2) Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hamwha Private Root CA) Secure Storage TPM(Trusted platform module) Frontier Indicate (Hamwha Private Root CA) Secure Storage TPM(Trusted platform module) English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Alarm I/O	2 configurable I/O ports * Support extra alarm I/O via optional SPM-4210 I/O box
- File upload(image): e-mail/FTP - Notification: e-mail - Recording: SD/SPMC/SDXC or NAS recording at event triggers - Alarm output - Handower: PTP preat, send message by HTTP/HTTPS/TCP - HANDOWER: MAURIT PUBLICATION - MQTT: publication - Multiple Length - WisselR 15m(49,21ft) - Network - WisselR 15m(49,21ft) - Network - WisselR 15m(49,21ft) - Network - WisselR 15m(49,21ft) - Wi	Alarm Triggers	Analytics, Network disconnect, Alarm input, App event, Time schedule, MQTT subscription
Audio Out Line out IR Viewable Length WiselR 15m(49.21ft) Network Ethernet Metal shielded RJ-45(10/100/1000BASE-T) Video Compression H.265/H.264: Main/High, MJPEG Audio Compression G.771 u-law (6.726 Selectable G.726(ADPCM) BRITz, 671 BRHz G.726.16Kbps, 24Kbps, 32Kbps, 40Kbps AAC-LC: 48Kbps at 16KHz Smart Codec Manual(Sea area), WiseStream II, WiseStreamIII (Based on AI engine) Bitrate Control H.264/H.265: CBR or VBR MJPEG: VBR Streaming Unicast(10 users) / Multicast Multiple streaming(Up to 3 profiles per channel) Protocol IP-4, IP-46, TCP/IP, UDP/IP, RTP(IUDP), RTP(TCP), RTCP, RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, ICMP, IGMP, SNMP-V/V2C/V3(MIB-2), ARP, DNS, DDNS, QoS, UPPP, Bonjour, LLDP, SRTP (TCP, UDP Unicast), MQTT Application Programming Interface ONVIP Profile S/T SUNPH(HTTP API) Wisenet open platform Security OS / Firmware Protect Secure boot. Signed firmware, Firmware encryption User authentication Digest Authentication (EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPV2) Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hamwha Private Root CA) Security Certificate TPM (Trusted platform module) Security Certificate English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Alarm Events	 - File upload(image): e-mail/FTP - Notification: e-mail - Recording: SD/SDHC/SDXC or NAS recording at event triggers - Alarm output - Handover: PTZ preset, send message by HTTP/HTTPS/TCP - Audio clip playback
Network	Audio In	Selectable(mic in/line in)
Network Ethernet Metal shielded RJ-45(10/100/1000BASE-T) Video Compression H.265/H.264: Main/High, MJPEG Audio Compression G.711 u-law /6.726 Selectable G.726(ADPCM) 8KHz. G.7118 KHz. G.7126 KHSps. 24Kbps. 32Kbps. 40Kbps. AC-LC: 48Kbps at 16KHz Smart Codec Manual(Sea area), WiseStream II, WiseStreamIII(Based on AI engine) Bitrate Control H.264/H.265: CBR or VBR MJPEG: VBR Streaming Unicastif Lousers) / Multicast Multiple streaming(Up to 3 profiles per channel) Protocol IPv4, IPv6, TCP/IP. UDP/IP, RTP(UDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, SSL/TLS, DHCP, FTP, SMTP, ICMP, ICMP, SNMPV1/V2C/V3(MIB-2), ARP, DNS, DDNS, QoS, UPnP, Bonjour, LLDP, SRTP (TCP, UDP Unicast), MUTT APP) Wisenet open platform Security OS / Firmware Protect Secure boot. Signed firmware, Firmware encryption User authentication Digest Authentication Network authentication B02.1X Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPV2) Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption. ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Audio Out	Line out
Ethernet Metal shielded RJ-45(10/100/1000BASE-T) Video Compression H.265/H.264: Main/High, MJPEG Audio Compression G.711 L-1aw /G.726 Selectable G.726: 16kBps, 24kBps, 32kBps, 40kBps AAC-LC: 48kBps, 24kBps, 32kBps, 40kBps AAC-LC: 48kBps at 16kHz Smart Codec Manual(Sea area), WiseStream II, WiseStreamIII(Based on AI engine) Bitrate Control H.264/H.265: CBR or VBR M.PEG: VBR Streaming Unicast(10 users) / Multicast Multiple streaming(Up to 3 profiles per channel) Protocol IPv4_IPv6, TCP/IP, UDP/IP, RTP(UDP), RTCP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, MPT, LCMP, IGMP, SSMMP-L/V2c/v3(MIB-2), ARP, DNS, DDNS, QoS, UPnP, Bonjour, LLDP, SRTP (TCP, UDP Unicast), MQTT Application Programming Interface ONVIP Profile S/T SUMPI (HTTP API) Wisenet open platform Security OS / Firmware Protect Secure boot. Signed firmware, Firmware encryption User authentication Digest Authentication Network authentication B02.1X Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPv2) Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Secure Storage TPM(Trusted platform module) Security Certificate English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	IR Viewable Length	WiseIR 15m(49.21ft)
Nideo Compression H. 265/H. 264: Main/High, MJPEG Audio Compression G. 711 L-law /G. 726 Selectable G. 726(ADPCM) BKHz, G. 711 BKHz G. 726: 16Kbps, 24Kbps, 32Kbps, 40Kbps AAC-LC: 48Kbps at 1.6KHz Smart Codec Manual(Sea area), WiseStream II, WiseStream III (Based on AI engine) Bitrate Control H. 264/H. 265: CBR or VBR MJPEG: VBR Streaming Unicast(10 users) / Multicast Multiple streaming(Up to 3 profiles per channel) Protocol SIPV4, IPV4, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP, RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, MSP, ICMP, IGMP, SMMPY/V2c/v3(MIB-2), ARP, DNS, DDNS, QoS, UPnP, Bonjour, LLDP, STP (TCP, UDP Unicast), MQTT Application Programming Interface ONUF Profile S/T SUMP(IHTTP API) Wisenet open platform Security OS / Firmware Protect Secure boot, Signed firmware, Firmware encryption User authentication Network authentication Network authentication Network authentication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Network	
Audio Compression G.711 u-law /G.726 Selectable G.726.14 (AppCM) BKHz, G.711 BKHz G.726.14 (AppCM) GKHz G.726.14 (AppCM) G.726.14 (AppCM) G.711 L-law /G.726.14 (AppCM) G.726.14 (AppCM) G.726	Ethernet	Metal shielded RJ-45(10/100/1000BASE-T)
Audio Compression G.711 u-law /G.726 Selectable G.726.1ADPCM) BKHz, G.711 BKHz Smart Codec Manual(Sea area), WiseStream II, WiseStreamIII(Based on AI engine) Bitrate Control H.264/H.265: CBR or VBR M/PEG: VBR M/PEG: VBR Streaming Unicast (10 users) / Multicast Multiple streaming (Up to 3 profiles per channel) Protocol PP44, IP46, TCP/IP, UDP/IP, RTP(IUDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, IGMP, ISMP1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, UPnP, Bonjour, LLDP, SRTP (TCP, UDP Unicast), MQTT Application Programming Interface ONVIF Profile S/T SUNAPI(HTTP API) Wisenet open platform Security OS / Firmware Protect Secure boot. Signed firmware, Firmware encryption User authentication Digest Authentication Network authentication Network authentication Network authentication Network authentication Pl address filtering Data Protect Authentication Data Protect Authentication information encryption, ZIP compression encryption Access Control Pl address filtering Data Protect Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language Polish, Turkish, Dutch, Hungarian, Greek	Video Compression	
Bitrate Control H.264/H.265: CBR or VBR MJPEG: VBR Streaming Unicast(10 users) / Multicast Multiple streaming(Up to 3 profiles per channel) Protocol IPV4, IPV6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP, RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, UPnP, Bonjour, LLDP, SRTP (TCP, UDP Unicast), MQTT Application Programming Interface ONUF Profile S/T SUNAP(IHTTP API) Wisenet open platform Security OS / Firmware Protect Secure boot, Signed firmware, Firmware encryption User authentication Digest Authentication Network authentication B02.1X Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPv2) Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Audio Compression	G.726(ADPCM) 8KHz, G.711 8KHz G.726: 16Kbps, 24Kbps, 32Kbps, 40Kbps
Streaming Unicast(10 users) / Multicast Multiple streaming(Up to 3 profiles per channel) Protocol Protocol Protocol IPA, IPV6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, UPnP, Bonjour, LLDP, SRTP (TCP, UDP Unicast), MQTT Application Programming Interface ONVIF Profile S/T SUNAP(IHTTP API) Wisenet open platform Security OS / Firmware Protect Secure boot, Signed firmware, Firmware encryption User authentication Digest Authentication Network authentication 802.1X Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPv2) Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Smart Codec	Manual (5ea area), WiseStream II, WiseStream III (Based on AI engine)
Multiple streaming(Up to 3 profiles per channel) Protocol	Bitrate Control	
SMTP, ICMP, IGMP, SMMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, UPnP, Bonjour, LLDP, SRTP (TCP, UDP Unicast), MQTT ONVIF Profile S/T SUNAPI(HTTP API) Wisenet open platform Security OS / Firmware Protect Secure boot. Signed firmware, Firmware encryption User authentication Digest Authentication Network authentication 802.1X Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPv2) Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate FPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Streaming	
Security OS / Firmware Protect Secure boot, Signed firmware, Firmware encryption User authentication Network authentication Network authentication BO2.1X Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPv2) Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Protocol	
OS / Firmware Protect User authentication Digest Authentication Network authentication Netw	Application Programming Interface	SUNAPI(HTTP API)
User authentication Digest Authentication Network authentication 802.1X Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPv2) Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Security	
Network authentication 802.1X Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPv2) Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	OS / Firmware Protect	Secure boot, Signed firmware, Firmware encryption
Secure Communication HTTPS, SRTP Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	User authentication	Digest Authentication
Access Control IP address filtering Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Network authentication	802.1X Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPv2)
Data Protect Authentication information encryption, ZIP compression encryption Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Secure Communication	HTTPS, SRTP
Audit User Access/System/Event log Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Access Control	IP address filtering
Device ID Device Certificate(Hanwha Private Root CA) Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Data Protect	Authentication information encryption, ZIP compression encryption
Secure Storage TPM(Trusted platform module) Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Audit	User Access/System/Event log
Security Certificate TPM with FIPS 140-2 level 2 General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Device ID	Device Certificate(Hanwha Private Root CA)
General Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Secure Storage	TPM(Trusted platform module)
Webpage Language English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek	Security Certificate	TPM with FIPS 140-2 level 2
Polish, Turkish, Dutch, Hungarian, Greek	General	
Edge Storage Micro SD/SDHC/SDXC 2slot Max. 1TB(512GBx2)	Webpage Language	
	Edge Storage	Micro SD/SDHC/SDXC 2slot Max. 1TB(512GBx2)

Design and specifications are subject to change without notice. The latest product information / specification can be found at HanwhaVision.com Hanwha Vision is formerly known as Hanwha Techwin.

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Memory	8GB RAM, 1GB Flash
Environmental & Electrical	
Operating Temperature / Humidity	-40°C~+55°C(-40°F~+131°F) * Start up should be done at above -35°C 0~95% RH(non-condensing) Humidity control /w Air vent
Storage Temperature / Humidity	-50°C~+60°C(-58°F~+140°F) / 0~90% RH
Certification	IP66, NEMA4X, IK10
Input Voltage	PoE+(IEEE802.3at Type2, Class4)
Power Consumption	PoE+: Max 25.5W, typical 22.0W
Mechanical	
Color / Material	Body: White / Aluminum Bubble: Hard-coated dome
RAL Code	RAL9003
Product Dimensions / Weight	ø250x114.2mm(ø9.84x4.50"), 2730g(6.02 lb)
Compatible Conduit hole / Gangbox	Conduit hole: 19.1mm(3/4")(M25) Gangbox: Single, Double, 4" Octagon, Square
Hanging Mount (Dome)	SBP-250HMW, SBP-276HMW
Certifications & Standards	
EMC	FCC 47 CFR 15 Subpart B Class A ICES-3(A)/NMB-3(A) CE/UKCA - EN 55032 Class A, EN 50130-4, EN 61000-3-2, EN 61000-3-3 VCCI CISPR 32 Class A RCM AS/NZS CISPR 32 Class A KS C 9832 Class A , KS C 9835
Safety	UL 62368-1, CAN/CSA C22.2 NO. 62368-1 IEC/EN 62471
Environment	IEC/EN 63000 IEC/EN 60529 IP66, IEC/EN 62262 IK10 NEMA 250 type 4X
DORI (EN62676-4 standard)	
Detect (25PPM/ 8PPF)	Wide: 43.5m(142.71ft) / Tele: 104.0m(341.13ft)
Observe (63PPM/ 19PPF)	Wide: 17.4m(57.09ft) / Tele: 41.6m(136.45ft)
Recognize (125PPM/ 38PPF)	Wide: 8.7m(28.54ft) / Tele: 20.8m(68.23ft)
Identify (250PPM/ 76PPF)	Wide: 4.3m(14.27ft) / Tele: 10.4m(34.11ft)







QNV-C8083R

5MP IR Vandal Dome Camera











Key Features

- Max. 5MP resolution
- Max. 30fps
- Color: 0.07Lux(F1.6, 1/30sec), BW: 0.007Lux(F1.6, 1/30sec, 30IRE)
- Focal length: 3.2~10.2mm(3.2x) motorized varifocal
- H.265, H.264, MJPEG codec supported
- Multiple streaming (up to 5 profiles)
- Day & Night (ICR), WDR (120dB)
- Micro SD/SDHC/SDXC 1 slot 256GB
- IP66, IK10
- PoE: Max 12.95W



QNV-C8083R

5MP IR Vandal Dome Camera







Specifications

Video	
Imaging Device	1/2.8" CMOS
Resolution	2592x1944, 2560x1440, 1920x1080, 1280x960, 1280x720, 800x600, 800x448, 720x576, 720x480, 640x480, 640x360, 320x240
Max. Framerate	H.265/H.264: Max. 30fps/25fps(60Hz/50Hz) MJPEG: Max. 30fps(@5MP Max. 5fps)
Min. Illumination	Color: 0.07Lux (F1.6, 1/30sec) BW: 0.007Lux (F1.6, 1/30sec, 30IRE), OLux(IR LED on)
Video Out	USB: Micro USB Type B, 1280x720 for installation
Lens	
Focal Length (Zoom Ratio)	3.2~10.2mm(3.2x) motorized varifocal
Max. Aperture Ratio	F1.6(Wide)~F3.1(Tele)
Angular Field of View	H: 95°(Wide)~29°(Tele) V: 69°(Wide)~21°(Tele) D: 126°(Wide)~36°(Tele)
Min. Object Distance	1.2m (3.93ft)
Focus Control	Simple focus
Lens Type	DC auto iris(IR corrected)
Pan / Tilt / Rotate	
Pan / Tilt / Rotate Range	0°~350° / -35°~70°/ 0°~355°
Operational	
Camera Title	Displayed up to 85 characters
Day & Night	Auto(ICR)
Backlight Compensation	BLC, WDR, SSDR
Wide Dynamic Range	120dB
Digital Noise Reduction	SSNR V , WiseNR II (Based on AI engine)
Motion Detection	8ea, 8point Polygonal zones
Privacy Masking	32ea, 4point quadrangle zones
Gain Control	Low / Middle / High
White Balance	ATW / AWC / Manual / Indoor / Outdoor
LDC	Support
Electronic Shutter Speed	Minimum / Maximum / Anti flicker (1/5~1/12,000sec)
Video Rotation	Flip, Mirror, Hallway view(90°/270°)



Analytics	Classified object type: Person/Vehicle Attributes: Vehicle(Type:car/bus/truck/motorcycle/bicycle) Support DetectionShot Analytics events based on Al engine - Motion detection*, Object detection, Virtual line*(Crossing/Direction), Virtual area*(Loitering/Intrusion/Enter/Exit) Analytics events - Defocus detection, Tampering, Virtual area(Appear/Disappear) * Some of the video analytics only works with people and vehicle detection.
	* Some of the video analytics only works with people and vehicle detection
Alarm I/O	Input 1ea / Output 1ea * Alarm I/O is supported through an optional cable(SPP-C7400)
Alarm Triggers	Analytics, Network disconnect, Alarm input
Alarm Events	When alarm trigger occurred - File upload(image): e-mail/FTP - Notification: e-mail - Recording: SD/SDHC/SDXC or NAS recording at event triggers - Alarm output - Handover(PTZ preset, Send message by HTTP/HTTPS/TCP) - Audio clip playback
Audio In	Selectable(mic in/line in) * Audio In is supported through an optional cable(SPP-C7400)
Audio Out	Line out, Max.output level: 0.5Vrms * Audio Out is supported through an optional cable(SPP-C7400)
IR Viewable Length	30m(98.42ft)
IR Wavelength	long-life 850 nm IR LED
Network	
Ethernet	RJ-45(10/100BASE-T)
Video Compression	H.265/H.264: Main/High, MJPEG
Audio Compression	G.711 u-law /G.726 Selectable G.726(ADPCM) 8KHz, G.711 8KHz G.726: 16Kbps, 24Kbps, 32Kbps, 40Kbps AAC-LC: 48Kbps at 16KHz
Smart Codec	Manual(5ea area), WiseStream II → (will be supported as R/C in July) Manual(5ea area), WiseStreamIII(Based on AI engine)
Bitrate Control	H.264/H.265: CBR or VBR MJPEG: VBR
Streaming	Unicast(20 users) / Multicast Multiple streaming(Up to 5 profiles)
Protocol	IPv4, IPv6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, UPnP, Bonjour, LLDP, SRTP (TCP, UDP Unicast)
Application Programming Interface	ONVIF Profile S/G/T/M SUNAPI(HTTP API)
Security	
OS / Firmware Protect	Secure boot, Signed firmware, Firmware encryption
User authentication	Digest Authentication, Prevent brute-force attack
Network authentication	802.1X Authentication (EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPv2)
Secure Communication	HTTPS, SRTP, WSS(Websocket secure)
Access Control	Access control based on IP address
Data Protect	Authentication information encryption, ZIP compression encryption
Audit	User Access/System/Event log management
Device ID	Device Certificate(Hanwha Private Root CA)
Secure Storage	SDcard partition encrypt

3/4



Security Certificate	Secure by default
General	
Webpage Language	English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek
Edge Storage	Micro SD/SDHC/SDXC 1slot 256GB
Memory	2GB RAM, 1GB Flash
Environmental & Electrical	
Operating Temperature / Humidity	-30°C~+55°C(-22°F ~ +131°F) / 0~95% RH(non-condensing) * Start up should be done at above -30°C Humidity control /w Air vent
Storage Temperature / Humidity	-50°C~+60°C(-58°F ~ +140°F) / 0~95% RH
Certification	IP66, IK10
Input Voltage	PoE(IEEE802.3af, Class3)
Power Consumption	PoE: Max 12.95W, typical 5.3W
Mechanical	
Color / Material	White / Aluminum Bubble : Hard-coated dome
RAL Code	RAL9003
Product Dimensions / Weight	ø140x110.2mm(ø5.51x4.34"), 875g(1.93 lb)
Compatible Conduit hole / Gangbox	Conduit hole : None Gangbox : Single, Double, 4" Octagon
Hanging Mount (Dome)	SBP-140HMW
Backbox	SBV-140BW
Certifications & Standards	
EMC	FCC 47 CFR 15 Subpart B Class A ICES-3(A)/NMB-3(A) CE/UKCA - EN 55032 Class A, EN 50130-4, EN 61000-3-2, EN 61000-3-3 VCCI CISPR 32 Class A RCM AS/NZS CISPR 32 Class A
Safety	UL 62368-1, CAN/CSA C22.2 NO. 62368-1 IEC/EN 62471
Environment	IEC/EN 63000 IEC/EN 60529 IP66, IEC/EN 62262 IK10
DORI (EN62676-4 standard)	
Detect (25PPM/ 8PPF)	Wide: 42.7m(140.20ft) / Tele: 186.9m(613.28ft)
Observe (63PPM/ 19PPF)	Wide: 17.2m(56.08ft) / Tele: 75.4m(245.31ft)
Recognize (125PPM/ 38PPF)	Wide: 8.5m(28.04ft) / Tele: 37.4m(122.66ft)
Identify (250PPM/ 76PPF)	Wide: 4.3m(14.02ft) / Tele: 18.7m(61.33ft)







QNV-C9083R

8MP IR Vandal Dome Camera











Key Features

- Max. 8MP resolution
- Max. 30fps
- Color: 0.06Lux(F1.6, 1/30sec), BW: 0.006Lux(F1.6, 1/30sec, 30IRE)
- Focal length: 3.2~10.2mm(3.2X) motorized varifocal
- H.265, H.264, MJPEG codec supported
- Multiple streaming (up to 5 profiles)
- Day & Night (ICR), WDR (120dB)
- Micro SD/SDHC/SDXC 1 slot 256GB
- IP66, IK10
- PoE: Max 12.95W



QNV-C9083R

8MP IR Vandal Dome Camera

Specifications

Video	
Imaging Device	1/2.8" CMOS
Resolution	3840x2160, 3328x1872, 3072x1728, 2592x1944, 2688x1520, 1920x1080, 1600x1200, 1280x1024,1280x960, 1280x720, 1024x768, 800x600, 800x448, 720x576, 720x480, 640x480, 640x360, 320x240
Max. Framerate	H.265/H.264: Max. 30fps/25fps(60Hz/50Hz) MJPEG: Max. 30fps(@8MP Max. 5fps)
Min. Illumination	Color: 0.06Lux (F1.6, 1/30sec) BW: 0.006Lux (F1.6, 1/30sec, 30IRE), OLux(IR LED on)
Video Out	USB: Micro USB Type B, 1280x720 for installation
Lens	
Focal Length (Zoom Ratio)	3.2~10.2mm(3.2x) motorized varifocal
Max. Aperture Ratio	F1.6(Wide)~F3.1(Tele)
Angular Field of View	H: 104°(Wide)~31°(Tele) V: 55°(Wide)~17°(Tele) D: 124°(Wide)~35°(Tele)
Min. Object Distance	1.2m (3.93ft)
Focus Control	Simple focus
Lens Type	DC auto iris(IR corrected)
Pan / Tilt / Rotate	
Pan / Tilt / Rotate Range	0°~350° / -35°~70°/ 0°~355°
Operational	
Camera Title	Displayed up to 85 characters
Day & Night	Auto(ICR)
Backlight Compensation	BLC, WDR, SSDR
Wide Dynamic Range	120dB
Digital Noise Reduction	SSNR V , WiseNR II (Based on Al engine)
Motion Detection	8ea, 8point Polygonal zones
Privacy Masking	32ea, 4point quadrangle zones
Gain Control	Low / Middle / High
White Balance	ATW / AWC / Manual / Indoor / Outdoor
LDC	Support
Electronic Shutter Speed	Minimum / Maximum / Anti flicker (1/5~1/12,000sec)
Video Rotation	Flip, Mirror, Hallway view(90°/270°)
Analytics	Classified object type: Person/Vehicle Attributes: Vehicle(Type:car/bus/truck/motorcycle/bicycle) Support DetectionShot Analytics events based on Al engine - Motion detection*, Object detection, Virtual line*(Crossing/Direction), Virtual area*(Loitering/Intrusion/Enter/Exit) Analytics events - Defocus detection, Tampering, Virtual area(Appear/Disappear)
	* Some of the video analytics only works with people and vehicle detection



Alarm Triggers Alarm Events When alarm trigger occurred - File upload(image): e-mail/FTP - Notification: e-mail - Recording: SD/SDHC/SDXC or N - Alarm output - Handover(PTZ preset, Send mes - Audio clip playback Audio In Selectable(mic in/line in) * Audio In is supported through a Audio Out Line out, Max.output level: 0.5Vrr * Audio Out is supported through IR Viewable Length 30m(98.42ft) IR Wavelength Iong-life 850 nm IR LED Network Ethernet RJ-45(10/100BASE-T) Video Compression Audio Compression G.711 u-law /G.726 Selectable G.726(ADPCM) 8KHz, G.711 8KHz G.726: 16Kbps, 24Kbps, 32Kbps, 4AC-LC: 48Kbps at 16KHz Smart Codec Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported as R/C in Ju Manual (Sea area), WiseStream III → (will be supported branch in the properties of the	AS recording at event triggers sage by HTTP/HTTPS/TCP) n optional cable(SPP-C7400) ns an optional cable(SPP-C7400)
- File upload(image): e-mail/FTP - Notification: e-mail - Recording: SD/SDHC/SDXC or N - Alarm output - Handover(PTZ preset, Send mes - Audio clip playback Audio In Selectable(mic in/line in) * Audio In is supported through a Audio Out Line out, Max.output level: 0.5Vrn * Audio Out is supported through IR Viewable Length 30m(98.42ft) IR Wavelength long-life 850 nm IR LED Network Ethernet RJ-45(10/100BASE-T) Video Compression H.265/H.264: Main/High, MJPEG Audio Compression G.711 u-law /G.726 Selectable G.726(ADPCM) 8KHz, G.711 8KHz G.726: 16Kbps, 24Kbps, 32Kbps, 4AC-LC: 48Kbps at 16KHz Smart Codec Manual(5ea area), WiseStream II → (will be supported as R/C in Ju Manual(5ea area), WiseStream III(Bitrate Control H.264/H.265: CBR or VBR MJPEG: VBR Streaming Unicast(20 users) / Multicast Multiple streaming(Up to 5 profile	Isage by HTTP/HTTPS/TCP) In optional cable(SPP-C7400) Insignan optional cable(SPP-C7400) HOKbps Iy)
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* Audio Out is supported through IR Viewable Length 30m(98.42ft) IR Wavelength long-life 850 nm IR LED Network Ethernet RJ-45(10/100BASE-T) Video Compression H.265/H.264: Main/High, MJPEG Audio Compression G.711 u-law /G.726 Selectable G.726(ADPCM) 8KHz, G.711 8KHz G.726: 16Kbps, 24Kbps, 32Kbps, 4AC-LC: 48Kbps at 16KHz Smart Codec Manual (5ea area), WiseStream II — (will be supported as R/C in Jumanual (5ea area), WiseStream III (Bitrate Control H.264/H.265: CBR or VBR MJPEG: VBR Streaming Unicast(20 users) / Multicast Multiple streaming(Up to 5 profile	an optional cable(SPP-C7400) HOKbps ly)
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Multiple streaming(Up to 5 profile	
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Application Programming Interface ONVIF Profile S/G/T/M SUNAPI(HTTP API)	
Security	
OS / Firmware Protect Secure boot, Signed firmware, Fir	mware encryption
User authentication Digest Authentication, Prevent br	ute-force attack
Network authentication 802.1X Authentication(EAP-TLS,	EAP-LEAP, EAP-PEAP MSCHAPv2)
Secure Communication HTTPS, SRTP, WSS(Websocket sec	cure)
Access Control Access control based on IP addre	ss
Data Protect Authentication information encry	ption, ZIP compression encryption
Audit User Access/System/Event log ma	nagement
Device ID Device Certificate(Hanwha Privat	e Root CA)
Secure Storage SDcard partition encrypt	
Security Certificate Secure by default	
General	
	Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Greek
Edge Storage Micro SD/SDHC/SDXC 1slot 256G	3
Memory 2GB RAM, 1GB Flash	

Environmental & Electrical

Design and specifications are subject to change without notice. The latest product information / specification can be found at HanwhaVision.com Hanwha Vision is formerly known as Hanwha Techwin.



Operating Temperature / Humidity	-30°C~+55°C(-22°F ~ +131°F) / 0~95% RH(non-condensing) * Start up should be done at above -30°C Humidity control /w Air vent
Storage Temperature / Humidity	-50°C~+60°C(-58°F ~ +140°F) / 0~95% RH
Certification	IP66, IK10
Input Voltage	PoE(IEEE802.3af, Class3)
Power Consumption	PoE: Max 12.95W, typical 5.3W
Mechanical	
Color / Material	White / Aluminum Bubble : Hard-coated dome
RAL Code	RAL9003
Product Dimensions / Weight	ø140x110.2mm(ø5.51x4.34"), 875g(1.93 lb)
Compatible Conduit hole / Gangbox	Conduit hole : None Gangbox : Single, Double, 4" Octagon
Hanging Mount (Dome)	SBP-140HMW
Backbox	SBV-140BW
Certifications & Standards	
EMC	FCC 47 CFR 15 Subpart B Class A ICES-3(A)/NMB-3(A) CE/UKCA - EN 55032 Class A, EN 50130-4, EN 61000-3-2, EN 61000-3-3 VCCI CISPR 32 Class A RCM AS/NZS CISPR 32 Class A
Safety	UL 62368-1, CAN/CSA C22.2 NO. 62368-1 IEC/EN 62471
Environment	IEC/EN 63000 IEC/EN 60529 IP66, IEC/EN 62262 IK10
DORI (EN62676-4 standard)	
Detect (25PPM/ 8PPF)	Wide: 60.0m(196.86ft) / Tele: 276.9m(908.57ft)
Observe (63PPM/ 19PPF)	Wide: 24.2m(78.74ft) / Tele: 111.7m(363.43ft)
Recognize (125PPM/ 38PPF)	Wide: 12.0m(39.37ft) / Tele: 55.4m(181.71ft)
Identify (250PPM/ 76PPF)	Wide: 6.0m(19.69ft) / Tele: 27.7m(90.86ft)

WISENET Tseries TNV-8011C





TNV-8011C

5MP Corner Mount Camera









Key Features

- Maximum 5MP resolution
- Maximum 30fps @ all resolutions (H.265/H.264/MJPEG)
- 0.1lux@F2.3(Color), 0.02lux@F2.3(B/W)
- 2.3mm fixed focal
- Anti-ligature design for corrections and behavioral health facilities
- Day & Night Auto(ICR), WDR (120dB)
- Defocus detection, Tampering, Audio detection
- Micro SD/SDHC/SDXC memory slot (128GB)
- Hallway view, WiseStream II support
- PoE, IP66, IP6K9K, IK10

Compatible Accessories (Optional)







SBC-170CB

SBC-170CW

SBC-170C



TNV-8011C

5MP Corner Mount Camera







Specifications

Video	
Imaging Device	1/2.8" CMOS
Resolution	2592x1944, 1920x1080, 1280x960, 1280x720, 800x600, 800x448, 720x576, 720x480, 640x480, 640x360
Max. Framerate	H.265/H.264: Max. 30fps/25fps(60Hz/50Hz) MJPEG: Max. 15fps/12fps (60Hz/50Hz)
Min. Illumination	Color: 0.1 lux (F2.3, 1/30sec) B/W: 0.02 lux (F2.3, 1/30sec)
Video Out	CVBS: 1.0 Vp-p / 75Ω composite, $720x480(N)$, $720x576(P)$ for installation USB: Micro USB Type B, $1280x720$ for installation
Lens	
Focal Length (Zoom Ratio)	2.3mm fixed focal
Max. Aperture Ratio	F2.3
Angular Field of View	H: 131° / V: 93.4° / D: 174°
Focus Control	Fixed
Operational	
Camera Title	Displayed up to 85 characters
Day & Night	Auto(ICR)
Backlight Compensation	BLC, WDR, SSDR
Wide Dynamic Range	120dB
Digital Noise Reduction	SSNR
Digital Image Stabilization	Support
Defog	Support
Motion Detection	4ea, polygonal zones
Privacy Masking	6ea, rectangular zones
Gain Control	Low / Middle / High
White Balance	ATW / AWC / Manual / Indoor / Outdoor(include Mercury & Sodium)
LDC	Support
Electronic Shutter Speed	Minimum / Maximum / Anti flicker (2~1/12,000sec)
Video Rotation	Flip, Mirror, Hallway view(90°/270°)
Analytics	Defocus detection, Directional detection, Motion detection, Enter/Exit, Tampering, Virtual line, Audio detection
Alarm I/O	Input 1ea / Output 1ea
Alarm Triggers	Analytics, Network disconnect, Alarm input
Alarm Events	File upload via FTP and e-mail Notification via e-mail SD/SDHC/SDXC or NAS recording at event triggers Alarm output
Audio In	Selectable(mic in/line in) Supply voltage: 2.5VDC(4mA), Input impedance: 2K Ohm
Audio Out	Line out, Max.output level: 1Vrms
Network	
Ethernet	RJ-45(10/100BASE-T)
Video Compression	H.265/H.264: Main/Baseline/High, MJPEG





Audio Compression	G.711 u-law /G.726 selectable G.726(ADPCM) 8KHz, G.711 8KHz G.726: 16Kbps, 24Kbps, 32Kbps, 40Kbps
Smart Codec	Manual (5ea area), WiseStream II
Bitrate Control	H.264/H.265: CBR or VBR MJPEG: VBR
Streaming	Unicast (6 users) / Multicast Multiple streaming (Up to 3 profiles)
Protocol	IPv4, IPv6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QOS, PIM-SM, UPnP, Bonjour, sRTP, ONVIF
Security	HTTPS(SSL) login authentication Digest login authentication IP address filtering User access log 802.1X authentication(EAP-TLS, EAP-LEAP) Device certificate(Hanwha Techwin Root CA)
Application Programming Interface	SUNAPI(HTTP API), ONVIF Wisenet open platform
General	
Webpage Language	English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek
Edge Storage	Micro SD/SDHC/SDXC 1slot 128GB
Memory	512MB RAM, 256MB Flash
Environmental & Electrical	
Operating Temperature / Humidity	-10°C~+55°C(+14°F~+131°F) / Less than 95% RH
Storage Temperature / Humidity	-50°C~+60°C(-58°F~+140°F) / Less than 95% RH
Certification	IP66, IP6K9K, IK10
Input Voltage	PoE(IEEE802.3af, Class2)
Power Consumption	PoE: Max 6.49W, typical 4.6W,
Mechanical	
Color / Material	White / Aluminium
RAL Code	RAL9003
Product Dimensions / Weight	170(W)x165(H)x78.8(D)mm(6.69x6.49x3.10") / 830g(1.83lb)
Skin Cover	SBC-170C, SBC-170CB, SBC-170CW
DORI (EN62676-4 standard)	
Detect (25PPM/ 8PPF)	23.6m(77.51ft)
Observe (63PPM/ 19PPF)	9.4m(31.00ft)
Recognize (125PPM/ 38PPF)	4.7m(15.50ft)
Identify (250PPM/ 76PPF)	2.4m(7.75ft)

WISENET Tseries TNV-8011C



TNV-8011C

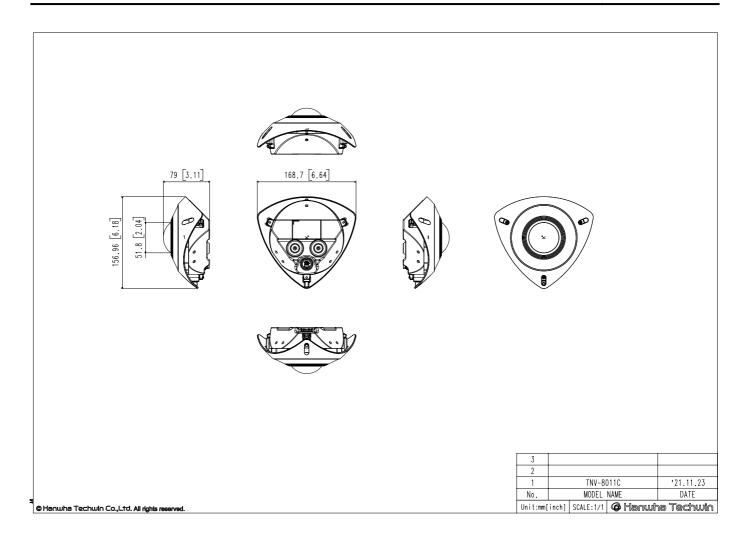
5MP Corner Mount Camera







CAD Unit: mm [inch]





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An intelligent view of your environment

Working smarter with video while improving your security shouldn't mean overloading your network and people. Adding more security cameras, relying on higher resolution video, and longer retention lengths put a strain on security systems. Cyber security risks and privacy concerns make it even harder.

Security Center Omnicast is a video management system that gives you the means to effectively protect your people and assets. Beyond capturing reliable and usable evidence, it lets you see and understand your environment. It's one of the core systems of Genetec Security Center, our unified security platform.

Whether you're looking after one site or overseeing operations in multiple places, Omnicast is open, flexible, and scalable. It supports the cameras of your choice and operates seamlessly over your network. Intelligent streaming and bandwidth optimization bring down networking and storage costs.

With an uninterrupted view of camera feeds and security alarms, Omnicast allows operators to rapidly assess and respond to situations. It gives them powerful search and reporting tools so they can tackle investigations faster, whether it's from their desk or on mobile devices, relieving the burden on your people and network.

Unify your video surveillance with your other security systems. By addressing multiple needs behind a single intuitive interface, you control all operations. More importantly, you can instantly react to situations.



Evolves with your organization

Omnicast has a flexible and open architecture that adapts to your organization as your demands and business change. It scales to work for any organization – from very small businesses to very large enterprises – offering certainty that your video system will keep pace as conditions evolve.



A single, unified platform

When you unify your security systems with Security Center, you use just one interface for video, access control, and automatic license plate recognition (ALPR). Work smarter as you spend less time jumping between applications. Navigate facilities and oversee cameras and other devices using interactive maps. And achieve more as you tie video to SIP communications and intrusion detection.



See it all

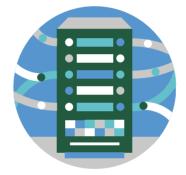
Through Federation™, monitor multiple remote systems and sites as if they were part of a single virtual system. Access your video surveillance system from any location, at any time. Record video and share it across your organization. Control cameras, monitor alarms, and track access control and vehicle activity, to provide a common operational picture of your situation.

Grow your surveillance system and adapt to the changing demands of your team. Make the most of new technology as soon as it's available. And take advantage of flexible purchasing options: buy up-front or through subscription.



Available when you need it most

Count on live and recorded video being accessible when you need it most. Experience uninterrupted access to your video even if you lose connectivity to your server. With built-in failover and redundancy, Omnicast protects your recordings from network failure and physical damage. Health monitoring notifications give you realtime updates on system health and uptime, so you are always aware.



Fits with any hardware

Security Center Omnicast naturally fits with any hardware and supports thousands of industry-leading cameras, encoders, storage equipment, and sensors of your choice. So you're up and running in less time, adopt Genetec's security appliances pre-loaded with Omnicast software. Fully tested and validated, they lessen your risk over time while performing optimally.



At home on your network

Omnicast eases into your network; so much so you almost won't know it's there until you need it most. Backed by 20 years' experience, our next generation video engine – with its intelligent streaming and bandwidth management – overcomes network overload encountered by less sophisticated solutions.

Quotes from our customers

Omnicast is an innovative, established, market-leading video management system. But don't just take our word for it – here are some of our happy customers.

"The new security system is a great ally. We use it daily to monitor hall traffic and doors, as well as the parking lots and bus loop. It also helps tremendously when dealing with student discipline issues, helping us to communicate facts to parents."

Hilton Central School District

"This system is very much designed so that the entire building can be managed by this very small team and that meant we needed an intelligent solution with proactive detection and reporting capabilities."

Brisbane City Hall

"Unlike the old analog system where we had to connect to individual DVRs to find video, all of our cameras are right there in a pool. We can search by dates and times, and fast-forward and rewind with the click of a mouse; all of it is smooth and easy."

Tampa International Airport

application, as we didn't

have to install an entirely

"Genetec was extremely

responsive in helping us

accomplish this project,

and we were able to

save a lot of money

through this custom

new system."

Homemakers Furniture

nooth and easy."

Omnicast in action

With Omnicast, organizations of all sizes gain the capacity to bolster security, simplify operational tasks, and gather intelligent data. Here's a closer look at a few of the different types of businesses that can benefit.





Omnicast customer stories

Whether it's a small coffee shop, a large office, or an international airport, Omnicast provides you with the uptick you need to protect your organization – and help it flourish.



A large enterprise

This global retailer manages stores, distribution centers, and many thousands of cameras, but expansion had outpaced security investment. Their existing system couldn't keep up, lacking multi-site capabilities and access to globally distributed entities. Something as simple as replacing a faulty camera could go undetected or meant a lengthy call. Omnicast's centralized monitoring, efficient multi-site stream management, and scalability was the answer. An immediate benefit was its real-time health monitoring, which gives users a clear view of the uptime of all cameras and components to proactively address imminent problems, all over the world.

A coffee shop

An increase in intruder incidents convinced coffee shop manager Jeff that he had to understand what was going on around the store after closing time. He also needed a smarter system than his old school DVR. Using his existing cameras with his new Omnicast system meant he would receive mobile alerts following any after-hours motion and detection of nearby vehicles. A pay-as-you-go subscription gave him a more powerful video option at an affordable price. And the footage he gave the police ensured the perpetrators were found.





An international airport

With millions of passengers traveling through each year, and an extensive perimeter to monitor, safety is paramount for any international airport. One of the main tasks for the security team is to maintain uninterrupted monitoring of the airport's estate, so they

rely heavily on video surveillance. They need accurate, real-time video to secure the airport against everything from trespassers and unwanted intruders to vandals, or worse. Beyond security, Omnicast is used to make sure vehicles aren't parked illegally and to help improve the flow of airport traffic. It's this combination of security and insight into how to make the facility work better that makes Omnicast such an invaluable tool.

The unified Genetec experience

Omnicast is one of the core systems of Security Center, our comprehensive security platform. Along with access control and automatic license plate recognition (ALPR) – as well as optional Genetec modules and partner add-ons – it forms a unified system that offers enhanced intelligence, security, and operations.

Our core systems

Security Center Omnicast

is a video management system that uniquely addresses your organization's video security and privacy needs. Efficiently manage and monitor HD video, and choose from an ever-growing range of industry-leading cameras.

Security Center Synergis

is an access control system that lets you manage the flow of people coming into your buildings. It secures your organization, simplifies your operations, and ensures you are not locked into a proprietary solution.

Security Center AutoVu

is an automatic license plate recognition system. It makes it easier for commercial and municipal organizations to enforce parking, optimize traffic flow, and identify and track vehicles of interest.

Our optional modules

Plan Manager offers interactive and graphical mapping, allowing you to visualize and manage security environments. Dynamically navigate through facilities and oversee a greater number of cameras and doors. It provides complete and real-time coverage for both small and large multi-site environments.

Sipelia Communications
Management enables SIPbased communications
between operators and
intercom devices. When

unified in Security Center, intercom communications are linked to your security applications, significantly improving your security team's awareness and facilitating collaboration.

Security Center Mobile

gives you remote access to Security Center through a suite of mobile apps. View live or recorded video, control remote cameras, and review access-control events and system alarms.

Security Center Web Client

allows you to take control of your security system from anywhere you can use a web browser. Monitor cameras, search for and review access control events and system alarms, export video, and manage cardholders and visitors.

Our built-in key features

Security Center Federation provides centralized monitoring, reporting, and alarm management across

alarm management across multiple remote sites and locations, streamlining your global security.

Global Cardholder

Management lets you easily synchronize cardholders across different locations. You issue one card that accesses across multiple sites, reducing cost and effort at the same time.

Intrusion Panel Integration

allows you to monitor intrusion status and alarms alongside video and access control, as well as eliminate false alarms and associated costs.

Failover offers continuous server access that can tolerate hardware failures without any system interruption.

Threat Level Management lets you quickly change the behavior of your system in response to changing security conditions. Cloud Archives gives you the capacity to store video recordings in the cloud.

Active Directory Integration synchronizes Windows accounts with Security Center administrator and cardholder accounts, so you save valuable time and eliminate human error.

SDK Integration Tools allow you to augment Security Center by integrating new devices, capabilities, and custom functionality.

Our partner add-ons

Visualization: *video walls, dashboards. AutoCAD.*

Get an intelligent, structured view of your security environment. See the big picture with video walls that display more video, images, and data. And, with seamless integration to Security Center, overall situational awareness is enhanced.

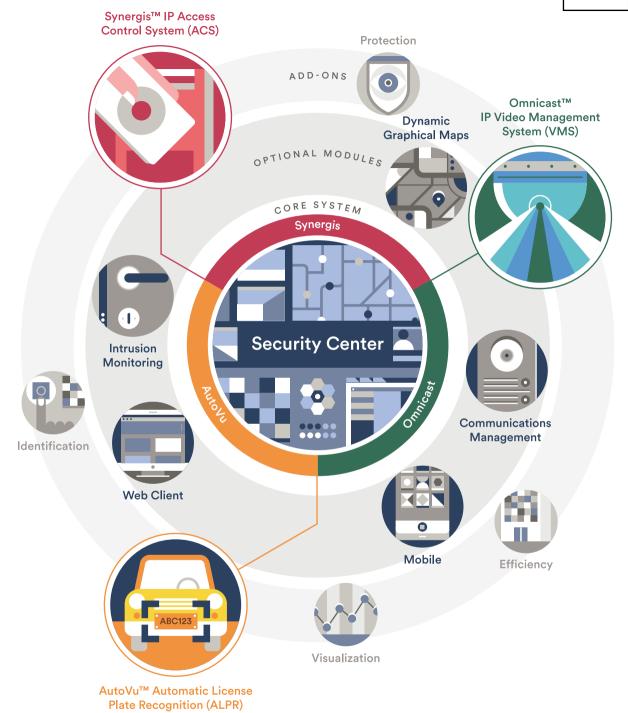
Identification: face recognition, biometrics, ID scanning.
When an access card isn't enough, control entry with

seamless, non-intrusive and secure biometric credentials. Identify people through facial recognition technology and use multi-factor authentication to increase security.

Protection: intrusion, gunshot and perimeter detection, asset management.

Make use of various sensors to improve your monitoring and decision making. Integrate video and audio analytics to automate detection and benefit from smarter forensics investigations. And augment physical security with video analytics to protect your perimeter, while ensuring personal privacy.

Efficiency: building automation, parking systems, destination management. Integrate building automation and intelligent parking systems to Security Center. Manage all elevator traffic from your security platform, giving you more control and visibility of building activity.



See it all, all the time

Omnicast is a video management system that provides organizations of all sizes with the ability to deploy a surveillance system that helps them improve, understand, and protect their people, operations, assets, and environments. Supporting a wide range of industry-leading cameras, encoders, and security devices, the Omnicast system scales and adapts to the changing demands of your security environment.

Corporate Headquarters Genetec Inc.

2280 Alfred-Nobel Blvd., Montréal QC H4S 2A4 Canada

Toll Free: +1 866 684 8006 Canada & USA:

Tel: +1 514 332 4000 genetec.com

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All images are used for illustrative purposes only

Item 9. J.

Security Center Omnicast empowers organizations large and small to protect and secure their people, assets, and facilities.

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Serial Raffle License

PURPOSE

Marian Catholic High School has applied for a Serial Raffle License to hold a Queen of Hearts raffle at Rudy's at Balagio located at 17501 Dixie Highway. Since they are requesting exceptions to the requirements in the Homewood Municipal Code, their request requires Board approval of an ordinance waiving certain requirements.

PROCESS

Attached is an application from Marian Catholic High School for a serial raffle license. They propose selling raffle tickets for \$5 each. The drawings for this 50/50 Queen of Hearts raffle will be held weekly beginning March 1, 2025 and end no later than February 28, 2026. Drawings will be held at Rudy's at Balagio. Marian Catholic High School also requests the following exceptions:

- 1. Extension of ticket sales timeframe from the 90-day maximum to a one-year maximum
- 2. Waive the capped/maximum prize value of \$5,000, or allow an increase up to \$250,000

OUTCOME

Issuing this serial raffle license will potentially draw more customers to a local restaurant and provide another entertainment option for visitors.

FINANCIAL IMPACT

Funding Source: No Financial Impact

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance an ordinance temporarily suspending the maximum prize and sale date limitations in the Homewood Municipal code for the Queen of Hearts raffle conducted by Marian Catholic High School, subject to an approved background check.

VILLAGE OF HOMEWOOD

Item 9. K.



ATTACHMENT(S)

- Raffle Application
- Letter requesting exceptions
- Rules for Raffle
- Ordinance waiving requirements

Item 9. K.



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

MULTIPLE/SERIAL RAFFLE LICENSE APPLICATION

This license was prepared pursuant to Illinois P.A. 81-1365 passed on August 5, 1980

I.			ORMATION	**	- x 1,	: 140 - 20 4 2 - 201						
	A.	Name of Or	ganization _M	arian Ca	tholic thi	gh Scha						
	A. Name of Organization Marian Catholic High School Address 700 Ashland Avenue Chicago Heights IL											
	Telephone 708-756-9756 (Beth Fleming)											
		(Please attach a statement attesting to the not-for-profit charter of your organization signed by the presiding officer and secretary of your organization.)										
	B.	Type of Org	ganization (Circle	e one)								
		Religious Fraternal Business		Charitable Educational		Labor Veteran						
	C.	Has the orga	anization been i	n existence for a	minimum of	five continuou	s years?					
		If no that has been	Yes X o, is the organiza n in existence for	ation affiliated v or a minimum o	No □ vith and charte f five continuo	ered by another ous years?	r organization					
	D.	What are the pursuing the	e objectives of tem?	the organization	and how long	has your orga	nization been					
II.	R/	AFFLE BACI	KGROUND IN	FORMATION								
	A.	Person respo	onsible for cond	ducting the raffle	e							
		Name	Michael	Vaylon								
		Address			<u></u>							
		City			S	tate \(\sum{7}\)						

Telephone Number ____

В.	Where will the raffle drawing(s) be held? Ruly 5 at balagio 17501 Dixie Hwy, Howewood Are the premises where the raffle drawing(s) will be held owned by your organization?
	Yes□ No X
D.	On what date(s) and at what times will the raffle drawing(s) be held? Attach a list if necessary. Thursday S at 7:30 pm beginning
	3/6/25 until the Queen of Hearts is drawn
E.	At what location(s) will the raffle chances be sold? Rudy 5 at Balagio, Balagios Restaurant
	marian Catholic H.S. and Online
F.	By whom will raffle chances (tickets) be sold? Please list names and addresses.
	Beth Fleming, Mike Taylor, 1
	Cerol Swanso
G.	Between what dates will raffle chances (tickets) be sold?
	(The maximum period is 90 days)
H.	What will be the price for each raffle chance (ticket)? 5, 00 (The maximum price charged for each raffle chance (ticket) cannot exceed \$10.00)
I.	What is the aggregate retail value of all prizes? The based on when the
	(The total aggregate retail value of all prizes in each raffle cannot exceed \$5,000; the value of any single prize in each raffle cannot exceed \$1,000 without approval of the Board of Trustees)
J.	Please list each prize to be awarded and its retail value. Attach a list if necessary.
	Prize Retail Value
	If your ticket is drawn 100.00
	If your ticket reveals an Ace 250.00 If your ticket reveals a Joker \$550.00
	(New Board)
	I fyour fickets reveals the Queen of Hearts - Harf of Jackpot 425
K	FULL RUES ATTACHED*

III. PROCEEDS OF THE RAFFLE

A. Where will be proceeds of the raffle go? Marian Catholic H.S.

B. How will the proceeds be used? Athletice needs as decided by leadership and the Athletic Booster Club.

Each organization licensed to conduct multiple raffles shall report quarterly to its membership and to the village its gross receipts, expenses and net proceeds from raffles, and the distribution of net proceeds itemized as required in this article. Such multiple or serial raffle license reports shall be filed with the village no later than 30 days after each three-month period of the license term. All financial records for the raffle are to be kept separate and only the person authorized to conduct the raffle is to prepare and maintain the records.

IV. OTHER INFORMATION

- A. If a waiver of the fidelity bond is being requested, the process of obtaining a raffle license will be longer. This action requires Village Board approval. Village Board meetings are held on the 2nd and 4th Tuesdays of each month.
- B. No person participating in the management or operation of the raffle is to receive remuneration for his or her services.
- C. No person under the age of 18 may participate in the management or operation of the raffle.
- D. No person under the age of 18 may be sold a raffle chance (ticket).
- E. A person under 18 may be within the area where the raffle drawing takes place only when accompanied by his or her parent or guardian.
- F. The Village requires that your organization post a bond with the Village of Homewood within one week after the license application is approved in an amount equal to the aggregate retail value of all prizes and merchandise to be awarded. The bond shall provide that notice be given in writing to the Village not less than 30 days prior to its cancellation. The bond will be released when the Village receives the financial statement referenced in section III (c). This bond requirement may be waived by the Village under certain conditions.
- G. A determination to approve or deny this application will be made within 30 days of the application is received by the Village.
- H. A license fee of \$100.00 must be paid to the Village within one week after the license application is approved.

V. AFFIDAVIT

Under penalties of perjury, I hereby certify that:

- A. The organization to whom the requested license is to be issued is of a not-for-profit character.
- B. No person participating in the management or organization of the raffle: 1) has been convicted of a felony; 2) has been a professional gambler or gambling promoter; or 3) has been determined to be of bad moral character.
- C. No firm or corporation participating in the management or organization of the raffle shall have an employee or person with a proprietary, equitable or credit interest in the company and who has been convicted of a felony, has been a professional gambler or gambling promoter or has been determined to be of bad moral character.
- D. No organization participating in the management or organization of the raffle has an officer, director or employee, whether compensated or not, who has been convicted of a felony, has been a professional gambler or gambling promoter, or has been determined to be of bad moral character.
- E. There are no willful misrepresentations or falsifications of the above statements, answers and attachments. I am aware that should investigation disclose such misrepresentations and falsifications, my application will be rejected or, if already issued, my license will be subject to revocation.
- F. The raffle will be conducted in accordance with all requirements and conditions as set forth in Chapter 6 of the Homewood Municipal Code.

Organization President Organization	2-6-2025
Organization President	Date
Organization Secretary	2/6/25 Date
Authorized Person Conducting Raffle	Z/5/25 Date

Official Seal
Not , Jublic - State of Illinois
My Commission Expires Aug 16, 2026

February 3, 2025

Village of Homewood Board of Trustees:

Marian Catholic High School is submitting an application to hold a Queen of Hearts Raffle at Rudy's in Homewood, Illinois, starting March 6, 2025. As part of that application, Marian Catholic respectfully requests two (2) waivers to the Village of Homewood's current raffle ordinance:

- 1. Marian Catholic respectfully requests to sell raffle tickets for up to one (1) year, beyond the normal ninety (90) day maximum. Though unlikely, should the Queen of Hearts raffle take over a year to complete, Marian Catholic will wait until a new waiver request is approved by the Village of Homewood Board of Trustees before continuing raffle sales.
- 2. Marian Catholic respectfully requests to increase the maximum payout amount to \$250,000, the amount currently covered by Marian Catholic's employee dishonesty insurance. Though unlikely, should the Queen of Hearts jackpot exceed \$500,000 and the payout (half the jackpot) \$250,000, Marian Catholic will wait until a new waiver request is approved by the Village of Homewood Board of Trustees before continuing raffle sales.

Please refer to the full game rules attached to the application for more details on ticket sales and payouts. Once the Queen of Hearts is revealed, the game has ended. Marian Catholic will submit a new application to the Village of Homewood each time the school wishes to start a new game.

Thank you for your time and consideration of the waiver request. Any questions can be directed to me at mtaylor@marianchs.com or 708-996-4647.

Respectfully,

Michael Taylor Athletic Director Marian Catholic High School

Marian Catholic High School Queen of Hearts Rules

You must be 18 years old to purchase tickets

The Queen of Hearts raffle will be held weekly on Thursdays at 7:30 pm at Rudy's at Balagio (17501 Dixie Highway; Homewood, IL). Raffle tickets are \$5 each and can be purchased at Marian Catholic HS in Chicago Heights, Balagio Ristorante in Homewood, Rudy's at Balagio in Homewood, and online at

https://www.zeffy.com/ticketing/queen-of-hearts-5050-raffle

All tickets must include the buyer's name, phone number, and card position number. It is the buyers' responsibility to ensure that their tickets are filled out correctly.

Online Ticket Sales

Online tickets must be purchased by 11:00 p.m. Wednesday before the drawing. Purchasers will receive an e-ticket receipt for the tickets purchased. Physical tickets will be deposited into the drum before that week's drawing.

In-person Ticket Sales

Marian Catholic High School 700 Ashland Avenue; Chicago Heights, IL Sales close at 3:00 pm on the day of the drawing

Balagio Ristorante (ticket machine in waiting area) 17501 Dixie Highway; Homewood, IL Sales close at 7:15 pm on the day of the drawing

Rudy's at Balagio 17501 Dixie Highway; Homewood, IL Sales close at 7:30 pm on the day of the drawing

When the Queen of Hearts is revealed, 50% of the jackpot will be awarded to the winner.

If a Joker is revealed, the winning player will receive \$550, the game board will be reset, and the jackpot will roll over.

If any other card is revealed, the winning player will receive:

- \$250 for an Ace
- \$100 for any other card

If a ticket is pulled with incomplete or illegible information, the ticket will be discarded and another ticket will be pulled.

Unless specifically requested, all winners agree to allow their first name and last initial to be used in marketing the game on social media.

Winners may be required to complete an IRS form W-2G if winnings exceed IRS thresholds.

Thank you for supporting Marian Catholic HS Athletics, and Good Luck!

ORDINANCE NO. M-2343

AN ORDINANCE TEMPORARILY SUSPENDING THE MAXIMUM PRIZE AND SALE DATE LIMITATIONS IN THE HOMEWOOD MUNICIPAL CODE FOR THE QUEEN OF HEARTS RAFFLE CONDUCTED BY MARIAN CATHOLIC HIGH SCHOOL

WHEREAS, Sections 6-315 through 6-371 of the Homewood Municipal Code regulate raffle licenses; and

WHEREAS, Marian Catholic High School has requested that the raffle maximum prize and sale date limitations in the Homewood Municipal Code be modified so they can conduct a Queen of Hearts raffle; and

WHEREAS, the Board of Trustees of the Village of Homewood has determined that the modifications in this ordinance are necessary for the public good and the convenience of village residents and businesses.

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

SECTION ONE - EXCEPTIONS TO REQUIREMENTS

- A. Homewood Municipal Code Section 6-338(b) limits the aggregate retail value of all prizes or merchandise awarded by a licensee in a raffle which is part of a multiple or serial raffle to \$5,000.00 and the maximum retail value of each prize awarded by a licensee in a raffle which is part of a multiple or serial raffle to \$1,000.00. For a period of one year from the effective date of this ordinance, the above limitations are waived for the Queen of Hearts raffle conducted by Marian Catholic High School.
- B. Homewood Municipal Code Section 6-370(4) limits the sale of raffle chances for serial raffles to 90 days after the license is issued. For a period of one year from the effective date of this ordinance, the above limitations are waived for the Queen of Hearts raffle conducted by Marian Catholic High School.

SECTION T	W -	Feee Cti	VED	ΔTE.
,) EU TIUNN T	vv() –	L'EFEC.II	VEL	/A I F.

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

PASSED AND APPROVED this 25^{th} day of February 2025.

ATTEST:		Village Presi	dent	
Village C	lerk			
ΔΥΕς.	NΔVS	A RSTENITIONS:	A RSENICES:	



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: Execution of a Stipulation/Settlement Agreement Regarding Wind Creek's Appeal of

Cook County Board of Review Concerning their 2024 Assessed Value

PURPOSE

The Village Boards of Homewood and East Hazel Crest are requested to support Wind Creek Casino's appeal of their 2024 property tax assessment for the Wind Creek Casino property.

BACKGROUND

For tax year 2024, the Cook County Assessor assessed Wind Creek's property at a proposed total assessed value of \$24,159,965 based on a total fair market value of \$98,674,723. This value, according to the Cook County Assessor's Office, is based on a pro-rata assessment for all of the newly constructed improvements for 47% of the year.

PROCESS

It is understood by Homewood that Wind Creek's appeal is based on the fact that they did not receive a certificate of occupancy for the casino and parking garage until October 14, 2024 and should only pay property taxes based upon the prorated 2024 assessed value for the period after it received a certificate of occupancy (21.37% of the year). When the Cook County Assessor determined the property's prorated 2024 assessed value, it included the time before the Casino received its certificate of occupancy and began operating. The Casino is not contesting the overall valuation of the property, only the period of time used to calculate the taxes that will be due for 2024 (\$24,159,965).

As part of its appeal to the Cook County Board of Review, Wind Creek has asked the Villages to sign a stipulation as to Wind Creek's 2024 assessed value (a copy of the stipulation is attached and incorporated as Exhibit "A"). Neither municipality has an objection to the stipulation.

OUTCOME

Wind Creek Casino's 2024 property tax assessment will be fairly administered.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

Item 9. L.



RECOMMENDED BOARD ACTION

Pass an ordinance authorizing execution of a stipulation between Wind Creek, IL LLC and the Villages of East Hazel Crest and Homewood regarding Wind Creek's appeal to the Cook County Board of Review concerning their 2024 assessed value.

ATTACHMENT(S)

Agreement

ORDINANCE NO. M- 2344

AN ORDINANCE AUTHORIZING EXECUTION OF A STIPULATION BETWEEN WIND CREEK IL, LLC AND THE VILLAGES OF EAST HAZEL CREST AND HOMEWOOD REGARDING WIND CREEK'S APPEAL TO THE COOK COUNTY BOARD OF REVIEW CONCERNING THEIR 2024 ASSESSED VALUE.

WHEREAS, the owner of the Wind Creek Casino, Wind Creek II, LLC ("Wind Creek") has asked the Villages of Homewood and East Hazel Crest ("referred to as the "Villages") to support its appeal of the 2024 property tax assessment for the property; and

WHEREAS, Wind Creek's appeal is based on the fact that it did not receive a certificate of occupancy for the casino and parking garage until October 2024 and should only pay property taxes based upon the prorated 2024 assessed value for the period after it received a certificate of occupancy; and

WHEREAS, as part of its appeal to the Cook County Board of Review, Wind Creek has asked the Villages to sign a stipulation as to Wind Creek's 2024 assessed value (a copy of the stipulation is attached and incorporated as Exhibit "A"); and

WHEREAS, the Villages have no objection to the stipulation; and

WHEREAS, the Board of Trustees of the Village of Homewood has determined it is in the best interest of the Village and its residents to sign the stipulation.

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

SECTION ONE - AUTHORITY:

The Village Attorney is authorized and directed to sign the attached stipulation on behalf of the Village of Homewood.

SECTION TWO - EFFECTIVE DATE:

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

1

PASSED and APPROVED this 25th day of February 2025
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		Villa	ge President	
ATT	EST:			
V	village Clerk			
ΔΥΕς.	NAVS:	A RSTENITIONS:	Δ RSEN/CES∙	

SETTLEMENT AGREEMENT COOK COUNTY BOARD OF REVIEW STIPIULATED ASSESSED VALUE 2024

THIS SETTLEMENT AGREEMENT ("Agreement") is entered into by, between, and among Wind Creek IL, LLC ("Taxpayer"), by its attorney, John P. Nyhan, of O'Keefe, Lyons & Hynes, LLC, and The Village of East Hazel Crest Illinois, and the Village of Homewood Illinois, both of which are taxing districts with an interest in the subject's real estate tax (collectively, the "Taxing Districts"), by Patricia Lazuka, as Village Administrator of the Village of East Hazel Crest and by attorney Christopher J. Cummings on behalf of the Village of Homewood. The parties to this Agreement are referred to individually as "Party", and jointly as "Parties".

WITNESSETH:

WHEREAS, Taxpayer is responsible for paying the real estate taxes on the property located in the Village of East Hazel Crest and the Village of Homewood with an address of 17400 S. Halsted Street Homewood II 60430 and assessed under Property Index Numbers: 29-29-404-009-0000; 29-29-404-0-010-0000; 29-29-404-011-0000; 29-29-404-01-00003; 29-29-409-013-0000; 29-29-409-025-0000; 29-29-411-026-0000; & 29-29-411-027-0000; (the "Subject Property");

WHEREAS, for the Tax Year 2024, the Cook County Assessor has assessed the Subject Property at a proposed total assessed value of \$24,159,965 based on a total fair market value of \$98,674,723, which value is based on a pro-rata assessment as to newly constructed improvements located at the subject for 47% of the year; and

WHEREAS, the Taxing Districts have filed an Undervaluation Complaint with the Cook County Board of Review ("BOR") seeking a revision of the Cook County Assessor's assessed valuation of the Subject Property for Tax Year 2024; and

WHEREAS, the Taxpayer has filed Overvaluation Complaint No. 37-15931 with the BOR seeking a decrease in the Cook County Assessor's assessed valuation of the Subject Property for Tax Year 2024 (the "2024 appeal"); and

WHEREAS, the Parties desire to settle their claims concerning the 2024 appeal in order to achieve a fair assessment and to avoid the burdens and expense of protracted litigation.

NOW, THEREFORE, in consideration of the mutual promises set forth in this Agreement, the Parties agree that their respective claims shall be settled upon the following terms and conditions:

1. **2024 Appeal.** The Parties stipulate that the 2024 assessed value for the Subject Property should be set at **7,084,242** based on a pro-rata valuation for those newly constructed improvements located at the subject property that received occupancy permits and were fit for their intended use as of October 14, 2024 or for 21.36% of

the year and the removal of valuation of any improvement that did not receive an occupancy permit in 2024 ("Stipulated Assessment Valuation" or "Stipulated Assessment"). This stipulated pro-rata assessed value is based on an indicated market value \$31,306,543 (22.63% blended level of assessment). Please see **Exhibit A** to this agreement for the stipulated values for each individual parcel associated with this property. The Parties understand and expect that the Subject Property will be certified at these values in accordance with this Agreement for tax year 2024 only. If, for tax year 2024, the BOR assesses the subject property in accordance with the parties' settlement, no party will seek review and alteration of the resulting assessment in tax year 2024 at the Circuit Court of Cook County ("Court") or Illinois Property Tax Appeal Board ("PT AB").

- 2. Appeal of 2024 Assessment. If despite the Parties' reasonable best efforts to see that the 2024 Final Assessment of the Subject Property is as assessed at the Stipulated Assessed Value as provided for in section 1 above for tax year 2024, the Board of Review sets the Final Assessment of the Subject Property at an assessed value greater than the Stipulated Assessed Value, after the conclusion of the BOR proceedings, then at the option of either Party the provisions of this Agreement shall be null and void, and all parties shall be free to proceed with respect to the Tax Objection before the Court or the PTAB for tax year 2024 as if this Agreement had not been made.
- 3. *Notices.* All notices or other mailings or communications required under this Agreement shall be to the individuals at the addresses and facsimile numbers set forth below.

Wind Creek IL, LLC

John P. Nyhan
One of its Attorneys
O'Keefe Lyons Hynes, LLC
30 N. LaSalle Street, Suite 4100
Chicago, IL 60602
312-422-9137
johnnyhan@okeefe-law.com

Village of Homewood

Christopher J. Cummings One of its Attorneys Christopher J. Cummings, PC 2024 Hickory Road, Suite 205 Homewood, IL 604 708-799-7575

chris@CJCummingslaw.com

Village of East Hazel Crest

Ms. Patricia Lazuka
Village Administrator
Village of East Hazel Crest
1904 W. 174th Street
East Hazel Crest, IL 60429
708-798-0213
admin@easthazelcrest.com

- 4. **Board of Review Approval**. This Agreement is subject to, and shall become effective only upon, the fulfillment of the following condition precedent: the BOR approves of the compromise and settlement described in this Agreement. The Parties agree to cooperate with each other and to furnish such information as may be reasonably necessary to obtain such approval, and to enter into such orders or agreements as the BOR may reasonably require in connection with granting its respective approval thereof.
- 5. *Legal Counsel*. The Parties hereby acknowledge and agree they have been represented by independent counsel of their own choice throughout all negotiations which have preceded the execution of this Agreement and that they have entered and executed this Agreement with the consent and upon the advice of said independent counsel. Further, this Agreement was negotiated between the Parties at arm's length and none of the Parties shall be entitled to have any language contained in this Agreement construed against the other Party because of the identity of the drafter.
- 6. No Admission or Concession. No provision of this Agreement, no document or communication exchanged by the Parties in the negotiation or furtherance of this Agreement, and no act by the Parties in connection with the negotiation, execution or implementation of this Agreement, shall be construed as an admission or concession by any Party with respect the 2024 appeal. The Parties are entering into this Agreement solely for the purpose of compromising, settling and resolving any actual or potential disputes between them respecting the subject matter of the 2024 appeal, in order to avoid further administrative proceedings or litigation with respect thereto, on the mutual understanding that the substance of the Agreement and any related negotiations or acts of implementation fall with the evidentiary rules and principles that pertain to the introduction of evidence regarding settlement negotiations and agreements.

- 7. Choice of Law; Entire Agreement; Severability; Amendments. This Agreement is governed by the internal laws of the state of Illinois. This Agreement is the full and final expression of the agreement of the Parties and supersedes all previous agreements and understandings with respect to the subject matter herein addressed. Except as explicitly set forth herein, there are no representations, warrants or inducements, whether oral, written, expressed or implied, that in any way affect or condition the validity of the Agreement or alter its terms. If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law, notwithstanding the invalidity of any other term or provision hereof. This Agreement may not be amended, modified, supplemented or canceled except by an instrument in writing signed by the Parties.
- 8. Authority. Each Party represents and warrants to each of the other Parties that: (a) it has full right, power, legal capacity and authority to enter into and to perform the obligations of this Agreement; (b) all proceedings required to be taken and all consents required to be obtained to authorize the execution and performance of this Agreement have been properly taken and obtained; (c) neither its execution of this Agreement, nor the performance of its obligations hereunder, will violate any agreement to which it is a Party or is otherwise bound; (d) it is not prohibited from entering into this Agreement or consummating the settlement contemplated hereby by any law, regulation, agreement, instrument, restriction, order or judgment, and the settlement contemplated hereby does not require the consent of any governmental authority; (e) this Agreement constitutes the legal, valid and binding obligation of that Party, enforceable in accordance with its terms; and (f) the individual signing this Agreement on its behalf has due authority to do so and to bind it hereto.
- 9. **Successors.** Each Party hereby represents and warrants to the other that this Agreement is binding on and shall inure to the benefit of such Party and any and all successors, assigns, or any Party claiming by or through such Party.

IN WITNESS WHEREOF, the Parties have duly entered into this Settlement Agreement through their duly authorized representatives as of the date first above written.

Wind Creek IL, LLC

By:		Date:	
Printed Name:	John P. Nyhan		
Title	One of its Attorney's		
Address:	O'Keefe Lyons Hynes, LLC		
	30 N. LaSalle Street, Suite 4100		
	Chicago, IL 60602		
Telephone:	312-422-9137		
Email:	johnnyhan@okeefe-law.com		
Village of Homev	vood		
By:		Date:	
Printed Name:	Christopher J. Cummings		
Title	One of its Attorney's		
Address:	Christopher J. Cummings, PC		
	2024 Hickory Road, Suite 205		
	Homewood, IL 60430		
Telephone:	708-799-7575		
Email:	chris@CJCummingslaw.com		
Village of East H	lazel Crest		
By:		Date:	
Printed Name:	Patricia Lazuka		
Title	Village Administrator		
Address:	Village of East Hazel Crest		
	1904 W. 174th Street		
	East Hazel Crest, IL 60429		
Telephone:	708-798-0213		
Email:	admin@easthazelcrest.com		

Exhibit A - Wind Creek IL, LLC				
Municipality	PIN	Land Assessed Value	Improvement Assessed Value	Total Assessed Value
	29-29-404-009-0000	60,920	169,845	230,765
	29-29-404-010-0000	83,255	212,306	295,561
East Hazel Crest	29-29-404-011-0000	12,258	0	12,258
	29-29-404-013-0000	37,101	42,461	79,562
	29-29-411-026-0000	4,868	0	4,868
	29-29-411-027-0000	370,333	3,821,505	4,191,838
	Sub Total	568,735	4,246,117	4,814,852
	29-29-409-013-0000	250,642	2,001,100	2,251,742
Homewood	29-29-409-025-0000	14,679	2,970	17,649
	Sub Total	265,321	2,004,070	2,269,391
	Total	834,056	6,250,187	7,084,243



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit for an indoor commercial place of assembly in the B-2 Downtown Transition District for "The Livie Room" at 18035 Dixie Highway (formerly Popology Popocorn).

PURPOSE

The applicant, Niya Jones, has proposed to operate "The Livie Room," an events space (classified as an indoor commercial place of assembly) at 18035 Dixie Highway. According to the applicant, the space is proposed as a "community gathering space" for corporate events, podcast hosting, small gatherings, small holiday events, repast events, and other small upscale functions. Liquor may not be served at any time at the facility without the approval and issuance of a liquor license by the Village Board of Trustees.



The tenant space at 18035 Dixie Highway has a floor area of 1,100 square feet and was formerly a retail store offering popcorn and other food items. The space will be divided into two (2) areas: a large gathering space in front, and a prep kitchen in the back. Guests will be required to bring their own food. The space has one (1) restroom located off the rear kitchen area. Other uses in the adjacent building spaces include a travel brokers office, a Taekwondo & Hapkido academy, a restaurant and entertainment venue (Mitchell & Michael's), and a fitness facility.

The applicant stated that the event center would be available from 10:00 a.m. to 1:00 a.m., seven (7) days a week. Peak hours will be on weekends, especially weekend nights, with larger events such as wedding receptions and birthday parties. Smaller events such as repast and corporate events are expected on weekdays.



The applicant anticipates a maximum of fifty (50) people for high-table events and sixty (60) people for events with seating. The Fire Department will determine the total capacity of the building during the Business Operation Certificate review process.

The zoning ordinance requires one space per 300 square feet for a total of four (4) spaces for the proposed use (1,100 square feet/300 =3.67 spaces). The space has one (1) dedicated parking space behind the building that will be used for employee parking. Customer parking would be on the street or in public parking lots. Subsection 44-05-02.J of the zoning ordinance allows off-site parking spaces within 300' of the business to meet the parking requirements. Three (3) spaces are located on Dixie Highway in front of the building.

PROCESS

At the Planning and Zoning meeting on November 21, 2024, Commissioners expressed concerns that the available parking is not conducive to an events space. With limited public parking in the area, and without a parking agreement, it was unclear how the use would work. The Commissioners voted to continue the case to a future meeting to give the applicant a chance to obtain a parking agreement with a nearby business.

Following the Planning and Zoning Commission meeting, staff received the following details about the applicant's parking plans.

• The applicant submitted a signed agreement with Eldridge Dental Group (1944 Ridge Road) to use up to twenty (20) parking spaces during events (highlighted parking area in the picture below). The applicant intends to lease the parking spaces and will negotiate a lease agreement after securing Village approval. The parking spaces are in the north parking lot in the rear of the dental office, directly behind the subject property. The applicant has provided a signed copy of the contract (see attached).





• The applicant has also submitted a letter noting that in addition to the twenty (20) spaces, the applicant will encourage carpools and parking in the Village's public parking lot on Harwood Avenue instead of street parking on Dixie Highway.

At its regular meeting on January 23, 2025, the Homewood Planning & Zoning Commission reviewed the requests for a special use permit. With six of the seven members present, the Commission voted three (3) ayes to three (3) nays. It is important to note that four affirmative votes are required for approval of the recommendation. Therefore, the Planning & Zoning Commission failed to approve the motion.

In making its recommendation, the Planning & Zoning Commission reviewed the application and submittals, comments received at the public hearing, and the standards outlined in the zoning ordinance.

The Commissioners who voted against this application stated that they could not support the special use due to the concern about parking and traffic congestion. Commission members who voted for the special use permit believed that the twenty (20) parking spaces leased from the adjacent property should be sufficient for events.

Section 44-07-11 of the Homewood Zoning Ordinance outlines the standards for a special use review. The following standards are of note in this application. No one standard is controlling:

- 1) Is the special use deemed necessary for the public convenience at that location? Similar business uses (indoor commercial places of assembly events spaces) are located within a ½ mile radius of the proposed business, including Infinite Event Suite (1820 Ridge) and Honeycomb Hideout (18205 Dixie Highway). Staff has received a large number of requests for similar uses, suggesting increased public demand.
- 2) Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? Parking opportunities are limited within a short distance of the proposed business. Larger public parking areas that may support the proposed events, such as the Village Hall Parking Lot on Chestnut Road and the "Metra" Parking Lot on Harwood Avenue, are more than 500' from the business. Most public parking also requires crossing multiple streets, which may create safety hazards for users when accessing the site.
- 3) Is the special use a suitable use of the property and, without the special use, could the property be substantially diminished in value? The property is located in the B-2 Downtown Transition zoning district, which permits a range of commercial and assembly uses. The property is unlikely to be diminished in value if the special use is not approved due to alternative permitted uses that could occupy the space.



- 4) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? Hours of events may extend until 1:00 a.m., which would be later than most other businesses in the downtown.
- 5) Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district? The use would increase parking demand in the immediate vicinity and may impact the enjoyment of surrounding properties and existing businesses.
- 6) Does the proposed special use at the subject property provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? Events of up to 50 people as proposed by the application, would increase congestion. This impact could be mitigated if available parking was dispersed across the downtown area. The site has vehicular access off Ridge Road for loading and (one) employee parking. No customer parking is available on-site.
- 7) Is the subject property adequately served by utilities, drainage, road access, public safety, and other necessary facilities to support the special use? The site has the necessary utilities and facilities to support the use.

OUTCOME

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

- 1. The subject property is located at 18035 Dixie Highway on a 0.24-acre parcel, near the northeast corner of Dixie Highway and Ridge Road;
- 2. The subject property is owned by Omar Hassad of Tinley Park, Illinois;
- 3. The applicant has proposed an events space, classified as an indoor commercial place of assembly in the zoning ordinance;
- 4. The proposed business would be within a 1,100-square-foot gross floor area tenant space in a multi-tenant building;
- The subject property is located within the B-2 Downtown Transition zoning district;
- 6. Indoor commercial places of assembly are a special use in the B-2 district;
- 7. The subject property has one (1) dedicated on-site parking space and additional public parking spaces on Dixie Highway, shared with adjacent businesses;
- 8. The applicant has a signed agreement with Eldridge Dental Group (1944 Ridge Road) to use up to twenty (20) parking spaces during events;
- 9. The site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
- 10. The proposed event business will operate within the existing commercial building that is adequately served by utilities.

Item 10. A.

VILLAGE OF HOMEWOOD



FINANCIAL IMPACT

Funding Source: N/ABudgeted Amount: N/A

Cost: N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

The Village Board makes the final decision on all special uses. In consideration of the attached ordinance granting a special use permit for an indoor commercial place of assembly, "The Livie Room" (events space) on application by Niya Jones at 18035 Dixie Highway, in the B-2 Downtown Transition zoning district, the Village Board should consider the following options:

- Approve the special use with the conditions that the Fire Department determines the maximum occupancy (not to exceed 50 people) and that the applicant secure a parking lease with the property at 1944 Ridge Road to use up to 20 parking spaces during events;
- Refer the matter back to the Planning and Zoning Commission for further consideration;
- 3. Deny the application.

ATTACHMENT(S)

- Ordinance
- Minutes of Planning & Zoning Commission November 21, 2024 and January 23, 2025

ORDINANCE NO. M - 2345

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW INDOOR COMMERCIAL PLACE OF ASSEMBLY AT 18035 DIXIE HIGHWAY 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 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 occupy a 1,100-square-foot tenant space in the existing commercial building at 18035 Dixie Highway to operate an events space; and

WHEREAS, the subject property is located in the B-2, Downtown Transition zoning district; and

WHEREAS, indoor commercial places of assembly are allowed as a special use in the B-2 zoning district; and

WHEREAS, all actions by the Planning and Zoning Commission require a majority vote of all members (four votes) for approval; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on November 21, 2024, and continued to January 23, 2025, and failed to vote for approval with three (3) ayes to three (3) nays; and

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

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

SECTION ONE - FINDINGS OF FACT:

- 1. The subject property is located at 18035 Dixie Highway on a 0.24-acre parcel, near the northeast corner of Dixie Highway and Ridge Road;
- 2. The subject property is owned by Omar Hassad of Tinley Park, Illinois;
- 3. The applicant has proposed an events space, classified as an indoor commercial place of assembly in the zoning ordinance;
- 4. The proposed business would be within a 1,100-square-foot gross floor area tenant space in a multi-tenant building;
- 5. The subject property is located within the B-2 Downtown Transition zoning district;
- 6. Indoor commercial places of assembly are a special use in the B-2 district;
- 7. The subject property has one (1) dedicated on-site parking space and additional public parking spaces on Dixie Highway, shared with adjacent businesses;
- 8. The applicant has a signed agreement with Eldridge Dental Group (1944 Ridge Road) to use up to 20 parking spaces during events;
- 9. The site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
- 10. The proposed event business will operate within the existing commercial building that is adequately served by utilities.

SECTION TWO - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 1 in Panos Resubdivision of That Park of the West 1/2 of the Southeast 1/4 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-400-054-0000

Common Address: 18035 Dixie Highway

Homewood, IL 60430

2

449

SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Niya Jones to allow an indoor commercial place of assembly at the above-described property.

SECTION FOUR - CONDITIONS:

- 1. Total occupancy for events shall be determined by the Fire Department (not to exceed 50 people at any specific time); and
- 2. No alcohol is allowed on the premises without a liquor license issued by the Village.
- 3. The applicant shall provide a parking lease agreement for 20 parking spaces.

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 November 21, 2024, and January 23, 2025, as they relate to the subject zoning.

The Homewood Village Board minutes of February 25, 2025, 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 25th Day of February 2025.

			Village	President	
	Village Clerk				
	village Cicik				
VEAS.	NAVS.	ARSTEN	TIONS.	ARSENICES:	



MEETING MINUTES

DATE OF MEETING: November 21, 2024

PLANNING AND ZONING COMMISSION 7:00 pm

Village Hall Board Room 2020 Chestnut Street Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:02 pm and stated the meeting will end at 9pm.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Castaneda, Johnson, O'Brien, Castaneda, and Chair Sierzega. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), Assistant Director of Economic & Community Development Noah Schumerth, and Building Department Secretary Darlene Leonard. There were 8 members of the public in attendance.

The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any changes to the minutes from October 24, 2024.

Member Castaneda stated there is a typo in the list of attendees, she is listed twice and one should be Member Cap.

Member O'Brien complimented Economic Development Director Mesaros for the training session and stated it was the best training meeting ever attended and stated he will be submitted a memo for the record regarding it. Member O'Brien stated there was a question to Member Bransky at the end about past cases that needed context.

Member Bransky stated that in discussions of current cases they need to be cautious about discussing past cases as the attorney stated there is no precedence.

Member O'Brien motioned to approve the minutes as corrected from October 10, 2024; seconded by Member Bransky.

AYES: Members Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda

NAYES: NONE

ABSTENTIONS: Chair Sierzega

ABSENT: NONE

Item 10. A.

PUBLIC COMMENT:

None

REGULAR BUSINESS:

Case 24-32: Site Plan Review for Redevelopment at 2124 183rd Street.

Chair Sierzega introduced the case and swore in the applicant, Animesh (Andy) Kumar, who presented the case.

Chair Sierzega asked if the existing structure will be used.

Mr. Kumar stated the existing structure will be used, but the interior will be completely
remodeled. The area is very tight with only 12 parking spaces. He also owns the neighboring
gas station and they will be using spaces there for extra parking. Between the two properties
there should space for 18-20 cars at a time. Mr. Kumar stated he also bought the residential
property behind is so employees can park there.

Member Castaneda stated that local plants will be incorporated and glad that they had spoken to the arborist regarding the landscape plan.

 Mr. Kumar stated they are doing 120% of what the State requires and 130% of what the Village requires.

Member Johnson asked about installation of an outdoor grease trap and any curbing.

• Mr. Kumar stated the Village wants and outdoor grease trap and one will be installed. By the proposed usage one can be installed inside, but the outside out would be bigger and need less cleaning out.

Mr. Kumar stated the area on the east side by 183rd Street will be paved at the Illinois EPA's instructions and added that nothing can be put there.

Member O'Brien stated that #2 on page 16 for the grease interceptor is incomplete.

Assistant Director Schumerth stated it should have the technical details for what can be installed.

Member Cap asked if the Village Engineer has been satisfied for drainage and if an oversized pipe will be needed for drainage.

Mr. Kumar stated all the codes, including stormwater, have been met and his engineer in
doing a study to determine the runoff. They are waiting for the civil engineer to provide the
report to know if an oversized pipe is needed.

Member Cap stated the storm sewer is to be at the southeast corner of the property and asked how they would cross the property and if the entire parking lot will be resurfaced.

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Mr. Kumar stated it depends on the civil engineer's report and he is unsure at this time if the
entire lot will be repaved.

Chair Sierzega asked the seating capacity, hours of operation, and work start date.

Mr. Kumar stated it would be considered full at 30-40 people, but would be able to hold more.
The hours are not guaranteed but are proposed to be 11am-12am on weekdays, 11am to 2am
on weekends if the Village allows it, and 11am-10pm on Sundays. The original plan to start
was June 2024 but sine the weather has changed it won't be before March 2025 and expect 4-4½ months to complete.

Member Bransky asked Staff if a special use permit is needed for the video gaming machines.

Staff Liaison Mesaros stated no as the liquor license for restaurants includes it.

Chair Sierzega asked if there were any public comments.

Routher Montgomery from Martin Avenue asked about cycle parking as it's not on the plans.

Mr. Kumar stated there is space next to the patio it can be put at, but it depends on if approval is given to remove a tree.

Member Bransky motioned to approve Case 24-32 to approve the Site Plan review for 2124 183rd Street, as proposed by J. Scott McKay, Architect, subject to the following conditions the location of an outdoor grease interceptor to accommodate the proposed restaurant must be identified in revised site drawings submitted to Village Staff before the issuance of any building permit; proposed improvements within public right-of-way with the removal of a curb cut on Morris Avenue, including parkway improvements, must be identified in revise site drawings; and a photometric plan showing the location of lighting fixtures, photometric values, and any proposed lighting product details shall be submitted prior to the issuance of any building permits; and to be compliant with the requirements from the Village Engineer for the site improvements; seconded by Member O'Brien.

AYES: Members, Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda, and Chair Sierzega

NAYS: None

Abstentions: None

Absent: None

<u>Case 24-46: Text Amendment to Permit Child Care Centers as Special Use in B-2 Downtown Transition</u> Zone:

Chair Sierzega introduced the case and asked if any public comments had been received.

Assistant Director Schumerth stated no public comments were received and presented the case.

Member Alfonso asked if the locations not in single use buildings would be grandfathered in.

Staff Liaison Mesaros stated the conditions ware only for the B-2 District.

Member Alfonso asked what the difference was.

Staff Liaison Mesaros stated B-2 is around the downtown area and they didn't want to have store fronts be taken and B-3 is strip centers.

Member Cap asked if other child care centers in the B-4 are non-conforming, as well as churches. Member Cap asked about the Park District.

Staff Liaison Mesaros stated yes regarding the B-4 district and for the churches it is an ancillary use with day care being considered an accessory use. Staff Liaison Mesaros stated they offer activities not child care.

Member Alfonso asked about existing day care locations in the B-2 District.

Staff Liaison Mesaros stated they are grandfathered in unless they are closed for more than 1 year.

Member O'Brien asked if the text and map amendment applies to just this property.

Staff Liaison Mesaros stated it applies to all of the B-2 District, but the Special Use permit is just for this property.

Member Cap motioned to approve Case 24-46, amendments to the text of the zoning ordinance: Amend Table 44-03-04 of the Village Zoning Ordinance to add child care centers as a special use within the B-2 Downtown Transition zoning district and Amend Section 44-04-06 child Care Center f the Homewood Zoning Ordinance to add the following standards for child care: operation in the B-2 Downtown Transition district is limited to properties with a single principle use, operation in the B-2 Downtown Transition district is limited to a freestanding building, structures used for a child care center shall be a minimum of 3,000 square feet in gross floor area and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

AYES: Members, Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda, and Chair Sierzega

NAYS: None

Abstentions: None

Absent: None

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<u>Cases 24-47 and 24-48 Map Amendment from R-2 Single Family Residence to B-2 Downtown</u> Transition and Special Use Permit for Child Care Center at 18341 Dixie Highway:

Chair Sierzega introduced the came and swore in the applicant, Wilnetta Robinson from Georgetown Road in Frankfort, Illinois.

Ms. Robinson stated there will be a maximum capacity of 50 kids. The property has been vacant for a number of years and minor updates are needed. Ms. Robinson stated there are 5 other day cares in the area, but there is demand as the current locations have waiting lists.

Chair Sierzega asked if the applicant will be buying or renting.

Ms. Robinson stated renting to start and plan to purchase the property in a year.

Member Alfonso asked if the entrance would be through the rear because of the location of the parking.

Ms. Robinson stated yes, and there will be 2 security gates.

Member Alfonso asked about qualifications.

 Ms. Robinson stated she is required to be teaching qualified by the stated and have continuing education yearly.

Member Castaneda stated there is a definite need for child care centers in the area and the hours are nice for the parents.

Member Johnson asked if the 16 space would be enough.

Mr. Robinson stated due to the parents' work the pickup and drop off times are staggered but the peak would be from 7:30-8:30.

Member O'Brien stated #10 on page 50 in incomplete and asked if the ADA space is included in the parking count.

Assistant Director Schumerth stated the ADA space is included and the end of the sentence should state "west side of the building along Dixie Highway".

Chair Sierzega asked the hours of operation, if they would be open on weekends, the number of kids, and the number of employees.

 Ms. Robinson stated they are finalized yet and they would depend on staffing, so they are tentative as 7am-7pm. At this time they will be closed on weekends. There are 40 rooms and there is a capacity of 50, but would maybe have 40 kids with a minimum of 4 employees and a maximum of 8

Member Bransky motioned to approved Case 24-47 a map amendment for the property at 18341 Dixie Highway from the R-2 Single-Family Residence zoning district to the B-2 Downtown Transition zoning district; seconded by Member Cap.

AYES: Members Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda, and Chair Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: None

Member Bransky motioned to approve Case 24-48 to allow a child care center as a special use permit at 18341 Dixie Highway, subject to the following conditions: the applicant must provide a revised site drawing restriping the parking lot for 16 parking spaced in the rear prior to the issuance of a business license or any building permit associated with the proposed use; the applicant must provide one (1) ADA-accessible handicap space on the site prior to issuance of a business license or any building permit associated with the proposed use; and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

AYES: Members Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda, and Chair Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: None

Case 24-53: Variance for driveway at 18148 Perth Avenue:

Chair Sierzega introduced the case and swore in the petitioner, Ruth Fulwiley.

Ms. Fulwiley stated the fence was replaced this summer, but they want to have a swing gate and they need asphalt to be put down from Stewart Avenue in the rear to 14 feet into the yard enough so the gate would open inward.

Member Johnson asked what would be parked there.

• Ms. Fulwiley stated it would be just to have access. The driveway is off Perth at the front of the house.

Member O'Brien questioned the 14 foot depth into the yard.

Ms. Fulwiley stated it's approximately 24 feet from Stewart to the fate and another 14 feet into the yard, so a total of about 37 feet.

Member Cap asked Staff if being a double frontage lot the frontage on Stewart is to someone else's front yard and if the fence is considered a front yard fence.

Assistant Director Schumerth stated there are 3 or 4 properties that are double frontage.

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Building Department Secretary Leonard stated the fence permit would have been issued as a rear yard fence and not flagged for review because it is for the rear yard.

Member Cap asked if a second house can be built.

Staff Liaison Mesaros stated they would have to go before the Planning and Zoning Commission, meet the necessary requirements, and subdivide the property. Staff Liaison Mesaros added that the code says the fence along the street lot lines are considered front lots.

Motion by Member Bransky to approve Case 24-53 to allow a variance of Section 44-05-05.d.1.a of the Homewood Zoning Ordinance, to permit the construction of a second driveway at 18148 Perth Avenue, subject to the following conditions: approval of construction plans for the driveway but he Homewood Building Division which meet all requirements of Homewood building codes and ordinance and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

AYES: Members Alfonso, Bransky, Johnson, O'Brien, Castaneda, and Chair Sierzega

NAYS: Member Cap

ABSTENTIONS: None

ABSENT: None

Case 24-49: Special Use Permit for Indoor Commercial Place of Assembly at 18035 Dixie Highway:

Chair Sierzega introduced the case and swore in the petitioner, Niya Jones of Park Forest.

Ms. Jones presented the case and stated the location would be a special event space.

Chair Sierzega asked if the location was 1100 square feet, about the parking in the rear, the interior layout, and if there was a single restroom.

Ms. Jones stated the location is 1100 square feet with a 3-compartment sink, there is 1
parking space in the rear that she would use, the space is divided into 2 areas where she plans
on having tables and chairs in the front and have the food and a kitchenette in the back with
no cooking on site. She is unsure of the number of restrooms.

Chair Sierzega asked if a second restroom would be required.

Staff Liaison Mesaros stated she is not sure and Assistant Director Schumerth stated it would have to be looked into.

Chair Sierzega asked they types of events that would be at the location.

Ms. Jones stated repasts, parties, birthday, bridal showers, and small weddings.

Chair Sierzega asked about the parking and if the lot at the Church would be utilized as 4 parking spaces is required.

 Ms. Jones stated the public parking and possibly the Church and she would be reaching out to them.

Chair Sierzega asked about the occupancy with seating and with high tables, the hours and days of operation, and the number of employees.

Ms. Jones stated the occupancy would be 50 with seating and 60 with high tables, she is
unsure about the hours but she is thinking 11-12am 7 days a week and her getting there at
10am to set up. She is looking at just weekends, to start but will consider weekdays. She will
not have any employees, just herself and her husband.

Chair Sierzega stated he has concern about the parking for the people.

 Ms. Jones stated she considered the location as a restaurant, but the property owner doesn't want that and she is hoping to work with the Church for the parking.

Member Bransky questions Staff about #7 in the Findings of Fact and if it is correct.

Staff Liaison Mesaros stated it is correct and Assistant Director Schumerth added that there are 4 spaces behind the building with 1 for her space. They are not shared.

Member Bransky stated there is a concern about the parking not being conducive, but the concept is good. The parking is a hardship for the applicant and the surrounding businesses. Without a parking agreement and the limited public parking it is unclear how it would work.

Member Johnson suggested tabling the case to give the applicant a chance to get an agreement with the Church since parking is a problem.

Chair Sierzega asked Ms. Jones if she can come back with an agreement and to let the case be tabled for now.

Member Cap asked if there is a contingency in the event the Church says no as the peak hours coincide on the weekend with the Church.

Ms. Jones stated the dental office is a second choice.

Staff Liaison Mesaros suggested Ms. Jones speak with the dental office as they allow parking for Asian Harbor.

Member Cap stated there is a large parking area between the taekwando place and the building to the north that may accommodate 20 spaces and stated that the property owner listed in Findings of Fact #2 does not match the application.

Member O'Brien asked about events that are larger than what is listed on the application.

Item 10. A.

Ms. Jones stated larger events would not have seating.

Motion made by Member Johnson to continue Case 24-49 to a future date to be determined; seconded by Member O'Brien.

AYES: Members Alfonso, Cap, Bransky, Johnson, O'Brien, Castaneda, and Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: None

Member O'Brien stated that this bumps into the principal request and it impacts the parking, but there is a need for small meeting rooms. This needs to be addressed in the Zoning Ordinance and the restrictions on it. It would have to be defined to be allowed or not and implement guidelines.

Member Johnson stated the Board should be asked about parking.

		ESS:

None.

NEW BUSINESS:

None.

ADJOURN:

Member Bransky made a motion to adjourn, second by Member Cap. The meeting adjourned at 8:54PM.

AYES: Members Alfonso, Cap, Bransky, O'Brien, Johnson, Castaneda, and Chair Sierzega

NAYES: NONE
ABSTENTIONS:
ABSENT: NONE

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

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MEETING MINUTES

DATE OF MEETING:

January 23, 2025

PLANNING AND ZONING COMMISSION 7:00 pm

Village Hall Board Room 2020 Chestnut Street Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:05 pm and explained the procedure for the meeting.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, Castaneda, O'Brien, and Chair Sierzega. Present from the Village were Director of Economic & Community Development Angela Mesaros, Assistant Director of Economic & Community Development Noah Schumerth, and Building Department Secretary Darlene Leonard. There were 3 members of the public in attendance, and no one watching on Zoom.

The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any changes to the minutes from January 9, 2025.

Member O'Brien corrected for the record that the majority of his comments and 3 references were not included and should be.

Member O'Brien motioned to approve the minutes from December 12, 2024; seconded by Member Cap.

AYES: Members Bransky, Cap, O'Brien, and Chair Sierzega.

NAYES: NONE

ABSTENTIONS: Members Alfonso and Castaneda

ABSENT: Member Johnson

PUBLIC COMMENT:

None

REGULAR BUSINESS:

Case 25-03: Salon/Spa Establishment at 2139 W. 183rd Street:

Chair Sierzega introduced the case and asked if there were any comments received.

Assistant Director Schumerth stated no comments were received.

Chair Sierzega asked Staff if it is a special use and a variance.

Assistant Director Schumerth stated the variance was applied for, but will be on the agenda for the next meeting as it needs public notice sent and to be in the paper.

Staff Liaison Mesaros stated the special use can be discussed and it can be voted on or not, it can be conditioned on the variance, or it can be continued.

Chair Sierzega summarized the case and swore in the petitioner, Diamond Rowels of Hammond, IN.

 Ms. Rowels stated she would have salon suites and booth rents and she would also work at the location.

Chair Sierzega asked if Ms. Rowels would lease space and rent stations, the number of spaces, and the hours of operation.

• Ms. Rowels stated there will be 12 spaces with 1 being for her use and 4-6 booths in the front. The hours would be any time based on the client availability.

Chair Sierzega asked if a person could come in at 2 am and get their hair done.

Ms. Rowels stated it's possible.

Member Castaneda asked the peak times with multiple stylists and clients and the number of stylists in the peak time.

Ms. Rowels stated 8am-2:30pm and maybe 20-30 if everyone is working.

Member Castaneda asked if everyone could be all working at the same time and asked what the busiest time would be.

• Ms. Rowels stated she didn't think everyone would be there at the same time and she wasn't sure, but probably 6.

Member O'Brien asked if employees and stylists are the same.

Ms. Rowels stated yes and they could be hair, nails, and estheticians.

Member O'Brien asked if there will be employees and if so how many.

Ms. Rowels stated she assumes there will be and after 3 months 4-6 employees.

Member O'Brien asked if they would be employees or lessees.

• Ms. Rowels states lessees, she would be solely running the business.

Member O'Brien asked who would be doing the cleaning and asked about the parking and stated the paperwork indicates the employees would park by Blueberry Hill.

Ms. Rowels stated at the beginning it would most likely be herself but later would have an
outside service. All the people she would lease to would park by Blueberry Hill. There are 10
spaces in the rear of the location, but she cannot use all of them because of Domino's and she
would need additional spaces.

Member O'Brien asked what the sizes of the spaces or suites would be and what the difference is between office and suite.

• Ms. Rowels stated the sizes vary from 100 square feet to 175 square feet with the price based on the size and they are the same thing just different terms

Member Cap asked staff if the parking requirement is based on square feet not the use of the space and that it wouldn't change if the number of suites is reduced.

• Staff Liaison Mesaros stated that is correct. The parking requirement is based on square footage and no the requirement would not change if the number of suites is reduced.

Member Cap stated there is no way to mitigate the need for the parking variance.

Member Bransky asked Staff what the limitation is on services before they are outside the scope of what the special use allows.

Member Branksy stated the list of services being offered is not in the packet and asked the applicant to repeat the list of services and elaborate on what wouldn't and wouldn't be allowed.

- Ms. Rowels stated hair-locks, twists, braids, barbers, estheticians, nails, massages, and tattoos
 if able.
- Staff Liaison Mesaros stated tattoos and massages are not permitted in the B-2 district and not allowed under the salon/spa special use. Massages and tattoo studios are not allowed by code in that zoning district.

Member Bransky asked if the hours would be 24 hours every day and what the advantage is to be open 24 hours.

Ms. Rowels stated yes and people can work freely and be limited to closing at a certain time.

Member Alfonso asked about the booth area and the number of people it would add.

Ms. Rowels stated the area would be a chair, station, and a mirror and it would add 4-6 people.

Chair Sierzega asked if the boots would be partitioned.

Ms. Rowels stated the stations are double sided.

Member Bransky asked if the stations would be in the middle of the floor.

Ms. Rowels stated yes.

Member Alfonso asked about a break room.

Ms. Rowels stated it depends on how it's built out, but it probably would be in the back.

Member O'Brien stated on page 13 the question asking a PUD is incorrect in saying yes and below it he site circulation is impacted.

- Assistant Director Schumerth stated the parking is a no as it's not a site review; it is not
 impacted by development. It is not a site plan review, there are not physical changes.
- Staff Liaison Mesaros stated it needs rephrasing.

Chair Sierzega verified the number of spaces as 12 with 11 being leased and 1 for the applicant, asked if each lessee would have to be licensed, and who would be responsible to verify it.

 Ms. Rowels stated that is correct, they would have to be licensed, and she would be responsible to verify the licensing.

Chair Sierzega asked about the hours being 24 hours and asked if she would be opposed to limiting the hours.

 Ms. Rowels concurred about being open 24 hours and stated that she would be opposed to limiting the hours.

Chair Sierzega asked if suggesting hours of 8-midnight would work.

Ms. Rowels stated they could work.

Chair Sierzega stated there could be 12 artists working as the same time with 12 customers and there are 7 spaces.

Member O'Brien reminded Chair Sierzega about the 4-6 chairs in the front.

Chair Sierzega asked where everyone would park.

 Ms. Rowels stated it is a concern and the realtor stated there is public parking behind Blueberry Hill.

Chair Sierzega asked the average time the customer would be onsite.

Ms. Rowels stated 2-4 hours.

Member Castaneda stated paperwork indicated 5 people.

Ms. Rowels stated if it's fully occupied, 20 people, but won't have that when first opening.

Chair Sierzega stated 12 artists and 12 customers for 4 hours is a lot of strain on the parking lot and asked the peak hours and if the applicant has a business now.

Ms. Rowels stated 8-2:30 and she is currently renting a suite not.

Chair Sierzega asked if there were any public comments.

 Mr. Amrou Said of Homer Glen stated he has designed these types of places before, he did Essence Suites on Halsted, and peak is usually 50-60%, everything is private, and there is a key pad for access.

Chair Sierzega stated they have to plan for the maximum.

Member Castaneda asked the hours of operation as Google says 24 hours and asked if that is typical.

- Mr. Said stated they are usually busiest in the afternoons and after work.
- Ms. Rowels stated she has been at 3 locations and the current location is accessible but they get their own key to come and go.

Member Cap stated the peak hours coincide with the peak hours of the restaurant and parking is precious. They encourage businesses with different peak times otherwise it creates a potential for a strain on the parking lots.

Staff Liaison Mesaros asked Ms. Rowels if the location would still work out without the massage and tattoos not being allowed.

Ms. Rowels stated it would work and not be a big hindrance.

Chair Sierzega stated parking is a concern for the business as there is not enough available in the area.

Member Bransky stated the parking is tight almost nightly because of Lassen's and the overflow for them is the bike shop lot and the lot by Blueberry Hill, and then into the neighborhood.

• Mr. Said stated the peak hours at the Essence Suites locations are 11-7.

Member Cap stated if that is the peak then it would compete with Lassen's.

Staff Liaison Mesaros asked if the peak hours would be everyday or just certain days.

Ms. Rowels stated on the weekends with week days being less busy.

Member Cap asked Staff what comes back to the Commission.

 Staff Liaison Mesaros stated it is up to the Commission; it cannot operate without the parking variance.

Member Bransky asked if they can vote to approve or continue the case. Assistant Director Schumerth stated it is the staff recommendation.

Member Bransky motioned to recommend approval of Case 25-03 approval of a special use permit to operate a salon at 2139 183rd Street with the condition of a obtaining a zoning variance for the parking

spaces, the businesses allowed are those allowed per code for this district, and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

AYES: Members Alfonso and Member Castaneda

NAYS: Members Bransky, Cap, O'Brien, and Chair Sierzega

Abstentions: None

Absent: Member Johnson

Continuation of Case 24-49 – Special Use Permit for Indoor Commercial Place of Assembly at 18035

Dixie Highway:

Chair Sierzega summarized the case, reminded the applicant, Niya Jones, that she is still under oath, and asked what additional information had been obtained.

Ms. Jones stated she spoke to Mr. Eldridge and he offered 20 parking spaces.

Chair Sierzega asked if they are still planning the same number of people.

 Ms. Jones stated she has not met with the Fire Department and the number is determined by them; she has been waiting on the special use.

Chair Sierzega asked if it was 20 spaces per event.

 Ms. Jones stated she is renting the spaces monthly and will encourage clients to carpool and use public parking.

Staff Liaison Mesaros asked if there is a lease or agreement for the spaces.

Ms. Jones stated she doesn't have it yet, she is waiting on approval from the Village first.

Chair Sierzega asked if there would be any employees.

 Ms. Jones stated right now it is just her and her husband and added that she may hire security later if the client wants it.

Chair Sierzega asked if the occupancy would be no more than 50 people.

Ms. Jones stated up to 50.

Chair Sierzega asked if a second bathroom would be needed if there were 50 people.

Staff Liaison Mesaros stated they did not have that information yet.

Chair Sierzega stated there is concern about the wording of the agreement as is says "20 a month".

Ms. Jones stated she understood, but the spaces can be used at any time.

Staff Liaison Mesaros stated occupancy of the space is based on the usage.

Member Cap stated the IBC & NFPA has thoughts on occupancy and that the concentrated load, without seating, could be 157 people, with tables and chairs 73 people; 24 spaces does not go far for that many people; and asked if she had spoken to the Church.

Ms. Jones stated yes, but they informed her they would not rent to anyone who isn't a non-profit.

Assistant Director Schumerth asked about the square footage of the public space.

 Ms. Jones stated she didn't remember off the top of her head, but thinks it may be 900 square feet.

Member Bransky asked how many events are anticipated in any given week.

 Ms. Jones stated the average length is 4-5 hours and wants to have at least 4 a week mostly on the weekends.

Member O'Brien stated at the previous meeting in November Ms. Jones had stated that the occupancy was 60 and now it is 50.

 Ms. Jones admitted to saying 60 previously but does not want that many. She wants it to be 50, for it to be a small intimate space.

Member O'Brien asked if no cooking would be done onsite.

Ms. Jones stated yes, the food would be brought in.

Member Castaneda stated it is unlikely that 50 cars will show up because people would carpool based on the type of event and that 24 spaces are better than nothing, but it's not ideal. It's not as big a strain as a 1:1 like a salon.

Chair Sierzega asked if the events would have music or a DJ and if the upstairs would be affected.

Ms. Jones stated there would be a speaker on site. She has spoken with the landlord and they
can't hear from upstairs.

Staff Liaison Mesaros asked if she would have a DJ.

Ms. Jones stated yes or a provided speaker.

Member Bransky asked if they could condition the occupancy.

Staff Liaison Mesaros stated yes.

Member Bransky motioned to recommend approval of Case 24-49 approval of a special use permit to allow the operation of an indoor commercial place of assembly at 18035 Dixie Highway, incorporate the Findings of Fact into the record, and with occupancy to be determined by the Homewood Fire Department or not to exceed 50 as agreed upon by the applicant; seconded by Member Castaneda.

AYES: Members Alfonso, Bransky, and Castaneda NAYS: Members Cap, O'Brien, and Chair Sierzega

Abstentions: None Absent: Member Johnson

<u>Continuation of Case 24-50: Site Plan Review for Multiple Family Residential at 18240 Harwood</u> Avenue:

Chair Sierzega introduced the case and noted the change from 18 units to 15 units.

My. Said stated they revisited the space removing 3 units and expanding the rest. They are all
fairly uniform in size and layout except 2 in the back which are turned 90°, added a foyer area
with an interior lift, added flex rooms, added a third exit as recommended by the Fire
Department, added a landscape buffer on the west side for visual and sound, and added bike
parking and an exterior ramp.

Member Alfonso appreciated they took all the comments into consideration for the changes.

Member Bransky asked regarding the building roof, how the unit ceilings are terminating and where.

• Mr. Said stated they are taking advantage of the ceiling like its vaulted. To building ceilings would add materials and cost.

Member Cap asked if there will be any sound insulation for the 3 units.

 Mr. Said stated the insulation will provide some dampening, but they can look into more for those units and windows. It's all about the construction and they will alleviate as much as they can; it won't be fully soundproofed.

Member Cap asked why they did a lift over a ramp.

- Mr. Said stated the lift is easier and the ramp would be too big to install inside.
- Assistant Director Schumerth stated on the plan there are 2 small ramps installed.
- Mr. Said stated there is a small ramp to get from the parking are to the walkway and over the threshold.

Assistant Director Schumerth asked about the 2 labels on the plans for the windows 'DH" and "SL", and asked if "DH" is double hung.

Mr. Said stated the windows are all the same; they are all sliders. The DH is double hung. They
can look into a different window type for sound deadening.

Member O'Brien stated on page 24 of the packet it should be updated because it is 15 units and all are 2 bedrooms and on page 25, #3 the sizes aren't uniform as was stated.

Item 10. A.

Mr. Said stated 14 units are 854 square feet and 1 unit is 888 square feet. That unit has extra
pace because of the hallway to get access.

Member O'Brien stated on page 30 that no unit is over 800 square feet.

- Mr. Said stated the space does not include the gross area; it is net space for the unit.
- Staff Liaison Mesaros stated the calculation doesn't include the closets & hallways space. It gets to the 854 square feet.

Member O'Brien stated there is no legend on the drawings for the 16,646 square feet and that a quick calculation it is approximately 3,000 square feet short.

• Mr. Said stated they didn't calculate the public areas, the vestibule, or the stairs.

Member Bransky motioned to recommend approval of Case 24-50 Site Plan for 18240 Harwood Avenue, as proposed on the drawings submitted by Lucid Engineering Services LLC dated January 8, 2025 subject to the submittal of a structural report to the Building Inspector and incorporate the Finds of Fact into the record; seconded by Member Alfonso.

AYES: Members Alfonso, Bransky, Cap, Castaneda, and Chair Sierzega

NAYS: Member O'Brien Abstentions: None

Absent: Member Johnson

OLD BUSINESS:

None

NEW BUSINESS:

None.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Castaneda. The meeting adjourned at 9:08 PM.

AYES: Members Alfonso, Bransky, Cap, Castaneda, O'Brien, and Chair Sierzega

NAYES: NONE

ABSTENTIONS: NONE ABSENT: Member Johnson

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 25, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Fiscal Year 2025-2026 Draft Budget Discussion

PURPOSE

The Village's most important planning document that is prepared, discussed, and implemented annually is the municipal budget. The municipal budget details all of the expenses and revenues that the Village of Homewood needs to provide quality services for its citizens for a full fiscal year – in this case, May 1, 2025 through April 30, 2026. During the budget preparation process, the Village analyzes estimated revenue collections and prepares a subsequent spending plan for the upcoming fiscal year. At the conclusion of staff discussions and analysis, the recommended budget is prepared and presented to the Board of Trustees for further discussion.

PROCESS

The budget approval timeline begins with the draft budget discussion on Tuesday, February 25, 2025. A Public Hearing will be held on March 11, 2025, and an ordinance will be prepared for Board approval during the regular Board of Trustees meeting on March 25, 2025.

General Fund

The General Fund is the main operating fund for the Village. It provides the financial support to provide municipal activities, programs, and services to residents through police, fire, public works, and general government operations.

General Fund Recap

The overall health of the Village's finances within the General Fund continues to be very good. Following excellent audit results from last fiscal year ending April 30, 2024, the Village was able to maintain the required minimum of five (5) months of fund balance (operating expenditures), which equates to approximately \$11.2M, and staff was authorized by the Board to move \$2.3M of unassigned/available reserves to fund capital projects.

Upcoming General Fund Budget (Fiscal Year 2025-2026)

The upcoming fiscal year's 2025-2026 draft budget has nearly \$27.9M budgeted for total General Fund revenues. General Fund expenses are expected to be approximately \$27.8M. At this time, the budget is projected to finish with a surplus of \$128,876.



General Fund Revenues (Fiscal Year 2025-2026)

Some of the General Fund revenues that we typically highlight in the Fiscal Year 2025-2026 budget include sales tax, gaming tax, use tax, and ambulance fees.

Sales Tax

Village activities, programs, and services are heavily dependent on sales tax revenue. Sales tax is our largest General Fund revenue source at nearly 30% (\$6.2M) of all taxes collected, while property taxes used for general operations are just 12% (\$2.5M).

The Fiscal Year 2025-2026 budget is based on projected "actual revenue" that will be collected through the remainder of the current fiscal year ending on April 30, 2025. Staff also factors in an increase for general inflation.

Gaming Tax

The upcoming Fiscal Year 2025-2026 budget will be Homewood's first full-year budget that will show and track gaming tax revenue. The Wind Creek Casino opened in November 2024. Thus far, the Village has received three (3) monthly payments from the Illinois Gaming Board. It is important to note that 50% of the gaming tax received is to be paid to the Public Benefit Fund for the next four (4) years. The Public Benefit Fund was created to promote education and public health in the Southland community.

Based on our recent payments, \$1.1M is being budgeted in the upcoming fiscal year. Once a full year of payments have been received, staff will have a better projection of the anticipated annual revenue for future budgeting purposes.

Use Tax Decline

Use Tax is due when you purchase merchandise from a person or business that did not collect Illinois sales tax, such as through infomercials or the internet. It is a tax designed to distribute the tax burden fairly among Illinois consumers and to ensure fair competition between Illinois and out-of-State businesses. It is referred to as the "Leveling the Playing Field Act." A Use Tax is applied:

- when you buy goods from businesses located outside Illinois and bring them into Illinois or
- when you have the goods delivered to you from businesses located outside Illinois.

The Fiscal Year 2025-2026 budget reflects a \$420,000 reduction in State Use Tax. The Illinois Municipal League (IML) provides to each municipality a per capita revenue estimate of the State use tax allocation to local governments. Homewood's estimated per capita amount this year is \$19.60. The per capita amount last year was \$42.50.



Effective January 1, 2025, retailers previously obligated to collect and remit Illinois Use Tax on retail sales sourced outside of Illinois and made to Illinois customers are now subject to destination-based retailers' occupation tax (ROT). This change caused a significant reduction in the amount of Use Tax expected to be received. However, a portion of this should be offset in Sales Tax.

Ambulance Fees (GEMT) | Budget Procedure Change

A change from previous years' budgets, the ambulance fee revenue line item will now reflect the **net** projected ambulance fee revenue the Village expects to receive <u>after</u> remitting 50% of the Ground Emergency Medical Transportation (GEMT) revenues that are collected back to the State. In prior years, the GEMT amount shared with the State was estimated and budgeted for in the Fire Department's budget.

General Fund Expenses (Fiscal Year 2025-2026)

The primary costs that impact nearly all municipal budgets are salaries and group health insurance. These two combined costs represent *over 60%* of the Village's General Fund budget. Most of Homewood's staff, and General Fund expenses, similar to most municipalities, come from Police, Fire and Public Works.

Manager's Office & Finance Department

Both the Manager's Office and Finance Department budgets have a couple of accounts that are noteworthy for discussion. Because the Economic & Community Development budget falls under the Manager's Office, the Village's non-TIF incentives are budgeted under this office. The incentives may include sales tax sharing, places for eating tax rebates, or business incentives for renovations. The Finance Department budget hosts the Village's annual contribution to our Risk Management Insurance Pool (*IRMA) that covers costs for our comprehensive coverage, including workers' compensation, auto, and general liability. *IRMA - Intergovernmental Risk Management Agency).

Public Works

The Fiscal Year 2025-2026 Public Works Department budget includes increased costs for escalating concrete costs and contractual services. To increase efficiency and effectiveness, Public Works will contract out our mowing services. This necessary changes is precipitated in part by the increased difficulty in hiring responsible summer staff. Public Works will also contract with a tree service company to assist with the Village's tree trimming program. This specific contract will enable Landscape & Maintenance Division to catch up on the Village-wide tree trimming and return to a *best-practices* and expected five (5)-year maintenance program. Our current tree-trimming program is on an eight (8)-year cycle.



Fire Department

The Fiscal Year 2024-2025 Budget includes funding for three (3) new firefighter/paramedics. After recent recruiting efforts and testing, an entry-level hiring list was created and the hiring process is in progress.

Two (2) new lease programs are included in the Fiscal Year 2025-2026 budget. The first lease is to purchase new Fire Department radios that are part of the combined E-COM/SouthCom Radio Use Lease Agreement that includes a seven (7)-year lease payment schedule. The second lease covers the cost to replacement cardiac monitors. The Fire Department was able to secure a 0% interest, four (4)-year lease to replace and maintain the monitors.

Police Department

The Police Department's recent recruiting efforts have resulted in continued hiring successes during the current Fiscal Year 2024-2025. All but one (1) of the police vacancies have been filled and funding for an additional three (3) police officers are included in the FY 2025-2026 budget.

Water and Sewer Fund

The Water and Sewer Fund is an enterprise fund that operates in a manner similar to a private business. Water and sewer charges/fees pays for the salaries, capital projects, and other expenses incurred exclusively from water and sewer related operations. The intent is that the cost of providing water and sewer services to the community will be recovered primarily through user charges (i.e. water bills). This means that the water and sewer rates should be sufficient to cover the ongoing costs of operations, maintenance, administration, and capital needs within the Water and Sewer Fund. No Village tax dollars (neither property tax nor sales tax nor any other tax) are used to pay for any of the costs associated with water and sewer services.

The Village has a number of significant water and sewer capital projects that will need to be funded in the near future, such as the central water tower replacement, lead line replacement project, and various water main replacements. The Village is currently completing a water rate study in order to ensure that the Water and Sewer Enterprise Fund is able to produce sufficient funding to sustain itself while supporting critical upcoming capital projects. Some alternative funding sources will be discussed as part of the Village-wide Five-Year Capital Improvement Plan.

Tax Increment Financing (TIF) Funds

The Village has been extremely successful with our use of TIF districts as a tool to assist in promoting and completing economic development projects in Homewood. TIF districts are used to accomplish economic development projects in blighted and/or underdeveloped areas. In a traditional TIF district, the property tax base is frozen for a period of up to 23 years, and any additional property tax revenue generated by new development is directed into a TIF fund.



The Village currently has six active (6) TIF districts: Northeast, Downtown TOD, Dixie Highway/Miller Court, Kedzie Gateway, East CBD, and 183rd West TIF. Each TIF is included in the budget and includes the TIF creation and expiration dates, most recent audited balance, and current obligations charged to the TIF funds. The Village plans to create two additional TIF districts (North Halsted TIF) agendized for the February 25, 2025 meeting; and, the Harwood TOD TIF that will appear on a future Board agenda.

Debt Service Funds

Debt Service Funds are typically used to fund general capital improvement projects. As a non-home rule community, we are limited to issuing non-referendum general obligation debt once every three (3) years. The amount is also limited to 0.5% of our Equalized Assessed Valuation (EAV). This currently equates to a maximum bond issuance of approximately \$2,000,000 that must last for three (3) years.

The Village issued a non-referendum General Obligation Bond in September of 2024 in the amount of \$2,611,269 at a 3.4% interest rate. The debt service (payment) for this bond will be repaid annually through property tax collections.

Capital Funds

One of the main challenges the Village will undertake over the next three years, is identifying sources to fund capital projects. The capital budget for all funds (general capital, water capital, bond capital) in Fiscal Year 2025-2026 totals \$11.7M, this excludes any potential grant funding that may be utilized for projects.

The General Capital projects will be funded with 2024 General Obligation Bond proceeds in conjunction with unassigned balance/available funds that were transferred from the General Fund. Although this year's funding allows for the Village to complete a number of critical capital projects, further discussions will be required to identify funding for the remaining four years of our Five-Year Capital Improvement Plan (CIP).

OUTCOME

Overall, while the Village must find solutions to solve normal municipal capital funding challenges, the Village's overall financial position remains extremely strong. Based on the direction received from the Board of Trustees after the draft budget presentation, a Public Hearing will be held on March 11, 2025 and an ordinance will be prepared for Board approval during the regular Board of Trustees meeting on March 25, 2025.

FINANCIAL IMPACT

None

Item 10. B.



LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Discuss the Fiscal Year 2025-2026 Budget as presented.

ATTACHMENT(S)

- FY 2025-2026 Draft Budget
- FY 2025-2026 Draft Budget Highlights

DRAFT



The Village of Homewood

ANNUAL BUDGET



FISCAL YEAR

MAY 1, 2025 APRIL 30, 2026

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GENERAL FUND

EXPENDITURES SUMMARY

Program Description		FY 2025 Adopted Budget		FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
111 LEGISLATIVE	\$	211,195	\$	137,380	-35%
TOTAL LEGISLATIVE	\$	211,195	_	137,380	-35%
TOTAL LEGIOLATIVE	Ψ	211,100	Ψ	107,000	00 70
121 MANAGER'S OFFICE	\$	621,934	\$	682,381	10%
122 LEGAL COUNSEL	+	323,920	Ť	322,420	0%
123 INFORMATION TECHNOLOGY		475,166		551,492	16%
124 COMMUNITY EVENTS		285,342		322,010	13%
125 ECONOMIC & COMMUNITY DEVELOPMENT		1,269,955		1,332,111	5%
126 HOMEWOOD SCIENCE CENTER		201,301		205,030	2%
TOTAL MANAGER'S OFFICE	\$	3,177,618	\$	3,415,444	7%
				, ,	
131 FINANCE	\$	1,688,480	\$	1,774,013	5%
611 RETIREE INSURANCE & PENSIONS		4,195,513		4,400,901	5%
TOTAL FINANCE/RETIREE INSURANCE & PENSIONS	\$	5,883,993	\$	6,174,914	5%
321 TRAFFIC CONTROL & STREET LIGHTS	\$	304,664	\$	297,066	-2%
322 GENERAL STREET MAINTENANCE		531,810		566,294	6%
323 SNOW & ICE CONTROL		334,128		340,208	2%
325 STORMWATER MANAGEMENT		325,015		343,616	6%
326 STREET ADMINISTRATION		282,036		294,586	4%
327 ENGINEERING		483,359		510,870	6%
342 BUILDING MAINTENANCE		525,243		581,139	11%
343 LAND & MAINTENANCE		880,254		1,179,163	34%
811 VEHICLE MAINTENANCE		959,637		1,011,778	5%
812 VEHICLE ACQUISITION & REPLACEMENT		256,000		131,005	-49%
TOTAL PUBLIC WORKS	\$	4,882,146	\$	5,255,725	8%
413 FIRE OPERATIONS	\$	3,186,227	\$	3,417,511	7%
414 FIRE ADMINISTRATION		1,299,373		524,440	-60%
415 BUILDING & PROPERTY MAINTENANCE INSPECTIONS		486,929		490,458	1%
TOTAL FIRE DEPARTMENT	\$	4,972,529	\$	4,432,409	-11%
421 PATROL SERVICES	Φ.	F 160 700	\$	E 042 740	120/
422 CRIMINAL INVESTIGATION	\$	5,162,722 796,011	Φ	5,843,740	13%
423 SUPPORT SERVICES	+	832,397		773,585 808,538	-3% -3%
424 POLICE ADMINISTRATION		910,319		915,640	
TOTAL POLICE DEPARTMENT	\$	7,701,449	¢	<u> </u>	1%
TOTAL FOLIGE DEPARTMENT	Ф	7,701,449	\$	8,341,503	8%
TOTAL GENERAL FUND EXPENDITURES	\$	26,828,930	¢	27,757,375	3%
TOTAL GENERAL FUND REVENUES	\$	27,277,836			2%
TOTAL GLINLIVAL I GIND INLIVERIOLS	Ψ	21,211,030	Ψ	21,000,231	~ /0
SURPLUS/(DEFICIT)	\$	448,906	\$	128,876	
•		•			

GENERAL FUND REVENUE DETAIL

			FY 2025		FY 2026	FY 2025
A a a a sun (Namel a su	Assessed Bassariation		Adopted		Draft	vs FY 2026
Account Number	Account Description	<u> </u>	Budget	ď	Budget	Draft (%)
01-0-000-40-2000 01-0-000-40-6000	SALES TAX STATE INCOME TAX	\$	5,900,000	\$	6,200,000	5%
01-0-000-40-6000	REAL ESTATE TAX-POLICE PENSION	-	3,328,175		3,500,000	5% 3%
			2,554,782		2,629,870	
01-0-000-40-1000	REAL ESTATE TAXES PLACES FOR EATING TAX		2,246,831		2,486,262	11% 5%
01-0-000-40-9000			1,900,000		2,000,000	
01-0-000-41-0000 01-0-000-40-1520	GAMING TAX REVENUE REAL ESTATE TAX-FIRE PENSION		250,000		1,100,000 852,739	340% 5%
01-0-000-40-1520	UTILITY TAX-ELECTRICITY		813,971 620,000		620,000	0%
01-0-000-43-8000	TELECOMMUNICATION FEES		375,000		400,000	7%
01-0-000-43-8000	USE TAX		820,950		400,000	-51%
01-0-000-43-8300	UTILITY TAX-NATURAL GAS		450,000		400,000	-11%
01-0-000-43-6300	CANNABIS TAX				321,000	-11%
01-0-000-40-2300	GAS TAX		350,000 200,000		200,000	0%
01-0-000-40-2200	VIDEO GAMING TAX		120,000		135,000	13%
01-0-000-40-0000	PERSONAL PROPERTY REPLACEMENT TAX		170,000		110,000	-35%
01-0-000-40-3000	TOWNSHIP ROAD & BRIDGE		70,000		78,000	11%
01-0-000-40-4400	HOTEL TAX		60,000		60,000	0%
01-0-000-40-7000	PRIOR YEARS REAL ESTATE TAX		20,000		20,000	0%
TOTAL TAX RECEIPT		\$	20,249,709	\$	21,512,871	6%
TOTAL TAX INCOLIT		Ψ	20,249,709	Ψ	21,312,071	0 70
01-0-000-41-2000	VEHICLE LICENSE	\$	290,000	\$	275,000	-5%
01-0-000-41-1000	BUSINESS LICENSE/CERTIFICATE	<u> </u>	105,000	_	105,000	0%
01-0-000-41-4000	LIQUOR LICENSE		70,000		70,000	0%
01-0-000-41-5000	TOBACCO LICENSE		10,000		10,000	0%
01-0-000-41-3000	ANIMAL LICENSE		2,300		2,300	0%
TOTAL LICENSES		\$	477,300	\$	462,300	-3%
			·		·	
01-0-000-45-9000	RED LIGHT TRAFFIC ENFORCEMENT	\$	125,000	\$	140,000	12%
01-0-000-42-2260	PARKING & COMPLIANCE FINES		130,000		130,000	0%
01-0-000-42-2280	LOCAL DEBT RECOVERY		100,000		100,000	0%
01-0-000-42-2240	MOTOR VEHICLE IMPOUNDS		55,000		55,000	0%
01-0-000-42-1000	STATE COURT FINES		40,000		45,000	13%
01-0-000-42-2220	ALARM FINES		20,000		20,000	0%
01-0-000-42-2120	BUILDING CODE VIOLATIONS		20,000		12,000	-40%
01-0-000-42-2250	MUNICIPAL ORDINANCE VIOLATIONS		15,000		15,000	0%
01-0-000-42-2100	DUI FINES		1,000		1,000	0%
TOTAL FINES		\$	506,000	\$	518,000	2%
					•	
01-0-000-46-0000	AMBULANCE FEES	\$	2,225,000	\$	1,250,000	-44%
01-0-000-42-9000	TOWER RENTAL		384,000		395,700	3%
01-0-000-43-6000	CABLE FRANCHISE FEE		330,000		330,000	0%
01-0-000-43-5000	PARKING FEES		80,000		110,000	38%
01-0-000-43-9000	NATURAL GAS FRANCHISE FEE		45,000		45,000	0%
01-0-000-44-6000	FORECLOSURE REGISTRATION FEES		40,000		40,000	0%
01-0-000-41-6000	ALARM PERMIT		35,000		32,000	-9%
01-0-000-42-2290	ANIMAL IMPOUND FEES		1,750		1,750	0%
01-0-000-42-2200	COURT SUPERVISION FEES		500	Ļ	500	0%
TOTAL FEES		\$	3,141,250	\$	2,204,950	-30%



GENERAL FUND
REVENUE DETAIL (continued)

			FY 2025		FY 2026	FY 2025 Final
Account Number	Account Description		Approved Budget		Draft Budget	vs FY 2026 Draft (%)
01-0-000-44-1000	BUILDING PERMITS	\$	150,000	\$	200,000	33%
01-0-000-44-3000	BUILDING INSPECTION FEES	Ψ	60.000	Ψ.	70,000	17%
01-0-000-44-4000	SUBDIVISION & ZONE FEES		2,000		1,500	-25%
TOTAL PERMITS		\$	212,000	\$	271,500	28%
01-0-000-45-0000	EMPLOYEE INSURANCE CONTRIBUTION	\$	525,000	\$	785,000	50%
01-0-000-45-1000	INTEREST		200,000		200,000	0%
01-0-000-46-6201	CASINO OVERTIME REIMBURSEMENT		-		110,000	
01-0-000-46-6000	MISCELLANEOUS		240,000		100,000	-58%
01-0-000-46-5000	HSC REIMBURSEMENT		84,136		84,136	0%
01-0-000-46-6200	IDOT HIGHWAY SAFETY PROJECTS		56,000		66,000	18%
01-0-000-46-6100	CONTRACTOR REGISTRATION		60,000		60,000	0%
01-0-000-46-9000	GENERAL LIENS		50,000		50,000	0%
01-0-000-42-0000	STATE ROUTE MAINTENANCE		65,000		50,000	-23%
01-0-000-45-7000	EVENTS REVENUE		40,000		40,000	0%
01-0-000-45-8000	HSI OVERTIME REIMBURSEMENT		10,000		25,000	150%
01-0-000-45-4000	DOWNTOWN TOD TIF REIMBURSEMENT		-		20,000	
01-0-000-45-2000	NORTHEAST TIF REIMBURSEMENT		18,000		17,000	-6%
01-0-000-45-6000	VEHICLE & EQUIPMENT SALES/TRADES		10,000		10,000	0%
01-0-000-46-8000	SIDEWALK PROGRAM		10,000		10,000	0%
01-0-000-42-4000	FEDERAL GRANTS		2,000		2,000	0%
01-0-000-42-3000	STATE GRANTS		66,000		2,000	-97%
01-0-000-46-7000	TREE SALES		1,000		1,000	0%
TOTAL MISCELLAN	EOUS REVENUE	\$	1,437,136	\$	1,632,136	12%
TOTAL TRANSFERS	3	\$	1,254,441	\$	1,284,494	2%
TOTAL GENERAL F	UND REVENUES	\$	27,277,836	\$	27,886,251	2%

LEGISLATIVE & MANAGER'S OFFICE

		FY 2025 Adopted	FY 2026 Draft	Budget	FY 2025 vs FY 2026
LEGISLATIVE 111		Budget	Budget	Change	Draft (%)
01-1-111-51-9000	PART TIME	\$ 17,800	\$ 17,800	\$ -	0%
01-1-111-53-2600	AUDIT	60,000	60,000	-	0%
01-1-111-53-3000	TRAINING	7,000	4,000	(3,000)	-43%
01-1-111-53-3200	MEMBERSHIPS/SUBSCRIPTIONS	19,095	19,210	115	1%
01-1-111-53-8000	MISCELLANEOUS	2,300	2,300	-	0%
01-1-111-53-9000	FIRE & POLICE COMMISSION	105,000	34,070	(70,930)	-68%
TOTAL LEGISLATIVE		\$ 211,195	\$ 137,380	\$ (73,815)	-35%

		FY 2025 Adopted	FY 2026 Draft	Budget	FY 2025 vs FY 2026
MANAGER'S OFFICE 121		Budget	Budget	Change	Draft (%)
01-1-121-51-1000	FULL TIME	\$ 459,745	\$ 492,732	\$ 32,987	7%
01-1-121-51-2000	OVERTIME	500	250	(250)	-50%
01-1-121-51-4000	DEFERRED INCOME	2,400	2,400	-	0%
01-1-121-52-1000	GROUP INSURANCE	55,784	74,344	18,560	33%
01-1-121-52-1200	GROUP INSURANCE OPT-OUT	3,300	3,250	(50)	-2%
01-1-121-53-1100	CONTRACTING/CONSULTING SERVICE	36,000	36,000	-	0%
01-1-121-53-3000	TRAINING	8,000	8,000	-	0%
01-1-121-53-3200	MEMBERSHIPS/SUBSCRIPTIONS	3,905	3,905	-	0%
01-1-121-53-3700	COMMUNICATION & CIVIC ENGAGEMENT	30,000	34,000	4,000	13%
01-1-121-53-7000	EMPLOYEE ENGAGEMENT	5,000	7,000	2,000	40%
01-1-121-53-8000	MISCELLANEOUS	5,000	5,000	-	0%
01-1-121-53-8300	RECRUITMENT	8,000	6,000	(2,000)	-25%
01-1-121-54-1100	OFFICE SUPPLIES	4,000	4,000	-	0%
01-1-121-54-1300	PUBLICATIONS/PERIODICALS	300	500	200	67%
01-1-121-54-1400	SAFETY STANDOWN TRAINING	-	5,000	5,000	
TOTAL VILLAGE MANAGE	R'S OFFICE	\$ 621,934	\$ 682,381	\$ 60,447	10%

LEGAL COUNSEL 122			FY 2025 Adopted Budget	FY 2026 Draft Budget	Budget Change	FY 2025 vs FY 2026 Draft (%)
01-1-122-53-1100	CONTRACTING/CONSULTING SERVICE	0	25,000	\$ 30,000	\$ 5,000	20%
01-1-122-53-1200	LEGAL SERVICES		148,500	148,500	-	0%
01-1-122-53-1400	PROSECUTION		21,120	21,120	•	0%
01-1-122-53-1500	LABOR RELATIONS		90,000	80,000	(10,000)	-11%
01-1-122-53-1600	ADMINISTRATIVE ADJUDICATION		12,600	12,600	-	0%
01-1-122-53-3200	MEMBERSHIPS/SUBSCRIPTIONS		700	700	-	0%
01-1-122-53-8000	MISCELLANEOUS		500	500	-	0%
01-1-122-53-8500	RECORDING FEES		18,000	18,000	-	0%
01-1-122-53-9100	MUNICIPAL CODE BOOK CODIFICATION		4,000	4,000	-	0%
01-1-122-53-9200	LEGAL NOTICES		3,500	7,000	3,500	100%
TOTAL LEGAL COUNSEL		,	323,920	\$ 322,420	\$ (1,500)	0%

INFORMATION TECHNO	DLOGY 123	FY 2025 Adopted Budget	FY 2026 Draft Budget	Budget Change	FY 2025 vs FY 2026 Draft (%)
01-1-123-51-1000	FULL TIME	\$ 113,014			8%
01-1-123-51-9000	PART TIME	-	20,000	\$ 20,000	
01-1-123-52-1000	GROUP INSURANCE	34,777	40,098	5,321	15%
01-1-123-53-1000	COPIER/PRINTER LEASE	20,600	25,000	4,400	21%
01-1-123-53-3000	TRAINING	3,000	2,000	(1,000)	-33%
01-1-123-53-3200	MEMBERSHIPS	1,000	-	(1,000)	-100%
01-1-123-53-5200	TELEPHONE UTILITY	50,000	50,000	-	0%
01-1-123-53-9400	INFORMATION TECHNOLOGY SERVICE	222,775	262,030	39,255	18%
01-1-123-54-1100	HARDWARE/SOFTWARE	30,000	30,000	-	0%
TOTAL INFORMATION 1	FECHNOLOGY	\$ 475,166	\$ 551,492	\$ 76,326	16%

COMMUNITY EVENTS 124		FY 2025 Adopted Budget	FY 2026 Draft Budget	Budget Change	FY 2025 vs FY 2026 Draft (%)
01-1-124-51-1000	FULL TIME	\$ 83,482	\$ 90,390	\$ 6,908	8%
01-1-124-51-9000	PART TIME	-	32,500	32,500	
01-1-124-51-2000	POLICE & PUBLIC WORKS OVERTIME	29,000	29,870	870	3%
01-1-124-52-1000	GROUP INSURANCE	60	-	(60)	-100%
01-1-124-52-1200	GROUP INSURANCE OPT-OUT	3,300	3,250	(50)	-2%

LEGISLATIVE & MANAGER'S OFFICE (continued)

COMMUNITY EVENTS 404	(continued)	FY 2025 Adopted	FY 2026 Draft	Budget	FY 2025 vs FY 2026
COMMUNITY EVENTS 124	` ,	Budget	Budget	Change	Draft (%)
01-1-124-53-3100	FALL FEST	30,000	33,000	3,000	10%
01-1-124-53-3110	ARTISAN STREET FAIR	29,000	26,000	(3,000)	-10%
01-1-124-53-3120	GENERAL EVENT SUPPORT	8,000	20,000	12,000	150%
01-1-124-53-3130	HOLIDAY LIGHTS	30,000	30,000	•	0%
01-1-124-53-3140	FARMERS MARKET	33,500	18,500	(15,000)	-45%
01-1-124-53-3150	JULY 4TH PARADE	5,500	5,500	-	0%
01-1-124-53-3160	MARTIN SQUARE BLOCK PARTY	4,500	6,000	1,500	33%
01-1-124-53-3170	HF LIGHTS TOUR	5,000	5,000	-	0%
01-1-124-53-3200	NATIONAL NIGHT OUT	3,000	4,000	1,000	33%
01-1-124-53-3280	TOUCH A TRUCK	10,000	7,000	(3,000)	-30%
01-1-124-53-8000	MATERIALS	6,000	6,000	-	0%
01-1-124-53-9000	DEPOSITS	5,000	5,000	-	0%
TOTAL COMMUNITY EVEN	ITS	\$ 285,342	\$ 322,010	\$ 36,668	13%

ECONOMIO & COMMUN	NEW DEVEL ORMENT 405	FY 2025 Adopted	FY 2026 Draft	Budget	FY 2025 vs FY 2026
	ITY DEVELOPMENT 125	Budget	Budget	Change	Draft (%)
01-1-125-51-1000	FULL TIME	\$ 233,762	\$ 250,609	\$ 16,847	7%
01-1-125-51-2000	OVERTIME	-	3,000	3,000	
01-1-125-51-4000	DEFERRED INCOME	2,400	2,400	-	0%
01-1-125-52-1000	GROUP INSURANCE	22,543	25,992	3,449	15%
01-1-125-53-1100	BUSINESS INCENTIVE PROGRAM	410,000	491,560	81,560	20%
01-1-125-53-1110	CONTRACTING/CONSULTING SERVICE	30,000	40,000	10,000	33%
01-1-125-53-1200	WP PLAZA SALES TAX	270,000	270,000	-	0%
01-1-125-53-1500	THORNTON REVENUE SHARING	90,000	77,000	(13,000)	-14%
01-1-125-53-1600	PLACES FOR EATING TAX REBATE	83,000	77,000	(6,000)	-7%
01-1-125-53-1800	BURLINGTON SALES TAX SHARING	44,000	25,000	(19,000)	-43%
01-1-125-53-1900	FORD SALES TAX SHARING	30,000	30,000	-	0%
01-1-125-53-3000	TRAINING	5,000	5,000	-	0%
01-1-125-53-3200	MEMBERSHIPS/SUBSCRIPTIONS	3,750	4,050	300	8%
01-1-125-53-8000	MISCELLANEOUS	500	500	- 1	0%
01-1-125-55-3000	BUSINESS RECRUITMENT/RETENTION	45,000	30,000	(15,000)	-33%
TOTAL ECONOMIC & CO	OMMUNITY DEVELOPMENT	\$ 1,269,955	\$ 1,332,111	\$ 62,156	4%

		FY 2025	FY 2026			FY 2025
		Adopted	Draft	Bu	dget	vs FY 2026
HOMEWOOD SCIENCE C	ENTER 126	Budget	Budget	Cha	ange	Draft (%)
01-1-126-51-1000	FULL TIME	\$ 92,790	\$ 92,790	\$	-	0%
01-1-126-51-9000	PART TIME	84,136	84,136		-	0%
01-1-126-52-1000	GROUP INSURANCE	24,375	28,104		3,729	15%
TOTAL HOMEWOOD SCI	ENCE CENTER	\$ 201,301	\$ 205,030	\$	3,729	15%

TOTAL FINANCE/RETIREE INSURANCE & PENSIONS

	FY 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
FINANCE 131	Budget	Budget	Draft (%)
01-1-131-51-1000 FULL TIME	\$ 296,439	\$ 327,500	10%
01-1-131-51-2000 OVERTIME	1,000	750	-25%
01-1-131-51-4000 DEFERRED INCOME	2,400	2,400	0%
01-1-131-51-8000 LONGEVITY	1,100	1,100	0%
01-1-131-51-9000 PART TIME	5,214	-	-100%
01-1-131-52-1000 GROUP INSURANCE	27,408	42,013	53%
01-1-131-52-1200 GROUP INSURANCE OPT-OUT	3,795	3,250	-14%
01-1-131-52-4000 UNEMPLOYMENT COMPENSATION	5,000	2,500	-50%
01-1-131-52-6000 EMPLOYEE ASSISTANCE PROGRAM	3,500	3,025	-14%
01-1-131-53-1100 CONTRACTING/CONSULTING SERVICE	35,700	33,700	-6%
01-1-131-53-1110 HEALTH INSPECTIONS	20,000	22,000	10%
01-1-131-53-1600 RISK MANAGEMENT INSURANCE	985,000	1,000,000	2%
01-1-131-53-2611 BANK FEES	16,000	28,000	75%
01-1-131-53-2800 POSTAGE	26,000	24,000	-8%
01-1-131-53-3000 TRAINING	6,000	5,000	-17%
01-1-131-53-3200 MEMBERSHIPS/SUBSCRIPTIONS	1,125	875	-22%
01-1-131-53-8000 MISCELLANEOUS	300	400	33%
01-1-131-54-1100 OFFICE SUPPLIES	2,500	2,500	0%
01-1-131-54-1400 EQUIPMENT	10,000	-	-100%
01-1-131-54-2000 CONTINGENCY/EMERGENCY FUNDS	240,000	275,000	15%
TOTAL FINANCE	\$ 1,688,480	\$ 1,774,013	5%

RETIREE INSURANCE & PENSIONS 611	Ado	2025 opted dget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-1-611-52-1000 RETIREE GROUP INSURANCE	\$	756,760	\$ 838,292	11%
01-1-611-52-1100 MEDICARE SUPPLEMENT INSURANCE REIMBURSEMENT		70,000	80,000	14%
01-1-611-53-7451 PROP TAX TRANSFER TO POLICE PENSION	2,	554,782	2,629,870	3%
01-1-611-53-7452 PROP TAX TRANSFER TO FIRE PENSION		813,971	852,739	5%
TOTAL RETIREE INSURANCE & PENSIONS	\$ 4.	195.513	\$ 4.400.901	5%

PUBLIC WORKS

		FY 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
TRAFFIC CONTROL & STR	EET LIGHTS 321	Budget	Budget	Draft (%)
01-3-321-51-1000	FULL TIME	\$ 83,633	\$ 74,253	-11%
01-3-321-51-2000	OVERTIME STREET LIGHT & TRAFFIC CONTROL	700	700	0%
01-3-321-51-8000	LONGEVITY	255	375	47%
01-3-321-52-1000	GROUP INSURANCE	21,076	17,738	-16%
01-3-321-53-4100	STREET LIGHT MAINTENANCE	30,000	30,000	0%
01-3-321-53-4600	TRAFFIC SIGNAL MAINTENANCE	30,000	30,000	0%
01-3-321-53-5100	ENERGY	110,000	110,000	0%
01-3-321-54-1200	OPERATING SUPPLIES	12,000	15,000	25%
01-3-321-54-2100	SIGN MATERIALS	11,000	11,000	0%
01-3-321-54-2300	MISCELLANEOUS	6,000	8,000	33%
TOTAL TRAFFIC CONTROL	& STREET LIGHTS	\$ 304,664	\$ 297,066	-2%

		FY 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
STREET MAINTENANCE :	322	Budget	Budget	Draft (%)
01-3-322-51-1000	FULL TIME	\$ 233,376	\$ 268,206	15%
01-3-322-51-2000	OVERTIME STREET	22,500	22,500	0%
01-3-322-51-8000	LONGEVITY	3,400	3,200	-6%
01-3-322-52-1000	GROUP INSURANCE	66,698	75,138	13%
01-3-322-52-2000	WORKERS COMPENSATION	10,000	10,000	0%
01-3-322-52-3000	UNIFORM ALLOWANCE	10,000	10,000	0%
01-3-322-53-1160	STREET SWEEPING	80,000	70,000	-13%
01-3-322-53-1170	LEAF PICK-UP	30,000	30,750	3%
01-3-322-53-5300	DUMP CHARGES	8,000	12,000	50%
01-3-322-54-1200	OPERATING SUPPLIES	13,326	13,000	-2%
01-3-322-54-2400	ASPHALT	30,000	25,000	-17%
01-3-322-54-2500	STONE & CONCRETE	6,000	6,000	0%
01-3-322-54-2600	CRACK SEALING COMPOUND	4,500	4,500	0%
01-3-322-54-2900	CURB REPLACEMENT	13,010	15,000	15%
01-3-322-54-5000	OPERATING EQUIPMENT	1,000	1,000	0%
TOTAL STREET MAINTEN	IANCE	\$ 531,810	\$ 566,294	6%

SNOW & ICE CONTROL 32	23	FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-3-323-51-1000	FULL TIME	\$ 127,707	\$ 132,374	4%
01-3-323-51-2000	OVERTIME SNOW	40,000	40,000	0%
01-3-323-51-8000	LONGEVITY	1,240	1,175	-5%
01-3-323-52-1000	GROUP INSURANCE	34,137	34,114	0%
01-3-323-53-1100	CONTRACTING/CONSULTING SERVICE	4,000	4,000	0%
01-3-323-53-3000	TRAINING	1,000	2,500	150%
01-3-323-54-2000	MATERIALS & CHEMICALS	125,000	125,000	0%
01-3-323-54-7100	FOOD ALLOWANCE	1,045	1,045	0%
TOTAL SNOW & ICE CONT	ROL	\$ 334,128	\$ 340,208	2%

STORMWATER MANAGEM	ENT 325	FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-3-325-51-1000	FULL TIME	\$ 211,375	\$ 223,977	6%
01-3-325-51-2000	OVERTIME STORMSEWER	7,000	7,000	0%
01-3-325-51-8000	LONGEVITY	1,660	1,725	4%
01-3-325-52-1000	GROUP INSURANCE	62,132	67,114	8%
01-3-325-53-1100	CONTRACTING/CONSULTING SERVICE	21,648	20,000	-8%
01-3-325-53-5300	DUMP CHARGES	2,400	5,000	108%
01-3-325-54-1000	PUMP & LIFT STATIONS SUPPLIES	1,100	1,100	0%
01-3-325-54-1200	OPERATING SUPPLIES	13,000	13,000	0%
01-3-325-54-2500	STONE & CONCRETE	1,000	1,000	0%
01-3-325-54-7100	FOOD ALLOWANCE	700	700	0%
01-3-325-54-7200	LAB FEES	3,000	3,000	0%
TOTAL STORMWATER MAI	NAGEMENT	\$ 325,015	\$ 343,616	6%

PUBLIC WORKS (continued)

		FY 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
STREET ADMINISTRATION 3	26	Budget	Budget	Draft (%)
01-3-326-51-1000	FULL TIME	\$ 213,593	\$ 206,118	-3%
01-3-326-51-2000	OVERTIME STREET ADMINISTRATION	100	100	0%
01-3-326-51-4000	DEFERRED INCOME	1,200	1,800	50%
01-3-326-51-8000	LONGEVITY	1,050	750	-29%
01-3-326-51-9000	PART TIME	2,500	13,896	456%
01-3-326-52-1000	GROUP INSURANCE	48,443	56,022	16%
01-3-326-53-3000	TRAINING	3,000	5,000	67%
01-3-326-53-3200	MEMBERSHIPS/SUBSCRIPTIONS	700	700	0%
01-3-326-53-8800	DRUG/HEPITITIS B TESTING	4,500	3,000	-33%
01-3-326-54-1100	OFFICE SUPPLIES	5,200	5,200	0%
01-3-326-54-1200	OPERATING SUPPLIES	1,500	2,000	33%
01-3-326-54-1300	PUBLICATIONS/PERIODICALS	250	-	-100%
TOTAL STREET ADMINISTR	ATION	\$ 282,036	\$ 294,586	4%

ENGINEERING 327		FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-3-327-51-1000	FULL TIME	\$ 124,528	\$ 131,438	6%
01-3-327-51-8000	LONGEVITY	750	750	0%
01-3-327-51-9000	PART TIME	8,640	8,640	0%
01-3-327-52-1000	GROUP INSURANCE	14,806	17,072	15%
01-3-327-52-3000	UNIFORM ALLOWANCE	500	1,500	200%
01-3-327-53-1100	CONTRACTING/CONSULTING SERVICE	1,400	5,000	257%
01-3-327-53-1150	PAVEMENT MARKING	170,000	130,000	-24%
01-3-327-53-2400	ENGINEERING SERVICES	8,400	5,000	-40%
01-3-327-53-3000	TRAINING	2,500	4,000	60%
01-3-327-53-3200	MEMBERSHIPS/SUBSCRIPTIONS	120	120	0%
01-3-327-54-0900	HEALTH & PPE SUPPLIES	140	600	329%
01-3-327-54-1100	OFFICE SUPPLIES	350	350	0%
01-3-327-54-1200	OPERATING SUPPLIES	1,400	1,400	0%
01-3-327-54-1300	PUBLICATIONS/PERIODICALS	125	-	-100%
01-3-327-54-1700	DRAFTING SUPPLIES	3,000	3,000	0%
01-3-327-54-5000	OPERATING EQUIPMENT	6,700	7,000	4%
01-3-327-55-5200	SIDEWALKS	70,000	100,000	43%
01-3-327-55-5300	SIDEWALKS-50/50 PROGRAM	20,000	20,000	0%
01-3-327-55-5400	SIDEWALKS-GRINDING	50,000	75,000	50%
TOTAL ENGINEERING		\$ 483,359	\$ 510,870	6%

DUIL DING MAINTENANCE 2	40	FY 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
BUILDING MAINTENANCE 3		Budget	Budget	Draft (%)
01-3-342-51-1000	FULL TIME	\$ 169,817	\$ 177,495	5%
01-3-342-51-2000	OVERTIME BUILDING	4,000	4,000	0%
01-3-342-51-8000	LONGEVITY	1,100	1,100	0%
01-3-342-52-1000	GROUP INSURANCE	47,301	42,544	-10%
01-3-342-52-3000	UNIFORM ALLOWANCE	3,500	3,500	0%
01-3-342-53-1100	CONTRACTING/CONSULTING SERVICE	19,160	25,000	30%
01-3-342-53-1101	PEST CONTROL	5,000	5,000	0%
01-3-342-53-1102	BACKFLOW TESTING	3,500	3,500	0%
01-3-342-53-1103	FIRE EXTINGUISHER TESTING	4,000	4,000	0%
01-3-342-53-1104	BIO-HAZARD CLEANUP	1,600	1,500	-6%
01-3-342-53-1105	GUN RANGE FILTER CLEANING	10,765	11,000	2%
01-3-342-53-2900	CLEANING SERVICE	55,000	75,000	36%
01-3-342-53-2910	RUGS & MATS	17,000	17,000	0%
01-3-342-53-3000	TRAINING	1,000	3,000	200%
01-3-342-53-3600	EQUIPMENT RENTAL	2,000	5,000	150%
01-3-342-53-4100	ELECTRICAL REPAIRS	5,000	5,000	0%
01-3-342-53-4200	AIR CONDITIONING/HEATING REPAIRS	10,000	10,000	0%
01-3-342-53-4300	PLUMBING REPAIRS	4,000	4,000	0%
01-3-342-53-4400	EXTERIOR REPAIRS	23,000	25,000	9%

PUBLIC WORKS (continued)

		Y 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
BUILDING MAINTENANCE 3	342 (continued)	Budget	Budget	Draft (%)
01-3-342-53-4500	INTERIOR REPAIRS	8,500	15,000	76%
01-3-342-53-4505	HOMEWOOD SCIENCE CENTER REPAIR	10,000	10,000	0%
01-3-342-53-4600	EQUIPMENT MAINTENANCE & REPAIR	3,000	3,000	0%
01-3-342-53-5100	ENERGY	60,000	60,000	0%
01-3-342-53-5300	DUMP CHARGES	7,000	7,000	0%
01-3-342-54-1000	BUILDING MAINTENANCE SUPPLIES	35,000	40,000	14%
01-3-342-54-1100	OFFICE SUPPLIES/DISPOSABLES	15,000	15,000	0%
01-3-342-54-4200	TOOLS		8,500	
TOTAL BUILDING MAINTEN	ANCE	\$ 525,243	\$ 581,139	9%

		FY 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
LANDSCAPE & MAINTENAN	ICE 343	Budget	Budget	Draft (%)
01-3-343-51-1000	FULL TIME	\$ 371,579	\$ 461,534	24%
01-3-343-51-2000	OVERTIME LAND & MAINTENANCE	41,500	41,500	0%
01-3-343-51-8000	LONGEVITY	2,400	2,600	8%
01-3-343-51-9000	PART TIME	48,000	48,000	0%
01-3-343-52-1000	GROUP INSURANCE	82,825	109,829	33%
01-3-343-52-3000	UNIFORM ALLOWANCE	4,000	4,000	0%
01-3-343-53-1100	CONTRACTING/CONSULTING SERVICE	36,500	90,000	147%
01-3-343-53-1102	DOWNTOWN SPECIAL SERVICES	31,000	31,000	0%
01-3-343-53-2000	REFORESTATION	19,000	49,000	158%
01-3-343-53-2100	TREE REMOVAL-CONTRACTUAL	100,000	100,000	0%
01-3-343-53-2200	TREE TRIMMING-CONTRACTUAL	75,000	150,000	100%
01-3-343-53-2300	RESTORATION	500	500	0%
01-3-343-53-2500	EMERGENCY TREE REMOVAL-CONTRAC	13,000	14,000	8%
01-3-343-53-3000	TRAINING	5,000	5,000	0%
01-3-343-53-3200	MEMBERSHIPS/SUBSCRIPTIONS	950	950	0%
01-3-343-53-5300	DUMP CHARGES	6,000	6,000	0%
01-3-343-54-1200	OPERATING SUPPLIES	6,250	28,000	348%
01-3-343-54-1400	RENTAL EQUIPMENT	6,500	7,000	8%
01-3-343-54-1900	PLANTINGS	11,500	11,500	0%
01-3-343-54-2000	MATERIALS & CHEMICALS	11,400	11,400	0%
01-3-343-54-5000	OPERATING EQUIPMENT	7,000	7,000	0%
01-3-343-54-7100	FOOD ALLOWANCE	350	350	0%
TOTAL LANDSCAPE & MAIN	NTENANCE	\$ 880,254	\$ 1,179,163	34%

VEHICLE MAINTENANCE 81	1	FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-3-811-51-1000	FULL TIME	\$ 319,501	\$ 330,684	4%
01-3-811-51-2000	OVERTIME VEHICLE	12,000	12,000	0%
01-3-811-51-8000	LONGEVITY	3,850	3,400	-12%
01-3-811-52-1000	GROUP INSURANCE	71,676	94,194	31%
01-3-811-52-3000	UNIFORM ALLOWANCE	3,000	3,000	0%
01-3-811-53-1100	CONTRACTUAL SERVICE	20,000	25,000	25%
01-3-811-53-3000	TRAINING	5,000	5,000	0%
01-3-811-53-3600	EQUIPMENT RENTAL	5,500	6,000	9%
01-3-811-53-4000	ACCIDENT REPAIRS-POLICE	20,000	20,000	0%
01-3-811-53-4010	ACCIDENT REPAIRS-OTHER	5,000	5,000	0%
01-3-811-53-4014	ACCIDENT REPAIRS-FIRE	2,000	2,000	0%
01-3-811-53-4800	RADIO/RADAR/CAMERA/COMMUNICATION REPAIRS	6,500	6,500	0%
01-3-811-53-9800	LICENSES	2,000	2,000	0%
01-3-811-53-9810	VEHICLE SAFETY INSPECTIONS	2,000	2,000	0%
01-3-811-53-9900	CAR WASHES	5,000	6,000	20%
01-3-811-54-0900	PPE SUPPLIES	1,500	2,000	33%
01-3-811-54-1200	OPERATING SUPPLIES	32,000	32,000	0%
01-3-811-54-4200	SHOP TOOLS/SPECIALTY EQUIPMENT	20,000	20,000	0%
01-3-811-54-4204	EMERGENCY REPAIRS	13,360	30,000	125%
01-3-811-54-4210	REPAIR PARTS-ADMINISTRATION	10,000	10,000	0%

PUBLIC WORKS (continued)

VEHICLE MAINTENANCE 8	311 (continued)	FY 2025 Adopted Budget		FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-3-811-54-4220	REPAIR PARTS-L&M	13,00)	13,000	0%
01-3-811-54-4230	REPAIR PARTS-STREETS	78,00	0	78,000	0%
01-3-811-54-4250	REPAIR PARTS-POLICE	38,00)	38,000	0%
01-3-811-54-4300	FUEL-POLICE	105,00)	105,000	0%
01-3-811-54-4400	FUEL-FIRE	34,00)	36,000	6%
01-3-811-54-4600	FUEL-STREETS	81,50	0	75,000	-8%
01-3-811-54-4700	FUEL-ADMIN	7,25)	7,000	-3%
01-3-811-54-4800	TIRES	43,00)	43,000	0%
TOTAL VEHICLE MAINTEN	IANCE	\$ 959,63	7 \$	1,011,778	5%

VEHICLE ACQUISITION & REPLACEMENT 812		FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-3-812-55-7036	VEHICLE #36 STREET DEPT PLOW TRUCK (LEASE)	\$ 80,000	\$ -	-100%
01-3-812-55-7717	VEHICLE #17 PATROL UNIT	58,000	-	-100%
01-3-812-55-7718	VEHICLE #18 PATROL UNIT	58,000	-	-100%
01-3-812-55-7730	2024 VEHICLE/EQUIPMENT LEASE	60,000	131,005	118%
TOTAL VEHICLE ACQUISITION & REPLACEMENT		\$ 256,000	\$ 131,005	-49%

FIRE DEPARTMENT

FIRE OPERATIONS 413		ļ	FY 2025 Adopted Budget		FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-4-413-51-1000	FULL TIME	\$	2,039,295	\$	2,134,755	5%
01-4-413-51-2000	OVERTIME	Ť	200,000	Ť	200,000	0%
01-4-413-51-3000	EDUCATIONAL INCENTIVE PAY		14,693		10,139	-31%
01-4-413-51-6000	HOLIDAY PAY		130,000		133,900	3%
01-4-413-51-8000	LONGEVITY		12,800		12,400	-3%
01-4-413-51-9000	PART TIME		20,000		15,000	-25%
01-4-413-52-1000	GROUP INSURANCE		443,768		534,743	21%
01-4-413-52-1200	GROUP INSURANCE OPT-OUT		6,600		6,500	-2%
01-4-413-52-2000	WORKERS COMPENSATION		10,000		10,000	0%
01-4-413-52-3000	QUARTERMASTER UNIFORM		17,000		17,000	0%
01-4-413-53-1100	CONTRACTUAL SERVICES		10,000		13,000	30%
01-4-413-53-1104	VEHICLE MAINTENANCE		35,000		35,000	0%
01-4-413-53-3000	FULL TIME TRAINING		20,000		20,000	0%
01-4-413-53-4700	MAINTENANCE AGREEMENTS		40,000		35,000	-13%
01-4-413-54-1200	OPERATING SUPPLIES		40,000		40,000	0%
01-4-413-54-1600	TRAINING SUPPLIES		2,000		2,000	0%
01-4-413-54-3500	MEDICAL SUPPLIES		25,000		20,000	-20%
01-4-413-54-4254	VEHICLE PARTS		30,000		30,000	0%
01-4-413-54-4804	VEHICLE TIRES		10,000		15,000	50%
01-4-413-54-4808	TORNADO SIRENS LEASING		18,071		18,071	0%
01-4-413-54-4809	E-COM RADIO LEASE		-		28,862	
01-4-413-54-4810	CARDIAC MONITOR LEASE		-		29,140	
01-4-413-54-5800	COMMUNICATIONS EQUIPMENT		20,000		15,000	-25%
01-4-413-54-6000	TURN-OUT GEAR REPLACEMENT		35,000		35,000	0%
01-4-413-54-6100	HOSE REPLACEMENT		2,000		2,000	0%
01-4-413-55-6100	BREATHING APPARATUS MAINTENANCE		5,000		5,000	0%
TOTAL FIRE OPERATIONS		\$	3,186,227	\$	3,417,511	7%

FIRE ADMINISTRATION 414		FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-4-414-51-1000	FULL TIME	\$ 370,331	\$ 386,504	4%
01-4-414-51-4000	DEFERRED INCOME	5,600	5,600	0%
01-4-414-51-8000	LONGEVITY	2,600	2,600	0%
01-4-414-52-1000	GROUP INSURANCE	37,842	71,736	90%
01-4-414-52-5000	PHYSICALS	25,000	25,000	0%
01-4-414-53-1100	CONTRACTUAL SERVICES	5,000	5,000	0%
01-4-414-53-3000	TRAINING	4,000	4,000	0%
01-4-414-53-3200	MEMBERSHIPS/SUBSCRIPTIONS	3,000	3,000	0%
01-4-414-53-7800	MABAS FEES	10,000	10,000	0%
01-4-414-54-1100	OFFICE SUPPLIES	3,000	2,000	-33%
01-4-414-54-3000	PROMOTIONAL MATERIALS	2,000	3,000	50%
01-4-414-54-3400	CODE UPGRADES	3,000	3,000	0%
01-4-414-54-3600	MISCELLANEOUS	3,000	3,000	0%
01-4-414-54-3700	GEMT AMBULANCE FEES	825,000	-	-100%
TOTAL FIRE ADMINISTI	RATION	\$ 1,299,373	\$ 524,440	-60%

BUILDING DIVISION 415		FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-4-415-51-1000	FULL TIME	\$ 213,214	\$ 237,113	11%
01-4-415-51-2000	OVERTIME	3,000	-	-100%
01-4-415-51-9000	PART TIME	36,000	36,000	0%
01-4-415-52-1000	GROUP INSURANCE	60,715	38,095	-37%
01-4-415-52-1200	GROUP INSURANCE OPT-OUT	-	3,250	
01-4-415-53-1100	CONTRACTUAL SERVICES	70,000	70,000	0%
01-4-415-53-1130	CONTRACTUAL SERVICES - PLUMBING INSPECTOR	24,000	24,000	0%
01-4-415-53-1140	PLAN REVIEWS	75,000	75,000	0%
01-4-415-54-1100	OFFICE SUPPLIES	5,000	7,000	40%
TOTAL BUILDING DIVISION		\$ 486,929	\$ 490,458	1%

Item 10. B.

POLICE DEPARTMENT

DATE OF OFFICE 404			FY 2025 Adopted		FY 2026 Draft	FY 2025 vs FY 2026		
PATROL SERVICES 421	Terms Times	•	Budget				Budget	Draft (%)
01-5-421-51-1000	FULL TIME	\$	3,539,390	\$	3,945,909	11%		
01-5-421-51-2000	OVERTIME		215,000		215,000	0%		
01-5-421-51-2100	IDOT TRAFFIC SAFETY GRANT OVERTIME		56,000		66,000	18%		
01-5-421-51-2101	CASINO OVERTIME		-		100,000			
01-5-421-51-6000	HOLIDAY PAY		255,000		274,650	8%		
01-5-421-51-7000	COURT PAY		50,000		30,000	-40%		
01-5-421-51-8000	LONGEVITY		16,500		13,900	-16%		
01-5-421-51-9000	CROSSING GUARDS		70,000		70,000	0%		
01-5-421-51-9100	PART TIME CSO		110,000		110,000	0%		
01-5-421-52-1000	GROUP INSURANCE		783,332		956,531	22%		
01-5-421-52-1200	GROUP INSURANCE OPT-OUT		9,900		16,250	64%		
01-5-421-52-2000	WORKERS COMPENSATION		20,000		10,000	-50%		
01-5-421-52-7000	RETIREMENT HEALTH SAVINGS CONTRIBUTIONS		21,000		21,000	0%		
01-5-421-53-1100	CONTRACTUAL SERVICES		2,600		-	-100%		
01-5-421-53-3030	TUITION REIMBURSEMENT		10,000		10,000	0%		
01-5-421-54-4100	SSERT MEMBER/EQUIPMENT/TRAINING		4,000		4,500	13%		
TOTAL PATROL SERVICES		\$	5,162,722	\$	5,843,740	13%		

CRIMINAL INVESTIGATION 422			FY 2025 Adopted Budget		FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-5-422-51-1000		\$	453,227	\$	469,090	4%
01-5-422-51-1000	OVERTIME	Ψ	110,000	Ψ	100,000	-9%
01-5-422-51-2111	OVERTIME JUVENILE TOBACCO PROGRAM		1,480		2,269	53%
01-5-422-51-2300	OVERTIME HOMELAND SECURITY INVESTIGATIONS		25,000		25,000	0%
01-5-422-51-6000	HOLIDAY PAY		58,000		59,740	3%
01-5-422-51-8000	LONGEVITY		4,000		3,200	-20%
01-5-422-52-1000	GROUP INSURANCE		118,304		90,686	-23%
01-5-422-52-7000	RETIREMENT HEALTH SAVINGS CONTRIBUTIONS		15,000		15,000	0%
01-5-422-53-9500	FINGERPRINTS & LICENSES		3,000		3,000	0%
01-5-422-54-1200	OPERATING SUPPLIES		3,500		-	-100%
01-5-422-54-1211	JUVENILE TOBACCO ENFORCEMENT		500		600	20%
01-5-422-54-3800	CRIME PREVENTION SUPPLIES		4,000		5,000	25%
TOTAL CRIMINAL INVESTIGATION		\$	796,011	\$	773,585	-3%

SUPPORT SERVICES 423		FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
01-5-423-51-1000	FULL TIME	\$ 237,080	\$ 247,848	5%
01-5-423-51-2000	OVERTIME	10,000	10,000	0%
01-5-423-51-6000	HOLIDAY PAY	11,000	11,550	5%
01-5-423-51-9000	PART TIME	60,000	70,000	17%
01-5-423-52-1000	GROUP INSURANCE	46,917	47,140	0%
01-5-423-53-7700	NETWORK 3 HOMEWOOD SHARE	12,000	12,000	0%
01-5-423-53-7800	E-COM HOMEWOOD SHARE	410,000	410,000	0%
01-5-423-53-7900	RADIO LEASES	45,400	-	-100%
TOTAL SUPPORT SERVIC	ES	\$ 832,397	\$ 808,538	-3%

		FY 2025		FY 2026	FY 2025
			Adopted	Draft	vs FY 2026
POLICE ADMINISTRATION 424			Budget	Budget	Draft (%)
01-5-424-51-1000	FULL TIME	\$	529,867	\$ 548,412	3%
01-5-424-51-4000	DEFERRED INCOME		3,600	3,600	0%
01-5-424-51-8000	LONGEVITY		3,000	4,100	37%
01-5-424-52-1000	GROUP INSURANCE		94,602	68,978	-27%
01-5-424-52-1200	GROUP INSURANCE OPT-OUT		-	3,250	
01-5-424-52-3000	UNIFORM ALLOWANCE		85,000	70,000	488
01-5-424-53-1100	CONTRACTING/CONSULTING SERVICE		21,000	23,800	Ĺ.,,



POLICE DEPARTMENT (continued)

		FY 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
POLICE ADMINISTRATI	ON 424 (continued)	Budget	Budget	Draft (%)
01-5-424-53-1111	ADMINISTRATIVE HEARING SOFTWARE	18,000	21,000	17%
01-5-424-53-1900	ANIMAL IMPOUND FEES	7,500	12,500	67%
01-5-424-53-3000	TRAINING	67,000	77,000	15%
01-5-424-53-3200	MEMBERSHIPS/SUBSCRIPTIONS	2,250	2,500	11%
01-5-424-54-1100	OFFICE SUPPLIES	15,000	15,000	0%
01-5-424-54-1200	OPERATING SUPPLIES	18,000	25,000	39%
01-5-424-54-1400	EQUIPMENT	10,000	10,000	0%
01-5-424-54-1500	RANGE SUPPLIES	10,000	15,000	50%
01-5-424-54-4500	COLLECTION FEES	25,000	15,000	-40%
01-5-424-54-5000	SEX OFFENDER REGISTRATION FEES	500	500	0%
TOTAL POLICE ADMINI	STRATION	\$ 910,319	\$ 915,640	1%

WATER SEWER FUND

EXPENDITURES SUMMARY

	FY 2025			FY 2026	FY 2025
		Adopted		Draft	vs FY 2026
Program Description		Budget		Budget	Draft (%)
331 WATER ACQUISITION	\$	4,124,134	\$	3,570,930	-13%
332 WATER DISTRIBUTION		700,545		737,436	5%
333 WASTEWATER COLLECTION		442,962		484,269	9%
334 WATER/SEWER METERS & LIFT STATIONS		394,808		499,007	26%
335 UTILITIES ADMINISTRATION		1,740,187		1,914,122	10%
TOTAL WATER SEWER FUND EXPENDITURES	\$	7,402,634	\$	7,205,765	-3%
TOTAL WATER SEWER FUND REVENUES	\$	7,402,634	\$	6,968,467	-6%
SURPLUS/(DEFICIT)	\$	-	\$	(237,298)	

WATER SEWER FUND

REVENUE DETAIL

		FY 2023-2024 FY 2025		FY 2026	FY 2025	
		Final		Adopted	Draft	vs FY 2026
FUND 11 WATER S	•	Budget		Budget	Budget	Draft (%)
11-0-000-43-0000	FLOSSMOORS SHARE	1,725,000	\$	1,500,000	\$ 1,545,000	3%
11-0-000-43-0005	EAST HAZEL CREST SHARE	1		187,500	200,000	7%
11-0-000-43-1000	SALES AND SERVICE	6,175,932		5,569,525	5,000,000	-10%
11-0-000-43-1110	PADS CONTRIBUTIONS	3,500		3,500	3,500	0%
11-0-000-43-1111	PADS PAYOUT TO SOUTH SUBURBAN PADS	(3,500)		(3,500)	(3,500)	0%
11-0-000-43-2000	SEWER SALES	1,650,000		1,700,000	1,775,000	4%
11-0-000-43-7000	FORFEITED DISCOUNTS			120,000	120,000	0%
11-0-000-44-6000	WATER SEWER TAP FEES	30,000		1,000	1,000	0%
11-0-000-44-7000	NEW CONSTRUCTION METERS	4,000		6,000	6,000	0%
11-0-000-45-0000	EMPLOYEE INSURANCE CONTRIBUTIONS	21,044		20,000	20,000	0%
11-0-000-45-9000	THORN CREEK BASIN ADMINSTRATIVE FEE	190,000		190,000	195,000	3%
11-0-000-46-1000	TRANSFER TO WATER SEWER CAPITAL	(1,600,000)		(1,600,000)	(1,600,000)	0%
11-0-000-46-2000	TRANSFER TO GENERAL FUND (VEHICLES)	(362,075)		(361,391)	(378,533)	5%
11-0-000-46-6000	MISCELLANEOUS	75,000		60,000	75,000	25%
11-0-000-46-9000	WATER SEWER LIENS	20,000		10,000	10,000	0%
TOTAL WATER SE	WER	7,928,901	\$	7,402,634	\$ 6,968,467	-6%

FUND 13 WATER SEWER CAPITAL	FY 2023-2024 Final Budget	FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)	
13-0-000-45-1000 INTEREST	250	\$ 250	\$ 2,000	700%	
13-0-000-45-5000 ANNUAL ALLOTMENT	1,600,000	1,600,000	1,600,000	0%	
TOTAL WATER SEWER CAPITAL	1,600,250	\$ 1.600.250	\$ 1.602.000	0%	

FUND 17 THORN CREEK BASIN SANITARY DISTRICT (TCBSD)	FY 2023-2024 Final Budget	FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
17-0-000-43-1000 SALES & SERVICE	1,000,000	\$ 1,000,000	\$ 910,000	-9%
17-0-000-43-1100 THORN CREEK BASIN SANITARY DISTRICT REVENUE PAYOUT	(1,000,000)	(1,000,000)	(905,000)	-10%
17-0-000-43-7100 THORN CREEK BASIN SANITARY DISTRICT PENALTY	5,000	5,000	(5,000)	-200%
TOTAL THORN CREEK BASIN SANITARY DISTRICT	5,000	\$ 5,000	\$ -	-100%

WATER OPERATIONS

		FY 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
WATER ACQUISITION 331		Budget	Budget	Draft (%)
12-3-331-51-1000	FULL TIME	\$ 96,858	\$ 101,398	5%
12-3-331-51-2000	OVERTIME WATER ACQUISITION	2,500	2,500	0%
12-3-331-51-8000	LONGEVITY	355	575	62%
12-3-331-52-1000	GROUP INSURANCE	23,121	26,657	15%
12-3-331-53-1100	CONTRACTING/CONSULTING SVCS	10,200	10,200	0%
12-3-331-53-1700	LAB SERVICE	16,000	16,000	0%
12-3-331-53-4900	BUILDING REPAIRS	17,500	17,500	0%
12-3-331-53-5100	ENERGY	100,000	100,000	0%
12-3-331-54-1200	OPERATING SUPPLIES	23,200	23,200	0%
12-3-331-54-1800	LAB SUPPLIES	2,900	2,900	0%
12-3-331-54-2000	MATERIALS & CHEMICALS	6,500	40,000	515%
12-3-331-54-2800	WATER PURCHASED	3,825,000	3,230,000	-16%
TOTAL WATER ACQUISITIO	ON	\$ 4,124,134	\$ 3,570,930	-13%

		FY 2025	FY 2026	FY 2025
		Adopted	Draft	vs FY 2026
WATER DISTRIBUTION 3	32	Budget	Budget	Draft (%)
12-3-332-51-1000	FULL TIME	\$ 302,369	\$ 317,454	5%
12-3-332-51-2000	OVERTIME WATER DISTRIBUTION	40,000	40,000	0%
12-3-332-51-8000	LONGEVITY	2,915	2,640	-9%
12-3-332-52-1000	GROUP INSURANCE	88,960	101,042	14%
12-3-332-52-2000	WORKERS COMPENSATION	10,000	10,000	0%
12-3-332-53-1100	CONTRACTING/CONSULTING SVCS	15,500	15,500	0%
12-3-332-53-2300	BLACK DIRT	10,000	10,000	0%
12-3-332-53-5300	DUMP CHARGES	40,000	40,000	0%
12-3-332-54-1200	OPERATING SUPPLIES	60,000	60,000	0%
12-3-332-54-2000	MATERIALS & CHEMICALS	5,000	5,000	0%
12-3-332-54-2400	ASPHALT	14,000	14,000	0%
12-3-332-54-2500	STONE (INTERNAL)	35,000	35,000	0%
12-3-332-54-2510	CONCRETE (CONTRACTED)	35,000	45,000	29%
12-3-332-54-5000	OPERATING EQUIPMENT	4,000	4,000	0%
12-3-332-54-5100	HYDRANT PARTS/RPR & REPLMT	25,000	25,000	0%
12-3-332-54-5200	VALVE PARTS	12,000	12,000	0%
12-3-332-54-7100	FOOD ALLOWANCE	800	800	0%
TOTAL WATER DISTRIB	UTION	\$ 700,545	\$ 737,436	5%

WASTEWATER COLLEC	CTION 333	FY 2025 Adopted Budget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
12-3-333-51-1000	FULL TIME	\$ 252,591	\$ 265,238	5%
12-3-333-51-2000	OVERTIME WASTEWATER	20,000	20,000	0%
12-3-333-51-8000	LONGEVITY	2,385	2,160	-9%
12-3-333-52-1000	GROUP INSURANCE	72,786	82,671	14%
12-3-333-53-1100	CONTRACTING/CONSULTING SVCS	10,000	25,000	150%
12-3-333-53-2300	BLACK DIRT	2,500	2,500	0%
12-3-333-53-5300	DUMP CHARGES	15,000	15,000	0%
12-3-333-54-1200	OPERATING SUPPLIES	30,000	30,000	0%
12-3-333-54-2000	MATERIALS & CHEMICALS	9,000	13,000	44%
12-3-333-54-2400	ASPHALT	10,000	10,000	0%
12-3-333-54-2500	STONE INTERNAL	7,500	7,500	0%
12-3-333-54-2510	CONCRETE (CONTRACTED)	5,500	5,500	0%
12-3-333-54-2700	NEW EQUIPMENT	5,400	5,400	0%
12-3-333-54-7100	FOOD ALLOWANCE	300	300	0%
TOTAL WASTEWATER	COLLECTION	\$ 442,962	\$ 484,269	9%

WATER OPERATIONS (continued)

WATER SEWER METER	RS & LIFT STATIONS 334		FY 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
12-3-334-51-1000	FULL TIME	\$	Budget 165,127	Budget \$ 172,531	Draft (%) 4%
12-3-334-51-1000	OVERTIME METERS & LIFT STATION	Ψ	19,000	19,000	0%
12-3-334-51-8000	LONGEVITY		1,190	1,150	-3%
12-3-334-52-1000	GROUP INSURANCE		46,241	53,316	15%
12-3-334-52-3000	UNIFORM ALLOWANCE		15,000	15,000	0%
12-3-334-53-1100	CONTRACTING/CONSULTING SVCS		11,500	11,500	0%
12-3-334-53-1110	OUTSIDE CONTRACTING		1,500	1,500	0%
12-3-334-53-1120	LARGE METER TEST PROGRAM		1,000	1,000	0%
12-3-334-53-3600	EQUIPMENT RENTAL		1,000	1,000	0%
12-3-334-53-4600	EQUIPMENT MAINTENANCE & REPAIR		15,000	30,000	100%
12-3-334-53-4900	BUILDING REPAIRS		1,000	1,000	0%
12-3-334-53-5100	ENERGY		55,000	55,000	0%
12-3-334-54-1000	PUMP & LIFT STATIONS SUPPLIES		15,000	38,260	155%
12-3-334-54-1200	OPERATING SUPPLIES		2,500	2,500	0%
12-3-334-54-5000	OPERATING EQUIPMENT		15,000	15,000	0%
12-3-334-54-5300	METERS NEW CONSTRUCTION		5,000	5,000	0%
12-3-334-54-5400	METER PARTS		5,250	5,250	0%
12-3-334-54-5500	METER REPLACEMENTS		10,000	65,000	550%
12-3-334-54-5600	WATER METER TESTING		9,500	6,000	-37%
TOTAL WATER SEWER	METERS & LIFT STATIONS	\$	394.808	\$ 499.007	26%

		FY 2025	FY 2026	FY 2025
		Adopted	Draft	vs FY 2026
UTILITIES ADMINISTRATION	335	Budget	Budget	Draft (%)
12-3-335-51-1000	FULL TIME	\$ 479,827	\$ 530,137	10%
12-3-335-51-2000	OVERTIME WATER ADMINISTRATION	3,000	3,000	0%
12-3-335-51-4000	DEFERRED INCOME	1,200	600	-50%
12-3-335-51-8000	LONGEVITY	2,250	1,500	-33%
12-3-335-51-9000	PART TIME	29,544	13,896	-53%
12-3-335-52-1000	GROUP INSURANCE	70,525	144,553	105%
12-3-335-52-1200	GROUP INSURANCE OPT-OUT	6,105	3,250	-47%
12-3-335-52-4000	UNEMPLOYMENT COMPENSATION	2,000	2,000	0%
12-3-335-52-6000	EMPLOYEE ASSISTANCE PROGRAM	450	300	-33%
12-3-335-53-1100	CONTRACTING/CONSULTING SVCS	21,600	75,000	247%
12-3-335-53-1101	CONTRACTING/CONSULTING - FIN	9,000	9,000	0%
12-3-335-53-1120	J.U.L.I.E.	5,600	5,600	0%
12-3-335-53-1200	LEGAL SERVICES	25,000	25,000	0%
12-3-335-53-1800	IT SERVICES	68,985	70,525	2%
12-3-335-53-2611	BANK FEES	75,000	75,000	0%
12-3-335-53-2800	POSTAGE	35,000	35,000	0%
12-3-335-53-3000	TRAINING	8,000	9,000	13%
12-3-335-53-4700	MAINTENANCE AGREEMENTS	7,000	7,000	0%
12-3-335-53-4800	PAGER RENTAL & RADIO REPAIR	3,000	3,000	0%
12-3-335-53-7500	TRANSFER TO GENERAL FUND	766,550	780,961	2%
12-3-335-53-8000	MISCELLANEOUS	1,500	1,500	0%
12-3-335-53-8100	REPORTS TO RESIDENTS	4,500	4,500	0%
12-3-335-53-8200	RESIDENTIAL SANITARY SEWER GRANT	50,000	50,000	0%
12-3-335-53-8800	DRUG & HEPATITIS B TESTING	800	800	0%
12-3-335-54-0900	HEALTH & PPE SUPPLIES	1,900	2,000	5%
12-3-335-54-1100	OFFICE SUPPLIES	2,900	3,000	3%
12-3-335-54-1300	PUBLICATIONS/PERIODICALS	1,000	1,000	0%
12-3-335-54-4200	EQUIPMENT	12,950	12,000	-7%
12-3-335-54-4240	REPAIR PARTS	25,000	25,000	0%
12-3-335-54-4500	FUEL	20,000	20,000	0%
TOTAL UTILITIES ADMINIST	RATION	\$ 1,740,187	\$ 1,914,122	10%



SPECIAL REVENUE FUNDS

REVENUE DETAIL

			FY 2025		FY 2026 Draft	FY 2025 vs FY 2026
FUND 19 POLICE	SEIZED FUNDS		Adopted Budget		Budget	VS F1 2026 Draft (%)
19-0-000-45-1000		\$	12,000	\$	14,000	16.7%
	SEIZED FUNDS - TREASURY	1	50,000	,	50,000	0.0%
TOTAL POLICE SE	IZED FUNDS	\$	62,000	\$	64,000	3.2%
FUND 21 IMRF						
21-0-000-40-0000	REPLACEMENT TAXES	\$	12,000	\$	12,000	0.0%
21-0-000-40-1000	REAL ESTATE TAXES		996,000		910,000	-8.6%
TOTAL IMRF		\$	1,008,000	\$	922,000	-8.5%
FUND 23 MOTOR						
	MOTOR FUEL TAX ALLOTMENT	\$	850,000	\$	850,000	0.0%
23-0-000-45-1000			1,000		1,000	0.0%
TOTAL MOTOR FU	JEL TAX	\$	851,000	\$	851,000	0.0%
	N FIRE INSURANCE TAX					
	FIRE INSURANCE TAX	\$	30,000	\$	30,000	0.0%
TOTAL FOREIGN I	FIRE INSURANCE TAX	\$	30,000	\$	30,000	0.0%
FUND 54 NETWOR						
54-0-000-45-1000		\$	1,000	\$	1,000	0.0%
54-0-000-45-2000			84,000		84,000	0.0%
TOTAL NETWORK	(#3	\$	85,000	\$	85,000	0.0%

SPECIAL REVENUE FUNDS

EXPENDITURES SUMMARY

		FY 2025 Adopted								FY 2026 Draft	FY 2025 vs FY 2026
FUND 21 IMRF		Budget		Budget	Draft (%)						
21-1-611-53-6000 EMPLOYER IMRF COST	\$	510,000	\$	500,000	-2.0%						
21-1-611-53-6100 EMPLOYER FICA COST		340,200		287,000	-15.6%						
21-1-611-53-6700 EMPLOYER MEDICARE COST		145,800		123,000	-15.6%						
TOTAL IMRF	\$	996,000	\$	910,000	-8.6%						
FUND 23 MOTOR FUEL TAX											
23-3-320-55-5246 2024 MFT GENERAL MAINTENANCE	\$	750,000	\$	750,000	0.0%						
23-3-320-55-5287 175TH STREET LAFO RESURFACING		15,000		15,000	0.0%						
TOTAL MOTOR FUEL TAX	\$	765,000	\$	765,000	0.0%						
FUND 32 FOREIGN FIRE INSURANCE TAX											
32-4-416-54-5000 OPERATING EQUIPMENT	\$	-	\$	30,000							
TOTAL FOREIGN FIRE INSURANCE TAX	\$	-	\$	30,000							
FUND 54 NETWORK #3											
54-5-425-54-1200 OPERATING SUPPLIES	\$	20,000	\$	50,000	150.0%						
TOTAL NETWORK #3	\$	20,000	\$	50,000	150.0%						

DEBT SERVICE FUND

REVENUE DETAIL

FUND 61 GENERA	L OBLIGATION (G.O) DEBT SERVICE	Ad	/ 2025 lopted udget	FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
61-0-000-40-1000	REAL ESTATE TAXES	\$	-	\$ 746,688	
61-0-000-40-7000	PRIOR YEAR REAL ESTATE TAX		1,000	5,000	400%
TOTAL G.O. BONI	D DEBT SERVICE REVENUE	\$	1,000	\$ 751,688	

DEBT SERVICE FUND

EXPENDITURE SUMMARY

FUND 61 GENER	AL OBLIGATION (G.O) DEBT SERVICE			
61-1-622-56-7000	BOND PRINCIPAL PAYMENT	\$ -	\$ 639,870	
61-1-622-56-7500	BOND INTEREST PAYMENT	-	106,818	
TOTAL G.O. BON	D DEBT SERVICE EXPENSE	\$ -	\$ 746,688	

* The Village issued a General Obligation Bond in September 2024.

Issuance: \$2,611,269 Interest Rate: 3.4%

NORTHEAST TIF

Created: May 12, 2015

23-Year Expiration: May 12, 2038

Audited Balance as of April 30, 2024: \$3,204,666

General Fund Obligation: None

Current Obligations

GMX (Panera Bread) Places for Eating Tax Rebate

 Reimbursement of Places for Eating tax payments up to \$210,000 (10 years maximum)

o Opened in March 2019

o Approximately \$55,000 still owed

Apparel Redefined

1313 175th Street (Building): \$415,000 acquisition—Transfer to developer for \$1

o 1351 175th Street (4-acre vacant land): Transfer to developer for \$1

Soil Mitigation: Not to exceed \$1,130,400

 TIF Eligible Expenses: Not to exceed \$5M (actual incentive dependent on TIF Increment generated solely by the project)

DOWNTOWN TOD TIF

Created: April 25, 2017

23-Year Expiration: April 25, 2040

Audited Balance as of April 30, 2024: \$162,815

General Fund Obligation: Yes, approximately \$200,000 for the remainder of the life of the TIF

Current Obligations

The Hartford

TIF Eligible Expenses: \$7,000,000

Stoney Point Grill, LLC

\$425,000 payable over a five-year period

DIXIE/MILLER COURT TIF

Created: October 27, 2020

23-Year Expiration: October 27, 2043

Audited Balance as of April 30, 2024: \$23,029

General Fund Obligation: None

Current Obligations

Homewood Brewing Company

TIF Eligible Expenses: \$1,700,000

KEDZIE GATEWAY TIF

Created: October 20, 2021

23-Year Expiration: October 20, 2044

Audited Balance as of April 30, 2024: \$(79,213)

General Fund Obligation: Yes, sales tax share due to Homewood Ford until there is increment

available to reimburse the General Fund.

Current Obligations

Homewood Ford

Sales tax sharing up to \$1,000,000 or 15 years

 Village receives the first \$149,192 annually then sales tax is split based on percentages agreed to in Redevelopment Agreement.

EAST CENTRAL BUSINESS DISTRICT (CBD) TIF

Created: November 22, 2011

23-Year Expiration: November 22, 2034

Audited Balance as of April 30, 2024: \$(70,197)

General Fund Obligation: None

This TIF has not been successful and the Village will consider closing the TIF in the next fiscal year.

Current Obligations

None

183RD WEST TIF

Created: August 13, 2024

23-Year Expiration: August 13, 2047 Audited Balance as of April 30, 2024: N/A

General Fund Obligation: None

Current Obligations

Brunswick Property Redevelopment

TIF Eligible Expenses: \$8,127,680

SOUTHGATE TIF (187TH ST/DIXIE HIGHWAY)

Created: October 10, 2000

23-Year Expiration: October 10, 2023

Audited Balance as of April 30, 2024: \$64,153

The final year of property tax collections was received in 2024. The Tax Increment Financing District was terminated by ordinance at the December 10, 2024 Board of Trustees meeting.

Item 10. B.

VILLAGE OF HOMEWOOD FY 2025-2026 DRAFT BUDGET

SOUTHWEST CENTRAL BUSINESS DISTRICT (CBD) TIF

Created: February 23, 1999

23-Year Expiration: February 23, 2022

Audited Balance as of April 30, 2024: \$201,039

The final year of property tax collections occurred in 2023. The Tax Increment Financing District was terminated by ordinance at the December 12, 2023 Board of Trustees meeting.

TAX INCREMENT FINANCING (TIF) FUNDS

REVENUE DETAIL

FUND 26 NORTHE	AST TIF	4	FY 2025 Adopted Budget		FY 2026 Draft Budget	FY 2025 vs FY 2026 Draft (%)
	REAL ESTATE TAXES	\$	750,000	\$	500,000	-33.3%
	PRIOR YEAR REAL ESTATE TAX	\dashv^{\star}	-	<u> </u>	50,000	00.070
26-0-000-45-1000			5,000		1,500	-70.0%
TOTAL NORTHEA		\$	755,000	\$	551,500	-27.0%
			,	·	,	
FUND 27 DOWNTO	OWN TOD TIF					
27-0-000-40-1000	REAL ESTATE TAXES	\$	200,000	\$	250,000	25.0%
27-0-000-40-7000	PRIOR YEAR REAL ESTATE TAX		100		1,000	900.0%
27-0-000-45-1000	INTEREST		1,000		500	-50.0%
TOTAL DOWNTOV	VN TOD TIF	\$	201,100	\$	251,500	25.1%
FUND 29 DIXIE/MI	LLER COURT TIF					
29-0-000-40-1000	REAL ESTATE TAXES	\$	20,000	\$	75,000	275.0%
29-0-000-45-1000	INTEREST		50		50	0.0%
TOTAL DIXIE/MILL	ER COURT TIF	\$	20,050	\$	75,050	274.3%
FUND 30 KEDZIE	GATEWAY TIF					
30-0-000-40-1000	REAL ESTATE TAXES	\$	20,000	\$	200,000	500.0%
30-0-000-45-1000	INTEREST		-		300	
TOTAL KEDZIE GA	ATEWAY TIF	\$	20,000	\$	200,300	501.5%
FUND 44 183RD W	/EST TIF					
	REAL ESTATE TAXES	\$	-	\$	350,000	
44-0-000-45-1000	<u> </u>		-		300	
TOTAL 183RD WE	ST TIF	\$	-	\$	350,300	

TAX INCREMENT FINANCING (TIF) FUNDS

EXPENDITURE SUMMARY

			FY 2025 Adopted				FY 2026 Draft	FY 2025 vs FY 2026
FUND 26 NORTHEAS	T TIF		Budget		Budget	Draft (%)		
26-3-513-53-1010	INCENTIVE *	\$	6,130,400	\$	408,693	-93.3%		
26-3-513-53-1110	CONTRACTUAL SERVICES		30,000		25,000	-16.7%		
26-3-513-53-1200	GENERAL LEGAL SERVICES		10,000		10,000	0.0%		
26-3-513-53-3700	MARKETING		500		500	0.0%		
26-3-513-53-5100	ENERGY		5,000		15,000	200.0%		
26-3-513-53-7500	TRANSFER TO GENERAL FUND **		18,000		17,000	-5.6%		
26-3-513-54-1200	OPERATING SUPPLIES		800		500	-37.5%		
26-3-515-53-4100	STREET LIGHT MAINTENANCE		500		500	0.0%		
26-3-515-53-4600	TRAFFIC SIGNAL MAINTENANCE		500		500	0.0%		
26-3-515-54-1900	PLANTINGS		600		600	0.0%		
26-3-515-54-2100	SIGN MATERIALS		500		500	0.0%		
TOTAL NORTHEAST	TIF	\$	6,196,800	\$	478,793	-92.3%		

^{* -} Apparel Redefined Incentive ** - GMX (Panera Bread) Places for Eating Tax Rebate

FUND 27 DOWNTOW	VN TOD TIF			
27-3-515-53-1010	INCENTIVE *	\$ 7,000,000	\$ 466,667	-93.3%
27-3-513-53-1110	CONTRACTUAL SERVICES	20,000	20,000	0.0%
27-3-513-53-1200	GENERAL LEGAL SERVICES	10,000	10,000	0.0%
27-3-513-53-3370	MARKETING	500	500	0.0%
27-3-513-53-7500	TRANSFER TO GENERAL FUND **	-	20,000	
27-3-513-54-1200	OPERATING SUPPLIES	500	500	0.0%
27-3-515-53-4100	STREET LIGHT MAINTENANCE	500	500	0.0%
27-3-515-53-4600	TRAFFIC SIGNAL MAINTENANCE	1,000	500	-50.0%
27-3-515-54-1900	PLANTINGS	1,200	1,200	0.0%
27-3-515-54-2100	SIGN MATERIALS	500	500	0.0%
TOTAL DOWNTOWN	N TOD TIF	\$ 7,034,200	\$ 520,367	-92.6%

^{* -} The Hartford Building incentive ** - Tequila Places for Eating Tax Rebate

FUND 29 DIXIE/MILL	ER COURT TIF			
29-3-513-53-1010	INCENTIVE *	\$ 1,700,000	\$ 73,913	-95.7%
29-3-513-53-1110	CONTRACTUAL SERVICES	5,000	1,500	-70.0%
29-3-513-53-1200	GENERAL LEGAL SERVICES	1,000	1,000	0.0%
29-3-513-53-3370	MARKETING	500	500	0.0%
29-3-513-54-1200	OPERATING SUPPLIES	500	500	0.0%
29-3-515-53-4100	STREET LIGHT MAINTENANCE	500	500	0.0%
29-3-515-53-4600	TRAFFIC SIGNAL MAINTENANCE	500	500	0.0%
29-3-515-54-1900	PLANTINGS	500	500	0.0%
29-3-515-54-2100	SIGN MATERIALS	500	500	0.0%
TOTAL DIXIE/MILLE	R COURT TIF	\$ 1,709,000	\$ 79,413	-95.4%

^{* -} Homewood Brewing Company incentive

TAX INCREMENT FINANCING (TIF) FUNDS

EXPENDITURE SUMMARY (continued)

		FY 2025 Adopted	FY 2026 Draft	FY 2025 vs FY 2026
FUND 30 KEDZIE GA	ΓEWAY TIF	Budget	Budget	Draft (%)
30-3-513-53-1010	INCENTIVE *	\$ 1,000,000	\$ 163,428	-83.7%
30-3-513-53-1110	CONTRACTUAL SERVICES	1,000	1,500	50.0%
30-3-513-53-1200	GENERAL LEGAL SERVICES	1,000	1,000	0.0%
30-3-513-53-3370	MARKETING	500	500	0.0%
30-3-513-53-5100	ENERGY	60,000	-	-100.0%
30-3-513-53-7500	TRANSFER TO GENERAL FUND **	-	30,000	
30-3-513-54-1200	OPERATING SUPPLIES	500	500	0.0%
30-3-515-53-4100	STREET LIGHT MAINTENANCE	500	500	0.0%
30-3-515-53-4600	TRAFFIC LIGHT MAINTENANCE	500	500	0.0%
30-3-515-54-1900	PLANTINGS	500	500	0.0%
30-3-515-54-2100	SIGN MATERIALS	500	500	0.0%
TOTAL KEDZIE GATE	WAY TIF	\$ 1,065,000	\$ 198,928	-84.1%

^{* -} Homewood Ford Redevelopment Incentive

^{** -} Homewood Ford Sales Tax Sharing

FUND 44 183RD WES	ST TIF			
44-3-516-53-1010	INCENTIVE	\$ -	\$ 265,033	
44-3-513-53-1110	CONTRACTUAL SERVICES	-	10,000	
44-3-513-53-1200	GENERAL LEGAL SERVICES	-	10,000	
44-3-513-53-5100	ENERGY	-	15,000	
44-3-513-53-3370	MARKETING	-	500	
44-3-513-54-1200	OPERATING SUPPLIES	-	500	
44-3-515-53-4100	STREET LIGHT MAINTENANCE	-	500	
44-3-515-53-4600	TRAFFIC SIGNAL MAINTENANCE	-	500	
44-3-515-54-1900	PLANTINGS	-	500	
44-3-515-54-2100	SIGN MATERIALS	-	500	
TOTAL 183RD WEST	TIF	\$ -	\$ 303,033	_

AMERICAN RESCUE PLAN ACT (ARPA) FUNDS

TOTAL ARPA FUNDS RECEIVED	\$ 2,545,191
TOTAL ARPA FUNDS SPENT IN PRIOR YEARS	\$ 2,248,585

	ا	FY 2026
		Draft
Project Description		Budget
REPLACE BUILDING UPLIGHTING AT VILLAGE HALL	\$	5,878
IT INFRASTRUCTURE UPGRADE		50,535
WAYFINDING SIGNAGE		22,802
BUSINESS FACADE CAPITAL IMPROVEMENT PROGRAM		30,532
DOWNTOWN TREE GRATE REPLACEMENT		66,263
POLICE UTILITY VEHICLE		70,000
CENTRAL WATER TOWER (ASBESTOS REMOVAL)		55,000
TOTAL ARPA FUNDS TO BE SPENT BY DECEMBER 31, 2026	\$	301,010

VILLAGE OF HOMEWOOD

FIVE-YEAR CAPITAL IMPROVEMENT PLAN

GENERAL CAPITAL	FY 2026	F	iscal Year	F	iscal Year	F	iscal Year	Fis	cal Year	Fis	scal Year				
Project Description	Funding Source		2025-2026		2025-2026		2025-2026		2026-2027		2027-2028		28-2029		29-2030
Pickup Truck #48 (Fleet Truck) - rebudget amount for equipment/accessories	Bond Funds (2024)	\$	19,000												
Information Technology Switches Upgrade	Bond Funds (2020)	\$	20,000												
Fleet Air Compressor	General Capital	\$	25,000												
Concrete Security Planters (Utilize as Road Closures for Events)	General Capital	\$	25,000												
Municipal Service Center Fence Replacement	General Capital	\$	28,600												
Village Hall Tuckpointing	General Capital	\$	29,000												
Access Control System	General Capital	\$	30,000												
Event Infrastructure (tables, chairs, storage dollies, generator cables & spider boxes)	General Capital	\$	35,240	\$	28,000										
Pickup Truck #41 (Plow Pickup Truck) - rebudget amount for equipment/accessories	Bond Funds (2024)	\$	39,000												
Ruggedized Laptops for PD/MDTs	Bond Funds (2020)	\$	40,000	\$	40,000										
Chayes Park Drive - Culvert Replacement Engineering	Bond Funds (2024)	\$	45,000												
Police & Fire Department Plumbing Replacement (Old Cast Iron to PVC Pipe)	Bond Funds (2024)	\$	45,000												
Railroad Platform Rehab (structure masonary repair and landscaping)	Bond Funds (2024)	\$	45,000												
Ridge Road Storm Sewer Design - Ashland to Center	General Capital	\$	47,500												
Brick Paver Correction Program	Bond Funds (2024)	\$	50,000	\$	50,000	\$	50,000								
Village Hall Servers	General Capital	\$	50,000												
Stormwater Study/Compliance and Stewardship	General Capital	\$	50,000												
183rd Street Viaduct Railing Replacement	Bond Funds (2020)	\$	60,000												
Stormwater 1 PLC & Radio Upgrade	Bond Funds (2024)	\$	60,000												
Crosswalk Improvements - Downtown Homewood (per TOD Plan)	Bond Funds (2024)	\$	75,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000				
Dixie Highway & Martin Avenue Tree Grate Replacement	Bond Funds (2024)	\$	75,000												
Science Center - Sprinkler System (remaining payment)	Bond Funds (2020)	\$	94,450												
Police Department Range Updates	Bond Funds (2024)	\$	100,000												
Fire Department Shift Commander Vehicle	Bond Funds (2024)	\$	100,000												
Science Center - ADA for bathrooms & entryways (cost sharing with the Science Center)	General Capital	\$	150,000	\$	125,000										
Village-wide Camera Replacement/Improvements	General Capital	\$	230,000												
Geothermal Unit at Public Safety Buildings	Bond Funds (2024)	\$	250,000												
Municipal Facilities Roof Replacements	Bond Funds (2024)	\$	615,000		130,000										
Vehicle and Equipment Replacements	Bond Funds (2024)/General	\$	1,000,000	\$		\$	1,000,000	\$	750,000	\$	750,000				
Police Department Training Room Enhancements				\$	25,000										
Fuel Island Replacement (State Fire Marshall Mandated 2028)				\$		\$	1,000,000								
Updates to Village Website - ADA Mandates (04/2027 required completion date)				\$	50,000										
Backup Building Generators at all Off-Site Municipal Facilities (i.e. lift stations)				\$	100,000	\$	100,000	\$	100,000						
183rd Street Reconfiguration				\$	400,000										
Chayes Park Drive - Culvert Replacement (Stormwater)				\$	400,000										
Facility Hardening & Disaster Resiliency Implementation				\$	500,000		1,000,000	\$	900,000						
Landscape & Maintenance Building Parking Lot						\$	20,000								
Police Department Electric Room Update						\$	25,000								
Martin Avenue Fire Pit Replacement						\$	30,000								
Landscape & Maintenance Building Shop Floor Update						\$	35,000								
Board Room A/V & Conference Technology Upgrade						\$	40,000								
North Viaduct Retaining Wall Stabilization & Landscaping						\$	47,500								

GENERAL CAPITAL (continued)	FY 2026	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
Project Description	Funding Source	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Fire Department Kitchen Cabinets				\$ 50,000		
Fire Department E-Tools (Extrication)				\$ 85,000		
Brian Carey Training Center "A Building" Tuckpointing (Fire Garage)				\$ 85,000		
Brian Carey Training Center "C Building" Renovations				\$ 100,000		
Public Works Garage Floor Rehab				\$ 100,000		
Vehicle Shelters for Police Department Vehicles				\$ 100,000		
183rd Street/Center - Phase One Design Traffic Light				\$ 132,000		
Wayfinding Signage				\$ 200,000		
Ambulance 128 Replacement				\$ 400,000		
GIS Box Software					\$ 20,000	
Brian Carey Training Center A/V & Conference Technology Upgrade					\$ 25,000	
EOC and Disaster Mitigation Upgrades/Installations - Brian Carey Training Center					\$ 50,000	\$ 50,000
Cloud Document Storage					\$ 50,000	
Police Department Women's Locker Room Renovation					\$ 50,000	
Laundry Room Upgrade (MSC & L&M)					\$ 55,000	
Tower Park Greenhouse & Community Garden Improvements					\$ 65,000	\$ 25,000
Public Works Elevator/Lobby Renovation					\$ 300,000	
Fire Engine 128 Replacement					\$ 1,385,000	
Speaker System for Downtown Area						\$ 30,000
Salt Dome Replacement						\$ 925,000
TOTAL GENERAL CAPITAL BY FISCAL YEAR		£ 2.420.700	\$ 2,948,000	\$ 4,649,500	\$ 3,800,000	\$ 1.830.000
TO THE CENTURE OF A TIME BY FIGURE 12 ARC		\$ 3,432,790	\$ 2,940,000	φ 4,043,300	\$ 3,000,000	\$ 1,830,000
WATER SEWER CAPITAL		Fiscal Year	Fiscal Year	Fiscal Year	· · · · ·	Fiscal Year
WATER SEWER CAPITAL	Fundina Source	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
WATER SEWER CAPITAL Project Description	Funding Source Water Sewer	Fiscal Year 2025-2026	Fiscal Year 2026-2027	· , , , , , , , , , , , , , , , , , , ,	· · · · ·	
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1	Water Sewer	Fiscal Year 2025-2026 \$ 40,000	Fiscal Year 2026-2027	Fiscal Year 2027-2028	Fiscal Year 2028-2029	Fiscal Year
WATER SEWER CAPITAL Project Description	•	Fiscal Year 2025-2026	Fiscal Year 2026-2027 \$ 75,023	Fiscal Year 2027-2028 \$ 77,068	Fiscal Year 2028-2029 \$ 77,068	Fiscal Year 2029-2030
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations	Water Sewer Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900	Fiscal Year 2029-2030 \$ 153,195
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection	Water Sewer Water Sewer Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900	Fiscal Year 2029-2030 \$ 153,195
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting	Water Sewer Water Sewer Water Sewer Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting Sanitary Sewer Slip Lining	Water Sewer Water Sewer Water Sewer Water Sewer Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting	Water Sewer Water Sewer Water Sewer Water Sewer Water Sewer Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500 \$ 500,000	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting Sanitary Sewer Slip Lining Water Plant #1 Upgrade	Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500 \$ 500,000 \$ 560,000	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000 \$ 500,000	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000 \$ 500,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting Sanitary Sewer Slip Lining Water Plant #1 Upgrade Watermain Idlewild - Dixie to Ashland	Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500 \$ 500,000 \$ 1,480,300	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000 \$ 500,000	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000 \$ 500,000	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000 \$ 500,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting Sanitary Sewer Slip Lining Water Plant #1 Upgrade Watermain Idlewild - Dixie to Ashland Lead Service Line Replacement	Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500 \$ 500,000 \$ 1,480,300	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000 \$ 500,000	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000 \$ 500,000	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000 \$ 500,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting Sanitary Sewer Slip Lining Water Plant #1 Upgrade Watermain Idlewild - Dixie to Ashland Lead Service Line Replacement HVAC Upgrades at Water Plant 2	Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500 \$ 500,000 \$ 1,480,300	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000 \$ 3,661,400 \$ 35,000	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000 \$ 500,000	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000 \$ 500,000	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000 \$ 500,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting Sanitary Sewer Slip Lining Water Plant #1 Upgrade Watermain Idlewild - Dixie to Ashland Lead Service Line Replacement HVAC Upgrades at Water Plant 2 Watermain Spruce - Dixmoor to Golfview	Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500 \$ 500,000 \$ 1,480,300	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000 \$ 3,661,400 \$ 35,000 \$ 1,048,100	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000 \$ 500,000 \$ 3,917,600	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000 \$ 500,000	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000 \$ 500,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting Sanitary Sewer Slip Lining Water Plant #1 Upgrade Watermain Idlewild - Dixie to Ashland Lead Service Line Replacement HVAC Upgrades at Water Plant 2 Watermain Spruce - Dixmoor to Golfview Central Water Tower Replacement	Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500 \$ 500,000 \$ 1,480,300	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000 \$ 3,661,400 \$ 35,000 \$ 1,048,100	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000 \$ 500,000 \$ 3,917,600 \$ 115,800	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000 \$ 500,000	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000 \$ 500,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting Sanitary Sewer Slip Lining Water Plant #1 Upgrade Watermain Idlewild - Dixie to Ashland Lead Service Line Replacement HVAC Upgrades at Water Plant 2 Watermain Spruce - Dixmoor to Golfview Central Water Tower Replacement Watermain Cherrywood - Sailfish to Tarpon	Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500 \$ 500,000 \$ 1,480,300	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000 \$ 3,661,400 \$ 35,000 \$ 1,048,100	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000 \$ 500,000 \$ 3,917,600 \$ 115,800	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000 \$ 500,000 \$ 4,093,900	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000 \$ 500,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting Sanitary Sewer Slip Lining Water Plant #1 Upgrade Watermain Idlewild - Dixie to Ashland Lead Service Line Replacement HVAC Upgrades at Water Plant 2 Watermain Spruce - Dixmoor to Golfview Central Water Tower Replacement Watermain Cherrywood - Sailfish to Tarpon 183rd & Kedzie Pressure Control Valves	Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500 \$ 500,000 \$ 1,480,300	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000 \$ 3,661,400 \$ 35,000 \$ 1,048,100	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000 \$ 500,000 \$ 3,917,600 \$ 115,800	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000 \$ 500,000 \$ 4,093,900 \$ 364,700	Fiscal Year 2029-2030 \$ 153,195 \$ 750,000 \$ 500,000
WATER SEWER CAPITAL Project Description HVAC Upgrades at Water Plant 1 Leak Detection Upgrade PLCs and Radios at all Stations Vehicle Replacements West Side Tank Painting Sanitary Sewer Slip Lining Water Plant #1 Upgrade Watermain Idlewild - Dixie to Ashland Lead Service Line Replacement HVAC Upgrades at Water Plant 2 Watermain Spruce - Dixmoor to Golfview Central Water Tower Replacement Watermain Cherrywood - Sailfish to Tarpon 183rd & Kedzie Pressure Control Valves Watermain Cherrywood - Virginia to Debra	Water Sewer	Fiscal Year 2025-2026 \$ 40,000 \$ 78,523 \$ 146,000 \$ 303,000 \$ 472,500 \$ 500,000 \$ 1,480,300 \$ 3,427,800	Fiscal Year 2026-2027 \$ 75,023 \$ 132,300 \$ 300,000 \$ 500,000 \$ 3,661,400 \$ 35,000 \$ 1,048,100	Fiscal Year 2027-2028 \$ 77,068 \$ 138,900 \$ 400,000 \$ 500,000 \$ 3,917,600 \$ 115,800 \$ 1,089,600	Fiscal Year 2028-2029 \$ 77,068 \$ 145,900 \$ 705,000 \$ 500,000 \$ 4,093,900 \$ 364,700 \$ 1,407,000	Fiscal Year 2029-2030 \$ 153,195

Item 10. B.

VILLAGE OF HOMEWOOD FY 2025-2026 DRAFT BUDGET

MOTOR FUEL TAX (MFT) FUND CAPITAL Project Description	FY 2026 Funding Source	Fiscal Year 2025-2026	Fiscal Year 2026-2027	Fiscal Year 2027-2028	Fiscal Year 2028-2029	Fiscal Year 2029-2030
175th Street LAFO Resurfacing Ashland to Halsted	MFT	\$ 15,000	2020-2021	2021-2020	2020-2023	2023-2030
MFT General Maintenance (Patching Program & Salt Purchase)	MFT	\$ 750,000				
TOTAL MFT CAPITAL BY FISCAL YEAR		\$ 765,000	\$ -	\$ -	\$ -	\$ -
GRANT FUNDED CAPITAL	FY 2026	Fiscal Year				
Project Description	Funding Source	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Park Avenue Metra Lot Resurfacing & Lighting for both Metra Lots (Potential RDMS Grant)	Grant/Bond Funds	\$ 30,000	\$ 60,000	\$ 60,000		-
Ashland Ave - Sidewalk/Stormwater Project (IDOT Grant)	Grant Funds	\$ 40,000	,	,		
Fire Engine (DCEO State Grant Funds)	Grant Funds	\$ 200,000				
Auditorium Renovation (DCEO State Grant Funds)	Grant Funds	\$ 1,481,500				
Ridge Road Storm Sewer - Ashland to Center (potential grant funds through Will Davis' office)	General Capital		\$ 728,000			
TOTAL GRANT FUNDED CAPITAL BY FISCAL YEAR		\$ 1,751,500	\$ 788,000	\$ 60,000	\$ -	\$ -
VILLAGE-WIDE ROAD IMPROVEMENT PROGRAM (resurfacing/rehabilitation)	FY 2026	Fiscal Year				
Project Description	Funding Source	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Street Resurfacing and Rehabilitation	Unfunded		\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Street Resurfacing and Rehabilitation	MFT		\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000
TOTAL VILLAGE-WIDE ROAD IMPROVEMENT PROGRAM (resurfacing/rehabilitation)		\$ -	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000
TOTAL ALL CAPITAL BY FISCAL YEAR		\$ 12,957,413	\$ 16,860,623	\$ 12,698,468	\$ 12,843,568	\$ 10,600,695

Village of Homewood Fiscal Year 2025-2026 Draft Budget Highlights

GENERAL FUND

The General Fund is the main operating fund for the Village. The Village of Homewood Fiscal Year 2025-2026 budget shows that Homewood's fiscal operations continue to be in a good place. With this draft budget, the Village is estimating a surplus within the General Fund of \$128,876.

Fund Balance

Fund balance is the Village's only fiscal insurance policy to protect against internal and external factors that impede the Village's ability to continue providing high-level services to our residents and stakeholders.

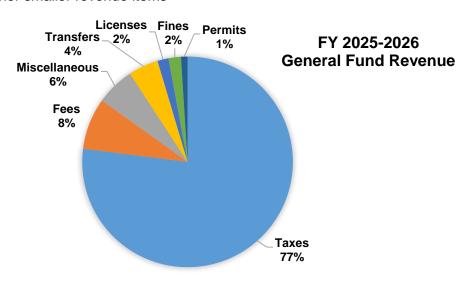
The Village's policy of maintaining a General Fund fund balance of at least five (5) months of expenditure levels is part of budget discussions each year. With every budget, the Village hopes to add to fund balance in order to ensure that we stay in line with our policy.

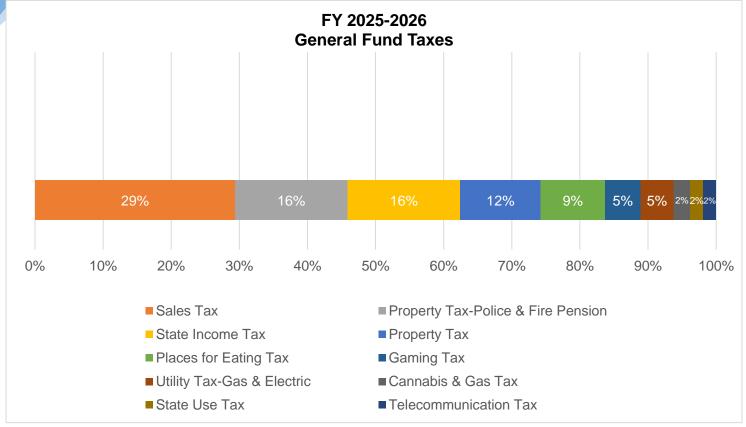
General Fund Revenues

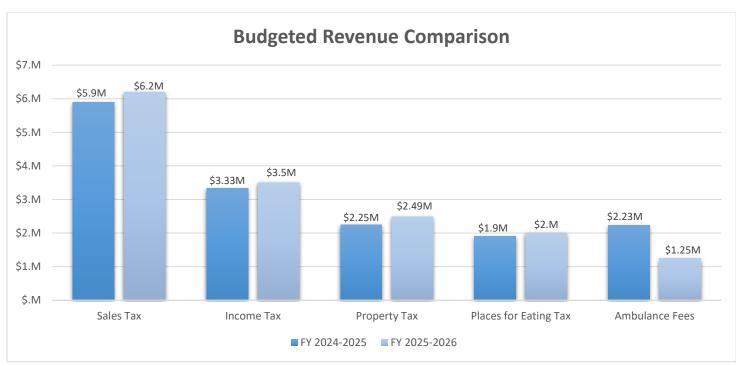
General Fund Revenues are the dollars collected in order to provide the general governmental services expected of a municipality. *The fiscal year 2025-2026 budget reflects \$27.9M in general fund revenue.*

The Village's General Fund revenues come from a variety of sources.

- Taxes the largest classification of the overall general revenue budget (see chart below)
- Fees ambulance, foreclosure registration, tower rental & cable and natural gas franchise
- Licenses vehicle stickers, business certificates, video gaming & liquor
- Fines parking & compliance, red light enforcement, municipal code violations & court
- Permits building & inspections fees
- Miscellaneous comprised of employee health insurance contributions, interest income
 & various other smaller revenue items







> Sales Tax - \$6.2M (increase of \$300,000)

- o Sales tax is the Village's largest revenue source.
- The fiscal year 2024-2025 budget included \$5.9M in sales tax.
- \$6.2M budgeted in fiscal year 2025-2026 is based on real and projected current year actuals and assumes a 3% increase based on general inflation.

Income tax - \$3.5M (increase of \$171,825)

- The Illinois Municipal League (IML) provides to each municipality a per capita revenue estimate of the State allocation to local governments.
- The estimated per capita amount is \$178.

Property Taxes - \$2.5M (increase of \$239,431)

- The Village's approved tax levy reflects \$2.7M going to the General Fund.
 - However, the Village's average collection rate is approximately 93%. We have accounted for a 7% loss in the fiscal year 2025-2026 budget.

Places for Eating Tax: \$2.0M (increase of \$100,000)

- The Village has seen great success with the Places for Eating tax revenue.
- The Village looks forward to several new restaurants opening within the next year.
- Most of this tax is paid by non-residents who choose Homewood dining locations.

Ambulance Fees - \$1.25M

- Different from prior years, the revenue line item reflects the **net** projected ambulance fee revenue the Village expects to receive <u>after</u> remitting 50% of the GEMT revenues that are collected back to the State.
- In prior years, the GEMT amount due to the State was estimated and budgeted for in the Fire Department.

Cannabis & Local Gasoline Tax - \$521k (decrease of \$29,000)

 We have seen a decrease in cannabis tax since it was first implemented in fiscal year 2021-2022. The State has allowed more locations to open so the market has become saturated.

Gaming Tax Revenue - \$1.1M

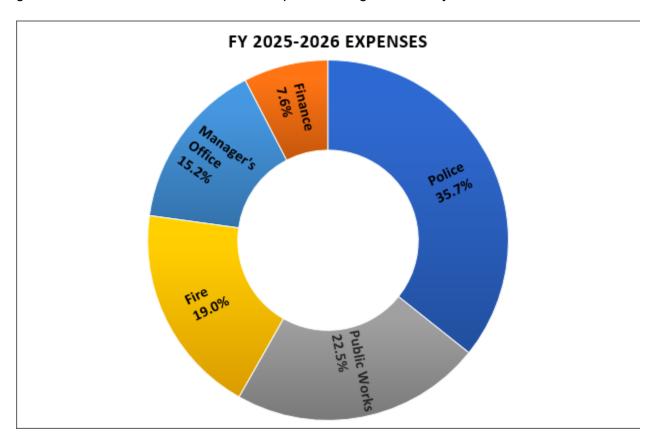
 The Village projects to receive approximately \$275,000 per quarter from the Illinois Gaming Board. This is net of the 50% of gaming tax that the Village is required to pay into the Public Benefit Fund for the next 4 years.

Use Tax - \$400k (decrease of \$420,000)

- The Illinois Municipal League (IML) provides to each municipality a per capita revenue estimate of the State allocation to local governments.
- The estimated per capita amount is \$19.60. (Last fiscal year's was \$42.50.)
- This is a significant reduction due to several changes, effective January 1, 2025, that were made to the Leveling the Playing Field Act.
- A portion of the decrease should be offset in Sales Tax.

General Fund Expenses

Public safety and public works dominate the expense responsibilities of most local governments. The total General Fund expenses budget for fiscal year 2025-2026 is \$27.8M.



The two top expense lines items in the General Fund are salaries and group health insurance.

Village Administration & Finance

- ➤ Legislative Program overall decrease of 35% over prior year budget
 - Fire & Police Commission decreased by nearly \$71,000
 - The Village received a \$64,000 Police Recruitment and Retention Grant in April 2024. Nearly all of the funds have been expended in advertisements, bonuses, and police testing.

Police Testing and Recruitment	15,000
Fire Lieutenant Test	13,070
Psychological Tests	6,000
Total Fire & Police Commission	\$34,070

- Manager's Office overall increase of 10% over prior year budget
 - <u>Safety Standown Training</u> in an effort to further promote the Village's "safety culture" and reduce the Village's worker's compensation claim costs, a new event will be held this fiscal year for all Village employees.
- Information Technology overall increase of 16%
 - o Part Time \$20,000 was budgeted for a part time IT Assistant.
 - Information Technology Services increased due to the increasing need and costs to software and other technology.
- Events overall increase of 13% over prior year budget
 - o The Part Time Market Coordinator position was created in January 2025.

➤ Economic & Community Development – overall increase of 4% over prior year budget

o Business Incentive Program

The Hartford Incentive	200,000
18155 & 18157 Dixie Highway (Zorich)*	115,000
2053 Ridge (Twisted Q) *	50,000
2018 Ridge (Mongolian BBQ) *	40,000
18121-18123 Harwood (Hibbing Building)	36,560
2057 Ridge (Primo's Café & Deli)*	25,000
Non-TIF Incentives	25,000
Total Business Incentive Program	\$491,560

^{*} Business or Property owner has not yet applied for an incentive and no agreement has been brought to the Board for approval.

o Places for Eating Tax Rebate

18155 Dixie		
Highway(Zorich)*	20,000	4 years - capped at \$80,000
18134-18138 Dixie (Tequila)	20,000	3 years - capped at \$60,000
820 175 th (GMX-Panera)	17,000	4 years remaining-capped at \$210,000
18064 Martin (Bergstein's)	17,000	3 years - capped at \$60,000
AV Coffee (Homeslice)	3,000	capped at \$35,000
Total PFET Rebate	\$77,000	

- Finance overall increase of 5% over prior year budget
 - Risk Management Insurance annual premium for Village's general liability and worker's compensation insurance increasing by 2%. This amount is collected through the Village's tax levy.
 - Contingency/Emergency Fund increased to be approximately 10% of total General Fund budget.

<u>Public Works</u> – overall increase of 8% over prior year budget

- Sidewalks (Program 327) increased three sidewalk line items \$55,000 total due to increased concrete costs.
- ➤ Cleaning Service (Program 343) new contract to be awarded could result in increased amount. The budget was increased by \$20,000.
- Contracting/Consulting (Program 343) increased budget \$45,000 to contract out mowing services due to difficulty hiring summer staff.
- ➤ <u>Tree Trimming Contractual (Program 343)</u> increased budget \$75,000 to contract out cyclic tree trimming to get the program on a manageable 5-year program.

Fire Department – overall decrease of 11% over prior year budget

- ► E-Com Radio Lease (Program 413) \$28,862 was added to the budget for Fire Department radios that are part of the E-COM Radio Use Agreement. This is a 7-year lease.
- Cardiac Monitor Lease (Program 413) the cardiac monitors were due for replacement. The Fire Department was able to secure a 0% interest 4-year lease to replace and maintain the monitors. \$29,140 was added to the budget.
- ➤ <u>GEMT Ambulance Fees (Program 414)</u> the overall reduction to the Fire Department is mainly due to moving the GEMT Ambulance Fees 50% reimbursement to the State to the Ambulance Fees revenue line.

Police Department – overall increase of 8% over prior year budget

➤ 3 additional patrol officer positions were included in the budget. This increased Full Time, Group Insurance, and Training line items.

WATER & SEWER FUND

The Water and Sewer Fund is an enterprise fund that operates in a manner similar to a private business. The intent is that the cost of providing water and sewer services to the community will be recovered primarily through user charges (i.e. water bills). The rates should be sufficient to cover the ongoing costs of operations, maintenance, administration, and future capital needs within the Water and Sewer Fund. Village tax dollars are not used to pay any of the costs associated with water and sewer services.

The Village has a number of significant water and sewer capital projects that will need to be funded in the near future, such as central water tower replacement, lead line replacement project, and water main replacement. The Village is currently undergoing a water rate study in order to ensure that the Water and Sewer Enterprise Fund is able to produce sufficient funding and continue to sustain itself even with the upcoming and critical capital needs. An alternative funding source will need to be discussed as part of the Village-wide 5-Year Capital Improvement Plan.

TAX INCREMENT FINANCING (TIF) FUNDS

The Village uses traditional TIF districts as a tool to assist in promoting economic development. TIF districts are used to promote economic development in blighted or underdeveloped areas. In a traditional TIF district, the property tax base is frozen for a period of up to 23 years, and any additional property tax revenue generated by new development is directed into the TIF fund.

The Village currently has six (6) TIF districts. Northeast, Downtown TOD, Dixie Highway/Miller Court, Kedzie Gateway, East CBD, and 183rd West TIF. Staff has included information for each TIF within the budget this year to include the creation and expiration dates, most recent audited balance, and current obligations from the TIF funds. Two more TIFs will be agendized for consideration and approval – North Halsted TIF and Harwood TOD TIF.

DEBT SERVICE FUNDS

Debt Service Funds predominantly fund general capital improvement projects. Being a non-home rule community limits the Village to issuing non-referendum general obligation debt once every three (3) years. The amount is limited to 0.5% of Equalized Assessed Valuation (EAV). This equates to approximately a \$2,000,000 bond issue.

The Village most recently issued a non-referendum General Obligation Bond in September of 2024 in the amount of \$2,611,269 at a 3.4% interest rate. The debt service will be repaid annually through property tax collections.

CAPITAL FUNDS

One of the biggest challenges the Village faces in the coming years is identifying a funding source for capital projects. The capital budget for all funds in Fiscal Year 2025-2026 totals \$11.7M, this excludes any potential grant funded projects.

The General Capital projects are able to be funded with 2024 General Obligation Bond proceeds and unassigned/available funds that have been transferred from the General Fund. This will allow us to get many critical capital projects completed but further discussions will be needed to identify

funding for the remaining four years of our Five-Year Capital Improvement Plan.