

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

April 09, 2024

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes:

Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on March 26, 2024.
6. Claims List:

Consider a motion to approve the Claims List of Tuesday, April 9, 2024 in the amount of \$890,076.92.
7. Presentation(s):

President Hofeld will issue a proclamation honoring the Homewood-Flossmoor Boys Basketball team on winning the Illinois High School Association Class 4A Boys Basketball State Championship.
8. Hear from the Audience
9. Meet Your Merchants
10. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Reappointments/Rail Committee: Approve the reappointments of Lyle Ashford, Phil Dillman, and Bill Woelfel to the Rail Committee for a three-year term ending on April 9, 2027.
 - B. Budget Amendment/Labor Relations: Approve a budget amendment transfer of \$50,000 from the Contingency Fund line item to the Labor Relations line item for ongoing litigation costs.
 - C. Purchase approval/Radio Communication System/Alpha Prime Communications: Waive competitive bidding due to acquisition through a government purchasing cooperative; and, approve the purchase of a radio communication system and accessories for Public Works from Alpha Prime Communications, of Monee, IL in an amount not to exceed \$176,646.72, which includes a 5% contingency if needed for unforeseen antennae installation costs.

- D. M-2285/Driveway Variance/2716 Debra Lane: Pass an ordinance granting a variance from Section 44-05-05(D) Driveway Standards to allow a residential driveway beyond three feet from the edge of the garage door face on the property at 2716 Debra Lane.
- E. M-2286/Surplus Property: Approve an ordinance to authorize the Village Manager to conduct the sale or disposal of items deemed no longer necessary or useful to the Village.
- F. M-2287/Lease Amendment/Homewood Science Center: Pass an ordinance authorizing deletion of the building at 2018-2020 Ridge Road from the Village of Homewood lease to the Homewood Science Center.

11. Old Business:

Amendment to Letter of Intent/Rabid Ground LLC/3003-3025 183rd Street: Approve the First Amendment to the Letter of Intent with Rabid Ground LLC for the Village-owned property located at 3003-3025 183rd Street.

12. New Business:

Discussion/Five-Year Capital Improvement Plan: Discuss the Five-Year Capital Improvement Plan as presented and provide direction based on staff's recommendations.

13. General Board Discussion

14. Adjourn

Zoom Link: <https://zoom.us/>

- To View the Meeting via Computer or Smartphone - Type in: Zoom.us into any internet browser.

Select: JOIN A MEETING from menu at top right of page. Meeting I.D.: 980 4907 6232

Meeting Password: 830183. Enter an email address (required), or

- To Listen to the Meeting via Phone - Dial: (312) 626-6799

Enter above "Meeting I.D. and Meeting Password" followed by "#" sign

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, MARCH 26, 2024
VILLAGE HALL BOARD ROOM

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

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

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Vivian Harris-Jones, Trustee Lauren Roman and Trustee Alissa Opyd. Trustee Anne Colton was absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Finance Director Amy Zukowski, Fire Chief Bob Grabowski, and Assistant Director of Public Works Joshua Burman.

MINUTES: The minutes of the meeting of March 12, 2024, were presented. There were no comments or corrections.

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

CLAIMS LIST: The Claims List in the amount of \$757,098.33 was presented. There were no questions from the Trustees.

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

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

HEAR FROM THE AUDIENCE: President Hofeld invited anyone in the audience to address the board on any subject not on the agenda. Louis Dutka Jr. of East Hazel Crest asked if the Board was aware that panhandling is going on in the Halsted Street shopping district. He is concerned that it could be a bigger problem when the casino opens and asked if the Village could do anything about it. President Hofeld assured Mr. Dutka that the Village was aware of the problem. Some people begging for money may have legitimate issues, but he said others may be creating a nuisance.

MEET THE MERCHANTS: Kevin Welsh, owner of Dairy Queen on Ridge Road, gave the history of the small business. The store was built in 1954 and operated by the Kaiser family under his father, Art, purchased the business in 1967. Today Kevin Welsh's daughter, Kelli, is the store manager and four generations of the Welsh family are working in the store. He said the business takes teens as young as 15, with a work permit, and hiring gives these young people their first work experience. The store suffered serious damage after a car crash in 2018, but the family agreed to rebuild. The store sells only ice cream specialties, unlike other Dairy Queens. It is open from 11 a.m. to 10 p.m. March into November.

PRESENTATIONS: Clerk Thomas read the “Celebrating World Migratory Bird Day” (formerly International Migratory Bird Day).

Chief Grabowski gave a presentation on computer updates in the Building Department that have reduced by 90 percent the need for paperwork for building permits, etc. No longer does an applicant need to come to Village Hall to apply for a permit. Forms are available online. Also, blueprints can be sent as file attachments. Chief Grabowski said this transformation was first considered in 2020. It took three years to get the system up and running and then an extra effort on the part of staff to migrate information from the Building Department, the Finance Department, and the Fire Department. When plans require a review by a consultant, they now can be sent as an electronic file.

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

- A. Reappointment/Beautification Committee/Charles Turman: Approve the reappointment of Charles Turman to the Beautification Committee for a five-year term ending on March 26, 2029.
- B. R-3178/Audubon Illinois Bird City: Pass a resolution in support of the Village of Homewood becoming a certified Audubon Illinois Bird City.
- C. MC-1079/Class 12A Liquor Licenses: Pass an ordinance amending Class 12A liquor licenses to allow the sale of alcohol during a public function conducted on the premises of a public library or other unit of government.
- D. M-2284/Class 1 Liquor License/The Ridgewood/2059 Ridge Road: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to restore the allowed number of Class 1 liquor licenses for The Ridgewood location at 2059 Ridge Road.
- E. Purchase approval/Chipper Truck Chassis/Lindsay Ford: Waive competitive bidding due to high demand and limited availability of vehicles; and authorize the purchase and delivery of a 2023 Ford F-550 Super Duty Crew Chassis from Lindsay Ford of Wheaton, Maryland, in an amount not to exceed \$63,215.
- F. Bid Award/Pavement Patching/D Construction, Inc.: Award the 2024 Motor Fuel Tax General Maintenance Pavement Patching Program bid to D Construction, Inc. of Coal City, IL, the lowest responsible bidder, for a contract amount not to exceed \$642,000.
- G. Budget Amendment/Incentive Payment/Stoney Point Grill II, LLC/HCF Homewood, LLC: Approve a budget amendment of \$425,000 to the General Fund for an incentive payment to Stoney Point Grill II, LLC and HCF Homewood, Inc.

At board comments, President Hofeld invited Scott Donkel to come up and give an update on The Ridgewood. Donkel said work is continuing and it is anticipated the establishment will open on or about May 15. He plans to have a large selection of wines. He said he anticipates a good business because of all the activity in downtown Homewood.

Trustee Opyd asked for clarification on the street patching program. Assistant Director Burman said the Village going with the lowest responsible bidder did not mean it sacrificed quality. He anticipates the Village will be able to cover a large area this year.

A motion was made by Trustee Roman and seconded by Trustee Heiferman to approve the Omnibus Agenda as presented.

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

NEW BUSINESS – BUDGET DISCUSSION: Finance Director Zukowski offered information on the proposed expenses and budget for the May 1, 2024 to April 30, 2025 Village budget. She said today her report focuses on the General Fund, the Water and Sewer Fund and the Tax Increment Financing (TIF) Funds. Other funds will be outlined at the next Village Board meeting.

The General Fund supports the work of the Police, Fire and Public Works Departments and general village operations. This fund remains in the black. Director Zukowski anticipates a budget of \$27.2 million for the general fund, with expenses of \$26.8 million.

She said the budget for the 2024-2025 fiscal year projects a surplus of \$408,906. She anticipates an increase in the sales tax, income tax and estimated gaming revenue for the new casino opening in December.

The upcoming budget will follow the Village Board’s newly adopted policy of having five months in the fund balance. The board also moved \$2 million from the unassigned fund balance to capital projects. Director Zukowski said despite these changes, the Village had \$3.7 million in “unassigned” funding, but when the Village got a state request for reimbursements for ground medical transport, it dropped the unassigned balance to \$1 million.

Sales taxes are the largest revenue source for the General Fund at 30 percent or \$5.9 million. Property taxes support 17 percent, or \$2.25 million, of the General Fund.

Director Zukowski presented the board with three major budget items. The Police Department needs funding to continue its recruitment effort as more officers retire. The Fire Department wants to hire three new firefighter/paramedics to bring its ranks up to seven per shift. And Public Works has equipment that is dated and needs to be replaced at an estimated cost of \$140,000.

The latest news from Springfield is that Gov. J.B. Pritzker has suggested eliminating the sales tax on groceries. This would result in an estimated revenue loss of \$650,000 annually. Director Zukowski said because there is no definite action from the Illinois legislature, she would recommend the Village Board approve the proposed \$27.2 million budget that includes anticipated grocery sales tax revenue but hold off on the Fire Department and Public Works hiring and equipment requests pending action in the Illinois Legislature. If the sales tax on groceries remains, the Village budget will be in good shape. If the sales tax on groceries is eliminated, the board will be asked to make decisions on what it can and cannot afford.

She also recommended that the Village consider a water rate study to ensure that the Water and Sewer Fund will generate sufficient revenue to cover upcoming critical capital needs, including a new water tower and replacement of lead service lines. The Water and Sewer Fund should operate with the ability to cover all its costs.

The village has six active TIF districts. Information on the Village website lists all six and the incomes/expenses for each.

President Hofeld said while he understood the desirability of eliminating the sales tax on groceries, the legislature should provide additional revenue to make up for this action. It will be a big hit to the Village’s budget, and budgets of all Illinois communities – large and small.

Trustee Roman asked about the Public Works equipment to be replaced. Assistant Director Burman said the aerial truck is 23 years old and the lift mounted on the truck is 29 years old. A plow is 15 years old.

Trustee Heiferman asked about the sidewalk replacement program, and asked specifically if work will be done on Ridge Road at Irwin Park. Assistant Director Burman said it was on the list.

GENERAL BOARD DISCUSSION: Trustee Opyd reminded residents that the Homewood Business Association was sponsoring its Staycation Shopping program.

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

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

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Marilyn Thomas
Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
AIRGAS USA LLC	WELDING AND CUTTING GAS	PUBLIC WORKS	27.53
Total AIRGAS USA LLC:			27.53
ALEXANDER EQUIPMENT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	137.90
ALEXANDER EQUIPMENT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	1,478.95
ALEXANDER EQUIPMENT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	3,191.95
ALEXANDER EQUIPMENT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	334.90
Total ALEXANDER EQUIPMENT:			5,143.70
ALTA CONSTRUCTION EQUIPM	L&M DEPT REPAIR PARTS	PUBLIC WORKS	38.64
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			38.64
AMAZON CAPITAL SERVICES IN	CLEANING EQUIPMENT	FIRE DEPARTMENT	215.40
AMAZON CAPITAL SERVICES IN	CITIZENS ACADEMY SUPPLIES	FIRE DEPARTMENT	30.77
AMAZON CAPITAL SERVICES IN	CLEAN UP DAY SUPPLIES	MANAGER'S OFFICE	138.48
AMAZON CAPITAL SERVICES IN	REPLACEMENT HARD DRIVE	MANAGER'S OFFICE	388.31
AMAZON CAPITAL SERVICES IN	BUILDING MAINTENANCE - WELDING	PUBLIC WORKS	133.33
Total AMAZON CAPITAL SERVICES INC:			906.29
AMERICAN PRINTING TECHNO	WEBSITE MAINTENANCE	MANAGER'S OFFICE	86.00
Total AMERICAN PRINTING TECHNOLOGIES INC:			86.00
ARAMARK UNIFORM SERVICE	MARCH 2024	PUBLIC WORKS	73.18
ARAMARK UNIFORM SERVICE	MARCH 2024	PUBLIC WORKS	73.20
ARAMARK UNIFORM SERVICE	MARCH 2024	PUBLIC WORKS	127.74
ARAMARK UNIFORM SERVICE	MARCH 2024	PUBLIC WORKS	208.18
ARAMARK UNIFORM SERVICE	MARCH 2024	PUBLIC WORKS	375.60
ARAMARK UNIFORM SERVICE	MARCH 2024	PUBLIC WORKS	3.00
ARAMARK UNIFORM SERVICE	MARCH 2024	PUBLIC WORKS	96.18
ARAMARK UNIFORM SERVICE	MARCH 2024	PUBLIC WORKS	1,483.32
ARAMARK UNIFORM SERVICE	MARCH 2024	PUBLIC WORKS	239.44
Total ARAMARK UNIFORM SERVICE:			2,679.84
BATTERIES PLUS	BATTERIES FOR A28	FIRE DEPARTMENT	658.50
Total BATTERIES PLUS:			658.50
BLUEBERRY HILL	CBD SIDEWALK WASH MEAL	PUBLIC WORKS	92.49
Total BLUEBERRY HILL:			92.49
BRANDYS SAFE AND LOCK	RE-KEY DOORS	PUBLIC WORKS	310.00
Total BRANDYS SAFE AND LOCK:			310.00
BRIGHTLY SOFTWARE INC	TRAINING SESSION	FIRE DEPARTMENT	550.00
Total BRIGHTLY SOFTWARE INC:			550.00
BRUNOS TUCKPOINTING INC	TUCKPOINTING BCTC	PUBLIC WORKS	13,700.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total BRUNOS TUCKPOINTING INC:			13,700.00
CARGILL INC	SALT	PUBLIC WORKS	4,445.86
Total CARGILL INC:			4,445.86
CEDA	REFUND OVERPAYMENT	ASSETS	842.03
Total CEDA:			842.03
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHARLES MARTIN	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	564.80
Total CHARLES MARTIN:			564.80
CHEVROLET OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	30.90
CHEVROLET OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	21.65
Total CHEVROLET OF HOMEWOOD:			52.55
CHICAGO COMMUNICATIONS L	FCC CALL SIGN RENEWAL WNPA447	POLICE DEPARTMENT	200.00
CHICAGO COMMUNICATIONS L	FCC CALL SIGN RENEWAL KSF242	POLICE DEPARTMENT	200.00
Total CHICAGO COMMUNICATIONS LLC:			400.00
CHICAGO METROPOLITAN AGE	2024 CONTRIBUTION	MANAGER'S OFFICE	874.49
Total CHICAGO METROPOLITAN AGENCY FOR PLANNING:			874.49
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,760.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	5,278.65
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	741.70
CHRISTOPHER J CUMMINGS P	KEDZIE TIF LEGAL EXPENSES		6,932.06
CHRISTOPHER J CUMMINGS P	DOWNTOWN TOD GENERAL LEGAL EXPENSES	EXPENSES	285.27
Total CHRISTOPHER J CUMMINGS PC:			14,997.68
COLLEEN PEABODY	WATER DEPOSIT REFUND	ASSETS	77.04
Total COLLEEN PEABODY:			77.04
COMCAST	MONTHLY TELEPHONE SERVICE ALL LINES	MANAGER'S OFFICE	426.15
Total COMCAST:			426.15
COMCAST BUSINESS CORP	INTERNET VH & NETWORK PW	MANAGER'S OFFICE	1,736.07
Total COMCAST BUSINESS CORP:			1,736.07
COMED	UTILITIES		1,607.71
COMED	UTILITIES	PUBLIC WORKS	1,449.66
COMED	UTILITIES	PUBLIC WORKS	2,003.55

Name	Description	DEPARTMENT	Net Invoice Amount
Total COMED:			5,060.92
CONWAY SHIELD	QUARTERMASTER UNIFORM - FD	FIRE DEPARTMENT	365.78
CONWAY SHIELD	QUARTERMASTER UNIFORM - FD	FIRE DEPARTMENT	81.00
Total CONWAY SHIELD:			446.78
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	264.00
Total COOK COUNTY CLERK:			264.00
COOK COUNTY DEPT OF PUBLI	HEALTH INSPECTIONS OCT-DEC 2023	MANAGER'S OFFICE	10,500.00
Total COOK COUNTY DEPT OF PUBLIC HEALTH:			10,500.00
CURRIE MOTORS (PARTS)	ADMIN REPAIR PARTS	PUBLIC WORKS	125.58
CURRIE MOTORS (PARTS)	ADMIN REPAIR PARTS	PUBLIC WORKS	168.88
Total CURRIE MOTORS (PARTS):			294.46
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	119.20
Total DANA ROBINSON:			119.20
DAVID NELSON (HSA)	NEW ENROLLEE VILLAGE HSA CONTRIBUTION	ASSETS	1,500.00
Total DAVID NELSON (HSA):			1,500.00
DEANNA SCHOONVELD	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	996.80
Total DEANNA SCHOONVELD:			996.80
DOUGLAS ROBERTS	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	991.34
Total DOUGLAS ROBERTS:			991.34
EXPERT CHEMICAL	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	821.42
Total EXPERT CHEMICAL:			821.42
FAIRVIEW REALTY GROUP	APPLICANT BACKGROUND CHECK	MANAGER'S OFFICE	50.00
Total FAIRVIEW REALTY GROUP:			50.00
FEST SURE OVATION	BCTC PAINTING PROJECT	PUBLIC WORKS	6,500.00
Total FEST SURE OVATION:			6,500.00
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	108.23
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	17.42
FORD OF HOMEWOOD	VEHICLE PARTS - FD	FIRE DEPARTMENT	19.99
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	7.50
Total FORD OF HOMEWOOD:			153.14
FOX PRESS LLC	HOLIDAY SAFETY INFO TOWER	FIRE DEPARTMENT	269.10

Name	Description	DEPARTMENT	Net Invoice Amount
Total FOX PRESS LLC:			269.10
GMX MIDLAND HOMEWOOD IL	PLACES FOR EATING TAX REBATE	MANAGER'S OFFICE	7,407.28
Total GMX MIDLAND HOMEWOOD IL LLC:			7,407.28
GORDON ELECTRIC SUPPLY IN	ELECTRICAL SUPPLIES	PUBLIC WORKS	93.27
GORDON ELECTRIC SUPPLY IN	ELECTRICAL SUPPLIES	PUBLIC WORKS	1,478.53
GORDON ELECTRIC SUPPLY IN	ELECTRICAL SUPPLIES	PUBLIC WORKS	31.09
Total GORDON ELECTRIC SUPPLY INC:			1,602.89
GRAINGER INC	OPERATING SUPPLIES	PUBLIC WORKS	116.12
Total GRAINGER INC:			116.12
GRANICUS	ANNUAL WEB HOSTING/SUPPORT-MO	MANAGER'S OFFICE	8,844.02
Total GRANICUS:			8,844.02
GREAT LAKES DISTRUBUTING I	BUILDING MAINT SUPPLIES	PUBLIC WORKS	233.45
GREAT LAKES DISTRUBUTING I	BUILDING MAINT SUPPLIES	PUBLIC WORKS	262.40
Total GREAT LAKES DISTRUBUTING INC:			495.85
HARRY BOEREMA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	468.80
Total HARRY BOEREMA:			468.80
HCF HOMEWOOD LLC	INCENTIVE PAYMENT - STONEY POINT GRILL	MANAGER'S OFFICE	231,305.00
Total HCF HOMEWOOD LLC:			231,305.00
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	74.00
Total HELSEL JEPPERSON ELECTRICAL:			74.00
HOME CLEANING CENTER OF	BCTC CLEANING	FIRE DEPARTMENT	300.00
Total HOME CLEANING CENTER OF AM:			300.00
HOMER TREE CARE INC	TREE REMOVALS	PUBLIC WORKS	59,490.00
Total HOMER TREE CARE INC:			59,490.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	672.65
Total HOMEWOOD DISPOSAL:			672.65
HOMEWOOD-FLOSSMOOR CH	CHRONICLE AD	MANAGER'S OFFICE	316.00
Total HOMEWOOD-FLOSSMOOR CHRONICLE:			316.00
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	261.90

Name	Description	DEPARTMENT	Net Invoice Amount
Total INTERSTATE BATTERY:			261.90
IPBC	APRIL INSURNACE PREMIUM	MANAGER'S OFFICE	1,604.89
IPBC	APRIL INSURNACE PREMIUM	MANAGER'S OFFICE	2,936.94
IPBC	APRIL INSURNACE PREMIUM	MANAGER'S OFFICE	5.32
IPBC	APRIL INSURNACE PREMIUM	MANAGER'S OFFICE	1,914.66
IPBC	APRIL INSURNACE PREMIUM	MANAGER'S OFFICE	1,978.58
IPBC	APRIL INSURNACE PREMIUM	MANAGER'S OFFICE	969.11
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	1,149.13
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	6,420.45
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	2,769.91
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	5,035.92
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	3,086.63
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	1,243.77
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	3,971.81
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	6,929.79
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	7,436.01
IPBC	APRIL INSURNACE PREMIUM	FIRE DEPARTMENT	30,533.99
IPBC	APRIL INSURNACE PREMIUM	FIRE DEPARTMENT	6,065.48
IPBC	APRIL INSURNACE PREMIUM	FIRE DEPARTMENT	2,780.58
IPBC	APRIL INSURNACE PREMIUM	POLICE DEPARTMENT	53,931.63
IPBC	APRIL INSURNACE PREMIUM	POLICE DEPARTMENT	16,438.11
IPBC	APRIL INSURNACE PREMIUM	POLICE DEPARTMENT	3,897.78
IPBC	APRIL INSURNACE PREMIUM	MANAGER'S OFFICE	62,083.70
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	1,870.60
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	9,020.54
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	4,284.54
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	3,871.33
IPBC	APRIL INSURNACE PREMIUM	PUBLIC WORKS	7,277.75
IPBC	APRIL INSURNACE PREMIUM	MANAGER'S OFFICE	251.23
IPBC	APRIL INSURNACE PREMIUM	POLICE DEPARTMENT	4,957.69
Total IPBC:			254,717.87
JACK LENOX	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	119.94
Total JACK LENOX:			119.94
JAMES STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	839.93
Total JAMES STRAYER:			839.93
JESSICA ALEXANDER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	50.19
Total JESSICA ALEXANDER:			50.19
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	620.85
Total JONES PARTS & SERVICE INC:			620.85
JOSEPH BANKS	WATER DEPOSIT REFUND	ASSETS	25.38
Total JOSEPH BANKS:			25.38
JUSTIN BLACKBURN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	211.82

Name	Description	DEPARTMENT	Net Invoice Amount
Total JUSTIN BLACKBURN:			211.82
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	436.50
Total KANKAKEE TRUCK EQUIPMENT:			436.50
KRISTINE BOSWELL	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	318.32
Total KRISTINE BOSWELL:			318.32
LAW OFFICES OF DENNIS G GI	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	555.00
Total LAW OFFICES OF DENNIS G GIANOPOLUS PC:			555.00
LOUISE PAVALON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	784.80
Total LOUISE PAVALON:			784.80
M.J.HUNER LLC	TOOLS	FIRE DEPARTMENT	336.09
Total M.J.HUNER LLC:			336.09
MACDONALD MICHAEL	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	129.66
Total MACDONALD MICHAEL:			129.66
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	25.88
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	70.13
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	9.94
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	14.36
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	46.60
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	71.76
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	14.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	41.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	16.48
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	131.95
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	346.39
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	119.63
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	73.17
MENARDS INC	TERRACE PARKING LOT	PUBLIC WORKS	104.64
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	160.42
MENARDS INC	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	115.14
Total MENARDS INC:			1,363.47
MILNE SUPPLY CO	PLUMBING REPAIRS	PUBLIC WORKS	72.06
Total MILNE SUPPLY CO:			72.06
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	202.26
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	99.78
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	1,073.58

Name	Description	DEPARTMENT	Net Invoice Amount
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	206.34
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	50.76
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	27.29
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	171.03
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	77.18
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	7.59
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	113.70
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	52.95
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	21.48
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	69.80
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	14.51
Total MONARCH AUTO SUPPLY INC:			2,188.25
NATHAN BRUNI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	50.44
Total NATHAN BRUNI:			50.44
NICOR	UTILITIES	PUBLIC WORKS	4,008.19
NICOR	UTILITIES	PUBLIC WORKS	398.98
NICOR	UTILITIES	PUBLIC WORKS	174.69
NICOR	UTILITIES	PUBLIC WORKS	543.08
NICOR	UTILITIES	PUBLIC WORKS	1,906.12
Total NICOR:			7,031.06
NIX NAX	HPW UNIFORM SHIRTS - SAFETY YELLOW	PUBLIC WORKS	255.00
NIX NAX	HPW UNIFORM SHIRTS - SAFETY YELLOW	PUBLIC WORKS	255.00
Total NIX NAX:			510.00
NORTHWESTERN UNIVERSITY	SCHOOL OF POLICE STAFF AND COMMAND	POLICE DEPARTMENT	4,600.00
Total NORTHWESTERN UNIVERSITY CPS:			4,600.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	84.78
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	99.71
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	43.31
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	917.17
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	267.72
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	144.50
Total O'HERRON CO:			1,557.19
PITNEY BOWES	POSTAGE METER RENTAL	MANAGER'S OFFICE	111.00
Total PITNEY BOWES:			111.00
ROEDA INC	HOMEWOOD WELCOME SIGN REPLACEMENT	PUBLIC WORKS	1,198.00
Total ROEDA INC:			1,198.00
SAMUEL PEREZ	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	645.99
Total SAMUEL PEREZ:			645.99
SHARK SHREDDING INC	DOCUMENT SCANNING	FIRE DEPARTMENT	455.83

Name	Description	DEPARTMENT	Net Invoice Amount
Total SHARK SHREDDING INC:			455.83
SIRCHIE FINGER PRINT LABS	EVIDENCE SUPPLIES	POLICE DEPARTMENT	353.77
SIRCHIE FINGER PRINT LABS	EVIDENCE BAGS	POLICE DEPARTMENT	68.24
Total SIRCHIE FINGER PRINT LABS:			422.01
SiteOne LANDSCAPE SUPPLY L	MULCH FOR VILLAGE HALL	PUBLIC WORKS	1,225.00
Total SiteOne LANDSCAPE SUPPLY LLC:			1,225.00
STANARD & ASSOCIATES INC	POLICE SERGEANT PROMOTIONAL TESTING	MANAGER'S OFFICE	6,875.00
Total STANARD & ASSOCIATES INC:			6,875.00
STEVE SPIESS CONSTRUCTIO	PIPE FOR TERRACE STORM SEWER	PUBLIC WORKS	480.00
Total STEVE SPIESS CONSTRUCTION INC:			480.00
STONE POINT GRILL II LLC	INCENTIVE PAYMENT	MANAGER'S OFFICE	193,695.00
Total STONEY POINT GRILL II LLC:			193,695.00
SYLVIA ALEXANDER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	25.03
Total SYLVIA ALEXANDER:			25.03
TARGETSOLUTIONS LEARNING	TRAINING - FD	FIRE DEPARTMENT	3,251.00
Total TARGETSOLUTIONS LEARNING, LLC:			3,251.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	FIRE DEPARTMENT	200.00
Total TERMINIX PROCESSING CNTR:			200.00
THE EAGLE UNIFORM CO INC	KYLE PACZESNY	FIRE DEPARTMENT	267.00
THE EAGLE UNIFORM CO INC	KYLE PACZESNY - SPECIAL ORDER	FIRE DEPARTMENT	217.45
THE EAGLE UNIFORM CO INC	MIKE WELF	FIRE DEPARTMENT	53.00
THE EAGLE UNIFORM CO INC	MIKE WELF	FIRE DEPARTMENT	186.00
Total THE EAGLE UNIFORM CO INC:			723.45
THOMAS HEALY	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	174.85
Total THOMAS HEALY:			174.85
T-MOBILE	T-MOBILE CELL PHONES AND IPADS	MANAGER'S OFFICE	1,022.41
Total T-MOBILE:			1,022.41
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	705.58
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	703.94
Total TRL TIRE SERVICE:			1,409.52
UNIFORMS DIRECT LLC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	809.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total UNIFORMS DIRECT LLC:			809.00
UNIVERSITY OF IL	POLICE TACTICAL FIREARMS TRAINING	POLICE DEPARTMENT	500.00
Total UNIVERSITY OF IL:			500.00
VCNA PRAIRIE LLC	STONE & CONCRETE - PW	PUBLIC WORKS	660.84
Total VCNA PRAIRIE LLC:			660.84
VERIZON WIRELESS SVCS LLC	MOBILE PHONE SERVICE-ALL DEPTS	MANAGER'S OFFICE	585.44
Total VERIZON WIRELESS SVCS LLC:			585.44
WALTS FOOD CENTER	RETIREMENT REFRESHMENTS	PUBLIC WORKS	47.23
Total WALTS FOOD CENTER:			47.23
WAREHOUSE DIRECT OFFICE	OVERTIME FORMS - PAYROLL	PUBLIC WORKS	313.14
WAREHOUSE DIRECT OFFICE	OVERTIME FORMS - PAYROLL	PUBLIC WORKS	313.14
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	169.31
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	128.17
Total WAREHOUSE DIRECT OFFICE PDTS:			923.76
WENTWORTH TIRE SERVICE IN	VEHICLE PARTS	FIRE DEPARTMENT	65.42
WENTWORTH TIRE SERVICE IN	VEHICLE MAINT	FIRE DEPARTMENT	145.99
WENTWORTH TIRE SERVICE IN	VEHICLE TIRES - FD	FIRE DEPARTMENT	689.98
Total WENTWORTH TIRE SERVICE INC:			901.39
WEX BANK	POLICE DEPT FUEL HSI	PUBLIC WORKS	398.80
Total WEX BANK:			398.80
WINKLER SERVICES LLC	CYCLIC TREE TRIMS	PUBLIC WORKS	4,200.00
WINKLER SERVICES LLC	CYCLIC TREE TRIMS	PUBLIC WORKS	952.00
Total WINKLER SERVICES LLC:			5,152.00
WITMER PUBLIC SAFETY GRO	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	438.03
Total WITMER PUBLIC SAFETY GROUP:			438.03
Grand Totals:			890,076.92

Dated: _____

Village Clerk: _____

A PROCLAMATION HONORING THE HOMEWOOD-FLOSSMOOR COMMUNITY HIGH SCHOOL BOYS BASKETBALL TEAM ON WINNING THE ILLINOIS HIGH SCHOOL ASSOCIATION CLASS 4A BOYS BASKETBALL STATE CHAMPIONSHIP

WHEREAS, the Village of Homewood desires to recognize those student athletes who bring honor to this Village through their athletic, academic, and extracurricular accomplishments; and

WHEREAS, the members and coaches of the Homewood-Flossmoor Community High School boys basketball team are wholly deserving of such recognition for winning the Illinois High School Association Class 4A Boys Basketball State Championship; and

WHEREAS, on March 9, 2024, the Vikings defeated the Ironmen of Normal Community High School in a 60-48 victory. The win capped a successful season that finished with thirty-three wins to only four losses; and

WHEREAS, the dedication, determination, work ethic, and talent of this group of young men not only made possible a memorable championship season, but also surely point toward their success in every future endeavor; and

WHEREAS, the Village of Homewood takes great pride in the tremendous accomplishments of its athletic teams that have succeeded both on the court and in the classroom, and this magnificent team performed with precision during the season, earning its well-deserved reputation for high standards of athletic achievement, its quality of play, and competitive spirit.

NOW, THEREFORE, I, Richard A. Hofeld, President of the Village of Homewood, on behalf of the Village Board of Trustees and its residents, do hereby honor and congratulate the Homewood-Flossmoor Community High School Boys Basketball team for winning the Illinois High School Association Class 4A Boys Basketball State Championship, and wish them continued success in every future endeavor.

SO PROCLAIMED this 9th day of April, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Homewood to be affixed this 9th day of April, 2024.

Richard A. Hofeld, Village President



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 9, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Budget Amendment – Labor Relations

PURPOSE

During the past year, labor relations litigation has caused the Village to incur additional legal expenses that were not anticipated and therefore not budgeted for in the Fiscal Year 2023-24 Budget. A budget amendment is required to transfer dollars from the Contingency Funds line item (Finance Department) to the Labor Relations line item (Manager’s Office) for unplanned legal expenses during the fiscal year.

PROCESS

The Village contracts with the law firm Laner Muchin Ltd. of Chicago, IL to provide legal services to the Village in the areas of labor relations, employment law, and employee benefits. Most of the services provided are covered under the agreed upon retainer.

The retainer covers the following legal counsel services:

- General legal counsel
- Collective bargaining, strategy, and representation at negotiations
- Draft and revise employee handbooks, policies, and other personnel forms and documents
- Draft and review union correspondence
- Advise of changes to labor laws
- Contract interpretation
- Grievance administration and strategy
- Employment terminations, including strategy and severance agreements
- Employee benefit plans including draft and review of benefit plans and policies
- Management/supervisory training, including anti-harassment and discrimination, diversity, conducting investigations, discipline administration, hiring and recruitment, and compliance with FMLA and other employment benefits and laws



The Village has had to utilize Laner Muchin’s services for litigation not covered under the retainer agreement during this fiscal year. The ongoing litigation has caused the Labor Relations line item in the Manager’s Office Department to be over budget by \$50,000.

The Village’s Contingency Fund policy was approved by the Village Board in April 2022. The policy was created to have funds available for expenses incurred that could not have been anticipated during the time of budget discussions and budget approval. The Village attempts to budget a contingency fund each year in the Finance Department budget that is equal to 1% of total general fund expenses (\$240,000 in Fiscal Year 2023-2024).

A list of expenses appropriate for use of this contingency fund are:

- Equipment failure
- Unplanned legal expenses
- Overtime costs due to community disruption, for example
- Spikes in fuel and energy costs
- Unexpected recruitment costs due to unforeseen position openings
- Information technology service over runs
- Risk management insurance (IRMA) over runs

Looking ahead to the 2024-2025 fiscal year, the Labor Relations budget has been increased by \$50,000 to cover the ongoing litigation and any other legal expenses outside of the retainer that may come up in the next fiscal year.

OUTCOME

Transferring funds from the Contingency Fund line item will supplement the Labor Relations line item that has been affected by ongoing litigation costs during the fiscal year.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** Contingency/Emergency Funds \$240,000 & Labor Relations \$40,000
- **Budget Amendment Amount:** \$50,000

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve a budget amendment transfer of \$50,000 from the Contingency Fund line item to the Labor Relations line item for ongoing litigation costs.

ATTACHMENT(S)

Contingency Fund Policy

VILLAGE OF HOMEWOOD – Contingency Fund

The Village of Homewood recognizes that there are instances during the fiscal year operations where expenses are incurred that could not have been anticipated during the time of the budget discussions and budget approval. With this in mind, the Village will attempt to budget each year a contingency fund in the Finance Department budget equal to 1% of total general fund expenses.

A list of expenses appropriate for use of this contingency fund are:

- Equipment Failure
- Unplanned Legal
- Overtime Costs due to community disruption for example
- Spikes in fuel and energy costs
- Unexpected recruitment costs due to unforeseen position openings
- Information Technology Service over runs
- Risk Management (IRMA) Insurance over runs

The process to request an allocation of the 1% Contingency Fund is:

1. Department Head email to the Director of Finance with details of what unbudgeted expense has occurred requiring dollars from the contingency funds.
2. The Finance Director, Assistant Finance Director, and Finance Assistant will review and make a recommendation to the Village Manager.
3. Village Manager will confirm or over rule Finance decision.
4. Department Head will be notified of the decision.

Expenses using contingency fund dollars will follow current Purchasing Policy thresholds:

- A. Village Board approval if expense is over \$20,000
- B. Village Manager approval if expense is between \$5,000 and \$20,000
- C. EXCEPTION: No Contingency Fund dollars will be approved under \$5,000. These smaller items can be funded by finding current budgeted dollars in the department and redirecting those dollars to the unbudgeted expense.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 9, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: John Schaefer, Director of Public Works

Topic: Radio communication system

PURPOSE

Approve the purchase of a radio communication system from Alpha Prime Communications of Monee, Illinois that will provide 24-hour communications for the Public Works Department.

PROCESS

The radio communications system for Public Works needs to be replaced. The base station located in the Police Department is no longer able to connect to the Public Works building as a result of the elimination of the AT&T Plain Old Telephone Service (POTS) lines which previously provided the link between Public Works and the Police Department. Plain Old Telephone Service (POTS) is an analog-based phone line implemented over twisted-pair copper wires. Its service is provided directly by the local telephone company. In addition, radio manufacturers are no longer producing radios in the frequency license range that we use. As a result, there are no “replacement purchase” solutions available for the current radios that need to be replaced.

As a critical component of the Village’s first responder group comprising of Public Works, Police and Fire, the Public Works department looked for different solutions that would provide communications between the first responder group, especially during a major event or disaster. Public Works initially opted onto the Cook County Emergency Communication Network system, but were told that only Police and Fire departments could participate on their system. Public Works also contacted StarCom which is a system that is operated by the State of Illinois, but the cost to participate in this system was not affordable. It was determined that the only solution would be for Public Works to purchase an entirely new radio system with an estimated cost of \$348,000.

Staff reviewed various radios that would meet the current needs of Public Works with the plan that, in the future, the radios would be able to communicate with the Police and Fire departments during emergencies. Two radios brands were considered; Motorola, which is the industry standard, and a Tait. It is staff’s opinion that both radios are comparable in regards to durability and meeting the department’s communication needs; however, the price of the Motorola radio is nearly twice as much as the Tait radio. The lead time of ordering, receiving and availability of the Tait radio is also considerably better than the Motorola. Additionally, Tait



radios are part of the government purchasing cooperative, which will allow us to save an estimated \$179,753.28 in costs. As proposed and requested by Public Works, the radio communication system will include 35 portable radios and three desktop units, with a repeater and antenna system that will be installed by Alpha Prime Communications.

OUTCOME

Approving this purchase will provide Public Works with the critical radio communications system needed and will serve as a tool for future communications between the Police, Fire, and Public Works departments during a major event or disaster.

FINANCIAL IMPACT

- **Funding Source:** General Capital and Water & Sewer Capital
- **Budgeted Amount:** General Capital (50%) \$174,000
Water & Sewer Capital (50%) 174,000

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Waive competitive bidding due to acquisition through a government purchasing cooperative; and, approve the purchase of a radio communication system and accessories for Public Works from Alpha Prime Communications, of Monee, IL in an amount not to exceed \$176,646.72, which includes a 5% contingency if needed for unforeseen antennae installation costs.

ATTACHMENT(S)

Proposal from Alpha Prime



5646 W Monee Manhattan Rd
 Monee, IL 60449
 (708) 534-8030
 Ashlee Tortorici - (708) 932-7566 [Cell]

Customer:		
Homewood Public Works	Contact: John Schafer	
	Proposal good for 30 days	

Quote #	031224AT
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Part Number	Description	Unit List Price	Qty	Total List Price	List Price	Final Cost W/Discount
TP9800 - - TP9865-N0BC-00J8-0023-10 + TSM4 Speaker Microphone					\$183,085.00	\$135,482.90
TP9855N0BC-T	136-941M 4Ky Full Blk BodyOnly	\$1,979.00	35	\$69,265.00		
T03-00011-EAAA	TP9 Battery High Capacity Li-Ion 3.3Ah	\$139.00	35	\$4,865.00		
TPA-AN-051	TP97/98 Ant Tri 136-174/378-520/757-870MHz SMA Whip	\$120.00	35	\$4,200.00		
T03-00045-PCAA	TP3/TP9 Spkr Mic TSM4 3W IP68 E-button Fctn-button 3.5mm-	\$195.00	35	\$6,825.00		
TPA-CA-201	TP8/9 Belt Clip 55mm	\$12.00	70	\$840.00		
TPAS133	SFE Key - Dual Band Radio	\$500.00	35	\$17,500.00		
TPAS152	SFE Bundle - P25 Trunking PH2(94/96)	\$ 1,298.00	35	\$45,430.00		
TPAS058	AES Encryption	\$ 660.00	35	\$23,100.00		
TPAS050	*ESTIMATED DMR Key	\$316.00	35	\$11,060.00		
SRVADV-P25-TWW-3	Tait Assurance P25 3 Yr Terminal w/warranty	\$99.00	35	\$3,465.00	\$4,025.00	\$3,622.50
P25 Programming/Template Fee	* can be charged at a later date	\$100.00	35	\$3,500.00	\$3,500.00	\$3,500.00
TM9300 - - TM9355-B1BA-AAD0-0001-10 + Accessories					\$2,349.00	\$1,738.26
T02-00071-AAAA	TM93 Large Control Head Local Blk	\$219.00	3	\$657.00		
TM9300B1BA-T	TM9355 Full 25W 136-174M MUHF ExtAlm	\$523.00	3	\$1,569.00		
T02-00026-1002	Kit Mobile Cable MUHF 25W	\$41.00	3	\$123.00		
SRVADV-DMR-TWW-3	Tait Assurance DMR 3 Yr Terminal w/warranty	\$83.00	3	\$249.00	\$270.00	\$243.00

TB7300 - - TB7310-B1B0-0000-00AE-10					\$4,793.00	\$3,546.82
TB7310-B1B0-0000-A400-10	DMR Anlg 136-174M 50W AC	\$4,551.00	1	\$4,551.00		
TBAS304	SFE Key - Conventional Tier II with TDMA(73/93)	\$242.00	1	\$242.00		
Part - Item					\$8,858.00	\$6,554.92
T03-00013-AEAA	TP8/9 Charger Multi Li-Ion Wall Kit US/CAN Mains Cable	\$886.00	6	\$5,316.00		
T03-00038-0034	TP8/9 Shoulder Strap For Carry Case Heavy Duty Leather	\$40.00	35	\$1,400.00		
T03-00038-0036	TP93/94 Carry Case Heavy Duty Leather 4Key Belt Loop D-ring	\$56.00	35	\$1,960.00		
T03-00012-AEAA	Individual Charger	\$91.00	2	\$182.00		
Repeater Parts					\$2,830.00	\$2,830.00
64534/ENC, or 64536/ENC, or 64	Duplexer (depends on frequencies, estimated)	\$1,500.00	1	\$1,500.00		
02415/C (specify wall mounting)	EMR Preselector	\$645.00	1	\$645.00		
	Duplexer Cables	\$95.00	3	\$285.00		
SmartPro 1500	UPS	\$400.00	1	\$400.00		
Antenna					\$3,090.00	\$3,090.00
882-70TM	Comprod Exposed Dipole Array 3dB	\$2,200.00	1	\$2,200.00		
107-85	Clamp Set for Above Antenna	\$150.00	1	\$150.00		
LDF4-50A	Cable For Antenna 180 ft ESTIMATED	\$450.00	1	\$450.00		
Connectors	Connectors for cable	\$50.00	4	\$200.00		
Lightning Arrestor	Lightning Protection	\$90.00	1	\$90.00		
Base Station Parts					\$1,477.32	\$1,477.32
12491-T	TM9300 Desktop Power Supply Cabinet	\$55.00	3	\$165.00		
T02-00005-ACAA	TM Desktop Microphone TDMA	\$152.44	3	\$457.32		
SEC-1223	Desktop Power Supply	\$220.00	3	\$660.00		
MAGMOUNT	Magnetic Mount Antenna	\$65.00	3	\$195.00		
Antenna/Tower					\$4,900.00	\$4,900.00
Antenna Installation			1	\$4,200.00		
FCC License	Add 1 repeater Pair & Talk Around CHs - non public safety		1	\$700.00		

GPS					\$1,261.00	\$1,261.00
Donor Radio		\$1,213.00	1	\$1,213.00		
Cable		\$48.00	1	\$48.00		
				Total	\$220,438.32	\$168,246.72



5646 W Monee Manhattan Rd
 Monee, IL 60449
 (708) 534-8030
 Ashlee Tortorici - (708) 932-7566 [Cell]



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 9, 2024

To: Village President and Board of Trustees

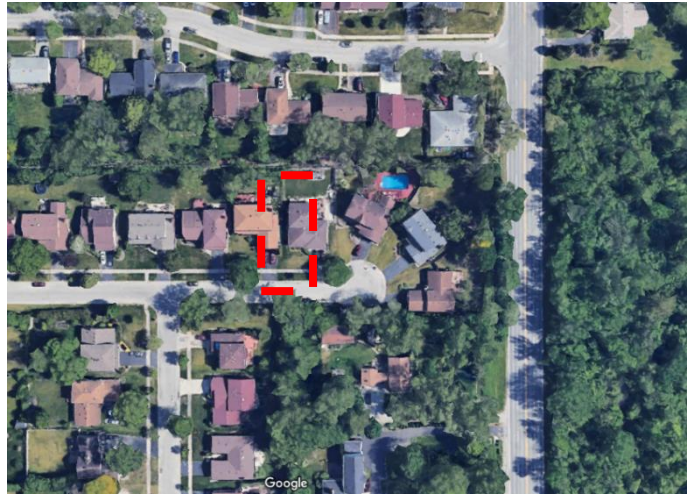
Through: Napoleon Haney, Village Manager

From: Angela Mesaros, AICP, Director of Economic and Community Development

Topic: Driveway Expansion Variance at 2716 Debra Lane

PURPOSE

The applicants, Fred and Audrey Beauduy, have constructed a driveway expansion at their residential property at 2716 Debra Lane. The owners have recently replaced their driveway to respond to issues with the condition of the driveway and the impacts of the driveway on handicap vehicle access for residents of the home.



Section 44-05-05(D), Driveway Standards, of the Homewood Zoning Ordinance requires that the driveway for access to any residential property may not exceed a width equivalent to the garage door width of the home with 3' on either side of the garage door. The driveway is 22' 3" wide at the point where it meets the garage door of the home, extending 3' from the left side of the garage door and 5' 3" from the right side of the garage door. While the driveway does not exceed the maximum total width of 24' it exceeds the allowable width beyond the garage door.

PROCESS

The applicant constructed the driveway in late 2023. The driveway was inspected on November 15, 2023, as a part of the building review process and was determined to be non-compliant with the drawings approved for the site. The applicant applied for a variance, citing the need for additional space in the driveway for the use of the property. The purpose of the expansion is to allow for a greater unloading area to meet the unique needs of current residents due to the high slope and narrow pre-existing driveway.



According to the applicants, the driveway was widened from the originally proposed 20' to the currently constructed 22' 3" to provide space for vehicle access with mobility assistance devices. Occupants of the home require walking assistance with canes, walkers, and other devices. The previous configuration was causing issues with accessing vehicles safely and comfortably with a wheelchair or walker.

In addition, the applicants addressed the condition of the driveway. The previous driveway was in poor condition and required resurfacing to ensure safety, avoiding slipping/tripping hazards, and other concerns. The original driveway was also narrower than neighboring driveways, with a width aligned with the outside edges of the garage door. The new driveway was extended to align with an existing path adjacent to the side of the house.

At the public hearing on March 14, 2024, the Planning and Zoning Commission considered the request for a variance from driveway width. At the hearing, the property owners were present. All four Commission members present voted to recommend approval of the requested variance.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's response to the standards for a parking variance. The following Findings of Fact by the standards set forth in Section 44-82 of the zoning ordinance may be entered into the record:

1. The subject property is located at 2716 Debra Lane and is owned by the petitioners, Mrs. Audrey Beauduy and Mr. Fred Beauduy. The PIN is 28-36-400-047-0000.
2. The subject property is located in the R-2 Single-Family Residential zoning district.
3. The subject property is occupied by a single-family residential home with a single two-car garage accessed by a driveway running perpendicular to Debra Lane. The driveway was constructed and cited for non-compliance with zoning requirements on November 15, 2023.
4. The driveway expansion has a maximum width of 22'3" on the property (apron in parkway/municipal ROW excluded).
5. The driveway expansion expands the driveway to 5' 3" beyond the eastern (right) edge of the garage door. The proposed variance will increase the maximum allowable width of the driveway, as measured from the edge of the face of the garage door, from 3' to 5' 3".
6. The slope of the driveway has approximately five degrees of slope.
7. The residents of the home regularly require the use of mobility assistance devices.
8. The proposed driveway expansion will not: alter the character of the neighborhood, injure or diminish the value of adjacent properties, or impair public health, safety, or welfare.

VILLAGE OF HOMEWOOD

Item 10. D.



FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a variance from Section 44-05-05(D) Driveway Standards to allow a residential driveway beyond three feet from the edge of the garage door face on the property at 2716 Debra Lane.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M-2285

**AN ORDINANCE GRANTING A VARIANCE AT 2716 DEBRA LANE,
HOMWOOD, ILLINOIS TO PERMIT CONSTRUCTION OF A DRIVEWAY
TWO FEET THREE INCHES WIDER THAN ALLOWED BY THE
HOMWOOD ZONING ORDINANCE**

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

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

WHEREAS, Section 44-05-05(d)(2)c. of the Homewood Zoning Ordinance limits the maximum width of a driveway to the width of the garage door plus three feet on either side of the garage door; and

WHEREAS, Mrs. Audrey Beauduy and Mr. Fred Beauduy own the single family home at 2716 Debra Lane in the R-2 Single Family Residential Zoning District; and

WHEREAS, the petitioners have constructed a driveway on their property that is two feet three inches wider on the east side of the driveway than is allowed by the zoning ordinance; and

WHEREAS, the Petitioners have requested this variance to allow easier access to the passenger door of their vehicle when they are using a cane, walker, or other mobility device; and

WHEREAS, the Homewood Planning and Zoning Commission considered the variance at its March 14, 2024, regular meeting and voted unanimously (4-0) to recommend approval of the requested variance; and

WHEREAS, Homewood Municipal Code Section 44-07-03 provides that the Village Board shall make the final decision for this type of variance request; and

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

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

SECTION ONE - INCORPORATION OF RECITALS:

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

SECTION TWO - FINDINGS OF FACT:

1. The subject property is located at 2716 Debra Lane and is owned by the petitioners, Mrs. Audrey Beauduy and Mr. Fred Beauduy.
2. The subject property is located in the R-2 Single-Family Residential zoning district.
3. The subject property is occupied by a single-family residential home with a single two-car garage accessed by a driveway running perpendicular to Debra Lane. The driveway was constructed and cited for non-compliance with zoning requirements on November 15, 2023.
4. The driveway expansion has a maximum width of 22' 3" on the property (apron in parkway/municipal ROW excluded).
5. The driveway expansion expands the driveway to 5' 3" beyond the eastern (right) edge of the garage door. The proposed variance will increase the maximum allowable width of the driveway, as measured from the edge of the face of the garage door, from 3' to 5' 3".
6. The slope of the driveway has approximately 5 degrees of slope.
7. The residents of the home regularly require the use of mobility assistance devices.
8. The proposed driveway expansion will not: alter the character of the neighborhood, injure or diminish the value of adjacent properties, nor impair public health, safety, or welfare.

SECTION THREE - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 8 in Block 2 in Dolphin Estates Subdivision, Being a Subdivision of Part of the West 1/2 of the Southeast 1/4 of Section 36, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

*PIN: 28-36-400-047-0000
Address: 2716 Debra Lane, Homewood, Illinois 60430*

SECTION FOUR - GRANTING OF VARIATION:

The following variation is hereby granted to petitioner:

A variation from Section 44-05-05(d)(2)c. (Driveway standards) to permit the construction of a driveway two feet three inches wider than the maximum width allowable under the Homewood Zoning Ordinance.

SECTION FIVE - CONDITION:

Driveway shall be maintained in a safe, neat and orderly condition and appearance.

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

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

1. Homewood Planning and Zoning Commission minutes from March 14, 2024 as they relate to the subject zoning
2. Homewood Village Board minutes of April 9, 2024 as they relate to this ordinance.

SECTION SEVEN - 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 9th day of April, 2024.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 9, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Sale of Personal Property – Equipment at 3011 183rd Street

PURPOSE

The Village of Homewood acquired the Park West Plaza shopping center (American Bagel Plaza) located at 3006 183rd Street through the Cook County No Cash Bid Program on December 22, 2023, with the intent to redevelop the property. The building is a multi-tenant commercial center that has been partially vacant for years. One of the vacant spaces was previously operated as the “parcel mailing and shipping” store – *We Ship For You*. The former owner left equipment in the space. The Village does not have a use for the equipment and wishes to dispose of the equipment.

PROCESS

Staff received a request to purchase of the equipment in the former We Ship For You at 3011 183rd Street. The equipment includes old lock boxes, counters, rolling carts, storage for boxes, and merchandise shelving. The Village has received a request from a start-up (FedEx) business in neighboring Flossmoor who has expressed interested in acquiring the equipment.

OUTCOME

The Village does not have a use for the equipment and seeks authorization for the sale or disposal of the equipment. The request to acquire the e would assist a new business owner, Gregory Jones, to start their FedEx business in Flossmoor.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Approve an ordinance to authorize the Village Manager to conduct and negotiate the sale or disposal of items deemed no longer necessary or useful to the Village.

VILLAGE OF HOMEWOOD

Item 10. E.



ATTACHMENT(S)
Ordinance

ORDINANCE NO. M-2286

**AN ORDINANCE AUTHORIZING THE SALE
OF PERSONAL PROPERTY DEEMED NO LONGER NECESSARY
TO THE VILLAGE OF HOMEWOOD, ILLINOIS**

WHEREAS, 65 ILCS 5/11-76-4 authorizes a village to dispose items of personal property no longer deemed necessary or useful to that village by passage of an ordinance specifying the terms of sale; and

WHEREAS, the Village of Homewood, Cook County, Illinois owns certain items of personal property no longer necessary or useful to the village.

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

SECTION ONE – DECLARATION OF SURPLUS PROPERTY:

The following personal property owned by the Village of Homewood is deemed to be no longer necessary or useful to the village. The President and Board of Trustees find it to be in the village's best interest to sell the following items from the former We Ship For You, 3011 183rd Street:

- Lock boxes
- Counters
- Rolling carts
- Storage for boxes
- Merchandise shelving
- Miscellaneous equipment

SECTION TWO – METHOD OF DISPOSAL:

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

SECTION THREE - EFFECTIVE DATE:

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

PASSED and APPROVED this 9th day of April, 2024.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 9, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Amendment to Contract/Agreement – Homewood Science Center

PURPOSE

In 2020, the Village acquired the property at 2018-2020 Ridge Road (former ATA Karate for Kids) through a donation with the intent of making it available to the Homewood Science Center (Science Center Annex).

PROCESS

In 2020, the former owner of Karate for Kids at 2018-2020 Ridge Road donated the building to the Village of Homewood. In October 2020, the Village amended our lease with the Homewood Science Center to add the donated property to the lease with the Homewood Science Center. The intended use of the building was to expand the Science Center’s educational programs and sale of merchandise into that space.

Upon inspection of the property, the Village determined that the building required major repairs and updates before it could be occupied. In 2022, the Village completed roof replacement, tuck-pointing, rear deck removal, replacement of the rear door, and demolition of the interior space. In spite of these budgeted improvements, many upgrades still remain before the building can be occupied, including ADA bathroom installation, HVAC purchase and installation, asbestos remediation, plumbing, electrical, and gas upgrades, etc.

Since that time, the Science Center has focused its attention on improvements and programming needs at its existing facility at 18022 Dixie Highway. The Village and Science Center have nearly completed installation of the fire sprinkler system and buildout of that facility. The Science Center does not have the capacity and resources to assist with the remaining repairs and upgrades needed to extend its services to the 2018-2020 Ridge Road buildings.

OUTCOME

The property is located in the center of downtown Homewood and presents an opportunity for the Village. Use of this property as a commercial space brings in tax revenue (currently the building is tax exempt), potential sales tax, additional foot traffic, and adds to the vitality of downtown. The Village is now in the position to repurpose the property as a possible commercial



or retail use. The first step of this repurposing is to remove the 2018-2020 Ridge Road property from the Science Center lease.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the deletion of the building at 2018-2020 Ridge Road from the Village's lease to the Homewood Science Center.

ATTACHMENT(S)

- Ordinance
- Lease amendment

ORDINANCE NO. M-2287**AN ORDINANCE AUTHORIZING DELETION OF THE BUILDING
AT 2018-2020 RIDGE ROAD FROM THE VILLAGE'S LEASE
TO THE HOMEWOOD SCIENCE CENTER**

WHEREAS, the Village of Homewood and the Homewood Science Center, an Illinois not-for-profit corporation, on November 14, 2017, entered into a lease agreement for the property located at 18022 Dixie Highway, Homewood, Illinois; and

WHEREAS, the lease was amended on October 13, 2020, to include the property described in Exhibit A and commonly known as 2020 Ridge Road, Homewood, Illinois; and

WHEREAS, the Village of Homewood and the Homewood Science Center wish to remove the property described in Exhibit A from the lease.

WHEREAS, the Village has determined that it is in the best interests of the Village and its citizens to consider the use of this property for a commercial use.

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

SECTION ONE - LEASE AMENDMENT:

The Village President and Village Clerk are hereby authorized to execute the Lease Amendment attached to this Ordinance as Exhibit A to remove the Property commonly known as 2020 Ridge Road, Homewood, Illinois from the existing lease.

SECTION TWO -EFFECTIVE DATE:

This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED and APPROVED this 9th day of April, 2024.

Village President

ATTEST:

Village Clerk

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

EXHIBIT A
LEGAL DESCRIPTION

Lot 5 in Block "E" in the Village of Homewood (formerly Hartford), a subdivision of the Northeast 1/ 4 of the Southwest 1/ 4 of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Common Address: 2020 Ridge Road, Homewood, Illinois 60430

Permanent Index Number: 29-31-308-004-0000

AMENDMENT TO LEASE AGREEMENT

WHEREAS, the Village of Homewood and the Homewood Science Center, an Illinois not-for-profit corporation, on November 14, 2017, entered into a lease agreement for the property located at 18022 Dixie Highway, Homewood, Illinois; and

WHEREAS, the lease was amended on October 13, 2020, to include the property described in Exhibit A and commonly known as 2020 Ridge Road, Homewood, Illinois; and

WHEREAS, the Village of Homewood and the Homewood Science Center wish to remove the property described in Exhibit A from the lease.

NOW, THEREFORE, in consideration of the covenants and agreements hereafter set forth, the parties hereby amend their existing least by striking the following underlined language in paragraph 1:

- 1. Premises. Landlord does lease unto Tenant, and Tenant does lease from Landlord, those certain premises (the "Premises"), including the land and improvements thereon, at 18022 Dixie Hwy, Homewood, Illinois 60430, ~~and the land and improvements at 2020 Ridge Road, Homewood, Illinois 60430.~~

All other terms of the original lease shall remain unchanged.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of April 9, 2024.

LANDLORD:
 The Village of Homewood, an
 Illinois Municipal Corporation
 By:

 Richard A. Hofeld, Village President

Attest:

 Marilyn A. Thomas, Village Clerk

TENANT:

Homewood Science Center, an Illinois not-for-profit corporation

By: _____

Name: _____

Title: _____

EXHIBIT A
LEGAL DESCRIPTION

Lot 5 in Block "E" in the Village of Homewood (formerly Hartford), a subdivision of the Northeast 1/ 4 of the Southwest 1/ 4 of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Common Address: 2020 Ridge Road, Homewood, Illinois 60430

Permanent Index Number: 29-31-308-004-0000

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 9, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Extension of Letter of Intent – 3003-3025 183rd Street (Park West Plaza)

PURPOSE

In February 2024, the Village approved a letter of intent (LOI) with Rabid Ground LLC, who has an interest in the purchase and rehabilitation of the property at 3003-3025 183rd Street. The property is a commercial strip center (Park West Plaza) which was recently acquired by the Village. The letter of intent held the property for ninety (90) days during which time the developer marketed the property in preparation for redevelopment. The developer has requested an extension of the due diligence period for an additional 180 days (until November 9, 2024). The extension of the letter of intent must be approved by the Village Board.

PROCESS

In 2021, the Village created a Tax Increment Financing District (TIF) designating the subject property as part of the redevelopment project area, an economic development tool for future financial assistance for redevelopment activity. The Village of Homewood acquired the Park West Plaza shopping center (American Bagel Plaza) located at 3003-3025 183rd Street through the Cook County No Cash Bid Program on December 22, 2023 with the intent to redevelop the property. The property has been partially vacant for several years.

The property is currently within the Kedzie Gateway TIF district. The Village has completed the process to establish a new TIF district that includes this property, the 183rd West TIF. If the Village Board wishes to continue working with this developer, it benefits the Village to delay entering into a redevelopment agreement and selling the property until the new TIF district is established.

The terms of the LOI will remain as follows:

1. The developer purchases and redevelops the property with appropriately zoned uses.
2. The developer has 180 days to perform due diligence.
3. The Village would not negotiate with other parties during this due diligence period.
4. The developer would be given access to the property.
5. The developer must negotiate a redevelopment agreement (RDA) with the Village within 180 days for purchase and redevelopment of the Property.
6. No money is required upfront from the developer, but if the developer decides not to develop the property, they are responsible for their due diligence costs.

VILLAGE OF HOMEWOOD



The redevelopment agreement (RDA) would include the following terms:

1. Purchase of the building and property for \$1, with tenants in place.
2. Support of a Cook County Class 8 tax incentive - reducing the property taxes to approximately 60%.
3. Rebate of Places for Eating Tax for five years. The owner estimates \$1.6 million of annual gross food and beverage sales tax revenue at the subject location. This equals an annual places of eating tax of \$32,000 (2% of the total sales tax). The total incentive over five years is \$160,000. (Note: the Village would receive the 1% sales tax during this time.)
4. Village will contribute \$300,000 towards the buildout of the brewery and commercial kitchen. The developer estimates total construction costs of \$1,569,000 for building renovation and site improvements of which \$900,000 would be for the build-out of the brewpub. The requested Village incentive is approximately 19% of the total costs or 33% of the brewpub buildout, which is consistent with recent incentive agreements.

OUTCOME

The property is ideally located and has a highly visible location on 183rd Street. The sale of the property will result in the rehabilitation of a partially vacant building with years of deferred maintenance. The benefit of such a development is that it would return an underutilized property to productive use and would also strengthen and enhance the Village's tax base.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Approve the First Amendment to the Letter of Intent with Rabid Ground LLC for the Village-owned property located at 3003-3025 183rd Street.

ATTACHMENT(S)

Letter of Intent

FIRST AMENDMENT TO LETTER OF INTENT

THIS FIRST AMENDMENT TO LETTER OF INTENT (“Amendment”) is made on the 9th day of April, 2024, between the **VILLAGE OF HOMEWOOD, LLC (“Seller”)**, and **RABID GROUND, LLC (“Buyer”)**.

RECITALS

A. On February 13, 2024, Seller and Buyer entered into the Letter of Intent attached as Exhibit “A” (the “**LOI**”) regarding the potential sale and redevelopment of property commonly known as 3003-3025 183rd Street, Homewood, Illinois.

B. Seller and Buyer desire to amend the LOI to extend the Due Diligence Period in Section 11 of the LOI for one hundred eighty (180) days as set forth below.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Seller and Buyer agree as follows:

1. **Recitals; Conflict; Definitions.** The above Recitals are incorporated herein as if set forth in this Paragraph 1. Wherever the terms of this Amendment conflict with the LOI, the terms of this Amendment shall control. All capitalized terms shall have the same meaning ascribed to them in the LOI.
2. **Extension of Due Diligence Period.** The Due Diligence Period is extended to November 9, 2024.
3. **Counterparts; Electronic Signature.** This Amendment may be executed in counterparts, each of which will for all purposes be considered an original. This Amendment may be executed by facsimile or portable document format (.pdf) signature, which shall be considered effective for all purposes as a “wet ink” original.

IN WITNESS WHEREOF, Seller and Buyer have executed this Amendment as of the date first above written.

SELLER:

VILLAGE OF HOMEWOOD

By: _____

Name: _____

Its: _____

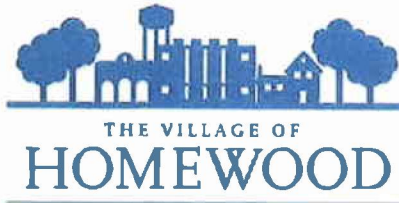
BUYER:

Rabid Ground, LLC,
an Illinois limited liability company

By: _____

Name: _____

Its: _____



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Terms of the Letter of Intent

Village Hall
 2020 Chestnut Road
 Homewood, IL 60430
 Phone 708-798-3000
 Fax 708-798-4680

Village Manager's Office
 Phone 708-206-3377
 Fax 708-206-3496

*Community Development
 and Building Department*
 Phone 708-206-3385
 Fax 708-206-3947

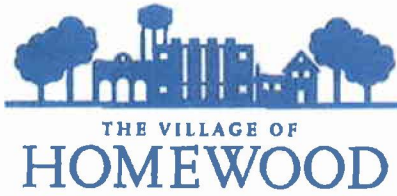
Finance Department
 Phone 708-798-3000
 Fax 708-798-4680

Fire Department
 17950 Dixie Highway
 Homewood, IL 60430
 Phone 708-206-3400
 Fax 708-206-3498

Police Department
 17950 Dixie Highway
 Homewood, IL 60430
 Phone 708-206-3420
 Fax 708-206-3497

Public Works Department
 17755 Ashland Avenue
 Homewood, IL 60430
 Phone 708-206-3470
 Fax 708-206-3499

1. **Purchaser:** Rabid Ground LLC or nominee
2. **Seller:** Village of Homewood
3. **Property:** Property commonly known as 3003-3025 183rd Street, Homewood
PIN: 31-01-115-001-0000
4. **Project Redevelopment:** The Purchaser shall purchase and renovate the Property with one or more of the acceptable uses listed in Zoning Ordinance
5. **Purchase Price:** TBD
6. **Redevelopment Agreement:** Seller and Purchaser shall, within 90 days of the execution of this Letter of Intent, enter into a tax increment financing ("TIF") redevelopment agreement (the "RDA") for the sale and redevelopment of the Property. The agreement also will require the Developer to provide the Village at closing a reverter deed reconveying the Subject Property to the Village if the Developer fails to redevelop the Subject Property as agreed.
7. **Closing Date:** By June 12, 2024, Seller shall convey the Property to Purchaser.
8. **Earnest Money:** \$1.00
9. **Expense Reimbursement:** If Purchaser elects to proceed with acquisition of the Property and enter into an RDA, the Seller agrees to provide for reimbursement of the Purchaser's TIF eligible expenses incurred before Purchaser's acquisition of the Property.
10. **Environmental Inspection:** Simultaneous with execution of this Letter of Intent, Seller shall deliver to Purchaser any environmental reports or assessments of the Property in Seller's possession. Purchaser, and its agents and contractors, shall be permitted to enter onto the Property to conduct inspections, soil tests, and/or surveys at Purchaser's expense. Any entry by Purchaser and/or its agents and/or contractors shall be at the sole risk of Purchaser and/or its agents and/or contractors, and in no case shall Seller be liable to Purchaser and/or its agents and/or contractors for any damages, claims, or liabilities arising from such entry.



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11. Due Diligence Period:

Purchaser shall, relative to the Property, within ninety (90) days after execution of this Letter of Intent, review title, relevant recorded documents, available surveys, site plans and environmental reports to determine if the Property is suitable for Purchaser's intended use, and shall advise the Seller, within the ninety (90) day period, if Purchaser wishes to proceed with acquiring the Property and enter into the RDA. If the Purchaser fails to so notify the Seller, it shall be presumed that the Purchaser has decided not to proceed with the purchase and redevelopment of the Property.

12. Title and Survey:


Seller shall order and present to Purchaser a title report from an Illinois-licensed title insurance company and shall obtain an ALTA ACSM Land Title Survey at Seller's sole cost within ninety (90) days after execution of this Letter of Intent.

The undersigned acknowledges that the contemplated transaction must be approved by the Homewood Village Board and the execution of the RDA, which RDA shall contain, among others, those terms set forth above. The Village Board is expected to consider this Letter of Intent at its February 13, 2024 meeting. The Purchaser and Seller acknowledge that any future redevelopment agreement is subject to final approval by the Homewood Village Board and the Purchaser.

Approved on 2/7/, 2024

Purchaser:


Rabid Ground LLC, an Illinois limited liability company

By: 
Name: Raige Rosabb
Its: manager

Approved on February 13, 2024

Seller:

VILLAGE OF HOMEWOOD

By: 
Name: Richard A. Hofeld
Its: Village President

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 9, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Five-Year Capital Improvement Plan and American Rescue Plan Act (ARPA) Funds

PURPOSE

In the past, Village staff has presented a capital budget as part of the annual budget process. The capital budget would include projects that were not completed in the prior year and rolled forward, new projects to be completed in the fiscal year, and a look ahead to future projects with no timeline assigned. This process provided a shortsighted view of the Village's capital needs and potential funding challenges.

Beginning this year, the Village will utilize a Five-Year Capital Improvement Plan (CIP) to organize, budget, and help with decision-making when discussing capital projects. The goal of the Five-year CIP program is to establish a plan that outlines the capital needs of each department while also identifying the resources and processes necessary to fund these capital needs. The Five-Year CIP will provide a dynamic template that can be reviewed and updated throughout the fiscal year. An updated CIP will be presented to the Board of Trustees for further discussion during each budget season.

PROCESS

What is a Capital Improvement Plan (CIP)?

A capital improvement plan (CIP) lays out the financing and timing for capital improvement projects over several years. Capital improvement planning helps bridge the gap between the planning process and the budget process. It helps local government leaders plan for the future based on specific goals and resources.

A capital improvement plan is a working document and should be reviewed and updated annually to reflect changing needs, priorities, and funding opportunities. It helps a municipality anticipate needs rather than reacting in the moment. It allows staff time to get the necessary resources in place gradually, and it can put the community in a position to quickly take advantage of federal or state programs and opportunities.

VILLAGE OF HOMEWOOD



Five-Year CIP Process

Each department submitted their capital project needs for the next five years. The departments prioritized the projects based on four priority groups:

1. Essential – urgent, high priority, addresses an emergency, maintains regulatory compliance, or remedies a dangerous condition
2. Desirable – high priority as funding is available
3. Acceptable – worthwhile if funding is available, can be deferred to a subsequent year
4. Deferrable – low priority, desirable but not essential

Finance staff reviewed the projects and identified a potential funding source for each. The first year of the CIP will be the capital budget for FY 2024-2025.

Capital Projects Funding Sources

The Village is limited in funding sources available for capital projects. Over the years, the Village has issued general obligation bonds, transferred funds from available reserves, utilized water and sewer fund reserves, and taken advantage of grant funds available and received for capital purchases and projects.

Non-Referendum General Obligation Limited Tax Bond

Historically, the primary funding source for capital projects has been a non-referendum general obligation limited tax bond. As a non-home rule community, the Village is limited to issuing a non-referendum general obligation limited tax bond of approximately \$2M (0.5% of Homewood's EAV - \$376M) once every three (3) years. The Village is allowed to place the principal and interest repayment amount on its annual tax levy.

Unassigned Fund Balance (Reserves) Available over Five-Month Minimum Policy

In September 2023, the Board of Trustees approved an update to the General Fund Reserve Balance policy. The minimum reserve balance was increased from four (4) to five (5) months of operating expenditures. As part of the policy update, priorities were established should the balance be more than the five (5) month minimum. The number one priority is to fund capital projects. This will not be a consistent funding source for capital projects and should not be relied upon for such.

Water and 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. Currently, \$1.6M of the revenue collected is transferred to

VILLAGE OF HOMEWOOD



the Water and Sewer Fund capital program. The Village was able to save the \$12M needed to pay for the water transmission project that allowed us to change our water supplier from Chicago/Harvey to Hammond/Chicago Heights. However, the Village will now need to look to rebuild the capital balance available for critical and significant water and sewer capital needs.

American Rescue Plan Act (ARPA) Funds

The Village received a total of \$2.54M of American Rescue Plan Act (ARPA) funds. To date, almost \$1.2M of the funds have been spent on various capital projects and purchases. The remaining funds are to be obligated (an order is to be placed and/or contracts entered into) no later than December 31, 2024 and spent by December 31, 2026.

Grants

The Village is always looking for grants that may be available for capital projects and purchases. The grants may be federal, state, local or private grants. Often, there is a matching portion to the grant that the Village will need to fund.

Current and Future Capital Project Needs and Funding

The current Five-Year CIP plan as presented reflects nearly \$33.5M in total projects.

2020 General Obligation Bond

There is approximately \$400k of the 2020 General Obligation Bond proceeds still available to be spent. Staff has recommended a number of capital items to spend down the remaining funds. These items include several vehicles that are due for replacement (*totaling \$252k*) and information technology upgrades (*\$20k*).

General Capital

In December 2023, staff brought a request to the Board of Trustees to approve the transfer of \$2M in reserves available over the required five (5) month minimum to the Village's General Capital fund. The projects to be funded with the \$2M were previously earmarked to be paid for with a new General Obligation Bond issuance. However, due to the availability of the \$2M in reserves and interest rates at the time, the debt issuance was delayed. A majority of the projects will be re-budgeted for completion in Fiscal Year 2024-2025. A couple of the highlighted projects include street rehabilitation for Marlin Lane (*\$370k*) and Village-wide camera replacements and improvements (*\$211k*).

2024 General Obligation (G.O.) Limited Tax Bond

While the Village was able to delay bonding last fall, staff recommends moving forward with the next bond issuance in fall 2024. A General Obligation Bond is the only consistent capital project

VILLAGE OF HOMEWOOD



funding source that the Village has and it must last for three (3) years. The bond will provide approximately \$2M in funding to complete more of the essential and desirable capital projects as prioritized by staff over the next three (3) years. If the projects were to be delayed, the costs would continue to rise. There are more projects than there is funding available through the 2024 Bond. A few of the significant projects to be completed utilizing the bond proceeds are: resurfacing and lighting the two (2) Metra parking lots (\$450k), potential building demolition (\$250k), and the replacement of an ambulance (\$400k).

2027 General Obligation (G.O.) Limited Tax Bond

If the Village were to issue a G.O. Bond in 2024, the next year available to bond would be 2027. Looking ahead, the infrastructure and equipment needs of the Village are significant. It will be critical that the Village continue to issue debt every three (3) years in order to keep up with the capital demand. Projects funded with the 2027 G.O. Bond may change over time as other needs become necessary and more critical. One important piece of equipment that will need to be included with the 2027 issuance is the replacement of Fire Engine 128 (*est. current cost \$1M*).

Motor Fuel Tax Fund and Road Resurfacing

The Motor Fuel Tax fund has been used to fund the Village's street program, which has included patching and resurfacing. The fund is also used to purchase the Village's salt needs for the fiscal year. The Village has been utilizing a street patching program, but it is necessary to find a funding source in order to begin resurfacing Village streets.

Water and Sewer Capital

The current balance in the water and sewer capital fund is approximately \$2M. 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 (*est. \$4.5M*) and lead service line replacement projects (*est. \$30M over 17 years*). The Village should consider performing 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, especially with the upcoming and critical capital needs. The lead service line replacement project will require multiple funding sources that will be discussed with the Board of Trustees over the coming months.

OUTCOME

By creating the initial Five-Year Capital Improvement Plan, the Village will now have an important planning and fiscal management tool that can be revised on a regular basis to continually reflect the needs and resources available.

VILLAGE OF HOMEWOOD



Based on upcoming infrastructure needs, such as a Village-wide street improvement program and the lead line replacement program, alternative capital project funding sources may need to be discussed.

FINANCIAL IMPACT

N/A

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Discuss the Five-Year Capital Improvement Plan as presented and provide direction based on staff's recommendations.

ATTACHMENT(S)

- 5-Year Capital Improvement Plan – by Funding Source
- 5-Year Capital Improvement Plan – by Priority
- American Rescue Plan Act (ARPA) Funds Projects

VILLAGE OF HOMEWOOD
5 YEAR CAPITAL IMPROVEMENT PLAN

**5-Year Capital Improvement Plan
By Funding Source**

Project #	Department	Priority	Title	Funding Source	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029
2012	Public Works	Essential	Science Center - Sprinkler System	2020 Bond	\$ 94,452				
6005	Public Works	Desirable	Pickup Truck #41 (plow pickup truck)	2020 Bond	\$ 89,000				
6007	Public Works	Desirable	Pickup Truck #48 (fleet truck)	2020 Bond	\$ 73,000				
6008	Public Works	Desirable	Pickup Truck #71 (L&M Supervisor)	2020 Bond	\$ 58,000				
6017	Public Works	Essential	Vehicle Purchases - L&M Chipper Truck	2020 Bond	\$ 32,300				
2015	Public Works	Essential	Science Center - Parking Lot Resurfacing	2020 Bond	\$ 31,000				
5002	Manager's Office	Essential	Information Technology Switches Upgrade	2020 Bond	\$ 20,000				
2020 Bond Subtotal					\$ 397,752	\$ -	\$ -	\$ -	\$ -
4003	Public Works	Essential	Marlin Lane/Court Street Rehabilitation	General Capital	\$ 370,000				
2014	Public Works	Essential	Science Center - ADA for bathrooms & entryways	General Capital	\$ 275,000				
1007	Public Works	Essential	Village-wide Camera Replacement/Improvements	General Capital	\$ 211,000				
1009	Public Works	Essential	Replace Public Works Radio System (50% budgeted in w/s)	General Capital	\$ 174,000				
6011	Public Works	Desirable	Truck #23 (Engineer)	General Capital	\$ 56,000				
2017	Public Works	Essential	Auditorium HVAC Rooftop Unit	General Capital	\$ 52,000				
3003	Public Works	Essential	Ridge Road Storm Sewer Design - Ashland to Center	General Capital	\$ 47,500				
2008	Public Works	Deferrable	Village Hall Planter Box	General Capital	\$ 10,000				
3002	Public Works	Essential	Ridge Road Storm Sewer - Ashland to Center	General Capital		\$ 728,000			
General Capital Subtotal					\$ 1,195,500	\$ 728,000	\$ -	\$ -	\$ -
4012	Public Works	Essential	Park Ave Metra Lot resurfacing & lighting for both Metra lots	2024 Bond	\$ 450,000				
2019	Public Works	Essential	183rd Street Resurfacing Project	2024 Bond	\$ 400,000	\$ 400,000	\$ 400,000		
2020	Public Works	Essential	Distressed Building Demolition	2024 Bond	\$ 250,000	\$ 250,000			
4009	Public Works	Desirable	Backhoe #207 (50% budgeted in w/s capital)	2024 Bond	\$ 187,500				
6002	Fire Department	Essential	183rd Street Viaduct Railing Replacement	2024 Bond	\$ 175,000				
6009	Public Works	Essential	183rd Street/Center - Phase One Design Traffic Light	2024 Bond	\$ 132,000				
4008	Public Works	Essential	Backup Building Generators at all Municipal Facilities	2024 Bond	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
4011	Public Works	Essential	Mobile Radios Replacement	2024 Bond	\$ 70,000				
6006	Public Works	Essential	Stormwater 1 PLC & Radio Upgrade	2024 Bond	\$ 60,000				
4007	Public Works	Essential	Brick Paver Correction Program	2024 Bond	\$ 50,000	\$ 50,000	\$ 50,000		
5003	Information Technology	Essential	EEO and Disaster Mitigation Upgrades/Installations - Brian Carey Training Center	2024 Bond	\$ 50,000	\$ 50,000			
3004	Public Works	Essential	Stormwater Study/Compliance and Stewardship	2024 Bond	\$ 50,000	\$ 50,000			
1004	Fire Department	Essential	North Viaduct Retaining Wall Stabilization & Landscaping	2024 Bond	\$ 47,500				
3001	Public Works	Essential	Traffic Control Handhold Replacement	2024 Bond	\$ 30,000				
4010	Public Works	Essential	Lincoln Avenue Resurfacing	2024 Bond	\$ 26,000				
4001	Public Works	Essential	CBD Irrigation Systems	2024 Bond	\$ 25,000				
2018	Public Works	Essential	L&M Building Fence & Gate	2024 Bond	\$ 15,000				
4004	Public Works	Essential	Single Band Pagers Replacement	2024 Bond	\$ 10,000				
1006	Public Works	Essential	Ambulance 128 Replacement	2024 Bond		\$ 400,000			
5001	Information Technology	Desirable	Truck #32 (Dump Truck)	2024 Bond		\$ 140,000			
1001	Police Department	Essential	Municipal Service Center Fence Replacement	2024 Bond		\$ 28,600			
2009	Public Works	Desirable	Phone System Upgrade	2024 Bond		\$ 20,000			
6004	Public Works	Desirable	Radar Speed Display	2024 Bond		\$ 16,000			
1003	Fire Department	Deferrable	Side by Side Gator (50% budgeted in w/s capital)	2024 Bond		\$ 13,000			
2005	Fire Department	Desirable	Fire Department Simulator Update	2024 Bond		\$ 10,000			
2024 Bond Subtotal					\$ 2,128,000	\$ 1,527,600	\$ 550,000	\$ 100,000	\$ 100,000
2001	Economic Development	Acceptable	Wayfinding Signage	2027 Bond				\$ 200,000	
2006	Fire Department	Acceptable	Fire Department Window Replacements	2027 Bond				\$ 100,000	
1005	Public Works	Acceptable	Stump Grinder	2027 Bond				\$ 50,000	
2004	Fire Department	Acceptable	Fire Department Kitchen Cabinets	2027 Bond				\$ 35,000	
2007	Public Works	Deferrable	Landscape & Maintenance Building Shop Floor	2027 Bond				\$ 35,000	
2002	Police Department	Acceptable	Police Department Training Room Enhancements	2027 Bond				\$ 20,000	
2010	Public Works	Deferrable	Landscape & Maintenance Building Parking Lot	2027 Bond				\$ 20,000	
2003	Police Department	Acceptable	Police Department Electric Room Update	2027 Bond				\$ 10,000	
6001	Fire Department	Essential	Fire Engine 128 Replacement	2027 Bond					\$ 1,000,000
6003	Public Works	Acceptable	Sign Truck - Street Division	2027 Bond				\$ 79,000	
6010	Public Works	Acceptable	Police CIU Vehicle #4	2027 Bond				\$ 58,000	
6012	Public Works	Acceptable	Police CSO Van	2027 Bond				\$ 50,000	
2027 Bond Subtotal					\$ -	\$ -	\$ -	\$ 470,000	\$ 1,187,000

VILLAGE OF HOMEWOOD
5 YEAR CAPITAL IMPROVEMENT PLAN

Project #	Department	Priority	Title	Funding Source	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029
4005	Public Works	Desirable	2024 MFT General Maintenance *	MFT	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
4006	Public Works	Essential	175th Street LAFO Resurfacing Ashland to Halsted	MFT	\$ 15,000				
Motor Fuel Tax Subtotal					\$ 765,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
	Public Works	Essential	Village-Wide Road Improvement Program (resurfacing)	Unfunded		\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000
Unfunded Subtotal					\$ -	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000
7011	Public Works	Essential	Water Plant #1 Upgrade	Water Sewer	\$ 560,000				
7002	Public Works	Desirable	Sanitary Slip Lining	Water Sewer	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
7004	Public Works	Desirable	Central Water Tower Replacement	Water Sewer	\$ 200,000		\$ 3,600,000		
6009	Public Works	Desirable	Backhoe #207 (50% budgeted in 2024 G.O. Bond)	Water Sewer	\$ 187,500				
1009	Public Works	Essential	Replacement of PW Radio System (50% in General Capital)	Water Sewer	\$ 174,000				
7001	Public Works	Essential	Upgrade PLCs and Radios at all Stations	Water Sewer	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000
7003	Public Works	Essential	Water Main Leak Detection	Water Sewer	\$ 30,000	\$ 30,900	\$ 31,827	\$ 32,782	\$ 33,765
7012	Public Works	Essential	Lead Line Replacement	Water Sewer		\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
7005	Public Works	Essential	Watermain Idlewild - Dixie to Ashland	Water Sewer		\$ 750,000			
6004	Public Works	Deferrable	Side by Side Gator (50% budgeted in 2024 G.O. Bond)	Water Sewer		\$ 13,000			
7006	Public Works	Essential	Watermain Spruce - Dixmoor to Golfview	Water Sewer			\$ 600,000		
1008	Public Works	Desirable	Water Service Line Puller/Drill	Water Sewer			\$ 210,000		
7010	Public Works	Desirable	Sanitary Sewer Repair-Birch & Hood to 183rd & Center	Water Sewer			\$ 200,000		
7007	Public Works	Essential	Watermain Cherrywood - Sailfish to Tarpon	Water Sewer				\$ 568,000	
7008	Public Works	Essential	Watermain Cherrywood - Virginia to Debra	Water Sewer				\$ 390,000	
7009	Public Works	Essential	Watermain Dundee - 175th to Hawthorne	Water Sewer				\$ 237,000	
Water Sewer Capital Subtotal					\$ 1,771,500	\$ 3,413,900	\$ 7,261,827	\$ 3,847,782	\$ 2,653,765
Total All Funding Sources					\$ 6,257,752	\$ 7,019,500	\$ 9,161,827	\$ 5,767,782	\$ 5,290,765

VILLAGE OF HOMEWOOD
5 YEAR CAPITAL IMPROVEMENT PLAN

5-Year Capital Improvement Plan
By Priority

Project #	Department	Priority	Title	Funding Source	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029
Priority - Essential									
7011	Public Works	Essential	Water Plant #1 Upgrade	Water Sewer	\$ 560,000				
4009	Public Works	Essential	Park Ave Metra Lot resurfacing & lighting for both Metra lots	2024 Bond	\$ 450,000				
4012	Public Works	Essential	183rd Street Resurfacing Project	2024 Bond	\$ 400,000	\$ 400,000	\$ 400,000		
4003	Public Works	Essential	Marlin Lane/Court Street Rehabilitation	General Capital	\$ 370,000				
2014	Public Works	Essential	Science Center - ADA for bathrooms & entryways	General Capital	\$ 275,000				
2020	Public Works	Essential	Distressed Building Demolition	2024 Bond	\$ 250,000	\$ 250,000			
1007	Public Works	Essential	Village-wide Camera Replacement/Improvements	General Capital	\$ 211,000				
4008	Public Works	Essential	183rd Street Viaduct Railing Replacement	2024 Bond	\$ 175,000				
1009	Public Works	Essential	Replace Public Works Radio System (50% budgeted in w/s)	General Capital	\$ 174,000				
1009	Public Works	Essential	Replacement of PW Radio System (50% in general capital)	Water Sewer	\$ 174,000				
4007	Public Works	Essential	183rd Street/Center - Phase One Design Traffic Light	2024 Bond	\$ 132,000				
7001	Public Works	Essential	Upgrade PLCs and Radios at all Stations	Water Sewer	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000
2019	Public Works	Essential	Backup Building Generators at all Municipal Facilities	2024 Bond	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
2012	Public Works	Essential	Science Center - Sprinkler System	2020 Bond	\$ 94,452				
1004	Fire Department	Essential	Mobile Radios Replacement	2024 Bond	\$ 70,000				
3001	Public Works	Essential	Stormwater 1 PLC & Radio Upgrade	2024 Bond	\$ 60,000				
2017	Public Works	Essential	Auditorium HVAC Rooftop Unit	General Capital	\$ 52,000				
4011	Public Works	Essential	Brick Paver Correction Program	2024 Bond	\$ 50,000	\$ 50,000	\$ 50,000		
5003	Information Technology	Essential	EEO and Disaster Mitigation Upgrades/Installations - Brian Carey Training Center	2024 Bond	\$ 50,000	\$ 50,000			
3004	Public Works	Essential	Stormwater Study/Compliance and Stewardship	2024 Bond	\$ 50,000	\$ 50,000			
3003	Public Works	Essential	Ridge Road Storm Sewer Design - Ashland to Center	General Capital	\$ 47,500				
4010	Public Works	Essential	North Viaduct Retaining Wall Stabilization & Landscaping	2024 Bond	\$ 47,500				
6017	Public Works	Essential	Vehicle Purchases - L&M Chipper Truck	2020 Bond	\$ 32,300				
2015	Public Works	Essential	Science Center - Parking Lot Resurfacing	2020 Bond	\$ 31,000				
7003	Public Works	Essential	Water Main Leak Detection	Water Sewer	\$ 30,000	\$ 30,900	\$ 31,827	\$ 32,782	\$ 33,765
4001	Public Works	Essential	Traffic Control Handhold Replacement	2024 Bond	\$ 30,000				
4004	Public Works	Essential	Lincoln Avenue Resurfacing	2024 Bond	\$ 26,000				
1006	Public Works	Essential	CBD Irrigation Systems	2024 Bond	\$ 25,000				
5002	Manager's Office	Essential	Information Technology Switches Upgrade	2020 Bond	\$ 20,000				
2009	Public Works	Essential	L&M Building Fence & Gate	2024 Bond	\$ 15,000				
4006	Public Works	Essential	175th Street LAFO Resurfacing Ashland to Halsted	MFT	\$ 15,000				
1003	Fire Department	Essential	Single Band Pagers Replacement	2024 Bond	\$ 10,000				
7012	Public Works	Essential	Lead Line	Water Sewer		\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
	Public Works	Essential	Village-Wide Road Improvement Program (resurfacing)	Unfunded	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000
7005	Public Works	Essential	Watermain Idlewild - Dixie to Ashland	Water Sewer	\$ 750,000				
3002	Public Works	Essential	Ridge Road Storm Sewer - Ashland to Center	2024 Bond	\$ 728,000				
6002	Fire Department	Essential	Ambulance 128 Replacement	2024 Bond	\$ 400,000				
2018	Public Works	Essential	Municipal Service Center Fence Replacement	2024 Bond	\$ 28,600				
7006	Public Works	Essential	Watermain Spruce - Dixmoor to Golfview	Water Sewer			\$ 600,000		
7007	Public Works	Essential	Watermain Cherrywood - Sailfish to Tarpon	Water Sewer			\$ 568,000		
7008	Public Works	Essential	Watermain Cherrywood - Virginia to Debra	Water Sewer			\$ 390,000		
7009	Public Works	Essential	Watermain Dundee - 175th to Hawthorne	Water Sewer			\$ 237,000		
6001	Fire Department	Essential	Fire Engine 128 Replacement	2027 Bond					\$ 1,000,000
Priority - Essential Subtotal					\$ 4,146,752	\$ 5,807,500	\$ 4,151,827	\$ 4,297,782	\$ 4,103,765
Priority - Desirable									
4005	Public Works	Desirable	2024 MFT General Maintenance	MFT	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
7002	Public Works	Desirable	Sanitary Slip Lining	Water Sewer	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
7004	Public Works	Desirable	Central Water Tower Replacement	Water Sewer	\$ 200,000		\$ 3,600,000		
6009	Public Works	Desirable	Backhoe #207 (50% budgeted in 2024 G.O. Bond)	Water Sewer	\$ 187,500				
6009	Public Works	Desirable	Backhoe #207 (50% budgeted in w/s capital)	2024 Bond	\$ 187,500				
6005	Public Works	Desirable	Pickup Truck #41 (plow pickup truck)	2020 Bond	\$ 89,000				
6007	Public Works	Desirable	Pickup Truck #48 (fleet truck)	2020 Bond	\$ 73,000				

VILLAGE OF HOMEWOOD
5 YEAR CAPITAL IMPROVEMENT PLAN

Project #	Department	Priority	Title	Funding Source	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029
6008	Public Works	Desirable	Pickup Truck #71 (L&M Supervisor)	2020 Bond	\$ 58,000				
6011	Public Works	Desirable	Truck #23 (Engineer)	General Capital	\$ 56,000				
6006	Public Works	Desirable	Truck #32 (Dump Truck)	2024 Bond		\$ 140,000			
5001	Information Technology	Desirable	Phone System Upgrade	2024 Bond		\$ 20,000			
1001	Police Department	Desirable	Radar Speed Display	2024 Bond		\$ 16,000			
2005	Fire Department	Desirable	FD Simulator Update	2024 Bond		\$ 10,000			
1008	Public Works	Desirable	Water Service Line Puller/Drill	Water Sewer			\$ 210,000		
7010	Public Works	Desirable	Sanitary Sewer Repair-Birch & Hood to 183rd & Center	Water Sewer			\$ 200,000		
Priority - Desirable Subtotal					\$ 2,101,000	\$ 1,186,000	\$ 5,010,000	\$ 1,000,000	\$ 1,000,000
Priority - Acceptable									
2001	Economic Development	Acceptable	Wayfinding Signage	2027 Bond			\$ 200,000		
2006	Fire Department	Acceptable	Fire Department Window Replacements	2027 Bond			\$ 100,000		
1005	Public Works	Acceptable	Stump Grinder	2027 Bond			\$ 50,000		
2004	Fire Department	Acceptable	Fire Dept. Kitchen Cabinets	2027 Bond			\$ 35,000		
2002	Police Department	Acceptable	Police Dept. Training Room Enhancements	2027 Bond			\$ 20,000		
2003	Police Department	Acceptable	Police Dept. Electric Room Update	2027 Bond			\$ 10,000		
6003	Public Works	Acceptable	Sign Truck - Street Division	2027 Bond				\$ 79,000	
6010	Public Works	Acceptable	Police CIU Vehicle #4	2027 Bond				\$ 58,000	
6012	Public Works	Acceptable	Police CSO Van	2027 Bond				\$ 50,000	
Priority - Acceptable Subtotal					\$ -	\$ -	\$ -	\$ 415,000	\$ 187,000
Priority - Deferrable									
2008	Public Works	Deferrable	Village Hall Planter Box	General Capital	\$ 10,000				
2007	Public Works	Deferrable	Landscape & Maintenance Building Shop Floor	2027 Bond			\$ 35,000		
2010	Public Works	Deferrable	Landscape & Maintenance Building Parking Lot	2027 Bond			\$ 20,000		
6004	Public Works	Deferrable	Side by Side Gator (50% budgeted in 2024 G.O. Bond)	Water Sewer		\$ 13,000			
6004	Public Works	Deferrable	Side by Side Gator (50% budgeted in w/s capital)	2024 Bond		\$ 13,000			
Priority - Deferrable Subtotal					\$ 10,000	\$ 26,000	\$ -	\$ 55,000	\$ -
Total All Priorities					\$ 6,257,752	\$ 7,019,500	\$ 9,161,827	\$ 5,767,782	\$ 5,290,765

American Rescue Plan Act (ARPA) Funds

Total ARPA Funds Received	\$	2,545,191
Title		FY 2024-2025
NEW AMBULANCE (REPLACES 2015 AMBULANCE)	\$	380,000
MARTIN AVENUE TIVOLI LIGHTS	\$	200,000
SIDEWALK REPLACEMENT & ADA & GRINDING (REMAINING FUNDS)	\$	177,692
VEHICLE PURCHASES (REMAINING FUNDS) *	\$	105,921
WAYFINDING SIGNAGE & DIGITAL KIOSK	\$	90,000
INFORMATION TECHNOLOGY INFRASTRUCTURE UPGRADE	\$	86,500
183RD & MORGAN FENCE REPLACEMENT	\$	80,000
REPLACE BUILDING UPLIGHTING AT VILLAGE HALL	\$	50,000
RIDGE ROAD PASSAGEWAY ART PROJECT	\$	40,000
HARWOOD METRA PARKING LOT - SEALCOAT AND STRIPING	\$	38,378
LINCOLN AVENUE WATERMAIN (REMAINING PAYMENTS)	\$	35,726
DOWNTOWN TREE GRATE REPLACEMENT	\$	15,800
ARPA Subtotal	\$	1,300,017
Total ARPA Fund Spent in Prior Years	\$	1,210,901
ARPA Fund Dollars to still be allocated	\$	34,273

* - List of potential vehicles/equipment to be purchased:

- 6" Towable Pump Replacement
- 50kw Towable Generator (Replacement for 1984 30kw Towable Generator)
- Cul-de-sac 1 ton plow blade replacement (standardization of equipment)
- Front End Loader Bucket Attachment
- Concrete Block Lifting Attachment