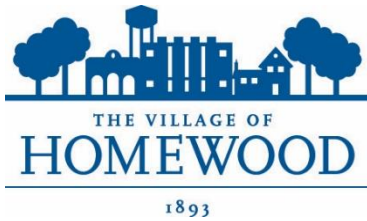


MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

September 08, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Introduction of Staff

5. Minutes:

Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on August 25, 2026.

6. Claims List:

Consider a motion to approve the Claims List of September 8, 2026 in the amount of \$1,318,573.89.

7. Presentation(s):

Representatives from S.B. Friedman will present their analysis of a potential TIF Bond issuance for the North Halsted Tax Increment Financing District.

8. Hear from the Audience

9. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):

- A. Reappointment/Senior Advisory Committee/Alene Rutzky: Approve the reappointment of Alene Rutzky to the Senior Advisory Committee for a three-year term ending on September 8, 2029.
- B. M-2449/Multiple Raffle License/The Tim Early Foundation/18416 Governors Highway: Pass an ordinance authorizing the issuance of a multiple raffle license to The Tim Early Foundation with the following exception: waive the limit of conducting a raffle to once in any seven-day period between October 10, 2026 and November 15, 2026 at 18416 Governors Highway.
- C. R-3273/Proof of Financing Policy/Economic Development Projects: Pass a resolution approving the Proof of Financing Policy for Economic Development Projects for the Village of Homewood, establishing administrative procedures and minimum documentation requirements for demonstrating financial capability to complete any project receiving Village TIF incentives, property, or other public assistance.

- D. Approval/Public Art Installation/Homewood Wishing Tree/18136 Dixie Highway: Pass a motion approving a public art installation at 18136 Dixie Highway for the creation of the Homewood Wishing Tree by the Homewood Creative Alliance.
- E. Bid Award/2026 Motor Fuel Tax General Maintenance Pavement Patching Program/D. Construction: Award a bid for the 2026 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 \$460,000.
- F. M-2450/Sale of Surplus Property/Whelen Light Bars: Pass an ordinance authorizing the Village Manager to sell six (6) Whelen light bars listed as surplus property to the City of Aurora for a total amount of \$1,800.
- G. R-3274/Renewal of Class 8 Real Estate Tax Classification/17759-17845 Bretz Drive: Pass a resolution supporting and consenting to the renewal of a Class 8 Cook County tax classification for the Homewood Business Park Condominium Association property located at 17759-17845 Bretz Drive.
- H. M-2451/Special Use Permit/Healthcare Innovator Institute/1820 Ridge Road: Pass an ordinance grant a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for Healthcare Innovator Institute at 1820 Ridge Road.
- I. Budget Amendment/Non-TIF Business Incentive Programs: Approve a budget amendment of \$50,000 to the General Fund to allocate additional funds to the Village's Non-TIF Business Incentive programs.
- J. M-2452/Variance/Indoor Place of Assembly/The Nap Lounge/18148 Martin Avenue: Pass an ordinance granting a variance from the Village Zoning Ordinance to allow the operation of an indoor commercial place of assembly on a local classification street for The Nap Lounge at 18148 Martin Avenue.
- K. M-2453/Special Use Permit/The Nap Lounge/18148 Martin Avenue: Pass an ordinance granting a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for The Nap Lounge at 18148 Martin Avenue.
- L. M-2454/Planned Development/1313-1351 175th Street: Pass an ordinance granting approval of an application for Planned Development zoning for the 6.38-acre site at 1313-1351 175th Street, located in the M-1 Limited Manufacturing zoning district, with modifications as proposed and subject to the stated conditions of the ordinance.

10. New Business:

- A. Presentation/Bid Review and Staff Analysis/Village-Owned Property/18157 Dixie Highway: Staff will present their analysis of the four bids received for the sale of Village-Owned property located at 18157 Dixie Highway.
- B. Discussion/Class 4A Liquor License/Reid's Southern Kitchen/2057-2059 Ridge Road: Discuss a request for a Class 4A liquor license from Reid's Southern Kitchen for their proposed location at 2057-2059 Ridge Road. After discussion, if the Board is in favor of granting the request for a liquor license to Reid's Southern Kitchen & Smokehouse, staff should be directed to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one, and to issue a permit for outdoor sales. The ordinance will be agendized at a future Board meeting, once the

petitioner successfully completes the application requirements for a Village of Homewood liquor license and permit for outdoor sales.

11. General Board Discussion

12. Adjourn

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, AUGUST 25, 2026
VILLAGE HALL BOARD ROOM

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

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

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

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Thomas Johnson, Director of Finance Amy Zukowski, Director of Economic and Community Development Noah Schumerth, Director of Public Works Joshua Burman, Assistant Village Manager Terence Acquah, Assistant to the Village Manager Anne Mitchell, Communication and Engagement Manager Antonia Steinmiller.

MINUTES: The minutes of August 11, 2026 were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$781,895.84 was presented. There were no questions from the Trustees.

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

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

President Hofeld said four items totaled 80 percent of the Claims List: \$96,000 for pavement markings in the village, \$365,000 for one month's employee health insurance, \$89,000 for one month to Thorn Creek Basin Sanitary District, \$77,000 to Trees R Us for storm-related tree removal service.

OATHS OF OFFICE: The Village Clerk administered the oath of office to Connie Youpel for the position of Utilities Division Supervisor in the Public Works Department.

PRESENTATION: Antonia Steinmiller presented the refresh of the Village of Homewood's style guide with brighter colors and bolder fonts. There will be a new website and the Home Sweet Homewood logo will be formally adopted. The last refresh was in 2011.

HEAR FROM THE AUDIENCE: A resident thanked the electrical line crews for all their work restoring the power outage. He asked for 28 South Suburban communities to support the United Coalitions infrastructure grid.

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

- A. Reappointment/Ethics Commission/Gerald Fritz: Approve the reappointment of Gerald Fritz to the Ethics Commission for a three-year term ending on August 25, 2029.
- B. Reappointment/Tree Committee/Tony Greep: Approve the reappointment of Tony Greep to the Tree Committee for a three-year term ending on August 25, 2029.
- C. R-3272/Extension of Disaster Declaration: Pass a resolution extending the August 11, 2026 Disaster Declaration for the Village of Homewood through September 18, 2026.
- D. Budget amendment/Phase II Engineering and Design Services/Downtown Crosswalk Improvement Plan: Approve a budget amendment of \$100,000 to the Downtown TOD Tax Increment Financing Fund for the completion of the engineering and design services associated with Phase II of the Downtown Crosswalk Improvement Plan.
- E. M-2447/Suspending Water Bill Penalties/August 2026: Pass an ordinance suspending the imposition of the ten percent (10%) penalty for all current water charges that are unpaid as of August 21, 2026, in order to provide financial relief to water and sewer customers due to the recent severe weather events.
- F. Contract/Roof Restoration/Village Hall and Auditorium/Weatherproofing Technologies, Inc.: Waive competitive bidding due to utilizing a cooperative purchasing program; and, authorize the Village President to enter into a contract with Weatherproofing Technologies, Incorporated (WTI), for roof restoration at Village Hall and Auditorium, located at 2020 and 2010 Chestnut Road, in an amount not to exceed \$399,598.40.

Before the vote, President Hofeld invited comments. There were no comments.

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

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

NEW BUSINESS: Amy Zukowski said that Jiao 66 is requesting a class 4A liquor licenses for the Jiao 66 Mongolian Grill at 2018 Ridge Road. The liquor commissioner is in support. Katy from Jiao 66 said they will be doing a soft opening on Sept 1, and a grand opening two weeks later.

A motion was made by Trustee Mason and seconded by Trustee Siemsen to pass an ordinance amending the Table of the Number of Liquor License Limitations by Class, increasing the allowed number of Class 4A liquor licenses by one for the Jiao 66 Mongolian Grill and Dumplings subject to successful completion of the liquor license application process.

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

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming to the board meeting and invited residents to the Back to School Bash and food giveaway for families affected by the storm, and the Cook County Multi Agency Resource Center for people in need of debris removal, food assistance, and other benefits. Joshua Burman said each street has had at least one pickup of debris on parkways. He said at this time residents are responsible for grass restoration. Trustee Siemsen commended the Village for their staff recruitments and thanked Trustee Mason for all of his efforts

to help all communities. Trustee Roman thanked Antonia Steinmiller for the refresh. President Hofeld said there is an enormous pile where all the debris is being taken for now until Cook County can assist with them. He encouraged residents to drive down 175th Street to look at it.

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

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

The meeting adjourned at 7:29 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk

From: Edward Allen
Sent: Friday, August 14, 2026 8:09 PM
To: PublicComments

To All,

I am writing this 84 hours into our latest power outage, reading the absolutely tone-deaf comments made by our Town President.

Let's do a quick recap of the so-called "leadership" we are currently suffering under. On July 31st, while we were dealing with the fallout of the previous storm, the President puffed out his chest and promised us accountability, stating: "In the months after cleanup has been completed, we shall be having some very serious talks with ComEd."

Fast forward exactly two weeks to today, August 14th, and he does a complete, spineless 180. Now he is singing their praises: "I will say, ComEd's response was a heck of a lot better this time. Their trucks and those of their contractors appeared quickly and their monumental task of removing trees from power lines and replacing downed poles took place."

Is he delusional? Did he hit his head in the dark? Because from where I am sitting, still without power after three and a half days, ComEd is absolutely not doing a "great job."

Here is the infuriating reality that our out-of-touch President refuses to acknowledge:

We are going backwards: During the last major outage, we were left in the dark for 75 miserable hours. We are currently sitting at 84 hours and counting for this current outage. It is taking longer and longer to recover every single time we get a storm.

We are dead last: Every single time the power goes out, our neighborhood is the absolute last on the list to get restored.

We are being fleeced: ComEd's rates keep skyrocketing, yet we see zero actual improvements for the money they bleed out of us. We need these antiquated power lines buried, but instead, we get band-aid fixes, downed poles, and higher bills.

The fact that our Town President thinks an 84-hour ongoing outage is "a heck of a lot better" proves he has completely lost his mind and touch with the reality of the people living in this town. We don't need a cheerleader for a monopoly utility company that takes our money and leaves us rotting in the dark; we need an advocate who will actually hold them accountable.

If the President thinks almost four days without electricity is something to be applauded, then it is past time for the old man to retire. We need a leader who will stand up to ComEd, not fold like a cheap tent the second a single utility truck finally rolls into town.

Sincerely,
Edward Allen

From: Joan Stalick
Sent: Friday, August 21, 2026 4:10 PM
To: PublicComments
Subject: Homewood Public Works

There surely can't be an emergency that large right now that Public Works should be speeding in pickup trucks and dump trucks past Highland and 187th Street. The guy in the pickup is on his phone, they all drove more than 40 past the speed sign. It's 25. This is all illegal and it needs to stop. The Village employees should be setting examples for the speeders on this street not encouraging this dangerous driving. I am no longer interested in paying taxes to this town for this ridiculous behavior.
Joan Stalick

Name	Description	DEPARTMENT	Net Invoice Amount
A BETTER DOOR & DOCK SERV	PUBLIC WORKS GATE	PUBLIC WORKS	1,772.50
Total A BETTER DOOR & DOCK SERVICES:			1,772.50
ALEXANDER EQUIPMENT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	511.90
Total ALEXANDER EQUIPMENT:			511.90
ALL INFORMATION SERVICES I	SERVER HARDWARE AND INSTALLATION	PUBLIC WORKS	33,090.00
Total ALL INFORMATION SERVICES INC:			33,090.00
ALTA CONSTRUCTION EQUIPM	STREET DEPT REPAIR PARTS	PUBLIC WORKS	88.44
ALTA CONSTRUCTION EQUIPM	STREET DEPT REPAIR PARTS	PUBLIC WORKS	406.76
ALTA CONSTRUCTION EQUIPM	BRUSH MOWER RENTAL	PUBLIC WORKS	5,162.50
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			5,657.70
AMAZON CAPITAL SERVICES IN	COMMUNICATIONS SUPPLIES	MANAGER'S OFFICE	59.00
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	78.28
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	PUBLIC WORKS	15.55
AMAZON CAPITAL SERVICES IN	CHAINSAW PARTS	PUBLIC WORKS	667.00
AMAZON CAPITAL SERVICES IN	MATERIALS FOR FOOD DRIVE IN HAZEL CREST	MANAGER'S OFFICE	108.65
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	35.96
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	152.67
AMAZON CAPITAL SERVICES IN	CHAINSAW SUPPLIES	PUBLIC WORKS	53.54
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	PUBLIC WORKS	8.95
AMAZON CAPITAL SERVICES IN	MIDDLE SCHOOL MELTDOWN ITEMS	MANAGER'S OFFICE	324.81
Total AMAZON CAPITAL SERVICES INC:			1,504.41
APPAREL REDEFINED	T-SHIRTS	FIRE DEPARTMENT	260.00
Total APPAREL REDEFINED:			260.00
AURELIOS PIZZA INC	CROSSING GUARD ANNUAL MEETING	POLICE DEPARTMENT	136.75
Total AURELIOS PIZZA INC:			136.75
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	14,652.00
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	2,929.80
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	4,146.40
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	4,266.40
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	3,181.80
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	5,118.00
Total AVALON PETROLEUM COMPANY:			34,294.40
BARBARA OTTO	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	740.80
Total BARBARA OTTO:			740.80
BEAVER RESEARCH COMPANY	FOAMING DEGREASER	FIRE DEPARTMENT	243.30
Total BEAVER RESEARCH COMPANY:			243.30
BHFX LLC	PRINTER USAGE 5/1/26 TO 7/31/26	PUBLIC WORKS	58.98

Name	Description	DEPARTMENT	Net Invoice Amount
Total BHFX LLC:			58.98
BK EQUIPMENT CO	OPERATING SUPPLIES PW	PUBLIC WORKS	364.90
Total BK EQUIPMENT CO:			364.90
Brites Transportation Ltd	STORM DEBRIS HAULING	PUBLIC WORKS	3,251.05
Brites Transportation Ltd	STORM DEBRIS HAULING	PUBLIC WORKS	5,281.35
Brites Transportation Ltd	STORM DEBRIS HAULING	PUBLIC WORKS	3,957.80
Brites Transportation Ltd	STORM DEBRIS HAULING	PUBLIC WORKS	3,012.00
Total BRITES TRANSPORTATION LTD:			15,502.20
BURNS & MCDONNELL ENGINE	LEAD SERVICE LINE REPLACEMENT	PUBLIC WORKS	17,718.80
Total BURNS & MCDONNELL ENGINEERING CO INC:			17,718.80
C & M PIPE SUPPLY	1260 OLIVE ROAD DRAINAGE MATERIALS	PUBLIC WORKS	2,761.00
C & M PIPE SUPPLY	1260 OLIVE ROAD DRAINAGE MATERIALS	PUBLIC WORKS	156.00
Total C & M PIPE SUPPLY:			2,917.00
C & T LAWN AND LANDSCAPE	COMMERCIAL CUTS	FIRE DEPARTMENT	1,050.00
Total C & T LAWN AND LANDSCAPE:			1,050.00
CDW GOVERNMENT INC	ANTENNA FOR CIU SQUADS	MANAGER'S OFFICE	367.59
Total CDW GOVERNMENT INC:			367.59
CHANDLER SERVICES INC	VEHICLE MAINTENANCE	FIRE DEPARTMENT	3,417.50
CHANDLER SERVICES INC	VEHICLE PARTS	FIRE DEPARTMENT	4,676.94
CHANDLER SERVICES INC	VEHICLE MAINTENANCE	FIRE DEPARTMENT	780.00
CHANDLER SERVICES INC	VEHICLE PARTS	FIRE DEPARTMENT	2,568.22
CHANDLER SERVICES INC	CROSSLAY COVER SNAPS	FIRE DEPARTMENT	65.00
CHANDLER SERVICES INC	CROSSLAY COVER SNAPS	FIRE DEPARTMENT	829.55
Total CHANDLER SERVICES INC:			12,337.21
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	919.27
Total CHARLES MARTIN:			919.27
CHARLES SCHEIWE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	856.80
Total CHARLES SCHEIWE:			856.80
CHEVROLET OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	48.72
Total CHEVROLET OF HOMEWOOD:			48.72
CHICAGO AREA WATERWAYS C	CAWCW MEMBERSHIP DUES	PUBLIC WORKS	1,732.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total CHICAGO AREA WATERWAYS CHLORIDE WKGRP:			1,732.00
CHRISTOPHER B BURKE ENGI	CHAYES PARK ENGINEERING DESIGN	PUBLIC WORKS	5,457.50
Total CHRISTOPHER B BURKE ENGINEERING LTD:			5,457.50
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,848.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL DOWNTOWN TOD TIF	EXPENSES	826.96
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL HARWOOD TOD TIF		954.18
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL NORTH HALSTED TIF		254.45
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	11,489.56
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL - WATER	PUBLIC WORKS	318.06
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL - LEMAY	MANAGER'S OFFICE	517.50
Total CHRISTOPHER J CUMMINGS PC:			16,208.71
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 7/1/2026-7/31/2026	PUBLIC WORKS	348,421.13
Total CITY OF CHICAGO HEIGHTS:			348,421.13
CIVICPLUS LLC	MUNICIPAL CODEBOOK HOSTING	MANAGER'S OFFICE	1,660.03
Total CIVICPLUS LLC:			1,660.03
COMED	UTILITIES	PUBLIC WORKS	1,065.37
Total COMED:			1,065.37
COMMERCIAL TIRE SERVICE IN	PW TIRES	PUBLIC WORKS	3,313.00
Total COMMERCIAL TIRE SERVICE INC:			3,313.00
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	11,081.70
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	10,250.72
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	4,361.23
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	556.44
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	47.63
Total CONSTELLATION NEWENERGY INC:			26,297.72
CORE & MAIN LP	WATER METER SUPPLIES	PUBLIC WORKS	1,380.38
Total CORE & MAIN LP:			1,380.38
CORE INTEGRATED MARKETIN	BEAUTIFICATION YARD SIGNS	PUBLIC WORKS	484.59
Total CORE INTEGRATED MARKETING:			484.59
CURRIE MOTORS	POLICE DEPT REPAIR	PUBLIC WORKS	98.83
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	757.10
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	280.85
CURRIE MOTORS	OPERATING SUPPLIES VM	PUBLIC WORKS	114.36
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	140.40
Total CURRIE MOTORS:			1,391.54

Name	Description	DEPARTMENT	Net Invoice Amount
CVB	HOTEL TAX - JULY 2026 EVOLVE	ASSETS	22.69
Total CVB:			22.69
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	117.60
Total DANA ROBINSON:			117.60
DANIEL ROSSI	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	758.96
Total DANIEL ROSSI:			758.96
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	599.70
Total DELTA SONIC CAR WASH:			599.70
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	66.00
Total DMC SECURITY SERVICES INC:			396.00
DONALD DEAN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	231.94
Total DONALD DEAN:			231.94
EBELS ACE HARDWARE	KEYS	PUBLIC WORKS	15.96
Total EBELS ACE HARDWARE:			15.96
ELAN CITY INC	SPEED SIGNS	POLICE DEPARTMENT	470.00
Total ELAN CITY INC:			470.00
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	404.98
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	FIRE DEPARTMENT	979.45
Total EXPERT CHEMICAL:			1,384.43
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	79.35
FORD OF HOMEWOOD	OPERATING SUPPLIES VM	PUBLIC WORKS	110.70
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	115.08
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	40.00
FORD OF HOMEWOOD	2024 FORD SUPER DUTY F	FIRE DEPARTMENT	40.05
FORD OF HOMEWOOD	2024 FORD SUPER DUTY F	FIRE DEPARTMENT	278.83
Total FORD OF HOMEWOOD:			664.01
FOSTER COACH SALES INC	DOOR LATCHES	FIRE DEPARTMENT	249.26
Total FOSTER COACH SALES INC:			249.26
GUARDIAN PEST CONTROL	BEAVER RELOCATION PROGRAM	PUBLIC WORKS	550.00
GUARDIAN PEST CONTROL	BEAVER RELOCATION PROGRAM	PUBLIC WORKS	450.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total GUARDIAN PEST CONTROL:			1,000.00
HELSEL JEPPEPERSON ELECTRI	TRANSFORMER	PUBLIC WORKS	2,486.36
Total HELSEL JEPPEPERSON ELECTRICAL:			2,486.36
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	664.57
HOMEWOOD DISPOSAL	GARBAGE DISPOSAL	PUBLIC WORKS	92.00
Total HOMEWOOD DISPOSAL:			756.57
HR GREEN INC	DOWNTOWN CROSSWALK PROJECT	EXPENSES	24,711.00
HR GREEN INC	DOWNTOWN CROSSWALK PROJECT	EXPENSES	137.00
Total HR GREEN INC:			24,848.00
IDES	Q2 2026 UNEMPLOYMENT	MANAGER'S OFFICE	1,010.00
Total IDES:			1,010.00
IMAGETREND LLC	PREPLANS FD	MANAGER'S OFFICE	5,667.79
Total IMAGETREND LLC:			5,667.79
INTERFACE ENGINEERING INC	EMERGENCY GENERATOR PROJECT	PUBLIC WORKS	9,000.00
Total INTERFACE ENGINEERING INC:			9,000.00
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	517.90
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	249.95
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	156.95
Total INTERSTATE BATTERY:			924.80
IPBC	SEPTEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	8,857.91
IPBC	SEPTEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	3,262.79
IPBC	SEPTEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	6.02
IPBC	SEPTEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	1,161.34
IPBC	SEPTEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	2,739.30
IPBC	SEPTEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	1,792.52
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	1,701.47
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	9,492.96
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	3,686.20
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	7,413.86
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	3,145.76
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	1,711.36
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	4,359.14
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	10,238.84
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	5,552.62
IPBC	SEPTEMBER INSURANCE PREMIUM	FIRE DEPARTMENT	45,717.36
IPBC	SEPTEMBER INSURANCE PREMIUM	FIRE DEPARTMENT	5,037.91
IPBC	SEPTEMBER INSURANCE PREMIUM	FIRE DEPARTMENT	7,101.49
IPBC	SEPTEMBER INSURANCE PREMIUM	POLICE DEPARTMENT	85,074.09
IPBC	SEPTEMBER INSURANCE PREMIUM	POLICE DEPARTMENT	10,216.82
IPBC	SEPTEMBER INSURANCE PREMIUM	POLICE DEPARTMENT	6,187.26
IPBC	SEPTEMBER INSURANCE PREMIUM	POLICE DEPARTMENT	8,168.88

Name	Description	DEPARTMENT	Net Invoice Amount
IPBC	SEPTEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	65,635.08
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	3,628.00
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	10,499.55
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	8,482.81
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	6,731.05
IPBC	SEPTEMBER INSURANCE PREMIUM	PUBLIC WORKS	10,796.07
IPBC	SEPTEMBER INSURANCE PREMIUM	MANAGER'S OFFICE	232.49
Total IPBC:			338,630.95
IRMA	MAY 2026 DEDUCTIBLE	MANAGER'S OFFICE	202.41
Total IRMA:			202.41
JAX INSPECTION PRO	PLUMBING INSPECTIONS	FIRE DEPARTMENT	2,340.00
Total JAX INSPECTION PRO:			2,340.00
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,379.10
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	390.17
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	414.55
Total JONES PARTS & SERVICE INC:			2,183.82
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	4,098.20
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,948.87
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	4,098.20
Total KANKAKEE TRUCK EQUIPMENT:			10,145.27
KIARA FOURTE	WATER DEPOSIT REFUND	ASSETS	21.54
Total KIARA FOURTE:			21.54
KLUBER, INC	HVAC STUDY	PUBLIC WORKS	28,520.00
Total KLUBER, INC:			28,520.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	3,392.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	2,750.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	5,405.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	5,695.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	5,780.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	5,643.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	5,623.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	2,930.50
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	2,880.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	3,475.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	5,032.50
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	5,465.00
LAGESTEE LAND MANAGEMEN	STORM DEBRIS CLEANUP	PUBLIC WORKS	4,740.00
Total LAGESTEE LAND MANAGEMENT LLC:			58,811.00
LEEPS SUPPLY CO INC	1260 OLIVE ROAD - FREEZE RELIEF	PUBLIC WORKS	13.05

Name	Description	DEPARTMENT	Net Invoice Amount
Total LEEPS SUPPLY CO INC:			13.05
M & M GLASS SERVICE	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	375.00
Total M & M GLASS SERVICE:			375.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MARIAN KIEPURA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	777.09
Total MARIAN KIEPURA:			777.09
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	EXPENSES	1,988.10
Total MEADE ELECTRIC CO INC:			1,988.10
MEANY INC	STREETS STORM WATER	PUBLIC WORKS	1,179.06
Total MEANY INC:			1,179.06
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	55.85
MENARDS INC	OPERATING SUPPLIES VM	PUBLIC WORKS	79.44
MENARDS INC	GLOVES	PUBLIC WORKS	34.98
MENARDS INC	CLEANING SUPPLIES	PUBLIC WORKS	206.02
MENARDS INC	LIFT STATION MAINTENANCE SUPPLIES	PUBLIC WORKS	7.59
MENARDS INC	STORM DAMAGE	PUBLIC WORKS	617.72
MENARDS INC	SHOP TOOLS VM	PUBLIC WORKS	56.42
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	276.50
MENARDS INC	WASP SPRAY	PUBLIC WORKS	39.70
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	24.17
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	8.27
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	9.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	45.35
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	91.78
MENARDS INC	PORTABLE GENERATOR MAINT	PUBLIC WORKS	62.67
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	201.94
MENARDS INC	EVENTS ELECTRICAL SUPPLIES	PUBLIC WORKS	373.05
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	194.96
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	FIRE DEPARTMENT	67.92
MENARDS INC	MARTIN AVE POWER	PUBLIC WORKS	264.73
MENARDS INC	CLEANING SUPPLIES	PUBLIC WORKS	115.85
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	12.40
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	15.98
Total MENARDS INC:			2,863.28
METROPOLITAN INDUSTRIES I	LIFT STATION 8 EMERGENCY REPAIR	PUBLIC WORKS	10,198.50
Total METROPOLITAN INDUSTRIES INC:			10,198.50
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	598.68
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	1,559.33
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	44.20
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	12.31

Name	Description	DEPARTMENT	Net Invoice Amount
MONARCH AUTO SUPPLY INC	VEHICLE MAINT DEPT TOOL	PUBLIC WORKS	46.97
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	14.63
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	58.86
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	120.16
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	94.92
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	75.90
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	234.66
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	12.60
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	73.10
Total MONARCH AUTO SUPPLY INC:			2,946.32
MULTISYSTEM MANAGEMENT	JANITORIAL SERVICES VILLAGE WIDE	PUBLIC WORKS	3,570.60
Total MULTISYSTEM MANAGEMENT COMPANY:			3,570.60
NATHAN BRUNI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	245.84
Total NATHAN BRUNI:			245.84
NICOR	UTILITIES	PUBLIC WORKS	308.97
NICOR	UTILITIES	PUBLIC WORKS	1,414.97
NICOR	UTILITIES	PUBLIC WORKS	186.05
NICOR	UTILITIES	PUBLIC WORKS	64.54
Total NICOR:			1,974.53
NIX NAX	HPW CAPS	PUBLIC WORKS	175.00
NIX NAX	UNIFORM EMBROIDERY	PUBLIC WORKS	48.00
NIX NAX	UNIFORMS/LOGO	PUBLIC WORKS	16.00
NIX NAX	UNIFORMS/LOGO	PUBLIC WORKS	36.00
NIX NAX	UNIFORMS/LOGO	PUBLIC WORKS	64.00
NIX NAX	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	30.00
NIX NAX	UNIFORM EMBROIDERY	PUBLIC WORKS	56.00
Total NIX NAX:			425.00
NORTHWESTERN UNIVERSITY	TRAINING REGISTRATION	POLICE DEPARTMENT	1,200.00
Total NORTHWESTERN UNIVERSITY CPS:			1,200.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	659.53
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	785.00
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	785.00
Total O'HERRON CO:			2,229.53
OLUSOLAPE OGUNRINOLA	WATER DEPOSIT REFUND	ASSETS	75.84
Total OLUSOLAPE OGUNRINOLA:			75.84
PARK AVENUE RECOVERY	ME TRANSPORT	POLICE DEPARTMENT	475.00
PARK AVENUE RECOVERY	BIO-HAZARD CLEANING	POLICE DEPARTMENT	200.00
PARK AVENUE RECOVERY	BIO-HAZARD CLEANING	POLICE DEPARTMENT	200.00
Total PARK AVENUE RECOVERY:			875.00

Name	Description	DEPARTMENT	Net Invoice Amount
PERFORMANCE DETAILING	STREET DEPT REPAIR PARTS	PUBLIC WORKS	250.00
Total PERFORMANCE DETAILING:			250.00
PITNEY BOWES	POSTAGE SUPPLIES	MANAGER'S OFFICE	81.33
Total PITNEY BOWES:			81.33
ROMEOVILLE FIRE ACADEMY	ADAMS - ADVANCED TECH FF	FIRE DEPARTMENT	750.00
Total ROMEOVILLE FIRE ACADEMY:			750.00
RUSO POWER EQUIPMENT	HELMET	PUBLIC WORKS	164.98
Total RUSSO POWER EQUIPMENT:			164.98
SERGIO DIAZ DE SANDY	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	669.00
Total SERGIO DIAZ DE SANDY:			669.00
SERVICE SANITATION INC	PORTABLE SANTITATION AT DEBRIS SITE	PUBLIC WORKS	192.26
Total SERVICE SANITATION INC:			192.26
SIRCHIE FINGER PRINT LABS	EVIDENCE SUPPLIES	POLICE DEPARTMENT	161.59
Total SIRCHIE FINGER PRINT LABS:			161.59
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	221.00
Total SOUTH SUBURBAN PADS:			221.00
SOUTHLAND COMMUNICATION	ESO FIRE SOFTWARE	MANAGER'S OFFICE	5,431.24
Total SOUTHLAND COMMUNICATION CENTER:			5,431.24
SUBURBAN LABORATORIES IN	LAB SERVICES - PW	PUBLIC WORKS	1,870.80
Total SUBURBAN LABORATORIES INC:			1,870.80
SWIFT SAW & TOOL SUPPLY	SHOP TOOL VM	PUBLIC WORKS	84.10
Total SWIFT SAW & TOOL SUPPLY:			84.10
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	136.89
Total TERMINIX PROCESSING CNTR:			136.89
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	136.00
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	439.94
THE SHERWIN-WILLIAMS CO IN	VH PAINT SUPPLIES	PUBLIC WORKS	218.06
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	55.57
Total THE SHERWIN-WILLIAMS CO INC:			849.57
THOMAS HEALY	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	584.59

Name	Description	DEPARTMENT	Net Invoice Amount
Total THOMAS HEALY:			584.59
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	89,302.64
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	.49-
Total THORN CREEK BASIN SAN DISTRICT:			89,302.15
TIMOTHY HANNIG	80% MEDICARE SUPPLEMENT REIMBUSREMENT	MANAGER'S OFFICE	698.06
Total TIMOTHY HANNIG:			698.06
T-MOBILE	PHONES AND IPADS	MANAGER'S OFFICE	61.16
Total T-MOBILE:			61.16
TRAFFIC CONTROL & PROTEC	SIGNS	PUBLIC WORKS	2,553.20
Total TRAFFIC CONTROL & PROTECTION LLC:			2,553.20
TRAFFIC SAFETY STORE	DPW SAFETY VEST	PUBLIC WORKS	419.40
Total TRAFFIC SAFETY STORE:			419.40
TREASURER STATE OF ILLINOI	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	3,342.90
Total TREASURER STATE OF ILLINOIS:			3,342.90
TREES R US INC	STORM DEBRIS CLEANUP	PUBLIC WORKS	77,400.00
Total TREES R US INC:			77,400.00
TRL TIRE SERVICE	POLICE DEPT TIRES	PUBLIC WORKS	130.00
TRL TIRE SERVICE	L&M REPAIR PARTS	PUBLIC WORKS	512.50
Total TRL TIRE SERVICE:			642.50
URBAN COMMUNICATIONS INC	RECONFIGURING FIREWALLS	MANAGER'S OFFICE	540.00
Total URBAN COMMUNICATIONS INC:			540.00
USA BLUEBOOK	OPERATING SUPPLIES	PUBLIC WORKS	1,618.49
USA BLUEBOOK	CLAMP	PUBLIC WORKS	77.85-
Total USA BLUEBOOK:			1,540.64
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	343.24
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	30.00
Total UTERMARK & SONS QUALITY LAWNCARE CO:			373.24
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	96.79
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	93.38
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	89.16
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	85.38
VESTIS GROUP INC	FEES	PUBLIC WORKS	59.54
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.49

Name	Description	DEPARTMENT	Net Invoice Amount
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	93.25
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	96.79
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	93.38
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	89.16
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	85.38
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.49
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	FEES	PUBLIC WORKS	59.54
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	93.25
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	96.79
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	93.38
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	89.16
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	85.38
VESTIS GROUP INC	FEES	PUBLIC WORKS	59.54
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.49
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	93.25
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	96.79
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	93.38
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	89.16
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	85.38
VESTIS GROUP INC	FEES	PUBLIC WORKS	59.54
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.49
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	93.25
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	96.79
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	93.38
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	89.16
VESTIS GROUP INC	RUGS & MAT SERVICE	PUBLIC WORKS	85.38
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	46.49
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	36.03
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	93.25
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.79
VESTIS GROUP INC	FEES	PUBLIC WORKS	59.54
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	23.25
Total VESTIS GROUP INC:			3,485.30
VILLAGE OF THORNTON	MENARDS SALES TAX SHARING	MANAGER'S OFFICE	61,165.00
Total VILLAGE OF THORNTON:			61,165.00
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	11.42
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	233.56
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	6.11
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	22.65

Name	Description	DEPARTMENT	Net Invoice Amount
Total WAREHOUSE DIRECT OFFICE PDTS:			273.74
WENTWORTH TIRE SERVICE IN	AMBULANCE TIRE REPAIR	FIRE DEPARTMENT	313.00
Total WENTWORTH TIRE SERVICE INC:			313.00
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	536.40
Total WEST SIDE TRACTOR SALES:			536.40
WEX BANK	FLEET FUEL CARD	PUBLIC WORKS	572.66
Total WEX BANK:			572.66
ZIONS BANK	2024 BOND SERIES ANNUAL PAYING AGENT FEE	ADMIN & MGMT SERVICE	450.00
Total ZIONS BANK:			450.00
Grand Totals:			1,318,573.89

Dated: _____

Village Clerk: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Raffle License

PURPOSE

The Tim Early Foundation has applied for a multiple raffle license to be conducted at 18416 Governors Highway. Since they are requesting an exception to the requirements, Board approval is required.

The Tim Early Foundation is a private nonprofit organization based in Illinois, dedicated to supporting scuba diving education and related initiatives in the Midwest. Established in 2001, the foundation has raised over \$500,000 to fund various regional projects and educational programs. The foundation also sponsors scuba classes for veterans at no cost, reflecting its commitment to community support and engagement.

PROCESS

The Tim Early Foundation proposes to conduct a cash split the pot raffle on twelve (12) dates between October 10, 2026 and November 15, 2026. The raffle tickets will be sold for \$5 each, and the aggregate value of all prizes will be approximately \$4,200. The drawings will be held at 18416 Governors Highway.

The Homewood Municipal Code limits licensees to conduct a raffle only once in any seven-day period. The Tim Early Foundation has requested to hold more than one raffle per week, on Saturdays and Sundays; therefore, they are requesting a waiver of this requirement.

OUTCOME

Approval of this raffle license request will enable a local non-profit organization to obtain additional funds to assist with programming and resources needed for therapeutic services.

FINANCIAL IMPACT

None

LEGAL REVIEW

Not Required



RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the issuance of a multiple raffle license to The Tim Early Foundation with the following exception: waive the limit of conducting a raffle to once in any seven-day period between October 10, 2026 and November 15, 2026 at 18416 Governors Highway.

ATTACHMENT(S)

- Ordinance waiving requirement
- Raffle application
- Letter requesting exception

ORDINANCE NO. M- 2449

**AN ORDINANCE TEMPORARILY SUSPENDING THE SALE DATE
LIMITATIONS IN THE HOMEWOOD MUNICIPAL CODE FOR THE SPLIT
THE POT RAFFLE CONDUCTED
BY THE TIM EARLY FOUNDATION**

WHEREAS, Sections 6-315 through 6-371 of the Homewood Municipal Code regulate raffle licenses; and

WHEREAS, The Tim Early Foundation has requested that the sale date limitations in the Homewood Municipal Code be modified so they can conduct a split the pot raffle; and

WHEREAS, the Board of Trustees of the Village of Homewood has determined that the modifications in this ordinance are necessary for the public good and the convenience of village residents and businesses.

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

SECTION ONE – EXCEPTIONS TO REQUIREMENTS

Homewood Municipal Code Section 6-370(5) limits a licensee from conducting a raffle more than once in any seven-day period during the term of the license. For the period of October 10, 2026 through November 15, 2026, the above limitations are waived for the Split the Pot raffle conducted by The Tim Early Foundation.

SECTION TWO - EFFECTIVE DATE:

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

PASSED AND APPROVED this 8th day of September 2026.

Village President

ATTEST:

Village Clerk

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



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

Item 9. B.

MULTIPLE/SERIAL RAFFLE LICENSE APPLICATION

This license was prepared pursuant to
Illinois P.A. 81-1365 passed on August 5, 1980

I. GENERAL INFORMATION

A. Name of Organization Tim Early Foundation

Address [REDACTED]

Telephone [REDACTED]

(Please attach a statement attesting to the not-for-profit charter of your organization signed by the presiding officer and secretary of your organization.)

B. Type of Organization (Circle one) [REDACTED]

Religious ☐
Fraternal ☐
Business ☐

Charitable ☒
Educational ☐

Labor ☐
Veteran ☐

C. Has the organization been in existence for a minimum of five continuous years?

Yes ☒

No ☐

If no, is the organization affiliated with and chartered by another organization that has been in existence for a minimum of five continuous years?

D. What are the objectives of the organization and how long has your organization been pursuing them? To provide therapeutic services through water related activities for members

of the public and or veterans that served our country and community

II. RAFFLE BACKGROUND INFORMATION

A. Person responsible for conducting the raffle

Name Kirk Fallah

Address [REDACTED]

City Homewood

State Illinois

Telephone Number [REDACTED]

B. Where will the raffle drawing(s) be held? 18416 Governors Highway Homewood Illinois

C. Are the premises where the raffle drawing(s) will be held owned by your organization?

Yes ☐

No ☒

D. On what date(s) and at what times will the raffle drawing(s) be held? Attach a list if necessary. 3pm and 8pm on the following dates. October 10, 11, 17, 18, 24, 25, 31

November 1, 7, 8, 14, 15

E. At what location(s) will the raffle chances be sold?

Split the Pot Raffle Tickets will be sold on location during events held on the property

F. By whom will raffle chances (tickets) be sold? Please list names and addresses.

Kirk Fallah 15725 E. 11th Ave. Homewood IL 60430

Jack Overturf 2100 E. 11th Ave. Hammond IN 46323

James Skiniotes 340 E. 11th Ave. Valparaiso IN 46385

G. Between what dates will raffle chances (tickets) be sold?

October 10th thru November 15th

(The maximum period is 90 days)

H. What will be the price for each raffle chance (ticket)? \$5

(The maximum price charged for each raffle chance (ticket) cannot exceed \$10.00)

I. What is the aggregate retail value of all prizes? Approx \$350 Max

(The total aggregate retail value of all prizes in each raffle cannot exceed \$5,000; the value of any single prize in each raffle cannot exceed \$1,000 without approval of the Board of Trustees)

J. Please list each prize to be awarded and its retail value. Attach a list if necessary.

Prize

Retail Value

Cash Split the Pot Raffle

Expected to never exceed \$350

III. PROCEEDS OF THE RAFFLE

- A. Where will be proceeds of the raffle go? Tim Early Foundation
- B. How will the proceeds be used? To fund program and resources needed for theraputic services
and make charitable contributions to other not for profit illinois groups we support

Each organization licensed to conduct multiple raffles shall report quarterly to its membership and to the village its gross receipts, expenses and net proceeds from raffles, and the distribution of net proceeds itemized as required in this article. Such multiple or serial raffle license reports shall be filed with the village no later than 30 days after each three-month period of the license term. All financial records for the raffle are to be kept separate and only the person authorized to conduct the raffle is to prepare and maintain the records.

IV. OTHER INFORMATION

- A. If a waiver of the fidelity bond is being requested, the process of obtaining a raffle license will be longer. This action requires Village Board approval. Village Board meetings are held on the 2nd and 4th Tuesdays of each month.
- B. No person participating in the management or operation of the raffle is to receive remuneration for his or her services.
- C. No person under the age of 18 may participate in the management or operation of the raffle.
- D. No person under the age of 18 may be sold a raffle chance (ticket).
- E. A person under 18 may be within the area where the raffle drawing takes place only when accompanied by his or her parent or guardian.
- F. The Village requires that your organization post a bond with the Village of Homewood within one week after the license application is approved in an amount equal to the aggregate retail value of all prizes and merchandise to be awarded. The bond shall provide that notice be given in writing to the Village not less than 30 days prior to its cancellation. The bond will be released when the Village receives the financial statement referenced in section III (c). This bond requirement may be waived by the Village under certain conditions.
- G. A determination to approve or deny this application will be made within 30 days of the application is received by the Village.
- H. A license fee of \$100.00 must be paid to the Village within one week after the license application is approved.

V. AFFIDAVIT

Under penalties of perjury, I hereby certify that:

- A. The organization to whom the requested license is to be issued is of a not-for-profit character.
- B. No person participating in the management or organization of the raffle: 1) has been convicted of a felony; 2) has been a professional gambler or gambling promoter; or 3) has been determined to be of bad moral character.
- C. No firm or corporation participating in the management or organization of the raffle shall have an employee or person with a proprietary, equitable or credit interest in the company and who has been convicted of a felony, has been a professional gambler or gambling promoter or has been determined to be of bad moral character.
- D. No organization participating in the management or organization of the raffle has an officer, director or employee, whether compensated or not, who has been convicted of a felony, has been a professional gambler or gambling promoter, or has been determined to be of bad moral character.
- E. There are no willful misrepresentations or falsifications of the above statements, answers and attachments. I am aware that should investigation disclose such misrepresentations and falsifications, my application will be rejected or, if already issued, my license will be subject to revocation.
- F. The raffle will be conducted in accordance with all requirements and conditions as set forth in Chapter 6 of the Homewood Municipal Code.



Organization President

6-22-2026

Date



Organization Secretary

6-22-2026

Date



Kirk Fallah

Authorized Person Conducting Raffle

6-22-2026

Date

From: Tim Early Foundation
13135 Eliza Ct. Lemont IL 60439
CG-02634

Dear Village Board of Homewood,

The Tim Early Foundation submits this letter to request a waiver to allow for our raffle license to operate on Saturdays and Sundays on the dates listed on our application (and below).

This request is due to the need for hosting these small split the pot raffles under one single application for the 12 total days planned as opposed to having second application and an additional \$100 fee.

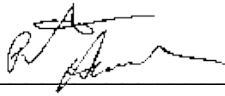
We anticipate around \$600 in total revenue from these raffles (\$500 net profit) during that time at 18416 Governors Highway Homewood and are looking to be as efficient as possible so that the funds can go towards our organizations goals and help fund the resources we need.

These split the pot raffles are smaller raffles designed to add a few bucks to the overall fundraising goals as opposed to being a large multi location organized raffle that would award prizes of significant value such as trips or vehicles.

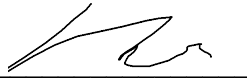
We appreciate the opportunity to host the raffle and to ask for the slight adjustments per the intention of our application.

Sincerely,
Patrick Hammer
June 22nd, 2026

Signature



Signature



Planned Event Dates: October 10, 11, 17, 18, 24, 25, 31 - November 1, 7, 8, 14, 15



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Community and Economic Development

Topic: Proof of Financing Policy – Economic and Community Development

PURPOSE

The Village of Homewood regularly engages in a variety of economic development activities, including the sale and development of Village property, support of large-scale development projects, and other development activities. The Village pursues such projects for a variety of purposes, such as increasing municipal revenue, providing necessary services for Village residents, or improving overall quality of life in the Village.

The vast majority of the Village’s economic development projects require some sort of Village assistance, including TIF incentives, the purchase of Village-owned property, and other forms of assistance. The Village currently does not have a policy for requiring proof of financial capability to complete projects performed in partnership with the Village. The ability to show the financial capability to complete a project is important for ensuring that projects are completed successfully and in a timely manner, and that Village incentives are used for their intended purpose.

Staff has prepared a draft “proof of financing policy” for new developments receiving any sort of Village financial assistance or support. This policy is designed to establish when and how the Village will verify financial capability at common “benchmarks” of the development process. This policy presents three key steps in the development process where Village staff will confirm proof of financing. Not all projects will require all three steps.

This policy ensures that projects are completed successfully in a timely manner. The policy is also designed to ensure that incentives or other agreements are not executed in a way which opens the Village up to undue risks, such as loss of revenue, abandoned or incomplete projects, or loss of control of Village-owned property without a positive development outcome.

ECD Policies

Staff will be providing drafts of various economic development policies to the Board over the next several months. These policies are designed to clarify and solidify “standard procedures” for



economic development activities completed by the Village. These are designed to serve as policies, not an ordinance or requirement specific to any one project – the Village Board reserves the right to modify these requirements as is appropriate for a specific project in order to maximize public benefit.

PROCESS

The Village has the authority, as provided by State statute (65 ILCS 5/8-1-2.5 and 65 ILCS 5/11-74.4-1), to require “proof of financing” for projects which have a public purpose (including economic development projects requiring public assistance or development of public property).

Staff performed careful review of current economic development policies and reviewed best practices from other municipalities which perform large-scale economic development activities to create this policy. Staff identified several key benchmarks that are common to most development projects and represent milestones at which proof of financing may be most beneficial to the Village in assessing the likelihood of successful and timely project completion.

OUTCOME

The Village has developed the following policy to apply to many Village economic development projects, including:

- Any development project receiving tax-increment financing (TIF) assistance, whether through reimbursable “pay-as-you-go” payments or up-front payments.
- Any development project requiring the purchase of Village-owned property.
- Any development project being funded through one or more additional public assistance programs which require Village support (Low-Income Housing Tax Credits (LIHTC), New Market Tax Credits (NMTC), DCEO funding, federal Small Business Administration (SBA) loans/incentives, etc.).
- Any project requesting municipal support for Cook County property tax abatements or assessments (i.e. Class 6b, Class 8, etc.).
- Any business receiving property improvement assistance or other business development incentives offered by the Village.
- Any other development project or business receiving Village incentives, upon request of the Village Board or Village Manager’s Office, when deemed necessary to safeguard Village resources.

Under this policy, the Village should expect any developer or bidder who is receiving Village assistance or attempting to purchase Village property to provide clear evidence of funding, prior to any commitments being approved for Village resources, incentives, or property. The policy details how proof of financing will be embedded into various Village economic development processes and procedures.

VILLAGE OF HOMEWOOD

Item 9. C.



FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass a resolution approving the Proof of Financing Policy for Economic Development Projects for the Village of Homewood, establishing administrative procedures and minimum documentation requirements for demonstrating financial capability to complete any project receiving Village TIF incentives, property, or other public assistance.

ATTACHMENT(S)

- Resolution
- Proposed Policy

RESOLUTION NO. R-3273**RESOLUTION ESTABLISHING THE VILLAGE OF HOMEWOOD PROOF OF DEVELOPMENT FINANCING POLICY FOR PROJECTS OR IMPROVEMENTS RECEIVING PUBLIC INCENTIVES OR OTHER FORMS OF PUBLIC FUNDING OR ASSISTANCE**

WHEREAS, the Village of Homewood provides incentives, sells property, and provides other forms of Village assistance for economic development in order to encourage development within Village limits which may provide public benefit, whether by increasing municipal revenues, providing necessary services, or improving quality of life for Village residents;

WHEREAS, it has been deemed to be in the best interest of the Village of Homewood to ensure that any development or project receiving municipal incentives or other Village assistance is completed in a manner which is financially feasible, timely, and capable of providing public benefit;

WHEREAS, all developments or projects which receive Village assistance in order to complete a project must be completed in partnership with individuals and developers outside of the Village of Homewood, who must provide other financial resources in order to complete a project;

WHEREAS, it has been deemed to be in the best interest of the Village of Homewood to adopt a policy which requires any individual, company or agency receiving incentives or other forms of development assistance from the Village to demonstrate financial capacity to complete the proposed development or project as proposed to and approved by the Village;

WHEREAS, a failure to demonstrate financial capability to complete a project prior to acquiring Village property or receiving Village incentives may result in abandoned or partially completed projects, disruptions to public services, severe reductions in the public return for projects receiving incentives, or other substantial costs to the Village;

WHEREAS, it is practically necessary for the Village of Homewood to provide such a policy in a manner which requires proof of financing at various stages of the entitlement and development process, in order to ensure that a project receiving public assistance is financially feasible and able to be completed in a manner agreed upon through Village agreements, ordinances, or resolutions;

WHEREAS, it is the Village of Homewood's intent to create a proof of financing policy which includes requirements that are fair, transparent, and equitably applied to

any recipient of public incentives or assistance, and that such requirements are able to be communicated effectively to anyone interested in partnering with the Village to complete a publicly beneficial development or economic development project;

WHEREAS, the residents of the Village of Homewood will benefit from such a policy through protection of Village resources and a greater assurance of the completion of projects which will provide a public benefit or return;

WHEREAS, this proof of financing policy is a portion of a broader effort to establish and clarify procedures for economic and community development efforts which require Village resources.

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

1. That the Village of Homewood establishes the Proof of Financing Policy for Economic Development Projects attached as Exhibit A, which sets minimum requirements for demonstrating proof of financial capability and capacity for a proposed project or development prior to receiving any Village incentive, closure of sale of Village-owned property, or other approval of Village resources to be utilized to incentivize and encourage economic development in the Village;
2. That the Proof of Financing Policy for Economic Development Projects will apply henceforth to all current and future developments and projects which require Village incentives, property sale or other public resources;
3. That the Proof of Financing Policy for Economic Development Projects shall not be interpreted to conflict with any previously approved ordinance, resolution, or adopted code of the Village of Homewood;
4. That the specific policy is designed for the benefit of Homewood residents through greater assurance that projects will be completed with minimal delay or appropriation of additional public resources, and will be completed in a manner consistent with the original approved proposal or project and its anticipated public benefit;
5. That the Proof of Financing Policy for Economic Development Projects shall be made available at no cost and without delay to any individual, company or agency requesting public assistance for any economic development project in the Village;
6. That the President and Clerk and other appropriate Village of Homewood officials are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed this ____ day of _____, 2026.

Village President

ATTEST:

Village Clerk

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

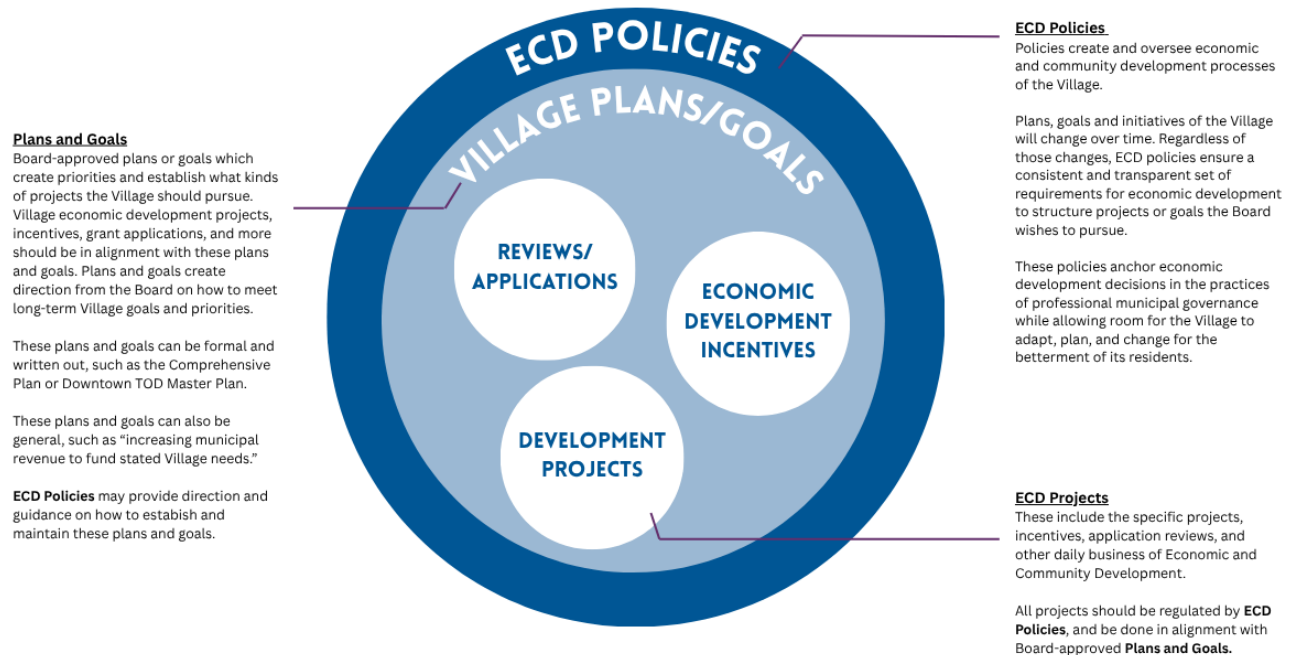
Exhibit A

VILLAGE OF HOMEWOOD
PROOF OF FINANCING POLICY (ECONOMIC DEVELOPMENT)
ADOPTED BY RESOLUTION R-_____ [DATE]



1.0 INTRODUCTION AND OBJECTIVES

The Village of Homewood engages in a variety of economic development activities to achieve a variety of goals, including increasing municipal revenue, improving quality-of-life for Village residents, and creating regional community attractiveness. These activities are regulated by policies and procedures established by the Village Board. These policies provide clarity and transparency for those involved in Village economic development decisions, while also creating standards for economic development decisions which maximize public benefit and quality-of-life gains for the Village.



Economic development policies are unique because their focus (and impact) is very long-term. Economic development projects support Village goals and priorities which can take years or decades to realize. Impacts of economic development decisions unfold over several decades – development projects can take years to complete, Village priorities change and evolve over long periods of time, and redevelopment agreements and incentive programs are measured in decades instead of years.

The results of economic development decisions (whether positive or negative) are usually only discovered years in the future, when resources are needed to achieve new Village goals and priorities or unforeseen challenges arise from projects. Economic development policies are needed to ensure that decisions made today can maximize opportunities to create long-term growth and positive development outcomes.

The Village Board sets forth the following requirements for those involved in the oversight and management of economic development decisions at all levels of the organization:

- Carry out long-term plans and goals of the Village Board.

- Clearly demonstrate and maximize public benefit
- Strengthen the Village's financial capacity and quality of municipal services
- Provide equitable and consistent application of economic development processes and procedures for all projects
- Embed accountability, transparency, and strong public communication in all economic development processes and decisions

2.0 PURPOSE

It is the intent of the Village of Homewood to assist economic development projects and create incentive programs that ensure high-quality development projects which are completed in a timely manner. The ability to show the financial capability to complete a project is critical to creating positive development activity in the Village and ensuring Village incentives are used for their intended purposes.

The Economic and Community Development Director is responsible for ensuring that proposed economic development projects are feasible, and that any project partner has demonstrated the financial capability to complete an economic development project prior to the sale of Village-owned property, issuance of Village incentives, or the commitment of other Village resources to any project.

This policy is designed to establish when and how the Village will verify financial capability for any project requiring Village involvement. This policy requires proof of financing at common "benchmarks" of the development process, to ensure that projects can be completed successfully, in a timely manner, and in a way which does not open the Village up to undue risks or negative future economic impacts.

Additionally, all Village incentives rely on an assessment of "project need" (including the "but for" argument for incentives). Proof of financing is essential for verifying need for a specific project by requiring an individual, business or developer to demonstrate project budgets, pro forma and financial sources to create a clear understanding of project need for Village staff when analyzing a project.

2.1 APPLICABILITY

The Village has the authority, as provided by state statute (65 ILCS 5/8-1-2.5 and 65 ILCS 5/11-74.4-1), to require "proof of financing" for projects which have a public purpose (including economic development projects requiring public assistance or development of public property). The Village's proof of financing policy is designed to apply to a variety of Village economic development initiatives and projects, including:

- Any development project receiving tax-increment financing (TIF) assistance, whether through reimbursable "pay-as-you-go" payments or up-front payments.
- Any development project requiring the purchase of Village-owned property.

- Any development project being funded through one or more additional public assistance programs which require Village support (Low-Income Housing Tax Credits (LIHTC), New Market Tax Credits (NMTC), DCEO funding, federal Small Business Administration (SBA) loans/incentives, etc.).
- Any project requesting municipal support for Cook County property tax abatements or assessments (i.e. Class 6b, Class 8, etc.).
- Any business receiving property improvement assistance or other business development incentives offered by the Village.
- Any other development project or business receiving Village incentives, upon request of the Village Board or Village Manager's Office, when deemed necessary to safeguard Village resources.

2.2 OUTCOME

This policy requires individuals or developers using Village economic development programs to provide clear evidence of funding *before* any Village resources are committed to a project or a Village property is transferred to a developer or new owner. This policy provides the Village Board with clear guidance for how to require any developer partnering with the Village or receiving substantial investment from the Village to demonstrate that they have the finances and resources to complete a project.

This policy assists the Board in asking the following question for any developer or project partner:

Does the developer have a credible, documented path to funding the entire project?

3.0 DEFINITIONS

Definitions are provided in this section to ensure clear administration and communication of requirements between the Board/Village staff and potential developers/project partners.

3.1 Proof of Financing - Documentation reasonably satisfactory to the Village demonstrating that sufficient funds or financing are available or committed to complete the project.

3.2. Developer – The person or legal entity responsible for developing, constructing, or financing the project. The Developer may or may not be the property owner.

3.3. Total Project Cost - The complete projected cost of the project, regardless of whether individual costs are eligible for municipal reimbursement or incentives.

3.4. Unfunded Project Costs – Project costs which have been identified to not have an adequate funding source.

3.4. Debt Financing - Financing provided by a bank, financial institution, private lender, or other lender that must be repaid

3.5. Conditional Financing - Financing that is subject to specified conditions, approvals, due diligence, or other requirements before funds become available (often final approval of Village incentives or planning approvals from the Village)

3.6. Committed Debt – Loan financing which has a written commitment from a qualified lender or financial institution.

3.7. Committed Equity Capital – Equity capital (such as value of other projects or committed revenue from another project from the same developer) that has been contractually committed to a project and is reasonably able to be spent on the costs of the project.

3.6. Committed Financing - Financing for which the applicant has received sufficient documentation demonstrating that the funds are reasonably available for the project, including committed debt or committed equity capital.

3.7. Loan Commitment - A written and signed commitment from a lender specifying the amount and material terms of financing available to the applicant/project.

3.8. Gap Financing - The amount by which identified sources of financing are insufficient to cover identified project costs which require funding commitments from an outside source (such as Village, County or state incentives).

3.9. Third-Party Verification - Independent confirmation of financing, funds, account balances, commitments, or other financial information by a lender, financial institution, accountant, or other qualified third party.

4.0 PROOF OF FINANCING POLICY

This policy requires individuals or developers using Village economic development programs to provide clear evidence of funding *before* any Village resources are committed to a project or a Village property is transferred to a developer or new owner.

This policy creates proof of financing requirements at common “benchmarks” in the development process. These are “benchmarks” where the Village’s involvement in a publicly assisted development project are the greatest, such as awarding bids for publicly-owned property or approving a redevelopment agreement for a project. Just as not every development project will go through each of these “benchmarks,” not every development project will be subject to the full set of requirements in this policy.

This policy is not an ordinance or code which is specific to any one project. The Village Board reserves the right to modify these requirements as is appropriate for a specific project in order to maximize public benefit.

]

4.1 SOLICITATIONS OF PROPOSALS/REQUESTS FOR PROPOSALS (RFP)

The sale of Village-owned property generally occurs through a competitive process, such as a Solicitation of Alternate Proposals (Inside of TIFs) Request for Proposals (any development), or Solicitation of Bids and Proposals (Outside of TIFs). If the Village Board initiates one of these methods of property sale, or another similar competitive process for selling public property, the Village shall require the bidder or proposer to provide initial proof of financing.

As initial proof of financing, the bidder or proposer “**shall demonstrate the financial readiness to complete the proposed development and associated public improvements.**” Assessing financial readiness involves determining whether a potential developer/property buyer has considered the full costs of the property and proposed improvements, and has determined where financing could come from should they be approved to purchase the property.

For all projects, the proposer/bidder shall provide all of the following:

- Preliminary pro forma and project budget
- Ledger of planned or approved funding sources
- Grants awarded/applied for (with clear timeline of approval if not yet awarded)
- Detailed timeline of anticipated receipt of funding or completion of financial commitments
- Examples of other past or current projects where funding was successfully provided

These requirements ensure that bidders/proposers are carefully consider their financial needs and how feasible their proposal is before large amounts of Village staff time and resources are committed to reviewing and developing a proposal. This allows for financial flexibility through the entitlement review process, as project costs and demands often change during the negotiation of entitlements such as development agreements or zoning reviews.

4.2 DEVELOPMENT/REDEVELOPMENT AGREEMENTS, PURCHASE AND SALE AGREEMENTS, OR OTHER INCENTIVE AGREEMENTS

When the Village negotiates an agreement (redevelopment agreements, purchase and sale agreements, incentive agreements, etc.), any individual or developer participating with the Village in the agreement shall provide concrete proof of committed or approved funding.

As proof of committed financing, the bidder or proposer “**shall demonstrate their current financial capability to complete the proposed development and associated**

public improvements.” Assessing current financial capability is necessary to communicate to the Village that a project as agreed upon can be completed in a reasonable amount of time and meet any development conditions without coming back to the Board for frequent amendments or additional incentive requests. This review also ensures that a proposed financing strategy (or “funding stack”) does not conflict with Village redevelopment agreements or

To demonstrate current financial capability, all projects requiring participation in an agreement with the Village shall provide the following:

- Finalized pro forma and project budget
- Final financing ledger of all funding sources (including name of agency/lending institution where funding originates from)

As applicable, the following may be accepted at this stage to demonstrate current financial capability:

- Approved loan commitments, or signed letters demonstrating that project lending has been approved
- Credit commitments (committed or conditionally committed), and/or signed letters demonstrating that credit has been awarded or is conditionally awarded
- Escrow deposits for the property (if applicable)
- Effective tax credit allocations/approval letters
- Signed approval letters for any grants or program funding through state/federal programs
- Proof of committed equity capital (such as bank statements, wire transfer receipts, or documentation from a lending institution or corporation) or signed statements demonstrating sufficient available equity

All documents provided at this stage of development shall demonstrate amounts which match those found in the final financing ledger and finalized pro forma for the project. If gap financing is identified which requires Village incentives (i.e. TIF reimbursement), it is the responsibility of the developer to demonstrate access to loan or credit commitments which still provide capital to meet project needs without requiring capital injections or up-front payments for project costs (unless otherwise approved by the Board).

The following may NOT be accepted at this stage to demonstrate current financial capability, as these documents lack any guarantee of funds or provide incomplete financing information:

- Letter from bank or other lending institution stating that funding is under review or that a deal is under consideration
- Grant applications or partial approvals of grant/program funding
- Loan applications

- Tax credit program applications or preliminary approvals for tax credit programs
- Valuations of property or other assets to be utilized as “collateral” or being borrowed against
- Existing business cash flow documents

The Village may require other documents, such as market analyses or tax forecasts, as is appropriate to demonstrate feasibility of financing and financial capability for any development. The Board and Village management reserve the right to request additional information as necessary.

4.3 PLANNED DEVELOPMENT REVIEW

Planned Development reviews are a significant part of the entitlement review process, which often changes the design or layout of a development significantly. Not all projects are subject to these reviews – though all downtown projects and projects larger than a ½ acre do require them. These applications are generally reviewed at the same time as a redevelopment agreement.

The Planned Development process often significantly changes the final site design – and thus changes the cost of a development. As such, a developer should be prepared to amend the documents initially submitted before the signing of a redevelopment agreement.

For all projects, the developer shall provide the following with a Planned Development application:

- Finalized pro forma and project budget incorporating changes from the review
- Final financing ledger of all funding sources (including name of agency/lending institution where funding originates from)

If costs have changed following Planned Development review and approval: The developer shall provide amended documents from the list of allowed documents in the “SET” category and provide them to the Village (or incorporate them into a final development/redevelopment agreement or similar agreement).

If costs have NOT changed following Planned Development review and approval: No additional action is required for this step. Developer shall provide proof to staff verifying that project costs have not substantially changed.

4.4 PROPERTY CLOSING/SALE OF PROPERTY

The Village closes on property when a Purchase and Sale Agreement (or a similar agreement) is signed and the buyer fulfills any conditions of the sale of the property, including escrow payments, studies/surveys, or other necessary steps to purchasing the property.

The Village shall require proof of financing commitment within an agreed-upon time (generally 30-60 days) after the approval and execution of a Purchase and Sale Agreement or similar agreement completing the sale of Village-owned property. Such language shall be added to Purchase and Sale Agreements or similar agreements regulating the sale of Village-owned property. This step ensures that the developer is able to demonstrate readily-available financing to purchase the property and complete the project for which the property is being sold.

If Village-owned property is being sold for another purpose without a development or “end user” being supported, this step may not apply.

4.5 VILLAGE INCENTIVE REVIEWS

Many projects in the Village require assistance from Village incentive programs, or Village support for other incentives (such as Cook County or State of Illinois programs). Many of these projects are smaller investments which require less direct involvement from the Village, or are projects which do not involve the sale of Village-owned property. While most Village incentives are “performance-based” (meaning they are not distributed unless the work being incentivized is completed), providing some financing information is essential for ensuring the successful use of Village or Village-supported incentives.

For Cook County Incentives (Class 6b, Class 8, etc.) supported by the Village:

- Project budget summarizing proposed investment into property
- Ledger of planned or approved funding sources

For all Village incentives:

- Business plan (current or proposed) showing proposed sales/revenue from business or development
- Project budget summarizing proposed investment into property
- Narrative including information on planned funding sources

While the level of documentation needed is lower for Village and Village-supported incentives, it is critical to the success of incentives to ensure that the

5.0 OTHER NOTES/PARAMETERS

The Village Board of Trustees are the final decision-making body on projects which are subject to proof of financing review. As such, the Village Board reserves the right to modify these requirements as is appropriate for a specific project in order to **maximize public benefit**.

When managing proof of financing documents, Village staff shall consider the following:

- Any documentation of proof of financing shall be shared with Trustees and Village management staff upon receipt.

- Any documentation of proof of financing shall be treated as confidential commercial information and be provided proper confidentiality and protection of personal information. Documentation shall not be presented publicly unless otherwise authorized by the Developer or it is deemed necessary for the protection or welfare of Village residents. Any release into the public record shall be redacted as appropriate to protect sensitive personal or financial information.
- The Village may waive or provide alternative methods of providing financial information (such as performance guarantees or clear phased funding plans) as appropriate for the success of a project



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Public Art Installation – Homewood Wishing Tree at 18136 Dixie Highway

PURPOSE

The applicant, the Homewood Creative Alliance, has proposed a public art installation at 18136 Dixie Highway. The installation, called “Homewood Wishing Tree,” is proposed as a pop-up art installation to transform the existing monument structure on the property into a “wishing tree” installation. The wishing tree installation would be interactive and allow residents and visitors to tie notes, fabric, or tokens to strings (“branches”) of the tree to “share hopes, peace, or personal desires.” This type of installation is originally credited to artist Yoko Ono and has spread to numerous other cities and towns globally.

Proposed site:

Structure is 10ft tall, with the inner diameter 5ft.
Area covered by roof is 19ft wide



Planning sketch:



This type of installation would be temporary and would reflect examples of such installations from other communities. The installation would be paired with a public gathering to allow community members to participate in the creation of the installation.



The installation would be installed temporarily on an existing structure which formerly served as a monument anchoring Independence Park, a park honoring Homewood veterans. The property was sold to Joaquin Anguiano in 2025 as part of an ongoing Village redevelopment project, and the monument was decommissioned. The applicant has received permission from the property owner at 18136 Dixie Highway to install the temporary art installation.

ABOUT THE ARTIST

The Homewood Creative Alliance is a local nonprofit organization designed to promote art installations and opportunities to engage with art around the Homewood-Flossmoor area. The organization was recently established in late 2025. The group has previously created or supported other creative installations throughout the community, including:

- A community weaving installation at Homewood Public Library
- A set of pop-up installations during the 2025 Witches' Night Out
- A community art swap
- Pop-up family portraits station at the 2025 Holiday Lights festival
- Art auction in partnership with the Spotlight Performance Academy

PROCESS

The Village codified a process in August 2025 to review and approve public art installations. Public art installations are considered an accessory use requiring review by the Appearance Commission and the Village Board. This process was designed to create a formal process for the Village to allow opportunity for Village residents and officials to provide feedback on proposed public art installations and ensure public artwork is installed in a manner which preserves public safety, health, and provides a positive contribution to the Village.

In this new process, the Appearance Commission provides an initial review for public art proposals to ensure conformance with approved standards for such installations. These standards are found in Section 44-07-16 of the Village Zoning Ordinance. The approved standards are written to ensure suitable location, placement, design, and protection of public art installations where they are needed. The standards are written to avoid regulation of content, messaging, or intent of public artwork. The Appearance Commission may recommend approval, approval with conditions, or denial by the Village Board.

The Village Board provides a final approval of a public art installation by motion, by simple majority.

On June 4, 2026, the Appearance Commission recommended approval of the Homewood Wishing Tree installation, finding that the installation meets the standards in Section 44-07-16 of the Village Zoning Ordinance regulating public art installation approvals. The Commission



provided feedback on materials, regulating access to the installation to avoid damage to the installation or the wishing tree materials, and methods for preventing vandalism of the installation. The Commission found the installation is proposed to be placed and designed in a manner which does not impact public safety, health or welfare, and meets the standards for such installations found in the Village Zoning Ordinance.

The Homewood Wishing Tree represents the first project to be considered through the Village's recently adopted public art installation review and approval process.

OUTCOME

Approval by the Village Board of Trustees will allow the applicant, the Homewood Creative Alliance, to install the proposed temporary art installation on private property at 18136 Dixie Highway. This art installation will provide an opportunity for residents to participate in an interactive art activity in a central location in the Village's Downtown, which may promote positive interactions with other Village events and programming.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass a motion approving a public art installation at 18136 Dixie Highway for the creation of the Homewood Wishing Tree by the Homewood Creative Alliance.

ATTACHMENT(S)

- Artwork Information
- Artist Information



Public Art Proposal

The Homewood Creative Alliance would like to propose a pop up art installation using an existing structure on Hickory St, right off of Dixie Hwy. Wishing trees are public, interactive installations where people tie notes, fabric, or tokens to branches to share hopes, peace, or personal desires. Popularized globally by artist Yoko Ono since 1996, these trees are often found in parks, gardens, and community spaces. They function as both art and communal expressions of hope. We believe this will be a cathartic experience in trying times, and a visual reminder to the community of each other's humanity, and that we are alike in more ways that we are different. An interactive project that is simple in nature, but makes a strong visual impact. People will have pride that they had a part in making it, and it will strengthen our sense of community.

Instead of a tree, we would like to use the structure on Hickory and Dixie as the site for the “wishing tree.”

We will hang wire/rope/string to secure ribbon and/or tags. We were informed that this will be coming down when construction begins on the new restaurant. If needed we would like permission to drill hooks into it to secure the wire or string to help prevent it from falling down.

If possible, we would also like to connect to a nearby power source to light the installation at night with white lights on a timer.

In preparation we ask that the structure be power washed.

Date TBD, sometime in late May. Ideally we would like to have a day where we encourage people to come out and get it started, then it will be there during the Art & Garden Fair where many people can participate.

Proposed site:

Structure is 10ft tall, with the inner diameter 5ft.
Area covered by roof is 19ft wide



Planning sketch:





The Homewood Creative Alliance is a non profit organization that designs immersive art experiences that strengthen community and highlight local artists.

We collaborate closely with residents to ensure our projects reflect what the community wants and values.

By making art interactive, inclusive, and visible in public spaces, we foster connection and a sense of belonging.

While we are a new organization, we have already accomplished a few successful events including a community weaving project that is now on display in the Homewood Public Library, a small pop up market during Witches Night Out, a community art swap, pop up family portraits at Homewood Holiday Lights, and an art auction where we partnered with Spotlight Performance Academy's benefit concert.





BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Bid Award - 2026 Motor Fuel Tax General Maintenance Pavement Patching Program

PURPOSE

Staff requests that the Village Board award the 2026 Motor Fuel Tax (MFT) General Maintenance Pavement Patching Program to D. Construction, Inc. of Coal City, IL. The project will consist of milling and patching deteriorated asphalt pavement areas on various residential streets throughout the Village.

PROCESS

The Motor Fuel Tax Funds the Village of Homewood receives are distributed by the State of Illinois from taxes on gasoline and diesel fuel. The allotment of each municipality is not based on the total fuel tax collected within that municipality's boundary; rather, it is based on Statewide sales.

Although the funds are deposited with the municipality, the expenditure of MFT funds requires the approval and supervision of the Department of Transportation. The Village must pass a resolution appropriating the MFT funds. The resolution must state how the funds will be used and the resolution is submitted to the appropriate IDOT district office for approval.

Resolution Authorizing Expenditures

On August 11, 2026 the Board passed a resolution appropriating \$460,000 for the 2026 MFT General Maintenance Pavement Patching Program. Approximately, \$9,000 of the appropriation will be used for materials testing and \$451,000 for construction. Materials testing is performed on asphalt prior to and after application on the roadway by an independent testing company to ensure that the mixture is prepared and applied within required standards of performance and consistency.

Bid Process

The Public Works Engineering Division completed detailed bid documents and chose patch locations of deteriorated asphalt pavement on various residential streets throughout the Village.



After proper advertising, bids were opened and read aloud at Public Works on September 1, 2026 at 10:00 a.m. The results of the seven (7) bidders are as follows:

CONTRACTOR	AMOUNT
D. Construction, Inc.	\$414,000
McGill Construction	\$432,000
Iroquois Paving Corp.	\$435,000
K Five Construction Corp.	\$438,000
Gallagher Asphalt Corp.	\$440,000
Schroeder Asphalt Services	\$458,000
M&J Asphalt	\$767,000

OUTCOME

D. Construction, Inc., the lowest responsible bidder, is recommended for the contract as they are a regional firm that has established a record of satisfactory performance on similar projects and are IDOT prequalified to perform work of this nature. Public Works is confident that D. Construction is capable of performing the contract work in a manner that is consistent with the contract specifications.

Street	From	To
Kimball Avenue	184 th Street	Knollwood Lane
Maple Road	Lincoln Avenue	Dead End
Maple Road	Dundee Avenue	Dead End
Maple Road	Western Avenue	Dead End
Stewart Avenue	Alexander Street	Heather Road
Poplar Court	Loomis Avenue	Cul-de-sac
Olive Road	Stewart Avenue	Perth Avenue
Olive Road	Rockwell Avenue	Dead End

FINANCIAL IMPACT

- **Funding Source:** Motor Fuel Tax Funds
- **Budgeted Amount:** \$460,000

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Award a bid for the 2026 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 \$460,000.

VILLAGE OF HOMEWOOD

Item 9. E.



ATTACHMENT(S)
Bid Tabulation Sheet

Village of Homewood - Bid Tabulation Sheet

Project:	2026 MFT General Maintenance Pavement
	Patching Program, 27-00000-00-GM
Bid Number:	25-05 PW
Bid Opening Date:	9/1/2026
Bid Opening Time:	10:00 am
Bid Award:	9/8/2026
Persons Attending Bid Opening:	Massi, Hankey, Cabay

Bidders Name	Total Amount of Bid	Notes
1 D Construction	\$414,000.00	Total
	\$20.70	Unit Price
2 McGill Construction	\$432,000.00	Total
	\$21.60	Unit Price
3 Iroquois Paving	\$435,000.00	Total
	\$21.75	Unit Price
4 K Five Construction Corp.	\$438,000.00	Total
	\$21.90	Unit Price
5 Gallagher Asphalt Corp.	\$440,000.00	Total
	\$22.00	Unit Price
6 Schroeder Asphalt Services	\$458,000.00	Total
	\$22.90	Unit Price
7 M&J Asphalt	\$767,000.00	Total
	\$38.35	Unit Price
8		Total
		Unit Price
9		Total
		Unit Price



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Thomas Johnson, Chief of Police

Topic: Sale of Surplus Equipment

PURPOSE

Staff requests that the Village Board pass an ordinance authorizing the sale of surplus property to the City of Aurora Police Department.

PROCESS

The Homewood Police Department has acquired new light bars for their squad cars and has a surplus of light bars that will no longer be used.

The City of Aurora Police Department learned that the Village had a surplus of light bars that match the ones they currently use to upfit their police vehicles. The City of Aurora has agreed to pay \$300 each for six (6) light bars.

The surplus property to be sold is six (6) Whelen Liberty Light bars.



Whelen Liberty Light bars

OUTCOME

Approval of the ordinance will authorize the Village Manager to sell six (6) surplus Whelen Liberty light bars to the City of Aurora for a total of \$1,800.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

VILLAGE OF HOMEWOOD

Item 9. F.



RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the Village Manager to sell six (6) light bars listed as surplus property to the City of Aurora for the total amount of \$1,800.

ATTACHMENT(S)

Ordinance

**AN ORDINANCE AUTHORIZING THE SALE OF PERSONAL PROPERTY
NO LONGER NECESSARY OR USEFUL TO THE
VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS**

WHEREAS, Section 11-76-4 of the Illinois Municipal Code (65 ILCS 5/11-76-4) authorizes a municipality to dispose of personal property no longer deemed necessary or useful to the Village; and

WHEREAS, the Village of Homewood, owns certain items of personal property which it desires to dispose of as therein provided;

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

SECTION ONE - DECLARATION OF SURPLUS PROPERTY:

The following personal property items owned by the Village of Homewood are deemed no longer necessary or useful to this Village. The President and Board of Trustees authorize the Village Manager to sell the following property to the City of Aurora for One Thousand Eight Hundred Dollars (\$1,800.00):

Six (6) Whelen Liberty Light Bars

SECTION TWO - 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 8th day of September, 2026.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Cook County Class 8 Incentive Renewal – 17759-17845 Bretz Drive (Homewood Business Park Condominiums)



Figure 1: View of one building at the Homewood Business Park Condominiums complex @ 17759-17845 Bretz Drive.

PURPOSE

The Homewood Business Park Condominium Association is seeking Village support to renew a Class 8 property tax incentive for property at 17759-17845 Bretz Drive. The Village of Homewood passed a resolution of support for this incentive as a component of the construction of three multi-unit commercial condominium buildings.

Homewood Business Park Condominium Association operates seven (7) commercial condominium units with a mix of local businesses such as R & R Plumbing and the Illinois Cremation Society. The center is also home to 119 Tranzit (car rental facility), Soulistic 360 (music and video production facility), Powersource Martial Arts, and Cremation Society of Illinois.

Two businesses which previously provided sales and place of eating taxes for the Village (Rabid Brewing, Homewood Bat Company) have left the center in 2026. One sales tax generating business (Kevin's Garage) remains in the center.

The property owner has stated that retaining the Class 8 incentive is important to maintain viability for businesses currently operating in the center and marketing spaces to new tenants (such as a replacement tenant for Rabid Brewing).

Tax rates in Cook County are significantly higher than rates in adjacent counties and nearby Indiana, where the property tax rate is as much as 45% lower. Cook County has recognized the unique impact that these tax rates have on Chicago's south suburbs and established the Class 8 Tax Incentive Program. The Class 8 program encourages industrial and commercial development in areas of the County which are experiencing "severe economic stagnation."

Commercial/industrial property owners in five participating townships (Bloom, Bremen, Calumet, Rich and Thornton) and other designated areas of "severe economic stagnation" may apply for



this program. Under this program, the property is assessed at 10% during the first 10 years and for any subsequent 10-year renewal period.

The current Class 8 property tax incentive is near the end of its term and set to expire in 2028. If the incentive is not renewed, the property would be assessed at 15% in year 11 (2027), 20% in year 12 (2028), and 25% in subsequent years (2029 and beyond).

PROCESS

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

The applicant applied for the renewal of the Class 8 incentive in January 2026. The property previously had maintenance issues that were recently addressed by the property owner. The Village planned to bring this renewal application forward upon addressing these concerns.

According to the terms of the Class 8 incentive program, the municipality must pass a renewal a resolution or ordinance that expressly states that the municipality a) supports and consents to the renewal of the Class 8 incentive, and b) that it has been determined that the use of the property and the incentive are necessary and beneficial to the local economy.

OUTCOME

Approval of this incentive renewal may assist the Homewood Business Park Condominium Association in its ability to retain and attract businesses. With the incentive, property taxes would be approximately \$62,000 annually. Without an incentive, annual property taxes would be approximately \$154,000 annually. The Class 8 reduces property taxes on the property by \$92,000 annually.

The Village receives approximately 11% of the property tax levy on this property. With the incentive, the Village receives approximately \$6,900 annually from the property's tax bill. Without the incentive, the Village would receive approximately \$17,000 annually from the property's tax bill.



FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A (The property currently has a Class 8 incentive – renewal of the Class 8 incentive will maintain property taxes at their current level.)

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution supporting and consenting to a Class 8 Cook County tax classification renewal for the Homewood Business Park Condominium Association property located at 17759-17845 Bretz Drive.

ATTACHMENT(S)

- Resolution
- Request for Class 8 Renewal

RESOLUTION NO. R-3274

**A RESOLUTION SUPPORTING RENEWAL OF CLASS 8 STATUS
PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION
ORDINANCE FOR REAL ESTATE LOCATED IN THE HOMEWOOD BUSINESS
PARK CONDOMINIUM AT 17759-17845 BRETZ DRIVE, HOMEWOOD, COOK
COUNTY, ILLINOIS.**

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

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

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

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

WHEREAS, in 2015, the Village of Homewood passed Resolution No. R-2225, determining the appropriateness for Class 8 tax designation of the subject property; and

WHEREAS, Homewood Business Park Condo Association is applying for renewal of Class 8 property status pursuant to said aforementioned ordinance, for certain real estate located at 17759-17845 Bretz Drive, Homewood, Cook County, Illinois, having Property Index Numbers 29-33-100-067-1001, -1002, -1003, -1010, -1011, -1012, -1014 and legally described in Exhibit "A" attached hereto, and has demonstrated to this Board that the Class 8 real estate tax incentive is necessary for the redevelopment of the subject property;

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

1. The above recitations are incorporated herein as if fully restated.
2. The Board of Trustees of the Village of Homewood supports and consents to the application by Homewood Business Park Condo Association to have certain real estate located at 17759-17845 Bretz Drive, Homewood, Cook County, Illinois legally described in Exhibit "A", attached hereto, and having Property Index Number 29-33-100-067-1001, -1002, -1003, -1010, -1011, -1012, -1014 declared eligible for renewal of the Class 8 real estate tax incentive, in that the incentive is necessary for the subject property to remain economically viable.
3. The existing development is consistent with the overall development plan for the area.
4. The President, Village Clerk and other appropriate Village of Homewood officials are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed this 8th day of September 2026.

Village President

ATTEST:

Village Clerk

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

EXHIBIT "A"**Legal Description:**

Units A-1, A-2, A-3, A-4, A-5, B-1, B-2, C-1, C-4 and C-5 in the Homewood Business Park Condominium, together with its undivided percentage interest in the common elements as delineated and defined in the Declaration recorded August 20, 2009, as Document No. 0923210013, as amended from time to time, in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Numbers: 29-33-100-067-1001
29-33-100-067-1002
29-33-100-067-1003
29-33-100-067-1010
29-33-100-067-1011
29-33-100-067-1012
29-33-100-067-1014

Common Address: 17759-17845 Bretz Drive, Homewood, Illinois 60430

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

Item 9. G.

January 26, 2026

Village of Homewood Village President and Board of Trustees
c/o Ms. Angela Mesaros
Director of Economic and Community Development
Village of Homewood
2020 Chestnut Rd
Homewood, IL 60430

Re: Request for Renewal of Class 8 Incentive Renewal
PIN(S): 29-33-100-067-1001
29-33-100-067-1002
29-33-100-067-1003
29-33-100-067-1010
29-33-100-067-1011
29-33-100-067-1012
29-33-100-067-1014
Address: 17759-17845 Bretz Dr, Homewood
Applicant: Homewood Business Park Condo Association

Dear Ms. Mesaros:

On behalf of our client, the Homewood Business Park Condo Association, we are respectfully requesting that the Village of Homewood issue a Resolution of Support for a renewal for an additional term of the Class 8 Property Tax Incentive for the 7 commercial condo units located at 17759-17845 Bretz Drive.

The original incentive, granted in 2016, has been instrumental in the property's stability. As the incentive begins to phase out, a renewal is essential to ensure this diverse ecosystem of Homewood businesses remains viable.

The Need for Relief

As a brief background, the Class 8 Property Tax Incentive is a critical economic development tool by Cook County to encourage commercial and industrial reinvestment. It allows qualifying properties to be assessed at 10% of market value rather than the standard 25% assessment rate applied to other commercial properties. This designation does not remove the property from the tax rolls; rather, it stabilizes the tax burden to a competitive level, ensuring the property remains occupied, productive, and a generator of revenue for the Village.

Property Profile and Community Impact

These seven commercial condominium units house a unique mix of local businesses that contribute to the Village's identity as a hub for skilled trades and manufacturing. The occupied units consist of:

Request for Renewal of Class 8 Incentive Renewal
 PIN(S): 29-33-100-067-1001, et. al.
 Address: 17759-17845 Bretz Dr, Homewood
 Applicant: Homewood Business Park Condo Association
 Page 2

1. **Homewood Bat Company:** A true "Made in Homewood" success story. This manufacturer and retailer produces professional-grade wood baseball bats from ash, yellow-birch, and maple trees, putting the Village's name in the hands of athletes across the region.
2. **Kevin's Garage:** A specialized automotive craftsman shop providing full-service Harley Davidson repair and customization, drawing motorcycle enthusiasts to the park.
3. **R&R Plumbing Technicians:** A vital service provider delivering professional plumbing for residential and commercial clients throughout the south suburbs.
4. **Rabid Brewing (Transition):** While currently occupying a space, this tenant is expected to vacate in 2026. Securing the Class 8 renewal is absolutely critical to marketing this unit to a new tenant. Without the incentive, attracting a replacement user for a brewery/industrial space will be significantly more difficult.

Economic Impact: Sales Tax Generation

Unlike standard industrial warehouses that offer little financial return to the Village beyond property taxes, these specific tenants are "maker-retailers" that generate consistent **Sales Tax** revenue for Homewood:

- **Homewood Bat Company:** As a direct-to-consumer manufacturer, they operate a retail showroom on-site. Every bat sold to a visiting player, parent, or team generates retail sales tax for the Village.
- **Kevin's Garage:** Motorcycle customization is a high-ticket business. While labor is a service, the high-value parts, chrome accessories, and performance upgrades sold during these customization projects are taxable tangible personal property, creating a steady stream of sales tax revenue on high-dollar transactions.

Retaining these businesses ensures that this sales tax revenue stays in Homewood rather than shifting to a neighboring municipality.

Tax Analysis

This renewal is critical to the continued viability of these small businesses. "But for" this incentive, the units face an unsustainable financial burden. If the incentive expires, the collective annual property tax liability is projected to jump from approximately **\$62,000 to over \$154,000**.

- **Financial Shock:** This represents a staggering **150% increase** in tax liability.
- **Impact on Small Business:** For niche manufacturers and service providers like Homewood Bat Co. and Kevin's Garage, more than doubling the tax bill erodes the margin needed to buy materials and pay skilled labor.

"But for" the Class 8 Incentive renewal, the gross occupancy cost would become prohibitive. The Class 8 renewal is the specific tool that prevents vacancy and keeps these unique businesses in Homewood.

Request for Renewal of Class 8 Incentive Renewal
PIN(S): 29-33-100-067-1001, et. al.
Address: 17759-17845 Bretz Dr, Homewood
Applicant: Homewood Business Park Condo Association
Page 3

Conclusion

We have attached a copy of the Class 8 Renewal Application filed with the Cook County Assessor's office.

We are, therefore, respectfully requesting that the Village of Homewood issue a Resolution of Support for the renewal of an additional term of the Class 8 Incentive. This renewal will ensure vital community assets remains accessible to village residents for the next decade.

Should you have any questions or need additional documentation, please feel free to give me a call.

Sincerely,

SANDRICK LAW FIRM LLC



Michael J. Pyrchalla
Attorney

17759-17845 Bretz Drive, Homewood, IL

Tax Projections

	Class 5	Incentive
Assumed TAV	332,578	133,031
Eff Tax Rate	46.045%	(Based on last available)

	25%	10%
Base Year	\$ 153,135	\$ 61,254
Year 2	\$ 156,964	\$ 62,785
Year 3	\$ 160,888	\$ 64,355
Year 4	\$ 164,910	\$ 65,964
Year 5	\$ 169,033	\$ 67,613
Year 6	\$ 177,590	\$ 71,036
Year 7	\$ 182,030	\$ 72,812
Year 8	\$ 186,580	\$ 74,632
Year 9	\$ 191,245	\$ 76,498
Year 10	\$ 196,026	\$ 78,410

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

Item 9. G.

January 15, 2026

Ira Horwitz
Cook County Assessor's Office
Incentive Program
118 North Clark Street
Chicago, IL 60602

Re: Class 8 Renewal Application
PIN: 29-33-100-067-1001 to 1003; 1010 to 1012 & -1014
Address: 17759-17845 Bretz Drive, Homewood
Applicant: Homewood Business Park Condo Assoc.

Dear Ira:

Enclosed, please find a Class 8 Renewal Application along with a check in the amount of \$1,000.00 for the above-referenced parcel. We will forward the resolution as soon as we receive it.

Should you need any additional information or documentation, please feel free to give me a call. Thank you for your help and cooperation with this matter.

Sincerely,

SANDRICK LAW FIRM LLC



Adam E. Dotson
Director of Economic Development
AED/nrb

Enclosure



CLASS 6B/7/8 RENEWAL APPLICATION

Control Number

8537c,d,e,g&8538a,b,c

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

I. Identification of Applicant

Name: Homewood Business Park Condo Assc. Telephone: ()

Address: 17759-17845 Bretz Drive

City, State: Homewood, IL Zip Code: 60430

Email Address: _____

Agent/Representative (if any)

Name: Adam E. Dotson Telephone: ()

Address: 1005 W. 175th Street

City, State: Homewood, IL Zip Code: 60430

Email Address: adotson@ksnlaw.com

II. Description of Subject Property

Street address: 17759-17845 Bretz Drive

City, State: Homewood, IL Zip Code: 60430

Permanent Real Estate Index Number (s): 29-33-100-067-1001 #8538a

29-33-100-067-1002 #8538b

29-33-100-067-1003 #8538c

29-33-100-067-1010 #8537c

29-33-100-067-1011 #8537d

29-33-100-067-1012 #8537e

Township: Thornton 29-33-100-067-1014 #8537g

I, Adam E. Dotson the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.



Signature

01/15/2026

Date

Adam E. Dotson

Print Name

Agent for applicant

Title

02/10/2020

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BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Special Use Permit for Indoor Commercial Place of Assembly (Healthcare Innovator Institute) at 1820 Ridge Road



Figure 1: Location of proposed business at 1820 Ridge Road.

PURPOSE

The applicant, Kytori Tolbert of Healthcare Innovator Institute, has proposed a teaching center for healthcare professionals, including certified nursing assistants (CNAs), at 1820 Ridge Road. The business will be located within the Golden Eagle Office Center. The office plaza is an existing three-story structure with a variety of commercial tenants, including an event venue, a day care facility, and other professional offices and service uses. The applicant plans to offer semi-regular classes to support students seeking CNA certification from the State of Illinois. Businesses which offer these types of teaching facilities are classified as *indoor commercial places of assembly*.

The healthcare career learning center will be located in an existing office suite within the Golden Eagle Office Center. This suite (#306D) is located on the third floor of the building. The suite consists of a single large room that is approximately 22' x 18' in area. The suite will share restrooms with other office suites located on the same floor. The suite has a fire alarm system installed as required by code.

Based on occupant load requirements in the adopted 2021 International Building Code, the maximum capacity in the space for an educational facility is 20 persons.

The applicant plans to host small classes of up to 10 students between 9 a.m. and 8 p.m. on weekdays and Saturdays (Monday through Saturday). The applicant anticipates that the majority of classes will be hosted during daytime hours (7 a.m. – 5 p.m.), with some evening classes. Classes will be taught by several hired instructors.

The business will employ up to five (5) employees, who will be involved in teaching activities at various times. The applicant plans to staff between one and three employees at a time, depending on the course offering.



The Golden Eagle Office Center has 81 parking spaces in the visitor lot to the west of the office center, and 24 partially covered parking spaces located on the first floor of the building (105 total parking spaces). There are no parking requirements currently applied to property in the B-2 Downtown Transition zoning district. The business is not required to add additional parking spaces. However, the adequacy of parking and access may be reviewed through the special use permit review process.

Note: This teaching program does not directly certify prospective CNAs. The Illinois Department of Public Health (IDPH) formally certifies CNAs. The courses offered at this business are designed to assist students in passing the Illinois Nurse Aide Testing exams (also known as the INACE program) and other similar program requirements.

PROCESS

Staff reviewed the proposed use against zoning requirements, including parking and use-specific requirements for indoor commercial places of assembly. The proposed use was found to meet all current requirements of the Village Zoning Ordinance and was recommended for approval by staff.

At the regular meeting of the Planning and Zoning Commission on August 20, 2026, the Commission considered the request for a special use permit to allow the proposed indoor commercial place of assembly use.

OUTCOME

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

1. The proposed use is to be located at 1820 Ridge Road, a tenant space within an existing office center, within property identified with Cook County PIN 29-31-401-040, 29-31-401-041, 29-31-401-042, 29-31-401-043, 29-31-401-044, 29-31-401-045, 29-31-401-046.
2. The subject property is located within the B-2 Downtown Transition zoning district.
3. The subject property is currently owned by 1820 Building LLC of Wilmette, IL.
4. The proposed use is classified as an indoor commercial place of assembly, which is a special use within the B-2 Downtown Transition zoning district.
5. The subject site meets applicable use-specific standards in Section 44-04-04 of the Village Zoning Ordinance.
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
7. The proposed indoor commercial place of assembly use is consistent with the standards for special use permit approval as set forth in Section 44-07-11.

VILLAGE OF HOMEWOOD

Item 9. H.



FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance grant a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for Healthcare Innovator Institute at 1820 Ridge Road.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2451**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN
INDOOR COMMERCIAL PLACE OF ASSEMBLY USE AT 1820 RIDGE
ROAD IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

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

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

WHEREAS, a request has been received for a special use permit to operate a learning center for emerging healthcare professionals (classified as an *indoor commercial place of assembly*) at 1820 Ridge Road in Homewood, Illinois; and

WHEREAS, the subject property is located in the B-2 Downtown Transition zoning district; and

WHEREAS, indoor commercial places of assembly are allowed as a special use in the B-2 Downtown Transition zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on August 20, 2026, and voted for approval with six (6) ayes to zero (0) nays; and

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

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

SECTION ONE – FINDINGS OF FACT:

1. The proposed use is located at 1820 Ridge Road, a tenant space within an existing office center, within property identified with Cook County PIN 29-31-401-040, 29-31-401-041, 29-31-401-042, 29-31-401-043, 29-31-401-044, 29-31-401-045, 29-31-401-046.
2. The subject property is located within the B-2 Downtown Transition zoning district;
3. The subject property is currently owned by 1820 Building LLC of Wilmette, IL;
4. The proposed use is classified as an indoor commercial place of assembly, which is a special use within the B-2 Downtown Transition zoning district;
5. The proposed use on the subject site meets applicable use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
7. The proposed indoor commercial place of assembly use is consistent with the standards for special use permit approval as set forth in Section 44-07-11(c) of the Village Zoning Ordinance.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lots 42, 43, 44, 45, 46, 47 and 48 in Robertson and Young's Second Addition to Homewood, being a Subdivision in the Northwest ¼ of the Southeast ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-401-040, 29-31-401-041, 29-31-401-042, 29-31-401-043, 29-31-401-044, 29-31-401-045, 29-31-401-046

Common Address: 1820 Ridge Road
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Kytori Tolbert (Healthcare Innovator Institute) to allow an indoor commercial place of assembly at the above-described property.

SECTION FOUR – CONDITIONS

None.

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

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of August 20, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of September 8, 2026, as they relate to the subject zoning.

SECTION SIX- RECORDING:

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

PASSED and APPROVED this 8th Day of September, 2026.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Community and Economic Development

Topic: Budget Amendment – Non-TIF Incentive Programs

PURPOSE

Staff is requesting Village Board approval of a budget amendment to allocate additional funds to the Village's Non-TIF Business Incentive programs.

PROCESS

The Village currently offers three (3) incentive programs through the Non-TIF Business Incentive Program:

- **Go Green! Reward:** Assists property owners in constructing and upgrading buildings with environmentally sustainable initiatives which benefit the environment.
- **Retail Enhancement Program:** Assists new or existing businesses owners with buildout costs for relocating a business in Homewood or expanding an existing Village business.
- **Façade and Property Improvement Program:** Assists property owners in revitalizing and reinvesting in property, especially for work to improve the exterior appearance and code compliance of existing commercial buildings.

These programs provide reimbursements for up to 50% of eligible property improvement costs. Property owners or business operators receiving funds are responsible for completing eligible work and submitting proof of payment for reimbursement from the Village. This program is generally reserved for smaller investments (under \$150,000) in property or investment in properties outside of Village tax increment financing (TIF) districts. These programs are designed to incentivize property owners and business owners to complete improvements which increase the function and attractiveness of commercial and industrial buildings in the Village.

Current Fiscal Year Budget and Anticipated Additional Requests

The Village has seen an increase in interest in the program since the beginning of this fiscal year. In the Fiscal Year 2026-2027 budget, the Village allocated \$50,000 to the program. The Village has received four (4) applications for the program in 2026, and has already allocated approximately \$35,000 to projects in the Village.



The Village has received communication from several other Downtown property owners seeking assistance to complete significant building improvements this year. These projects include work which is eligible to be reimbursed by the Façade and Property Improvement or Retail Enhancement Programs. Staff is requesting approval of a \$50,000 budget amendment to allow for the Village to evaluate and support these investments through the remainder of Fiscal Year 2026-2027. Staff plans to revisit program eligibility and review criteria for Non-TIF Business Incentives for Fiscal Year 2027-2028 in response to the increase in program demand and to align the program with current Village plans and policies.

Source of Funding for Additional Non-TIF Incentive Dollars

As part of the Village's year-end process, any unspent budgeted dollars allocated for non-TIF incentives are rolled into Fund Balance. Beginning in Fiscal Year 2014-2015, the unspent non-TIF incentive funds were allocated to Assigned Fund Balance through the annual audit process, as long as the Village was meeting its minimum Fund Balance Policy. Assigned Fund Balance is a self-imposed constraint with intent to use fund balance for a specific purpose. The Village has typically utilized it to fund known or future non-TIF incentives.

Currently, the dollars available in Assigned Fund Balance for non-TIF incentives is \$176,521. The budget amendment request is to transfer \$50,000 from this amount to the General Fund in order to be able to support the additional property improvement requests the Village is receiving this fiscal year.

As the requests are received, Village staff reviews the incentive applications for eligibility and basic program requirements before bringing the request before the Board of Trustees for approval.

OUTCOME

Approval of the budget amendment will allow the Village to support additional property improvements in the Village, including forthcoming applications for property investments in the Downtown area.

FINANCIAL IMPACT

- **Funding Source:** General Fund Assigned Fund Balance
- **Budgeted Amount:** \$50,000
- **Budget Amendment Requested:** \$50,000

LEGAL REVIEW

Not required

VILLAGE OF HOMEWOOD

Item 9. I.



RECOMMENDED BOARD ACTION

Approve a budget amendment of \$50,000 to the General Fund to allocate additional funds to the Village's Non-TIF Business Incentive programs.

ATTACHMENT(S)

None



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Special Use Permit and Variance for Indoor Commercial Place of Assembly (The Nap Lounge) at 18148 Martin Avenue



Figure 1: Location of proposed business at 18148 Martin Avenue (previously operated as The Eos House).

PURPOSE

The applicant, Florence Hardy of The Nap Lounge LLC, has proposed a members-only wellness retreat center (classified as an *indoor commercial place of assembly*) at 18148 Martin Avenue. The business formerly operated as a similar business called The Eos House. This use requires two approvals:

1. **Special Use Permit** - The business was previously operating as a legal non-conforming use. The business is classified as an indoor commercial place of assembly under the current Village Zoning Ordinance. The use did not previously receive a special use permit. The use went greater than six months without operation and requires conformance with the current Zoning Ordinance. A special use permit is required.
2. **Variance** - Under the current Village Zoning Ordinance, indoor commercial places of assembly are only permitted on collector or arterial streets (Section 44-04-04). Martin Avenue is a classified as a local street. A variance is required.

Special Use Permit

The applicant plans to create a co-working and exhibition space called The Nap Lounge at 18148 Martin Avenue. The applicant describes the business as offering a members-only space for “co-working and exhibition space.” Members may join the business to operate self-care related businesses or events (including podcasts, meditation retreats, artwork, etc.). The previous use of the building was the similar type of business. Unlike a traditional co-working space, the proposed business is designed for members to both work in and reserve for small wellness events and retreats. This requires the space to be classified as an “indoor commercial place of assembly.”

The applicant expects members of the business to host a range of small-scale events such as meditation retreats, podcasts, small yoga courses, or similar events. The largest events would be



seated classes on meditation or other topics related to self-care, which would seat a maximum of 25 guests. Larger events such as yoga classes could support up to 15 attendees. Most events will be no larger than four to eight attendees. Guests to any event would primarily be members of the business. Members will be able to reserve space in the business between 10 a.m. and 6 p.m. on Wednesday through Sunday.

The business will generally restrict access to the building except during reserved times during the business' operating hours (10 a.m. – 6 p.m., Wednesday through Sunday). The property owner gave testimony to the Planning and Zoning Commission and stated that she does not wish to have members on her property late into the evening.

The total floor area of the business will be approximately 1,200 square feet, plus additional space for storage, stairwells, and other utility areas. The building is divided into many smaller rooms (six on each floor) which could be used for different types of individual or small group meditation or wellness activities. The applicant has stated that there will not be any situation where the entire building would be used at a single time.

The applicant does not plan to have employees on-site at all times. However, the business will have a "house manager" who serves as a full-time manager, and is available to offer tours, clean and prepare spaces for events or exhibitions, and provide responses to concerns from members.

The business currently has seven dedicated parking spaces in the rear of the building. There are no parking requirements currently applied to property in the B-2 Downtown Transition zoning district. The business is not required to add additional parking spaces. However, the Planning and Zoning Commission may weigh the adequacy of parking and access through the special use permit review.

Variance

According to the Village Zoning Ordinance, indoor commercial places of assembly are required to be located on a collector or arterial street. This code provision was included in the Zoning Ordinance to avoid negative impacts from large places of assembly (event centers, etc.) on local streets, where congestion from large events could occur.

A variance is required to operate an indoor commercial place of assembly on a local street. Martin Avenue between Hickory Road and Olive Road is classified as a local street. As described in the Special Use Permit application, the use is not anticipated to have events larger than 15 people, has a maximum capacity of 25 people, and has limited public access.

Martin Avenue is a local street with less than 500 vehicles per day. Per the Village's 2019 Parking and Traffic Study performed by KLOA Inc., traffic volume is less than comparable through streets in the vicinity (Ridge Road, Harwood Avenue, etc.).

**PROCESS**

Staff reviewed the proposed use against zoning requirements, including parking and use-specific requirements for indoor commercial places of assembly. The proposed use was found to meet all current requirements of the Village Zoning Ordinance and was recommended for approval of a special use permit by staff.

At the regular meeting of the Planning and Zoning Commission on August 20, 2026, the Commission considered the request for a special use permit to allow the proposed indoor commercial place of assembly use. The Planning and Zoning Commission reviewed the application against the standards for approval in the Zoning Ordinance. Following this review and the hearing of testimony, the Commission voted 6-0 to recommend approval of the special use permit to the Village Board, with the condition that the variance application is reviewed and approved.

At the Planning and Zoning Commission meeting on August 27, 2026, the Commission considered the request for a variance to allow the operation of an indoor commercial place of assembly on a local street. The Planning and Zoning Commission reviewed the application against the standards for approval in the Zoning Ordinance. Following this review and the hearing of testimony, the Commission voted 6-0 to recommend approval of the variance to the Village Board.

OUTCOME

The Planning and Zoning Commission reviewed the applicant's request for a special use permit, heard testimony by the applicant and considered the applicant's responses to the special use standards of the Village Zoning Ordinance. The following Findings of Fact for the special use permit decision were incorporated into the record on August 20, 2026.

1. The subject property is located at 18148 Martin Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-313-018-0000.
2. The subject property is currently owned by Florence Hardy of Homewood, Illinois.
3. The proposed use of the property is an indoor commercial place of assembly, which is classified as a special use in the B-2 Downtown Transition zoning district.
4. The applicant has requested a variance from Section 44-04-04.(b).(1) of the Village Zoning Ordinance to permit the operation of an indoor commercial place of assembly on the subject site, which is located on a local classification street.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.



The Planning and Zoning Commission also reviewed the applicant's request for a zoning variance, heard testimony by the applicant and considered the applicant's responses to the variance of the Village Zoning Ordinance. The following Findings of Fact for the variance decision were incorporated into the record on August 27, 2026.

1. The subject property is located at 18148 Martin Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-313-018-0000.
2. The subject property is currently owned by Florence Hardy of Homewood, Illinois.
3. The proposed use of the property is an indoor commercial place of assembly, which is classified as a special use in Table 44-03-04 of the Village Zoning Ordinance.
4. The applicant has requested a variance from Section 44-04-04.(b).(1) of the Village Zoning Ordinance to permit the operation of an indoor commercial place of assembly on the subject site, which is located on a local classification street.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed variance is consistent with the applicable standards for variance approval as set forth in Section 44-07-12.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

1. Pass an ordinance granting a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district at 18148 Martin Avenue.
2. Pass an ordinance granting a variance from Section 44-04-04.(b).(1) of the Village Zoning Ordinance to allow the operation of an indoor commercial place of assembly on a local classification street at 18148 Martin Avenue.

ATTACHMENT(S)

- Ordinance – Special Use Permit
- Ordinance – Variance

ORDINANCE NO. M - 2452**AN ORDINANCE GRANTING A VARIANCE AT 18148 MARTIN AVENUE
IN HOMEWOOD, COOK COUNTY, ILLINOIS, TO ALLOW OPERATION
OF AN INDOOR COMMERCIAL PLACE OF ASSEMBLY ON A NON-
COLLECTOR OR ARTERIAL STREET.**

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

WHEREAS, 65 ILCS 5/11-13-1.1 authorizes the granting of a zoning variation by the passage of an Ordinance; and

WHEREAS, the petitioner, Florence Hardy, owns the property at 18148 Martin Avenue; and

WHEREAS, the petitioner proposes the operation of an indoor commercial place of assembly in the existing building at that location, which is in the B-2 Downtown Transition zoning district; and

WHEREAS, indoor commercial places of assembly are classified as special uses within the B-2 Downtown Transition district; and

WHEREAS, Section 44-04-04(b)(1) of the Homewood Zoning Ordinance requires that indoor places of assembly be located on streets classified as collector and/or arterial streets; and

WHEREAS, the petitioner has requested a variation from Section 44-04-04(b)(1) to allow the operation of an indoor commercial place of assembly on Martin Avenue, which is not a collector or arterial street; and

WHEREAS, the Homewood Planning and Zoning Commission considered the special use permit request at its rescheduled regular meeting on August 20, 2026, and voted for approval with six (6) ayes to zero (0) nays, conditioned on the approval of a variance at a regular meeting of the Commission on August 27, 2026; and

WHEREAS, the Homewood Planning and Zoning Commission considered the variance request at its August 27, 2026 regular meeting and voted six (6) votes to zero (0) to recommend approval of the requested variance; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, find it appropriate and are willing to grant a 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, Cook County, Illinois, 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 18148 Martin Avenue and is within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-313-018-0000;
2. The subject property is owned by Florence Hardy;
3. The proposed use of the property is an indoor commercial place of assembly, which is classified as a special use in the B-2 Downtown Transition zoning district;
4. The applicant has requested a variance from Section 44-04-04(b)(1) of the Village Zoning Ordinance to permit the operation of an indoor commercial place of assembly on the subject site, which is not located on a collector or arterial street;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;

6. The proposed variance complies with the applicable standards for variance approval as set forth in Section 44-07-12.

SECTION THREE – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 17 in Block 2 in Thornton Station, a Subdivision in the Southeast ¼ of the Southwest ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-313-018-0000

Common Address: 18148 Martin Avenue
Homewood, IL 60430

SECTION FOUR – GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

A variation from Section 44-04-04(b)(1) *Place of Assembly Use Standards, Indoor Place of Assembly Commercial and Non-Commercial, All Sizes*, to permit the operation of an indoor commercial place of assembly at 18148 Martin Ave., which is not a collector or arterial street.

SECTION FIVE – CONDITIONS:

1. The applicant shall receive approval from the Village Board of Trustees of a special use permit to operate an indoor commercial place of assembly at the subject property, which is located in the B-2 Downtown Transition zoning district.

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

The following documents are hereby made part of this Ordinance:

2. Homewood Planning and Zoning Commission minutes of August 20 and August 27, 2026, as they relate to the subject zoning.
3. Homewood Village Board minutes of September 8, 2026, as they relate to the subject zoning.

SECTION SEVEN- RECORDING:

The Village Attorney shall record this Ordinance, without attachments, at the Cook County Clerk – Recording Division.

PASSED and APPROVED this 8th Day of September, 2026.

Village President

Village Clerk

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

ORDINANCE NO. M - 2453**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN INDOOR COMMERCIAL PLACE OF ASSEMBLY USE AT 18148 MARTIN AVENUE IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

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

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

WHEREAS, a request has been received for a special use permit to operate an indoor commercial place of assembly at 18148 Martin Avenue in Homewood, Illinois; and

WHEREAS, the subject property is located in the B-2 Downtown Transition zoning district; and

WHEREAS, indoor commercial place of assembly uses are allowed as a special use in the B-2 Downtown Transition zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its rescheduled regular meeting on August 20, 2026, and voted for approval with six (6) ayes to zero (0) nays; and

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

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

SECTION ONE – FINDINGS OF FACT:

1. The subject property is located at 18148 Martin Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-313-018-0000;
2. The subject property is currently owned by Florence Hardy;
3. The proposed use of the property is an indoor commercial place of assembly, which is classified as a special use in the B-2 Downtown Transition zoning district;
4. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
5. The proposed special use complies with the applicable standards for special use permit approval as set forth in Section 44-07-11.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 17 in Block 2 in Thornton Station, a Subdivision in the Southeast ¼ of the Southwest ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-313-018-0000

Common Address: 18148 Martin Avenue
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Florence Hardy of The Nap Lounge Illinois LLC to permit the operation of an indoor commercial place of assembly at the above-described property.

SECTION FOUR – CONDITIONS:

1. The applicant shall receive approval from the Village Board of Trustees of a variance to operate an indoor commercial place of assembly on a local classification street at the subject property;
2. The maximum capacity for the proposed use at the subject property shall not exceed 25 persons.

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

The following documents are hereby made part of this Ordinance:

- a. Homewood Planning and Zoning Commission minutes of August 20 and August 27, 2026, as they relate to the subject zoning.
- b. Homewood Village Board minutes of September 8, 2026, as they relate to the subject zoning.

SECTION SIX– RECORDING:

The Village Attorney shall record this Ordinance, without attachments, in the Cook County Clerk – Recording Division.

PASSED and APPROVED this 8th Day of September, 2026.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Planned Development, Apparel Redefined, 1313-1351 W 175th Street

PURPOSE

John LaRoy of Apparel Redefined is requesting approval of a Planned Development (PD) application to allow the construction of a 45,110 square-foot manufacturing facility.

The applicant has proposed a new headquarters and production facility for the custom apparel printing and monogramming company Apparel Redefined. The applicant would move his headquarters and production facility to Homewood. Apparel Redefined was founded in 1970 and currently operates out of Crestwood, IL.

Apparel Redefined proposes the redevelopment of 6.38-acres of Village-owned property in order to construct a 45,110 square-foot production facility, including the construction of a 35,700 square-foot manufacturing facility and the renovation of the existing 9,410-square-foot office building at 1313 175th Street.

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

This development originally received a recommendation for Planned Development (PD) approval by the Planning and Zoning Commission on September 12, 2024. The Village Board provided approval of the Planned Development on October 8, 2024. According to Section 44-06-07 of the Village Zoning Ordinance, any Planned Development approval is “null and void” if the Village has not received an application for a building permit within nine months after the adoption date of the ordinance. After the original approval expired on June 24, 2025, the Village Board readopted the ordinance on February 10, 2026, approving the PD in its original form. However, since that time, the applicant has made several changes to the initial project, requiring a new approval of the Planned Development.



PROCESS

In 1992, the Village purchased 178 acres along 175th Street (the Prairie Lakes Business Park) in the Washington Park Tax Increment Financing (TIF) District. (The TIF expired in 2009/2010.) In 1996, the Village of Homewood completed infrastructure improvements to promote the development of 41 of the 178 acres as the current Prairie Lakes Business Park. The vacant portion of the subject property was part of the original 178-acre land purchase. The Village purchased an office building adjacent to the vacant land for \$414,000 in 2019.

In June 2022, John La Roy, the owner of Apparel Redefined, contacted Village staff as the company sought available space to relocate and expand its offices and production facility. The Village offered its four-acre lot for development of the production facility, and offered the Village-owned office property for \$1. The Village approved a redevelopment agreement and purchase and sale agreement for TIF incentives in October 2023 (up to \$5,000,000 from 100% of new TIF increment generated by the project), soil remediation assistance (up to \$1,130,000) and transfer of the 6.38-acre property for \$1.

The applicant received initial planning/zoning approvals in October 2024, including a Planned Development ordinance approval. Since that time, the applicant has sought approval of financing through the New Market Tax Credit program and the Advantage Illinois low-interest loan program through the Illinois Department of Commerce and Economic Opportunity (DCEO). The original Planned Development approval expired in June 2025.

The Village reapproved the original Planned Development, a revised redevelopment agreement, and a purchase and sale agreement in February 2026 with a proposed closing date of no later than February 27, 2026. Since then, the applicant has continued to seek financing approvals for the project. The applicant received conditional financing approvals in July 2026 and has proceeded with planning/zoning approvals for a revised project since then.

The applicant has made several changes to the initial project since it was approved in October 2024:

- **Facility Size:** The applicant has reduced the size of the proposed manufacturing building from 45,900 square-feet to 35,700 square-feet. The total scope of the facility has been reduced by 10,200 square feet in floor area.
- **Reduction of Parking:** The applicant has removed a proposed parking area to the east of the existing office building on the site.
- **Circulation Changes:** The applicant has made minor changes to site circulation, including moving a second loading driveway from the north side of the building to the west side of the building.
- **Landscaping Plan:** The applicant has revised the landscape plan for the property.



- **Expansion:** Plans for a building expansion are mentioned but are not included in the plans for the Planned Development.
- **Patio:** The applicant has proposed to move an employee seating patio from the front of the building to the rear of the building.
- **Floor Plan Changes:** The applicant has reorganized the floor plan of the building to move equipment toward the eastern side of the facility, and to create additional rooms for meetings, employee services, and other building amenities.
- **Connector:** The applicant has suggested that they are not certain if the “connector” bridge between the existing office building and the new manufacturing facility will be one or two stories.
- **Frontage Changes:** The applicant has proposed minor changes to the frontage of the existing office building, providing additional landscaping and walking areas.
- **Material Changes:** The applicant has made minor revisions to the elevations and material selections because of the changes to the project. A flat metal paneling will be used on the front (north) and side (east) facades of the building.

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

Mr. LaRoy completed a pre-filing administrative (staff) review committee conference on July 24, 2026. Staff provided comments on various aspects of the planning and permitting processes required for the new facility. A public pre-meeting was not required by staff for this project.

On August 27, 2026, the Planning and Zoning Commission considered the request for the planned development in a public hearing. The case was heard as a new planned development request and was not tied to the original approval. At that meeting, the Planning and Zoning Commission recommended Village Board approval (6–0), with approved modifications and subject to conditions. On September 3, 2026 the Appearance Commission recommended Village Board approval (4–0), with approved modifications and subject to conditions.

OUTCOME

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



- a. **Plan and policy alignment.** The project is in alignment with the purpose and requirements of the M-1 Limited Manufacturing zoning district. The property is located in the Industrial land use category of the 1999 Future Land Use Map in the Village's Comprehensive Plan, and is deemed to be in alignment with this land use category. Staff believes that this standard is met.
- b. **Place making.** The project has proposed unique signs and the preservation of open space to create a unique development. Staff recommended conditions of approval to meet this standard, including modification of a patio area (moved and reduced in the new proposal vs. the original) and modifications to building design.
- c. **Integrated design with identifiable centers and edges.** The project proposes to cluster office and production uses together to create a center of activity in the center of the development, and preserve screening and open space on the edges of the development to avoid disturbance (especially visually) of the Izaak Walton Nature Preserve. Staff recommended conditions of approval to meet this standard, including changes to landscaping and the proposed patio.
- d. **Public welfare.** The proposed design is not deemed to pose a fire or health risk for members of the public. Staff believes that this standard is met, provided screening of existing mature trees is fully retained along the southern boundary of the property to mitigate visual or auditory impacts on Izzak Walton Nature Preserve.
- e. **Compatibility with adjacent land uses.** The proposed use is deemed to be compatible with surrounding development, which is primarily occupied by office and light industrial uses. Staff believes that this standard is met.
- f. **Impact on public facilities and resources.** The site will have adequate utilities, road access, drainage, and other necessary facilities. The project will primarily drain through Izaak Walton Preserve's stormwater detention facilities. The Metropolitan Water Reclamation District (MWRD) previously reviewed the proposed development and approved a storm water permit for the project, finding that the detention facilities within the preserve are suitable to handle storm water runoff generated by the project. Though a new MWRD review will be required for the revised project, the project has since been reduced in scale and staff does not anticipate negative runoff impacts from the project. Staff believes that this standard is met.
- g. **Archaeological, historical, or cultural impact.** No known archeological, historical, or cultural resources are located on the site. Staff believes that this criterion is met.



- h. **Drives, parking, and circulation.** The site meets zoning requirements for off-street parking. Staff believes that this criterion is met.

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

1. Construction of the two-story walkway called “The Connector,” and employee/public patio area across an existing lot line. *Deviation from Section 44-01-04(b)(3) of the Zoning Ordinance, which states that improvements crossing lot lines must be specifically allowed in Code or approved as part of a Planned Development.*
2. Construction of a two-story walkway called “The Connector,” and parking lighting poles within two existing Public Utility Easement (P.U.E.) areas. *Improvements such as buildings and lighting fixtures are not permitted in a recorded public utility easement.*
3. Reduction of front yard setback in the M-1 zone to permit the construction of a parking area 12’ from the front property line in alignment with the existing parking area on the site. *Table 44-03-01 and Section 44-05-02(j), establish the front yard setback at 40’ and prohibit the placement of off-street parking spaces within the front yard setback area.*
4. Reduction of requirements for Tier I materials on front elevations and increase in allowed amounts for Tier II materials on front elevations. *Section 44-05-11.(b) requires a minimum of 50% of the front façade to be clad in materials classified as Tier I materials (such as brick, etc.) a maximum of 50% of the front façade to be clad in Tier II materials, including flat metal paneling (similar to the material proposed).*
5. Increase in allowed amounts for Tier II materials on front elevations (maximum 50%). *Section 44-05-11.(b) allows a maximum of 50% of the front façade to be clad in Tier II materials, including flat metal paneling (similar to the material proposed).*
6. Utilization of prohibited corrugated metal building material. *Section 44-05-11(b) (4) prohibits the use of corrugated metal on any new structure constructed in Homewood.*

Staff reviewed the application against the modification standards in the Zoning Ordinance as part of the review of the Planned Development ordinance. Each modification must directly address one of the following standards:

1. Construction of “The Connector” across an existing lot line.

Modification Standard(s): N/A



Justification: The subject site must remain as two parcels due to an agreement with the Village for the real estate closing to occur on the building at 1313 175th Street first to permit renovation of the building before construction of the production facility at 1351 175th Street

Staff recommends that the modification be permitted with the condition that the lots be consolidated before a certificate of occupancy is issued for any portion of the proposed development.

2. Construction of “The Connector,” and parking lighting poles within Public Utility Easement (P.U.E.) areas.

Modification Standard(s): N/A

Justification: Each side of the lot line proposed to be crossed with “The Connector” has a Public Utility Easement (P.U.E.), a total easement width of 17.5 feet. There are currently no known public utilities located within this easement.

Staff recommends the removal of the easements through lot consolidation, with approval from the Village Engineer and the Planning and Zoning Commission, before the issuance of a certificate of occupancy for the building.

3. Reduction of front yard setback to permit the construction of a parking area 12’ from the front property line.

Modification Standard(s): Landscape conservation and visual enhancement (Section 44-06-04.(b).(1))

Justification: The placement of parking in the required front yard is proposed to ensure new parking areas and circulation drives align with the existing parking area and circulation drives at 1313 175th Street. The proposed deviation ensures visual consistency in landscaping and parking setbacks between the existing office building and the new production facility. The reduction of front setbacks allows for the construction of a berm in the rear of the property to manage stormwater and further mitigate visual impacts of the development on the neighboring nature preserve.

Staff recommends approval of the parking design and front yard setback modification.

4. Reduction in Tier I and increase in Tier II building material allowances

Modification Standard(s): Use of high-quality building materials



Justification: The applicant has proposed using flat metal panels which qualify as a Tier II material on the north (front) and parts of the east (side) facades of the building. This material will be provided in white, grey and red colors. This material is proposed to be compatible with the “tip-up” metal building construction of the project. Staff has reviewed examples of the material and finds the material to be of a suitable level of quality and durability to reflect the purpose of Section 44-05-11 of the Village Zoning Ordinance.

The proposed use of this material requires a modification to reduce the required amount of Tier I materials which can be used on the building (from 50% to 0% on front façade, 25% to 0% on the interior side and rear facades of the building) and increase the allowed amount of Tier II materials which can be used (from 50% max. to 100% on the front façade).

Staff recommends approval of the proposed material changes, **subject to Appearance Commission review and approval requirements.**

5. Utilization of prohibited corrugated metal building material.

Modification Standard(s): Use of high-quality building materials

Justification: The applicant has proposed a metal cladding material with a wide corrugation pattern on the south (rear) and west (side) facades of the building. This material is stated to have a higher degree of durability than common corrugated metal materials which are otherwise prohibited by Village zoning requirements. Staff has reviewed examples of the material and finds the material to be of a suitable level of quality and durability to reflect the purpose of Section 44-05-11 of the Village Zoning Ordinance.

Staff recommends approval of the proposed material changes, **subject to Appearance Commission review and approval requirements.**

The Planning and Zoning Commission determined that the development sufficiently complies with the Modification Standards with conditions.

After hearing testimony and facts from the proposal, the Planning and Zoning Commission voted to recommend Village Board approval (6-0) of the Planned Development application, with the requested modifications, subject to the following conditions:



1. Completion of consolidation of all six (6) parcels of the subject site shall be recorded and executed prior to issuance of a certificate of occupancy for any portion of the proposed development.
2. The two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 must be vacated, with plans approved by the Village Engineer, prior to the issuance of a certificate of occupancy.
3. Any development approved by the Planned Development ordinance shall maintain all existing mature trees along the southern boundary of the property.
4. Revise proposed development plans to relocate the patio to a space accessible for visitors and publicly visible from Village right-of-way, or provide additional public gathering spaces to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Site Plan Review approval at a future meeting date.
5. Revise elevation drawings to incorporate revised signage and additional brand colors to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Appearance Review approval at a future meeting date.
6. All material modifications set forth in the Planned Development application shall be reviewed and approval by the Appearance Commission prior to final approval of the Planned Development ordinance by the Village Board of Trustees.
7. All landscape materials shall be reviewed by the Village Arborist and revised in compliance with the Village approved native plant list, with revisions incorporated into plans submitted for Site Plan Review approval.

The Planned Development ordinance requires final Village Board approval. The Board may consider a motion to approve the ordinance, approve with recommended conditions (or additional conditions of approval), deny the application, or remand the application back to the Planning and Zoning Commission for additional review.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

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



1. Completion of consolidation of all six (6) parcels of the subject site shall be recorded and executed prior to issuance of a certificate of occupancy for any portion of the proposed development.
2. The two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 must be vacated, with plans approved by the Village Engineer, prior to the issuance of a certificate of occupancy.
3. Any development approved by the Planned Development ordinance shall maintain all existing mature trees along the southern boundary of the property.
4. Revise proposed development plans to relocate the patio to a space accessible for visitors and publicly visible from Village right-of-way, or provide additional public gathering spaces to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Site Plan Review approval at a future meeting date.
5. Revise elevation drawings to incorporate revised signage and additional brand colors to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Appearance Review approval at a future meeting date.
6. All material modifications set forth in the Planned Development application shall be reviewed and approval by the Appearance Commission prior to final approval of the Planned Development ordinance by the Village Board of Trustees.
7. All landscape materials shall be reviewed by the Village Arborist and revised in compliance with the Village approved native plant list, with revisions incorporated into plans submitted for Site Plan Review approval.
8. The applicant shall receive final Site Plan Review approval by the Planning and Zoning Commission at a future Commission meeting.

ATTACHMENT(S)

- Ordinance
- Plan documents

ORDINANCE NO. M - 2454**AN ORDINANCE APPROVING THE APPLICATION OF A&R SCREENING LLC DOING BUSINESS AS APPAREL REDEFINED FOR A PLANNED DEVELOPMENT AT 1313-1351 175TH STREET IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

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

WHEREAS, A & R Screening LLC DBA Apparel Redefined has petitioned to redevelop a 6.38-acre vacant lot at 1313-1351 175th Street with a 45,110 square-foot production facility, including the construction of a new 35,700 square-foot production facility and renovation of the 9,400 square-foot office building directly to the east at 1313 175th Street for its headquarters; and

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

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

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

WHEREAS, a request has been received to allow a planned development at 1313-1351 175th Street; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on August 27, 2026, and recommended approval of the planned development; and

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

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

SECTION ONE- APPROVAL OF PLANNED DEVELOPMENT:

The planned development is approved to permit the construction of a 35,700-square-foot production facility and complete the renovation of the 9,410-square-foot office building as shown on the documents listed in Section Four of this ordinance.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lots 1, 2, 3 and Outlot "D" in Block 4, all in Prairie Lakes Business Center, being a Planned Unit Development in the Northwest 1/4, the Northeast 1/4, and the North 1/2 of the Southeast 1/4 of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lot 1 in Industrial Subdivision Unit No. 2, being a Subdivision in the Northwest 1/4 of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, according to the Plat Thereof Recorded April 28, 1982, as Document No. 26214942 in Cook County, Illinois.

Lot 1 in Industrial Subdivision Unit No. 1, being a Subdivision in the Northwest 1/4 of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 28, 1982, as Document No. 26214942, in Cook County, Illinois.

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

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

SECTION THREE – USE RESTRICTIONS AND CONDITIONS:

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

1. A plat of consolidation consolidating all six (6) parcels of the subject site into a single parcel shall be recorded prior to issuance of a certificate of occupancy for any portion of the proposed development.
2. The two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 must be vacated, with plans approved by the Village Engineer, prior to the issuance of a certificate of occupancy.
3. The Petitioner must submit revised plans for approval by the Planning and Zoning Commission that meet the following criteria:
 - a. All existing mature trees along the southern boundary of the property shall be retained.
 - b. Either (1) relocate the patio to a space accessible for visitors and publicly visible from the Village right-of-way, or (2) provide additional public gathering spaces to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance.
 - c. Utilize landscape materials approved by the Village arborist and incorporate plants from the Village-approved native plant list.

SECTION FOUR – DOCUMENTS TO BECOME PART OF THIS ORDINANCE:

These documents are made a part of this ordinance:

- 1) Overall Site Plan prepared by DesignTek Engineering Inc., prepared August 6, 2026;
- 2) Site Plans prepared by Bruce F. Roth Architect, dated 07/30/2026;
- 3) Architectural Plans prepared by Bruce F. Roth Architect, dated 07/30/2026;
- 4) Exterior Elevations prepared by Bruce F. Roth Architect, dated 07/30/2026;
- 5) Landscape Plan prepared by Heritage Oak Studios LLC, dated 10/18/2023;
- 6) Preliminary Engineering Plan prepared by DesignTek Engineering, Inc., dated 08/07/2026;

- 7) Photometric Plan prepared by Southside Electrical Inc., dated 08/07/2026.

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

The following documents are hereby made part of this Ordinance:

- a. Homewood Planning and Zoning Commission minutes of August 27, 2026, as they relate to the subject zoning.
- b. Homewood Appearance Commission minutes of September 3, 2026, as they relate to the subject zoning.
- c. Homewood Village Board minutes of September 8, 2026, as they relate to the subject zoning.

SECTION SIX- RECORDING:

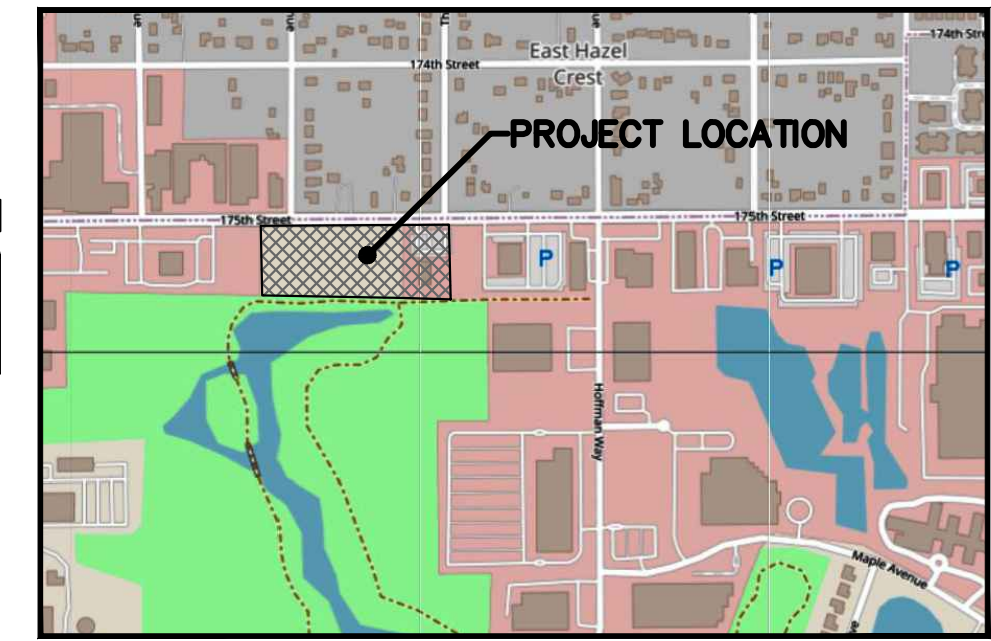
The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Cook County Clerk – Recording Division.

PASSED and APPROVED this 8th Day of September, 2026

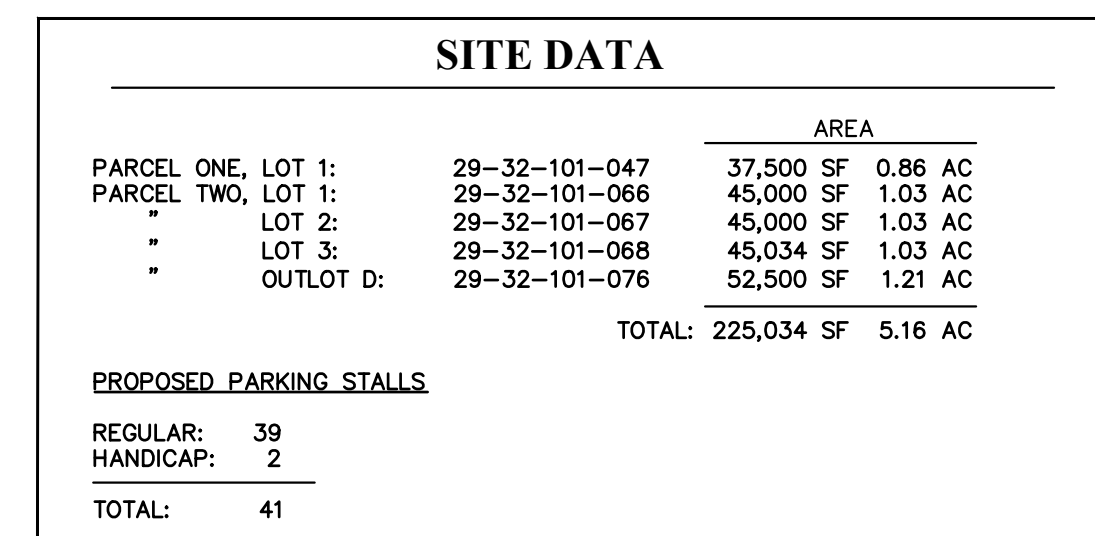
Village President

Village Clerk

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



LOCATION MAP
NOT TO SCALE

[illegible]

APPAREL REDEFINED
4611 136TH STREET
CRESTWOOD, IL 60418

**SITE PLAN
FOR
1313 175TH STREET
HOMewood, IL 60430**

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962

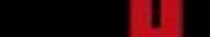


PROJECT INFORMATION
Project No.: 23-0028
Scale: 1"=30'
Date: 08/06/2026
Design By: MJF
Drawn By: DJB
Checked By: MJF

1 OF 1

SITE PLAN

1313 175th STREET, HOMEWOOD, ILLINOIS 60430



APPAREL
REDEFINED

4611 136th STREET, CRESTWOOD, ILLINOIS 60418

web: brucefrotharchitect.wordpress.com

SHEET INDEX	
COVER SHEET	G-00
EXISTING SITE PLAN	A-01
OVERALL SITE PLAN & FUTURE EXPANSION	A-02
ARCHITECTURAL SITE PLAN	A-03
PRODUCTION FACILITY GROUND FLOOR PLAN	A-10
PRODUCTION FACILITY MEZZANINE FLOOR PLAN	A-11
PRODUCTION FACILITY EXTERIOR ELEVATIONS	A-30

July 30, 2026
Pre-Planning and Zoning Submittal

PRELIMINARY LANDSCAPE PLAN L-1.0

BY BFR	NUMBER G-00
PROJECT -	

743 Selborne Road, Riverside, Illinois 60541
708.443.5195 (H), 708.663.8306 (C)
email: brucefroth@gmail.com
web: brucefrotharchitect.wordpress.com

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO CORRECT ANY SUCH MISTAKES. IT IS NECESSARY TO RESOLVE THEIR FAILURE TO NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTION TAKEN WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT OR HIS CONSULTANTS FOR THE ARCHITECT'S WORK PRODUCT OR RECOMMENDATION SHALL BECOME THE RESPONSIBILITY, NOT OF THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

APPAREL
REDEFINED

1313 175th Street
Homewood
Illinois 60430

OVERALL SITE PLAN AND SITE DATA

SEAL

BY BFR	NUMBER A-02
PROJECT -	

PROPOSED NEW BUILDING

FRONT YARD SETBACK:	90 FEET
EXTERIOR SIDE YARD SETBACK:	NA
INTERIOR SIDE YARD:	344 FEET (WEST)
REAR YARD SETBACK:	40 FEET

SITE AREAS:		
BUILDING FOOTPRINT:	4,999 SF	
PAVEMENT (IMPERVIOUS):	24,885 SF	
TOTAL IMPERVIOUS SURFACES:	29,884 SF	54%
LANDSCAPING (PERVIOUS):	25,618 SF	
TOTAL SITE AREA:	55,502 SF	1.27 ACRES

SITE AREAS:	
BUILDING FOOTPRINT:	35,700 SF
PAVEMENT (IMPERVIOUS):	19,670 SF
TOTAL IMPERVIOUS SURFACES:	53,370 SF 28%
LANDSCAPING (PERVIOUS):	
TOTAL SITE AREA:	134,130 SF 4.30 ACRES

REQUIRED ACCESSIBLE SPACES: 3 SPACES

SITE AREAS:

BUILDING FOOTPRINTS:	42,499 SF	
PAVEMENT (IMPERVIOUS):	48,056 SF	
TOTAL IMPERVIOUS SURFACES:	90,555 SF	37
LANDSCAPING (PERVIOUS):	152,445 SF	



**LIMITATION OF WARRANTY OF
ARCHITECT'S WORK PRODUCT**

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND REASONABLE CARE AND FAITH. ANY OMISSIONS OR DISCREPANCIES ARE FOUND TO BE WITHIN THE KNOWLEDGE OF THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO RESOLVE THE LAIUSLITY OF THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR ANY CONSEQUENCES OF SUCH ACTIONS TAKEN WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT, OR OF ANY REACTION TO THE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY, NOT OF THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

BY BFR	NUMBER A-03
PROJECT -	



BRUCE F. ROTH
ARCHITECT

743 Selborne Road, Riverdale, Illinois 60546
708.443.5195 (H), 708.643.8306 (C)
email: brucefroth@gmail.com
web: brucefrotharchitect.wordpress.com

LIMITATION OF WARRANTY OF
ARCHITECTS WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT
WARRANT OR GUARANTEE THE ACCURACY AND
COMPLETENESS OF THE WORK PRODUCT THEREIN
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EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT
SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE
THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE
NECESSARY TO RESOLVE THEM. FAILURE TO NOTIFY
THE ARCHITECT OF SUCH CONDITIONS SHALL
ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY
FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS
TAKEN WITHOUT THE KNOWLEDGE OR CONSENT OF
THE ARCHITECT, OR IN CONTRADICTION TO THE
ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS,
SHALL BECOME THE RESPONSIBILITY, NOT OF THE
ARCHITECT, BUT OF THE PARTIES RESPONSIBLE
FOR TAKING SUCH ACTION.

PROJECT



HEADQUARTERS
FACILITY

1313 175th Street
Homewood
Illinois 60430

SHEET

PRODUCTION
FACILITY
MEZZANINE FLOOR
PLAN

SEAL

2024-09-08		HOMWOOD PUD APPLICATION
2023-10-24		VILLAGE BOARD & PLANNING DEPARTMENT REVIEW
REV	DATE	ISSUE

BY

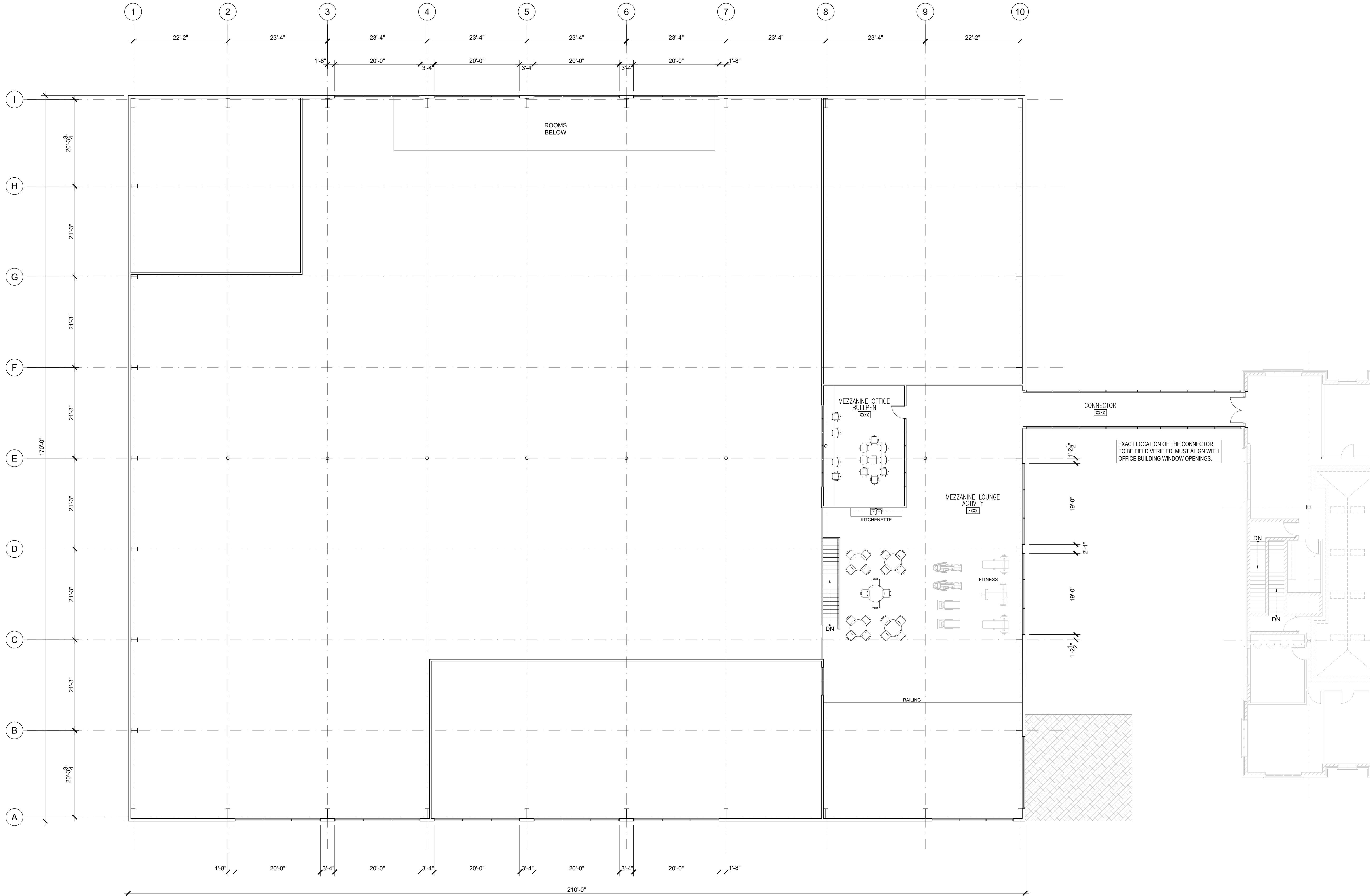
BFR

NUMBER

A-11

PROJECT

-



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

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST AFTER THE WORK PRODUCT IS NOTIFIED, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO CORRECT THE WORK PRODUCT. THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN BY THE ARCHITECT OR HIS CONSULTANTS OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECTS WORK PRODUCT OR RECOMMENDATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

SHEET

PRODUCTION
FACILITY
EXTERIOR
ELEVATIONS

HOMEWOOD PUD APPLICATION

BOARD & PLANNING DEPARTMENT REVIEW

A-30



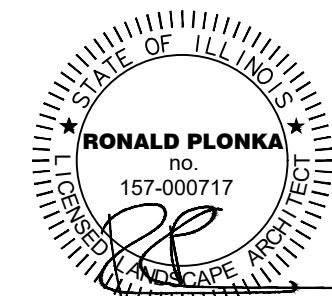
© 2026 Heritage Oak Studios, LLC Item 9. L.
The drawings, specifications, design, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

4	Per Revised Site Plan	8/10/26
3	Village Forster Review	10/10/24
2	Irrigation Note	8/20/24
1	Added Tree Survey	8/14/24

APPAREL
REDEFINED
HEADQUARTERS

1313 175th Street
Homewood, Illinois



Expires: 2025-08-31

HERITAGE
OAK
STUDIOS, LLC

Landscape Architects

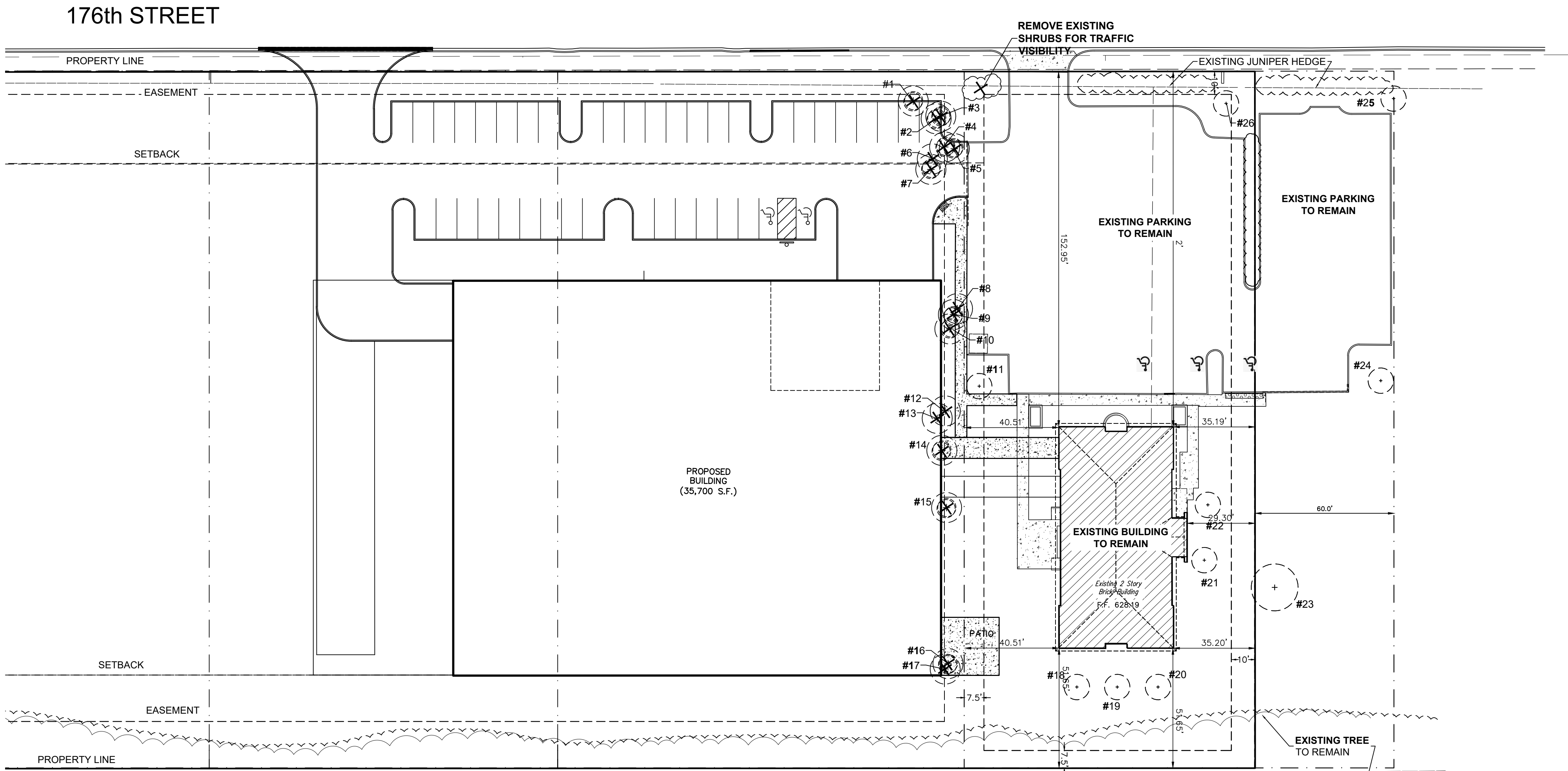
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

TREE REMOVAL
& PRESERVATION
PLAN

DATE: 2023-10-18
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
TP-1

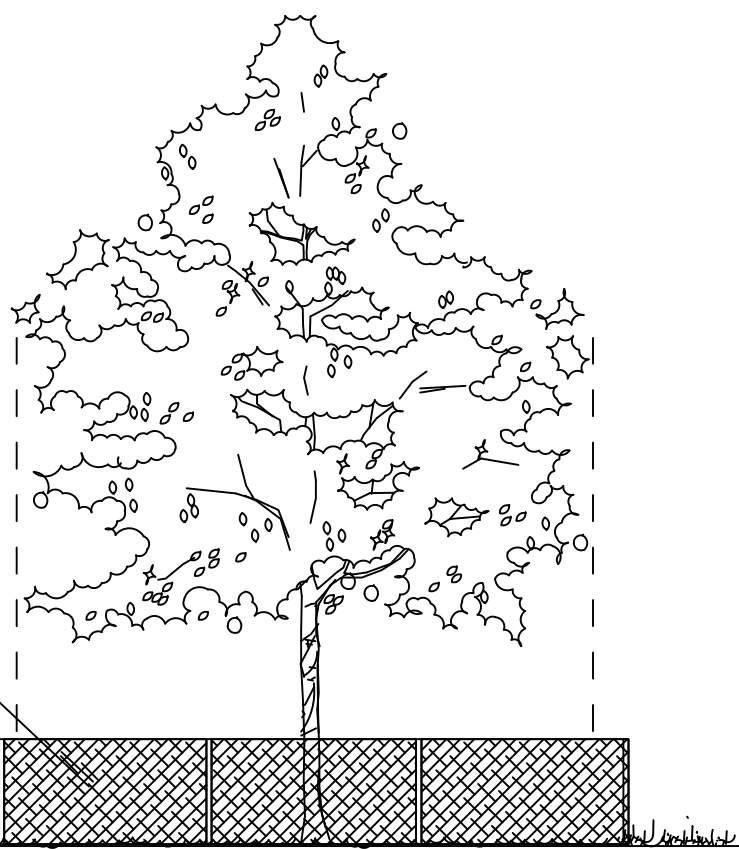
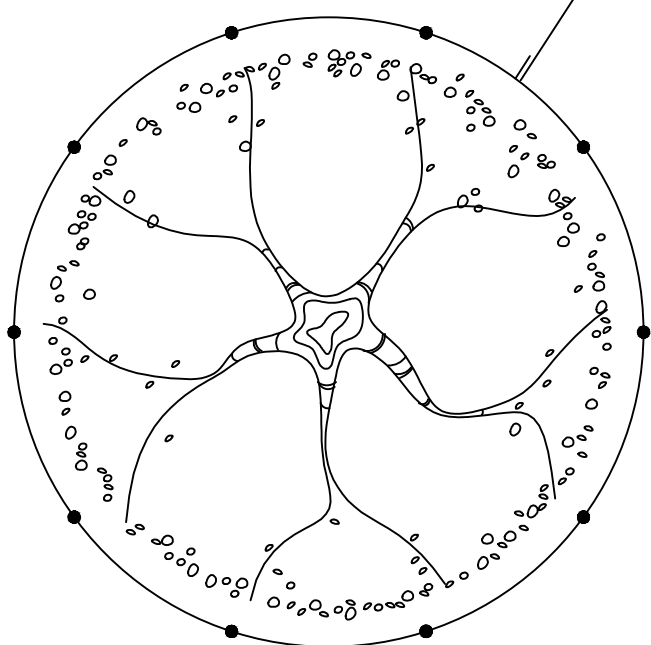
PROJECT NO.: 2026 - 2 115



ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCRoACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ORANGE POLYETHYLENE SAFETY FENCING
PLACED AT OR BEYOND DRIP-LINE



4' TALL DRIVEN STEEL POSTS @ 8' O.C. MAX.

TREE PRESERVATION DETAIL

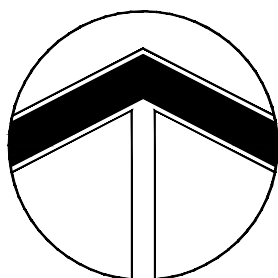
NTS

TREE ACTION PLAN/TREE SURVEY

Tree Number	Scientific Name	Common Name	DBH (in.)*	Condition (1-5)	Remove	Remain	REASON FOR REMOVAL
1	<i>Ulmus pumila</i>	Siberian Elm	10	3	YES		Construction activities
2	<i>Morus rubra</i>	Red Mulberry	10	3	YES		Construction activities
3	<i>Juglans nigra</i>	Black walnut	11	3	YES		Construction activities
4	<i>Ulmus pumila</i>	Siberian Elm	13	3	YES		Construction activities
5	<i>Ulmus pumila</i>	Siberian Elm	13	3	YES		Construction activities
6	<i>Ulmus pumila</i>	Siberian Elm	10	2	YES		Construction activities
7	<i>Morus rubra</i>	Red Mulberry	7.5/5/2/2/2.5	3	YES		Construction activities
8	<i>Ulmus pumila</i>	Siberian Elm	6.5	3	YES		Construction activities
9	<i>Ulmus pumila</i>	Siberian Elm	10	3	YES		Construction activities
10	<i>Ulmus pumila</i>	Siberian Elm	16	3	YES		Construction activities
11	<i>Malus species</i>	Crabapple	9.5	3		YES	
12	<i>Morus rubra</i>	Red Mulberry	7	3	YES		Construction activities
13	<i>Ulmus pumila</i>	Siberian Elm	11	3	YES		Construction activities
14	<i>Morus rubra</i>	Red Mulberry	9/6.5/8/4	3	YES		Construction activities
15	<i>Rhamnus cathartica</i>	Buckthorn	6	3	YES		Construction activities & Invasive
16	<i>Rhamnus cathartica</i>	Buckthorn	8/8/2006	3	YES		Construction activities & Invasive
17	<i>Morus rubra</i>	Red Mulberry	20/8/8	3	YES		Construction activities
18	<i>Acer saccharum</i>	Sugar Maple	4.5	1		YES	
19	<i>Acer rubrum</i>	Red Maple	8	1		YES	
20	<i>Acer saccharum</i>	Sugar Maple	7	1		YES	
21	<i>Malus species</i>	Crabapple	9/11/2006	3		YES	
22	<i>Malus species</i>	Crabapple	7/8/8/9/4	3		YES	
23	<i>Populus deltoides</i>	Eastern Cottonwood	30	2		YES	
24	<i>Malus species</i>	Crabapple	6.5	2		YES	
25	<i>Malus species</i>	Crabapple	6.5	2		YES	
26	<i>Malus species</i>	Crabapple	22	3		YES	



Know what's below.
Call before you dig.

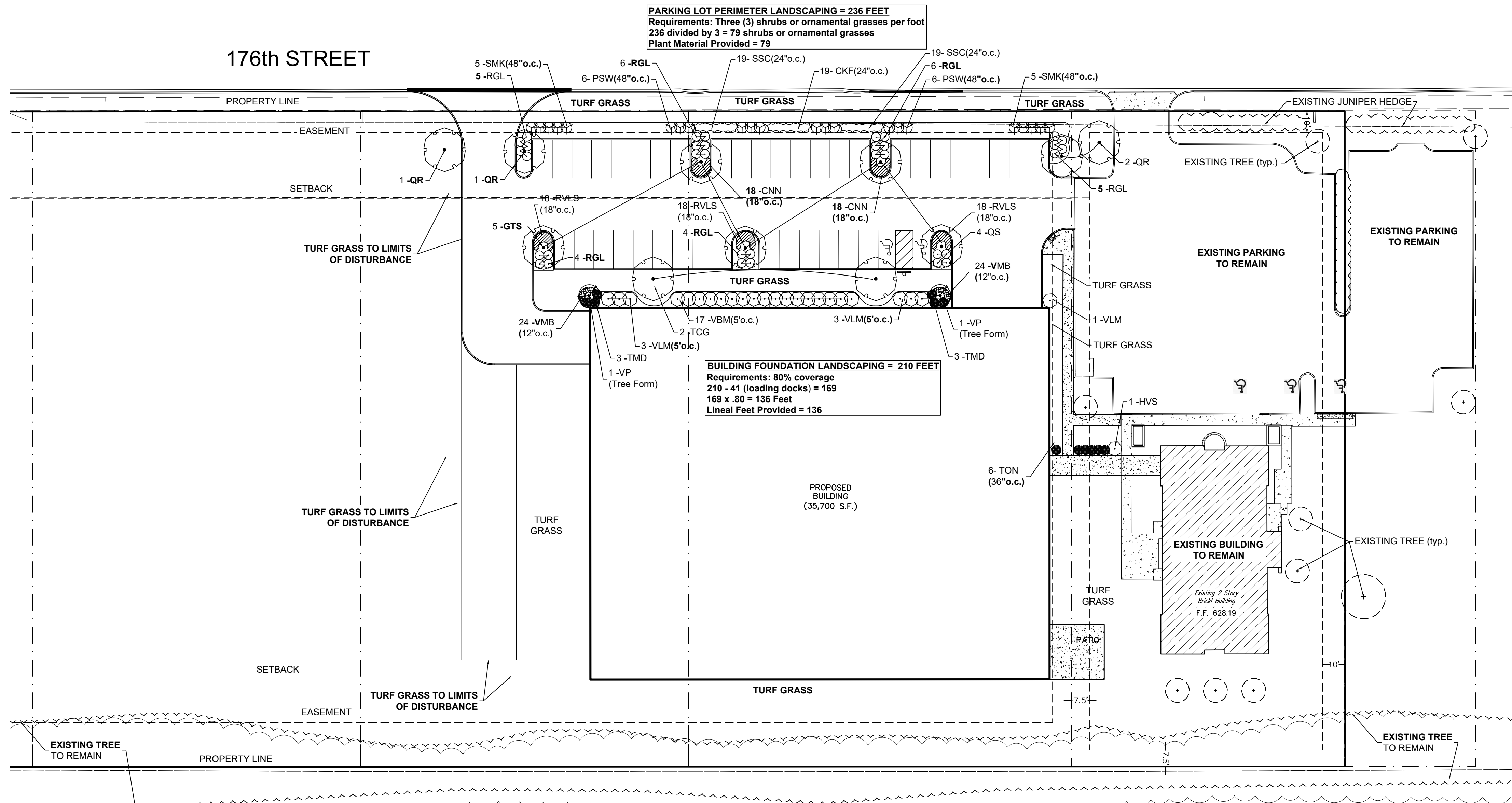


SCALE 1" = 30'
0 30 60

176th STREET

PARKING LOT PERIMETER LANDSCAPING = 236 FEET
Requirements: Three (3) shrubs or ornamental grasses per foot
236 divided by 3 = 79 shrubs or ornamental grasses
Plant Material Provided = 79

BUILDING FOUNDATION LANDSCAPING = 210 FEET
Requirements: 80% coverage
210 - 41 (loading docks) = 169
169 x .80 = 136 Feet
Lineal Feet Provided = 136



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
GTS	5	Gleditsia t.i. 'Skyline'	Skyline Honeylocust	2.5" BB
QR	4	Quercus rubra	Red Oak	2.5" BB
TCG	2	Tilia c. 'Greenspire'	Greenspire Littleleaf Linden	2.5" BB
DECIDUOUS ORNAMENTAL TREES				
VP	2	Viburnum prunifolium	Blackhaw Viburnum	6' BBcl.
DECIDUOUS SHRUBS & SHRUB ROSES				
HVS	1	Hydrangea p. 'Renhy'	Vanilla Strawberry Hydrangea	#5/24"
PSW	12	Physocarpus o. 'Seward'	Summer Wine Ninebark	#5/24"
RGL	34	Rhus a. 'Gro-Low'	Gro-Low Sumac	#5/24"
SMK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#7
VBM	17	Viburnum d. 'Christholm'	Blue Muffin Arrowwood Viburnum	#5/30"
VLM	7	Viburnum l. 'Mohican'	Mohican Viburnum	3' BB
EVERGREEN SHRUBS				
TMD	6	Taxus m. 'Densiformis'	Dense Yew	24" BB
TON	6	Thuja o. 'Nigra'	Hicks Yew	30" BB
ORNAMENTAL GRASS				
CKF	19	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
SSC	38	Schizachyrium s. 'Carousel'	Carousel Little Bluestem	#1
PERENNIALS & GROUNDCOVERS				
CNN	36	Calamintha n. spp. Nepata	Lesser Catamint	#1
RVLS	54	Rudbeckia h. 'Vette's Little Suzy'	Little Suzy Black-eyed Susan	#1
VMB	2	Vinca minor 'Bowles.	Periwinkle (48 plants)	from 24 flat

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
TBD SY	Turf Grass	Kentucky Bluegrass Blend w/Perennial Rye S75 by North American Green (or equal)
32 CY	Mulch	Shredded Hardwood Bark
1 CY	Mulch	Southern Pine Bark Fines
32 CY	Mulch	Compost (Yard Waste or Mushroom)

GENERAL NOTES:

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

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z133.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

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

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

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

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

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

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

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

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

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

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

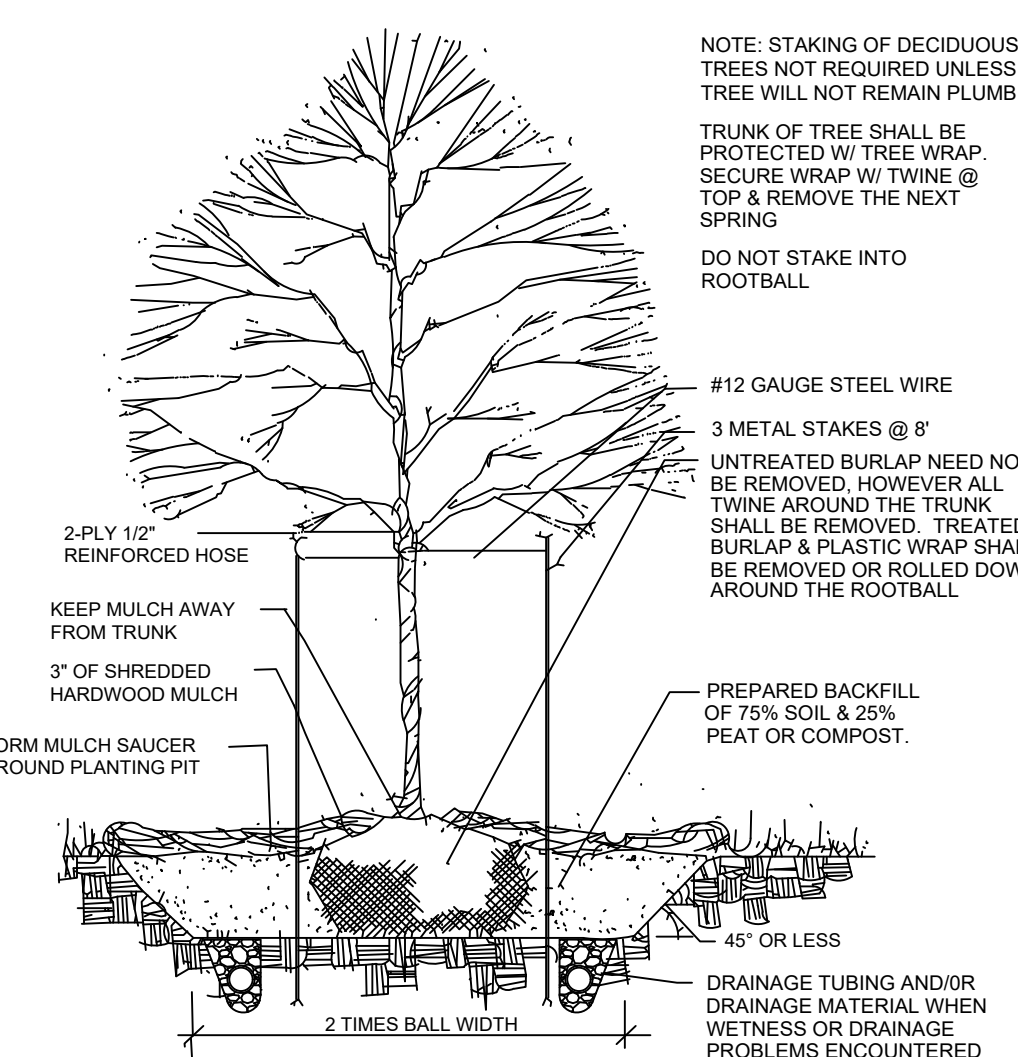
All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

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

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

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

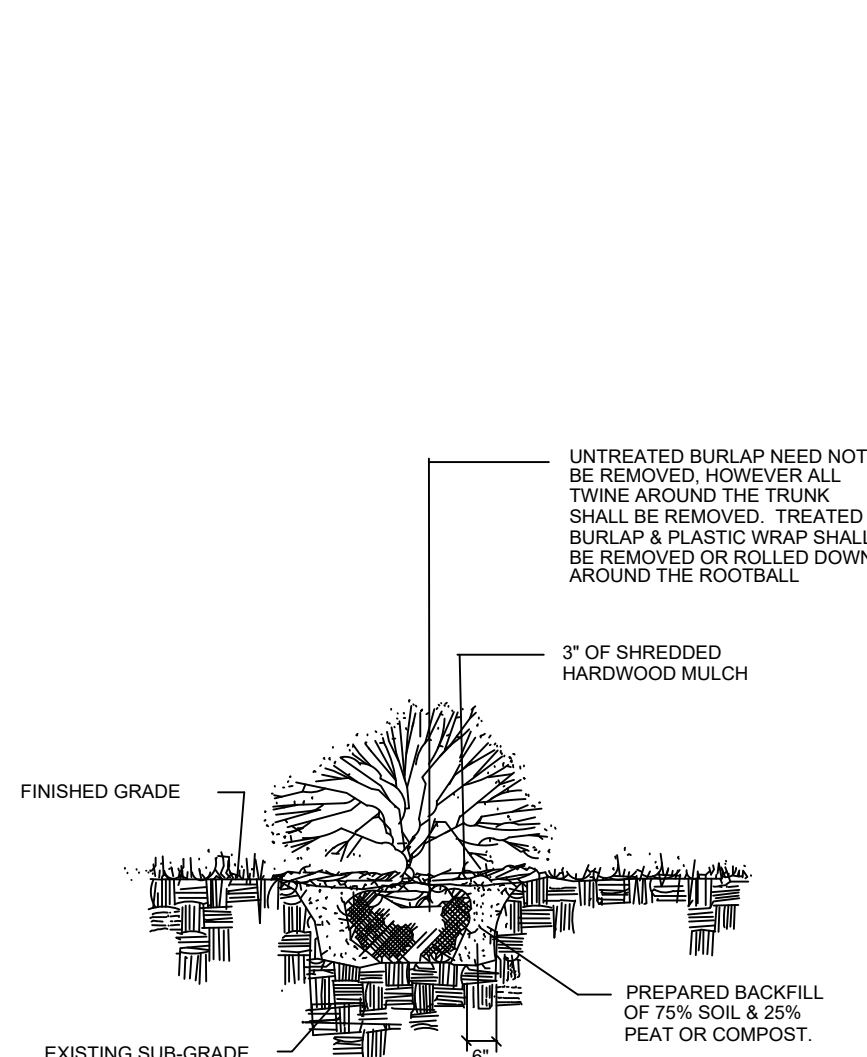
All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.



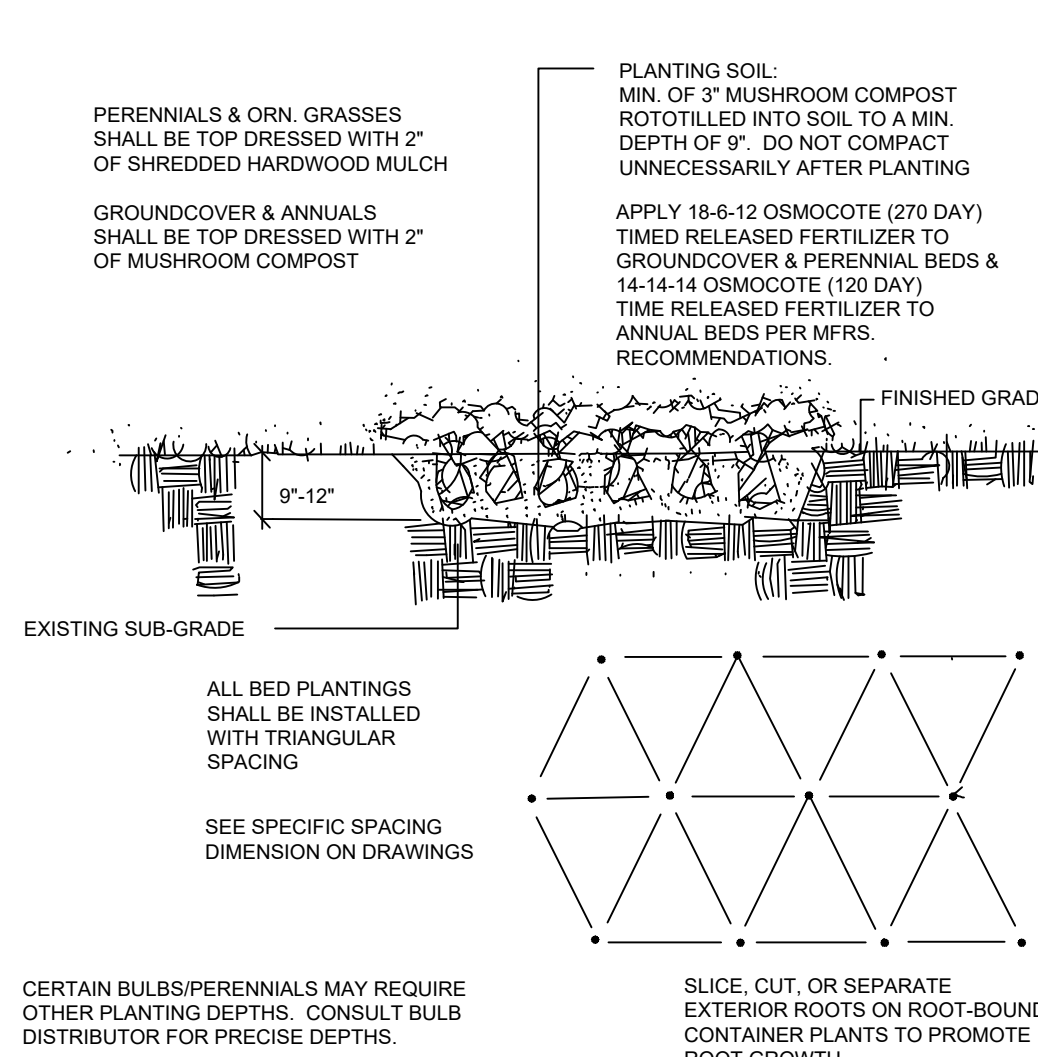
DECIDUOUS TREE

NOTE:

- Trees must be planted with root flare on grade - see notes.
- All work done in accordance with ANSI A300 and Z133.1.
- Village Arborist requests inspection of tree installs at time of planting.



SHRUBS

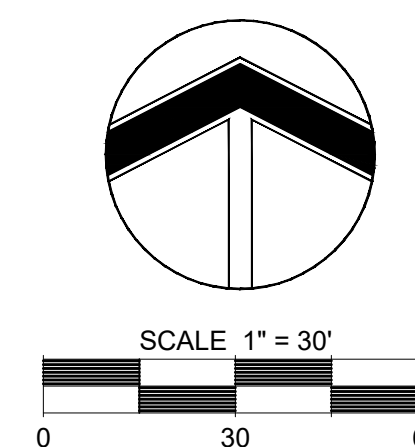


BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES
VINES, GROUNDCOVER & ANNUALS)

IRRIGATION NOTE:

Existing irrigation, if provided, and any proposed irrigation shall comply with the Village of Homewood's zoning requirements.

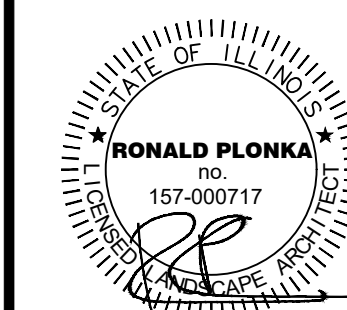


REVISIONS

4	Per Revised Site Plan	8/10/26
3	Village Foerster Review	10/10/24
2	Irrigation Note	8/20/24
1	Added Tree Survey	8/14/24

APPAREL
REDEFINED
HEADQUARTERS

1313 175th Street
Homewood, Illinois



Expires: 2027-08-31

HERITAGE
OAK
STUDIOS, LLC

Landscape Architects

24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

LANDSCAPE
PLAN

DATE: 2023-10-18
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
L-1

PROJECT NO.: 2026 - 216

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

- A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, belling, and burrapping of plants on the plant list shall follow the Code of Standards (2001-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE

Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burrapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION

All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

- A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All detention basins specified to be planted with native emergent plugs and/or native seed mixes shall be improved with twelve inches (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH

Mulch shall consist of the following:

- A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processes locally sourced hardwood logs and bark free of sticks and leaves with no added dyes.

2.10 COMPOST

- A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.

- Additionally, all compost materials shall meet the following:
1. 35-65% minimum organic matter
2. soluble salts under 5 dsm/m (under 2 dsm/m best)
3. Moisture content = 35-55%
4. ph range 6.1-8.4
5. Nitrogen = >0.9

2.11 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

- A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.12 TREE WRAPPING MATERIAL

- A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewit Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stockpiled. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be hooded over.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscape shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unreasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

PLANTING SEASON ACCEPTABLE TIME PERIOD

1. SPRING a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31
2. FALL a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31
2) Evergreen Tree planting to cease Oct. 15
3) Perennial & Ornamental Grass planting to cease Oct. 15

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:

- A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. After each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistency with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.
B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.
3.4 ACCEPTANCE
A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14
B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owner and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.
3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced. These guarantees shall be in accordance with the following:

- A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by and him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH

The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:

1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%
2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

- a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris. Materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)

Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
60% KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% PERENNIAL RYEGRASS (blend of 2 cultivars)
10% CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding)
2. SALT TOLERANT MIX (if specified)
40% 'FULFS' ALKALI GRASS (PUCCINELLIA DISTANS)
30% CREEPING RED FESCUE
20% KENTUCKY BLUEGRASS
10% PERENNIAL RYEGRASS
(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinafter mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent
2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Coconut Blanket (North American Green)
b. AEC Premier Straw/Coconut Blanket (American Excelsior Company)
c. or equivalent

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30
* or as soon as the soil is free of frost and in a workable condition.		

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

- Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injectory waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

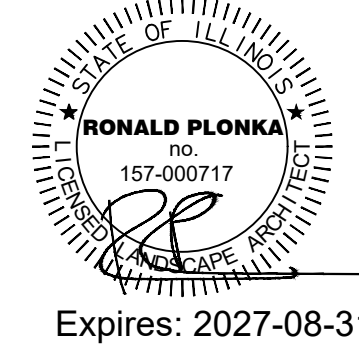
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The drawings, specifications, design, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

4	Per Revised Site Plan	8/10/26
3	Village Foerster Review	10/10/24
2	Irrigation Note	8/20/24
1	Added Tree Survey	8/14/24

APPAREL
REDEFINED
HEADQUARTERS

1313 175th Street
Homewood, Illinois



HERITAGE
OAK
STUDIOS, LLC

Landscape Architects

24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

LANDSCAPE
SPECIFICATIONS

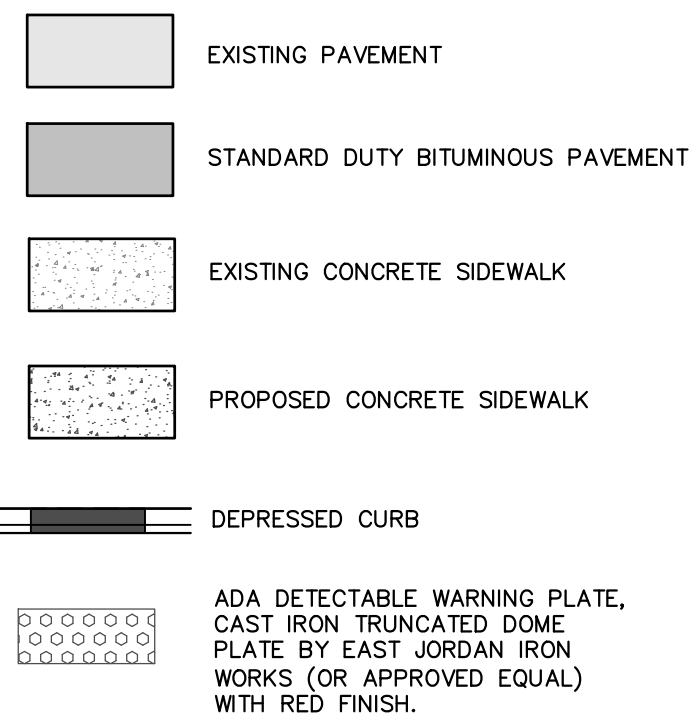
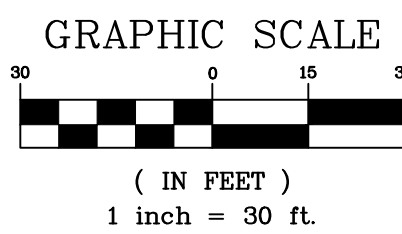
DATE: 2023-10-18
SCALE: _____
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
L-2

PRELIMINARY ENGINEERING PLAN

1 OF 1

LOCATION MAP
NOT TO SCALE



(S.N.=2.76)

TYPICAL PAVEMENT SECTION

NOT TO SCALE



NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
CALCULATION GRID VALUES 10'-0" O.C.

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF
	1	F2-3	ILP	VAM2-28L-U-40-T3-[PMB;SLPF]	Single	28329	28329	166.2632	166.263	0.900
	4	F2-4	ILP	VAM2-28L-U-40-T4-[PMB;SLPF]	Single	28260	28260	166.516	166.516	0.900
	1	F2-4A	ILP	VAM2-28L-U-40-T4-[PMB;SLPF]	Back-Back	28260	56520	166.516	333.032	0.900
	2	Fx	ILP	VWM2-14L-U-40-T4	Single	13494	13494	96.24	96.24	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Max/Min	Calc Plane Ht
Parking Lot_Floor	Illuminance	Fc	2.9	13.4	0.1	134.0	0
Property Line	Illuminance	Fc	0.5	0.9	0.0	N.A.	N.A.



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REVISIONS

PROJECT NAME:

APPAREL REDEFINED

CLIENT NAME:

SOUTHSIDE ELECTRICAL

Date:8/7/2026

Page 1 of 1



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Presentation – Bids/Proposals for Village-Owned Property at 18157 Dixie Highway

PURPOSE

The Village purchased the property at 18157 Dixie Highway (formerly Repeat Boutique) in May 2026 for \$100,000. The property was acquired with the purpose of redevelopment along the Dixie Highway corridor, an area where the Village has supported multiple redevelopment projects in the past several years (Homewood Brewing Company, and proposed Grill ‘n’ Dip Mediterranean Restaurant, etc.)

The Village Board passed a resolution on June 23, 2026 to sell the property through a competitive process (solicitation of bids and proposals). The Board directed the Village Manager to post required notices and advertise the solicitation of bids to attract potential bid interest. The Village formally posted the solicitation of bids on the Village website and social media on June 24, 2026. Formal legal notices were posted on June 26, July 3, and July 10 in accordance with State statute for sale of public property. The solicitation was closed on July 28, 2026.

Staff opened bids at the July 28, 2026 meeting of the Village Board. The Village received **four (4) bids** for the property ranging from \$15,000 to \$40,000. All four bids proposed substantial and immediate reinvestment in the property.

Table 1: Bid Information

Bidder Name	Proposed Purchase Price	Proposed Use
Munir Bawadi	\$40,000	Coffee shop or restaurant (use initially not listed)
Justin Mahwikizi	\$35,000	New York-style pizza restaurant
Jerry Castro	\$15,000	Frank’s (Seafood market and restaurant)
Tracy Lance	\$15,000	VIPique (Spa/wellness center)

At the July 28, 2026 meeting, the Village Board directed staff to perform analysis of each of the bids and present findings at a future Board meeting. Staff performed an initial analysis of bids and held interviews with each of the bidders for the property. The initial analysis focused on an



assessment of basic information about each of the bids, including **preliminary financial analysis, background/financial capacity, and alignment of bids with Village plans/goals.**

A detailed description of each of the four bids received is included below.

Bid 1 – Munir Bawadi, Coffee Shop/Restaurant

Munir Bawadi of Bawadi Construction has offered \$40,000 for the building. Mr. Bawadi has proposed the construction of an Arab-inspired coffee shop and restaurant. While the name or final concept of the coffee shop and restaurant have not been disclosed, Mr. Bawadi has shared that the proposed business would be the first location for this particular Middle Eastern business in the United States. Mr. Bawadi shared with staff that the goal of the business would be to provide new coffee offerings to residents in the south suburbs, using a concept which has proven popular in the western and southwestern suburbs. Mr. Bawadi has been involved in similar coffee shop projects in Bridgeview, Lombard, and Orland Park.



Figure 1: Haraz Coffee House, a similar project by Bawadi Construction in Aurora, IL

The bid included a request for a Class 8 property tax incentive and other potential incentives (if available). Mr. Bawadi anticipates an average of \$750,000 to \$1,000,000 annually in sales by 2028. Mr. Bawadi has shared that if he is not awarded the building, he will likely incorporate portions of the coffee shop business into his neighboring Mediterranean restaurant “Grill ‘n’ Dip”, which is under construction at 18155 Dixie Highway.

Bid 2 – Justin Mahwikizi, New York Pizza Restaurant

Justin Mahwikizi of Mahwikizi and Co., a boutique investment group based in Homewood, has offered \$35,000 for the building. Mr. Mahwikizi has proposed the construction of a pizza restaurant. According to Mr. Mahwikizi, the restaurant would be designed to provide a “safe place” for families and high school students looking for a place to spend time. Mr. Mahwikizi has shared that the restaurant would be a “high-volume restaurant model” from a popular restaurant brand in the west suburbs of Chicago, which will increase downtown traffic and municipal revenue. Mr. Mahwikizi stated that the restaurant is not planned to have alcohol service.

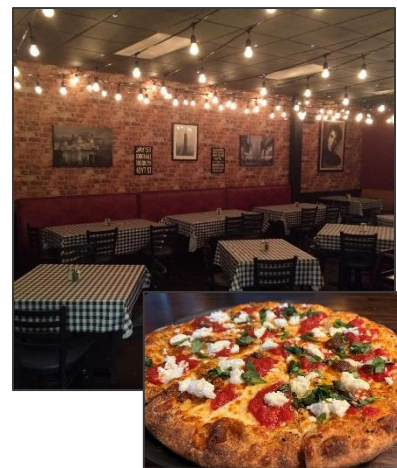


Figure 2: A similar New York-style pizza restaurant in Chicago’s western suburbs

Mr. Mahwikizi has proposed a partnership with RSD Construction, a general contractor which has provided services for other Village-supported projects (Ollie’s/Brunswick Zone, etc.). Mr.



Mahwikizi has not been involved previously in a large restaurant redevelopment but has regularly provided services as a broker for restaurants and commercial property.

The bid included a request for a Class 8 property tax incentive. The applicant shared with staff that this would be the only incentive required but is open to other incentive assistance if available. Mr. Mahwikizi anticipates approximately \$1,300,000 in annual sales by 2028. Mr. Mahwikizi has shared that he would be open to relocation to another site in Homewood if his proposal is not accepted, but would like to purchase property in the Village to operate the business rather than lease a space in the Village. Mr. Mahwikizi hopes the restaurant concept is successful and expands to other nearby communities.

Bid 3 – Jerry Castro, Frank’s Shrimp and Chicken

Jerry Castro, co-owner of Frank’s Shrimp and Chicken of Mokena, has offered \$15,000 for the building. Mr. Castro has proposed the construction of a seafood market and restaurant in the building. Mr. Castro shared with staff that the business would be focused on retail sales of fish and seafood, with additional retail sales of products such as seasonings, sauces and other supplies. An additional restaurant concept is proposed, providing a small number of “more upscale” menu items focused on grilled or fried seafood from the market. A small bar concept is also proposed with the restaurant.. Mr. Castro stated that he hopes to emulate popular suburban businesses such as Boston Fish Market and DiCola’s Fish Market, and provide an alternative to seafood counters at large grocery stores.

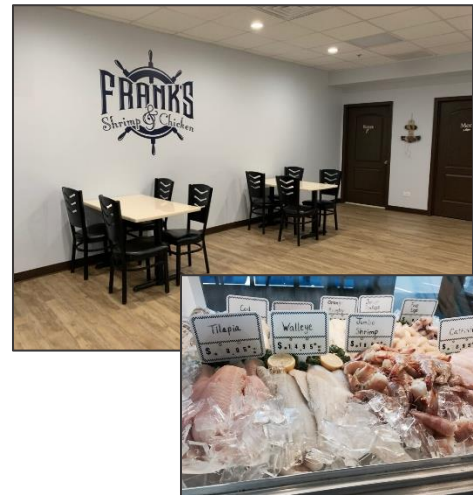


Figure 3: Frank's Shrimp and Chicken location in Mokena, IL.

Mr. Castro has proposed a partnership with contractors who have assisted in constructing the two (2) existing Frank’s locations. Mr. Castro is the operator of two other locations of Frank’s in Mokena, including an express fast-food location.

The bid included a request for a sales or places for eating tax rebate incentive (five years/\$100,000) to support the construction of the business build-out (particularly the restaurant portion of the business). The bid also requests additional incentives if they are available. Mr. Castro anticipates approximately \$650,000 in sales by 2027, with buildout estimated to take three to six months. Mr. Castro has expressed interest in another location in Homewood if the bid for the building is not selected.



Bid 4 – Tracy Lance, VIPique Wellness

Tracy Lance, owner of a regionally-acclaimed salon/spa based with multiple locations (including Homewood) called Facially Skin Bar, has offered \$15,000 for the building. Mrs. Lance has proposed the construction of a large “community-centered wellness club” focused on promoting holistic wellness and personal health. The proposed business would offer luxury facial treatments, infrared therapies, spaces for independent wellness professionals to operate and wellness classrooms and a variety of other services. Mrs. Lance has described the facility as being set apart from other spas and salons through thoughtful and relaxing design – highlighting Lance’s emphasis on wellness and self-care. Mrs. Lance has shared that the business would be designed to promote visitors spending time in Downtown Homewood and “attract a regional clientele” that will provide additional traffic into the Downtown area. Mrs. Lance has proposed to work with G-IV Properties LLC, a real estate investment company, to fund and complete the project.



Figure 4: Facially Skin Bar location in Highland, IN

The bid included a request for a Cook County tax incentive, as well as any additional façade improvement incentives available from the Village. The bid did not include sales figures, but the use would not provide operating tax revenue for the Village. Mrs. Lance anticipates the buildout for the business taking approximately nine months. Mrs. Lance has expressed interest in another location in Homewood if the bid for the building is not selected.

PROCESS

This memo and presentation provides a summary of initial findings for review by the Village Board.

Financial Analysis

Each bid has been reviewed for potential financial impact that each bid will have on the Village. The property was tax-exempt under previous ownership by a non-profit organization, and remains tax-exempt under Village ownership. All four (4) bids offered a cash purchase price and substantial reinvestment in the property, but also requested incentives which could offset revenues. A brief financial analysis of bids is provided below.

Purchase Price

The Village invested \$100,000 in purchase price on May 12, 2026. The property has been vacant for over two years. Interest in commercial real estate in Downtown Homewood is increasing, and several properties in the vicinity have recently sold to private buyers:

- Travel Brokers Building (1956 Ridge): \$950,000
- Woori Tae-Kwon-Do (18027 Dixie Highway): \$360,000



The neighboring 1,250 square-foot building at 18159 Dixie Highway (formerly occupied by American Family Insurance) is currently listed for sale by private seller for \$198,000. The Village-owned building available for bid is approximately 2,600 square feet. The Village sold the neighboring 2,200 square-foot building at 18155 Dixie Highway for \$15,000 to Munir Bawadi, who is currently constructing a Mediterranean restaurant at this location.

The following purchase prices were offered for each bid on the property:

Table 2: Proposed Details of Purchase

	Bid 1: Munir Bawadi (Unnamed Coffee Shop or Restaurant)	Bid 2: Justin Mahwikizi (NY Pizza Restaurant)	Bid 3: Jerry Castro (Frank's)	Bid 4: Tracy Lance (VIPique Wellness)
Purchase Price	\$40,000	\$35,000	\$15,000	\$15,000
Bid Payment Method to Village	Cash (the Village required cash bids for this property due to the limited size of the property to be sold)			
Ability to Close within 60 Days	Yes			
Agreed to Proof of Financing Requirements	Yes			

Cash bids were required with the solicitation of bids and cash payments will be required within 60 days of closing on the property.

Level of Proposed Investment

The building at 18157 Dixie Highway has deteriorated and is not currently compliant with Village building and life safety codes. While few known structural issues exist within the building, substantial renovation to building systems will be required. Staff from Public Works, Fire, and Village Manager's Office completed walkthroughs of the building when it was initially purchased. Minimum upgrades will include:

- **Fire alarm system:** An alarm required for all commercial buildings (<5,000 square feet).
- **HVAC system:** The HVAC system will require substantial upgrades. The system will also likely require reconfiguration (as portions of the system overhang in the center of the space less than five feet from the floor)
- **Electrical system:** The building will require upgrades to electrical panels, breaker systems, and wiring.



- **ADA accessibility:** Entrances and restrooms will need to be moved or upgraded to meet current ADA accessibility requirements

All applicants have proposed large private investment to improve the property, including code compliance upgrades and large-scale commercial tenant buildouts.

Table 3: Proposed Private Investment in Property

	Bid 1: Munir Bawadi (Coffee Shop/Restaurant)	Bid 2: Justin Mahwikizi (NY Pizza Restaurant)	Bid 3: Jerry Castro (Frank's)	Bid 4: Tracy Lance (VIPique Wellness)
Estimated Total Investment	\$800,000	\$680,000	\$200,000	\$450,000
Method of Estimate	Comparison (neighboring business)	Contractor visit to site	Comparison (existing location)	Contractor visit to site
Construction/Contracting Partner Identified?	Yes (Bawadi Construction)	Yes (RSD Construction)	Yes (Contractors from previous project)	No
Proposal Addresses Village Code Concerns?	Yes	Yes	Unknown	Yes
Method of Financing Renovations?	Construction loan and investment partners	Low-interest small business loan and investment partners	Personal cash/available equity	Cash and construction loan

All four bidders mentioned in interviews that the proposed investment costs are rough estimates, and may be subject to change as more formal inspections are completed and plans are formalized for the building.

Incentive Requests

The Village requested that all bidders provide any information for incentive requests with the original bid for the property. Providing incentive information at the start of the process ensured that future financial return from the property could be properly measured for this review.

Because the property at 18157 Dixie Highway is not located within a tax-increment financing (TIF) district, the Village is more limited in the incentives which can be provided for the property. The following incentives could be requested for this property under current Village policies and programs:

- **Cook County Property Tax Incentives:** Municipal support for Cook County tax incentives for commercial redevelopment (Class 7a, Class 7c, Class 8 could apply to this project). A



Class 7 or 8 incentive will decrease the tax assessment for 18157 Dixie Highway from approximately \$23,000 to approximately \$9,000, based on estimates from Ryan LLC.

- **Non-TIF Business Incentive Programs:** Reimbursements for up to 50% of property improvement work through three programs (Façade and Property Improvement, Retail Enhancement, Go Green Program) up to \$25,000.
- **Places for Eating Tax Rebates:** Rebates of places for eating taxes (2%) to assist with construction of grease traps and other required improvements for restaurants.
- **Sales Tax Rebates:** Rebates of sales taxes (1%) to assist with property improvements.
- **Cal-Sag Enterprise Zone:** Properties within the Cal-Sag Enterprise Zone (including the property at 18157 Dixie Highway) may receive 50% discounted permit fees, sales tax exemptions on construction materials and supplies, and other benefits. *This incentive is administered by the Cal-Sag Enterprise Zone, one of 93 Enterprise Zones established by the State Department of Economic Opportunity (DCEO) for business development in areas with high unemployment and/or lagging development. This incentive is NOT controlled by the Village.*

Table 4: Requested Incentives

	Bid 1: Munir Bawadi (Coffee Shop/Restaurant)	Bid 2: Justin Mahwikizi (NY Pizza Restaurant)	Bid 3: Jerry Castro (Frank's)	Bid 4: Tracy Lance (VIPique Wellness)
Cook County Property Tax Incentives	Yes (Class 8 identified)	Yes (Class 8 identified)	No	Yes
Non-TIF Business Incentives	Yes (amount negotiable)	No	Yes (amount negotiable)	Yes
Places for Eating Tax Rebates	No	No	Yes (five year, \$100,000)	No
Sales Tax Rebates	No	No	No	No
Cal-Sag Enterprise Zone Incentives	Yes	No	Yes	No

The Village does not offer additional funding assistance from the General Fund to redevelopment projects, nor provide any other general obligation incentives. Due to the importance of sales and places for eating taxes on Village revenues and the limited size of the property, incentives rebating sales/places for eating taxes will have a far greater impact on the overall financial impact of any project at this property than property tax incentives.



Summary

A full financial analysis of each bid is attached with this memo as an exhibit. A summary of findings from this financial analysis is presented below.

Table 5: Financial Analysis Summary

	Bid 1: Munir Bawadi (Coffee Shop/Restaurant)	Bid 2: Justin Mahwikizi (NY Pizza Restaurant)	Bid 3: Jerry Castro (Frank's)	Bid 4: Tracy Lance (VIPique Wellness)
Purchase Price	\$40,000	\$35,000	\$15,000	\$15,000
Total Property Taxes	\$23,000	\$23,000	\$23,000	\$23,000
Class 7/Class 8 Incentive Requested?	Yes	Yes	No	Yes
Total Property Taxes After Incentives	\$9,000	\$9,000	\$23,000	\$23,000
Total Village Property Tax Generated	\$1,030	\$1,030	\$2,576	\$1,030
Projected Annual Sales	\$910,000	\$1,300,000	\$645,000	N/A (no retail sales)
Annual Operating Taxes Generated	\$27,300	\$39,000	\$19,350	\$0
Tax Rebate Incentive Requested?	No	No	Yes (Place of Eating Tax, Five Year/\$100,000)	\$0
Annual Operating Taxes Generated After Incentives	\$27,300	\$39,000	\$6,450	\$0
Additional Annual Revenue	\$0	\$0	\$6,000 (gaming)	\$0
Annual Yield	\$28,030	\$40,030	\$15,026	\$2,576
Total 5-Year Yield (including proposed purchase price, and subtracting \$100,000 Village purchase price)	\$87,491	\$178,520	-\$20,802	-\$79,580

OUTCOME



The analysis in this memo is designed to provide initial information for review by the Village Board. Bidders will present information about their business proposals at the regular meeting of the Board of Trustees. No motion is requested by staff. Staff will provide additional information or recommendations at a future meeting at the direction of the Village Board.

The Board may consider a motion to act upon these bids at any time. If the Board wishes to consider a motion, the Village Board may select one of the following options:

Approve/Accept a Bid: The Board of Trustees may make a motion to select a bid and direct the Village Manager to prepare a purchase and sale agreement (and redevelopment agreement, as necessary) to sell the property at the proposed price to a bidder. ***Approval of a bid requires 3/4th vote of the “corporate authorities” (minimum 6 “ayes” from Board of Trustees and Village President).***

Request Additional Information: The Board of Trustees may direct the Village Manager to prepare additional information as necessary to describe the bids. Additional information would be presented at a future Board meeting.

Reject All Bids: The Board of Trustees may make a motion to reject all bids. The Board may make a future motion by resolution to re-solicit for bids for the property with additional criteria or requirements as necessary to “maximize public benefit.” The Board may also make a future motion to pass an ordinance to market the property at a minimum of 80% of the assessed value of the property.

No Motion: No motion is required or recommended at this meeting. A motion to select a bid, request additional information, or reject bids may be made at a future meeting.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

No motion requested

ATTACHMENT(S)

- Financial Analysis Documents
- Original Bid Submissions



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 8, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Liquor license request

PURPOSE

R. Scott Donkel, LLC d/b/a The Ridgewood currently holds a Class 4A liquor license for their location at 2059 Ridge Road. Reid's Southern Kitchen & Smokehouse is under conditional contract to purchase the property. The Village recently received a request for a Class 4A liquor license from Reid's Southern Kitchen & Smokehouse for 2057-2059 Ridge Road.

A Class 4A 75/25 restaurant with bar liquor license allows the retail sale of any alcoholic liquor for on-premises consumption only for establishments with a bar. No more than 25 percent of the licensee's gross receipts over any 12-month period can be from alcohol sales. The Liquor Commissioner supports issuing the requested license.

PROCESS

Reid's Southern Kitchen & Smokehouse is in the process of purchasing Primo's Café and The Ridgewood located at 2057-2059 Ridge Road. Reid's Southern Kitchen & Smokehouse currently operates a restaurant in Peru, Illinois and intends to relocate and expand the concept into the Homewood community. Reid's specializes in Southern-inspired cuisine, smoked meats, and signature cocktails. They anticipate offering catering, carryout, delivery, and private or special-event dining, as well as hosting occasional community events, themed dinners, and live entertainment.

If the Board is in favor of the request from Reid's Southern Kitchen & Smokehouse for a Class 4A liquor license, staff should be directed to begin the application process. After successfully completing all of the steps required for obtaining a Village of Homewood liquor license as well as a permit for outdoor sales, an ordinance to increase the number of allowed Class 4A liquor licenses and issue a permit for outdoor sales for Reid's Southern Kitchen & Smokehouse will be presented at a Board meeting for approval.



OUTCOME

Approval of this request will enable Reid's Southern Kitchen & Smokehouse to begin the application process for a liquor license, and will potentially allow them to offer more options to their dining patrons.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

After discussion, if the Board is in favor of granting the request for a liquor license to Reid's Southern Kitchen & Smokehouse, staff should be directed to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one, and to issue a permit for outdoor sales. The ordinance will be agendized at a future Board meeting, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license and permit for outdoor sales.

ATTACHMENT(S)

Letter

September 4, 2026

Village of Homewood
Attn: Nancy Adams, Executive Assistant to the Village Manager
2020 Chestnut Road
Homewood, IL 60430

RE: Revised Letter of Intent / Class 4A Liquor License Request
Reid's Southern Kitchen & Smokehouse - 2509 Ridge Road, Homewood, Illinois

Dear Ms. Adams and Members of the Village Board of Trustees:

Please accept this revised letter as our formal statement of intent and request for a Class 4A liquor license for Reid's Southern Kitchen & Smokehouse at our proposed location at 2509 Ridge Road in Homewood, Illinois.

Reid's Southern Kitchen & Smokehouse is an established, independently owned restaurant currently operating in Peru, Illinois. We intend to relocate and expand our restaurant concept into the Homewood community. Reid's will operate primarily as a restaurant serving meals prepared on premises, with an accompanying bar and alcoholic beverage service.

Our menu is centered around Southern-inspired cuisine and house-smoked meats, including brisket, pulled pork, ribs, smoked chicken and turkey, burgers, sandwiches, appetizers, entrees and house-made side dishes. In addition to dine-in restaurant service, we anticipate offering carryout, delivery, catering and private or special-event dining.

Class 4A - 75/25 Restaurant with Bar

We understand that the Village of Homewood's Class 4A liquor license requires the establishment to operate primarily as a restaurant and that no more than 25% of the licensee's gross receipts over any 12-month period may be derived from alcoholic beverage sales. Reid's Southern Kitchen & Smokehouse intends to operate in full compliance with this requirement.

We anticipate that at least 75% of our gross receipts will be derived from food and non-alcoholic beverage sales, with no more than 25% of gross receipts derived from alcoholic beverage sales during any 12-month period.

Alcohol service will be secondary and incidental to our primary restaurant operation. Beer, wine, spirits and mixed beverages will be offered for on-premises consumption in connection with our restaurant and bar service. Reid's is not intended to operate as a nightclub or alcohol-focused tavern.

The Homewood location will provide seating for more than 50 patrons for meal service at tables and/or qualifying counters, exclusive of seating located at the bar, consistent with the requirements of the Class 4A license.

Our vision for Reid's in Homewood is a welcoming, family-friendly Southern restaurant and smokehouse with an elevated yet comfortable atmosphere. We hope to become an active part of the Homewood community through our restaurant operations, catering, community involvement and occasional restaurant-related special events and entertainment as permitted by the Village.

We understand our responsibility to maintain appropriate sales records demonstrating compliance with the Class 4A license requirements and will provide such documentation to the Village upon request.

We are excited about the opportunity to bring Reid's Southern Kitchen & Smokehouse to Homewood and look forward to working with the Village throughout the approval, licensing and relocation process.

Thank you for your consideration of our Class 4A liquor license request.

Sincerely,

Amanda Racz

REID'S SOUTHERN KITCHEN & SMOKEHOUSE | CLASS 4A LIQUOR LICENSE REQUEST

Owner
Reid's Southern Kitchen & Smokehouse
773-573-6580
Contact@reidssmokehouse.com