

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

March 10, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. 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 February 24, 2026.
6. Claims List:
 - Consider a motion to approve the Claims List of Tuesday, March 10, 2026 in the amount of \$2,303,036.16.
7. Oaths of Office: The Village Clerk will administer the oath of office to:
 - A. Detective James Strayer for the position of Police Sergeant.
 - B. Sergeant Steven Brandenburger for the position of Deputy Chief of Police.
8. Hear from the Audience
9. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Purchase Approval/2026 Ford F-150/Currie Motors: Waive competitive bidding due to purchasing through an approved governmental purchasing cooperative; and, approve the purchase of one (1) 2026 Ford F-150 through the South Suburban Purchasing Cooperative from Currie Motors of Frankfort, IL in the amount of \$43,461, and to install lighting, accessories, and equipment for an additional amount of \$9,515,32, for a total amount not to exceed \$52,976.32.
 - B. M-2403/Surplus Property/2016 Ford F-150: Pass an ordinance authorizing the Village Manager to sell, trade-in, or dispose of a 2016 Ford F-150 identified as surplus property.
 - C. Fund Transfer/General Fund to Capital Projects Fund: Approve the transfer of \$3.3 million from the General Fund unassigned fund balance to the Capital Projects Fund to fund Fiscal Year 2026-2027 capital projects.

- D. Budget Amendment/Intergovernmental Personnel Benefit Cooperative/Fund Balance: Approve a budget amendment in the amount of \$164,355 for the Intergovernmental Personnel Benefit Cooperative minimum fund balance required as a participant in the insurance pool.
- E. M-2404/Surplus Property/2017 Chevrolet Tahoe: Pass an ordinance declaring a 2017 Chevrolet Tahoe as surplus property; and, authorize the Village Manager to sell the Homewood Fire Department vehicle to the Village of East Hazel Crest.
- F. MC-1096/Donation Collection Boxes: Pass an ordinance amending the language in Chapter 20 of the Homewood Municipal Code governing donation collection boxes.
- G. M-2405/Special Use Permit/Indoor Commercial Place of Assembly/Hotworx/2000 183rd Street: Pass an ordinance granting a Special Use Permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for Hotworx at 2000 183rd Street, with the following conditions for the applicant: (1) submit load calculations for the proposed business, including specifications of any upgraded panes or other electrical fixtures, at the time of building permit submittal; and, (2) submit third party testing approval (i.e. UL listing) of any sauna fixture prior to the issuance of a building permit.
- H. M-2406/Special Use Permit/Indoor Commercial Place of Assembly/Purposeful Flow Wellness/2139 183rd Street: Pass an ordinance granting a Special Use Permit for an indoor commercial place of assembly (fitness center) in the B-2 Downtown Transition zoning district for Purposeful Flow Wellness at 2139 183rd Street to Larissa Shipps, with the following condition: the applicant receives approval for an administrative variance to reduce the on-site parking requirement by one (1) parking space.
- I. Budget Amendment/Water & Sewer Capital Fund/2024 Sanitary Sewer Lining Project/Hoerr Construction, Inc.: Approve a budget amendment to the Water & Sewer Capital Fund in the amount of \$32,340.93; and, authorize final payment to Hoerr Construction, Inc. of Goodfield, IL for the 2024 Sanitary Sewer Lining Project.
- J. Bid Award/FY 2025-2026 Idlewild Lane Water Main and Storm Sewer Improvements/M&J Underground, Inc.: Award the FY 2025-2026 Idlewild Lane Water Main and Storm Sewer Improvements contract to M&J Underground, Inc. of Monee, IL, the lowest responsible bidder, in the amount of \$1,318,612.33; and, approve an additional project contingency in an amount not to exceed \$60,000 for a total project amount not to exceed \$1,441,612.33; and authorize the Village Manager to execute the contract and approve contingency expenditures in accordance with Village policy.
- K. Purchase Approval/Radar Speed Signs/Elan City/Installation Contract/Meade Electric: Approve the purchase of six EVOLIS Vision radar speed signs and associated equipment from Elan City of New York City, NY in the amount of \$21,555; and, authorize the Village Manager to execute a contract with Meade Electric of Willowbrook, IL in the amount of \$23,580 for installation of the signs at locations approved by staff.
- L. R-3250/Authorization of Grant Application/Pedestrian Improvements/Halsted Street: Pass a resolution authorizing the application for the 2026 Cook County Department of Transportation and Highways (DoTH) Invest in Cook Program to fund pedestrian improvements and safety upgrades along the Halsted Street corridor, from 174th Street to Ridge Road.

M. Bid Award/2026 Lead Service Line Replacement Program/Five Star Energy Services: Award the 2026 Lead Service Line Replacement construction work to Five Star Energy Services, LLC of Waukesha, WI, the lowest responsive bidder, for an amount not to exceed \$3,441,825, contingent upon approval from the Illinois Environmental Protection Agency.

10. New Business:

- A. MC-1097/Tobacco License/Bevda's Wine & Spirits/3043 183rd Street: Pass an ordinance increasing the allowed number of Class 1 tobacco licenses for the proposed Bevda's Wine & Spirits location at 3043 183rd Street, subject to successful completion of the tobacco license application process.
- B. Discussion/Liquor License Request/Bergstein's NY Deli/18064 Martin Avenue: After discussion, and if the Board is in favor of granting the request for a liquor license, staff should be directed to prepare an ordinance to increase the allowed number of Class 7B liquor licenses for Bergstein's NY Deli located at 18064 Martin Avenue. 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.

11. Old Business:

Direction to Staff/Selected Developer/2024 Chestnut Road/2066 Ridge Road: Direct the Village Manager to negotiate a redevelopment agreement with a selected developer for the properties located at 2024 Chestnut Road and 2066 Ridge Road.

12. General Board Discussion

13. Executive Session: Consider a motion to enter into executive session to discuss the following:
Purchase or lease of real property under 5 ILCS 120/2(c)(5).

Pending litigation under 5 ILCS 120/2(c)11.

14. Adjourn

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, FEBRUARY 24, 2026
VILLAGE HALL BOARD ROOM

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

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

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

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

MINUTES: The minutes of February 10, 2026 were presented from both the public hearing and the regular meeting. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$152,857.23 was presented. There were no questions from the Trustees.

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

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

OATHS OF OFFICE: A motion was made by Trustee Mason and seconded by Trustee Willis to approve the appointment of Thomas Hamilton, Jr. to the Ethics Commission for a three-year term ending on February 24, 2029.

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

The Village Clerk administered the oath of office to Thomas Hamilton, Jr. for his appointment to the Ethics Commission.

HEAR FROM THE AUDIENCE: Liz Varmecky stated that the TOD development needs more parking and greenspace. She believes the proposal from Southland Development Authority has met the need for that space.

John Pororous, representing the Carpenters Local Union #272, said the developers should use union workers with contracts that pay area standards and wages. He said this accountability helps the community. He stated that the selected developer, Holladay, has not used union workers for past developments.

Dave Ward said that he does not want a four or five-story building to be built, but if it is built, he would like more greenspace and parking.

Mark Thompson stated that the downtown area should be built for its highest and best use and the proposals should maximize greenspace and support union labor.

Rachel Shith stated that rent amounts of four to five thousand dollars are not affordable. She stated that she does not want to lose the lots that she uses now for ADA parking. She asked when a traffic light would be put up near the viaduct on Dixie Hwy.

McKenzie Poppervack from South Suburban Housing announced their first-time homebuyer meeting tomorrow night and stated that they have resources that can be used for housing counseling.

Amy Crump asked if the new speed signs can show speeds above 40 and whether there is a law change to enable Homewood to have speed cameras. She also read from the book "Resisting the Right."

Mrs. Ward stated that she supports the carpenters union and said that we should all work together to avoid any safety concerns.

ACCEPTANCE OF ALTERNATE PROPOSALS: Angela Mesaros stated that there were no alternate proposals received for the redevelopment of 1313 - 1351 175th Street.

A motion was made by Trustee Mason and seconded by Trustee Willis to proceed with Apparel Redefined as the developer for 1313-1351 175th Street.

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

Angela Mesaros stated that two alternate proposals were received for the redevelopment of 2024 Chestnut Road and 2066 Ridge Road. The alternate proposals were from Far South CDC and Southland Development Authority. Both developers were part of the original proposals.

A motion was made by Trustee Mason and seconded by Trustee Willis to accept the alternate proposals and direct staff to evaluate the proposals and present the results at a future board meeting.

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

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

- A. Reappointment/Senior Advisory Committee/David Needles: Approve the reappointment of David Needles to the Senior Advisory Committee for a three-year term ending on February 24, 2029.
- B. MC-1095/Amendment to Requirements/Class 5 Liquor Licenses: Pass an ordinance amending the language for Class 5 liquor licenses to limit the percentage of alcohol sales to no more than 25 percent of the licensee's gross receipts over any 12-month period.
- C. M-2400/Increase of Class 5 Liquor Licenses/Maison Des Fleurs/1916 Ridge Road: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 5 liquor licenses by one for the Maison Des Fleurs location at 1916 Ridge Road, subject to successful completion of all application requirements for a Village of Homewood liquor license, including approved background checks.
- D. M-2401/Increase of Class 2 Liquor Licenses/Bevdas Two Corp./3043 183rd Street: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 2 liquor licenses by one for the proposed Bevda's Wine & Spirits location at 3043 183rd Street.
- E. R-3249/Cook County Class 8 Real Estate Tax Classification/18155 Dixie Highway: Pass a resolution supporting and consenting to a Cook County Class 8 real estate tax classification for the property located at 18155 Dixie Highway, owned by Munir Bawadi.
- F. Budget Amendment/Incentive Payment/Stoney Point Grill II, LLC: Approve a budget amendment of \$85,000 to the General Fund for the third incentive payment to Stoney Point Grill II, LLC.
- G. M-2402/Lease Agreement/Chicago Knockouts Roller Derby, LLC/2010 Chestnut Road: Pass an ordinance authorizing the Village President to enter into a Temporary Use Agreement with the Chicago Knockouts Roller Derby for the Homewood Auditorium located at 2010 Chestnut Road on a monthly basis effective March 1, 2026, until renovation work necessitates termination or the Village terminates the agreement.
- H. Acceptance of Proposal/Chayes Park Drive Culvert Replacement Project/Christopher B. Burke Engineering Ltd.: Approve a budget amendment of \$7,000; and, accept and approve a proposal from Christopher B. Burke Engineering Ltd. Rosemont, IL in an amount not to exceed \$96,980 for professional engineering design services to assist the Village of Homewood in developing construction bid documents, applying for required agency permits, and bidding for the Chayes Park Drive Culvert Replacement Project.

Before the vote, President Hofeld invited comments.

Item D: The owner of Bevda's, Mr. Patel, said he is in the final stages of remodeling and the store will be open March 15, 2026.

Item B: Amy Crump asked what the previous allowed percentage of liquor sales was, and was answered that there is no restriction currently.

Item F: Liz Varnecky asked how many more payments would be paid to Stoney Point. Amy Zukowski stated that there are a total of five remaining payments over five years with three years of payment remaining.

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

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

GENERAL BOARD DISCUSSION: Trustees said they appreciated the Local 272 Carpenters Union attending the meeting and for the comments made. They said the entire board and the developers are listening to all of the input tonight and will be reviewing the proposals. Trustee Willis shared that the indoor farmers market would be held on Saturday. Trustee Harris-Jones asked everyone to take part in the Restaurant Madness which has over 20 restaurants participating.

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

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

The meeting adjourned at 7:34 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk

From:
Sent: Tuesday, February 24, 2026 3:52 PM
To: PublicComments
Subject: Re: Village Hall/Matrix Site

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Please have you comments included in the next board packet.

Dear President Richard Hofeld,
Trustee Vivian Harris-Jones,
Trustee Jay Heiferman,
Trustee Philip Mason,
Trustee Lauren Roman,
Trustee Patrick Siemsen,
and Trustee Julie Willis,

I was born in and have lived in Homewood for most of over my 77 years. There have been some projects in Homewood that I didn't agree with but trusted that the village board made the choices believing they were for the betterment of our town. But now I am dumbfounded by the choice of the of the Holladay Properties proposal for the new developments. This project doesn't include (more) parking for downtown Homewood and would actually intensify the terrible scarcity of parking spaces in our town. And the proposed costs of rental units are far too high for our south suburban location and population. If you listen to casual conversations of people in gatherings around town (residents and visitors alike), you frequently hear complaints about the lack of parking in Homewood. This project will only exacerbate this situation and I trust the village board to consider this more strongly in its choice of developers and choose a different proposal.

Thank you,

Mary S. Wallace

Homewood, IL 60430

From: Kristy M
Sent: Tuesday, February 24, 2026 10:00 AM
To: PublicComments
Subject: Village Hall/Matrix Site

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

To Whom It May Concern:

The plans regarding the redevelopment project near Village Hall by Holladay Properties do not fit with the people and spirit of Homewood. The plans do not match at all what the residents of Homewood (including myself) want and require for their town. Affordable housing and parking options are primary concerns for Homewood residents, and Holladay's proposal would not alleviate these concerns but would exacerbate them.

I live close enough to downtown to walk to many of my destinations, but sometimes I need to drive, and it is very difficult to find parking near the businesses I frequent. When my mom wants to visit a downtown spot, I find that it is much easier to drop her off than to expect to find parking that works for her. The lack of available spaces that are handicap accessible and near the businesses or Irwin Park is another level of frustration.

A young person with a full time job struggles to find a viable housing option in Homewood, and this Holladay proposal would put affordable housing way out of reach for most people. Homewood residents love Homewood, and many young people and young families would love to continue or begin as Homewood residents. How are you caring for current and future residents who are ordinary people working in our community?

Thank you for considering better options that show your concern for the current residents of Homewood. We love our community.

-Kristy Medema
(Homewood resident for 14.5 years)

From: Mark Thompson
Sent: Tuesday, February 24, 2026 9:49 AM
To: PublicComments
Subject: I support the selected downtown developer selection

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The Homewood TOD is one of the village's most valuable assets that should be developed to its highest and best use. Homewood is already one of the most affordable communities in Chicagoland, supported by a diverse economic base and population. Thank you.

From: R. Erika Schafer
Sent: Tuesday, February 24, 2026 9:22 AM
To: PublicComments
Subject: Southland Development Authority TOD proposal best for the community

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

I want to enter into the record my disappointment and request for the Board to reconsider their intent to accept the TOD development proposal from Holladay. Their proposal doesn't bring benefits to our community. It does not include public parking, public spaces of any significance, nor reasonable rent. If this building went up, it would largely be empty and an embarrassment to your decision making and leadership of the Village. Lack of public parking will hurt all the small businesses in the downtown area, as people won't be inclined to shop or dine downtown if they have to compete for parking. I already experience a harder time finding parking after the new condo came in and restricted a portion of the lot to residents only.

The proposal that is most attractive to the community is from the non-profit Southland Development Authority. Not only does it include public parking and public spaces, but the rent proposals are more moderate. As this developer is a non-profit where local community members work, it is not surprising that their price points and offerings to the community in the proposed development have the greater interest of our community in mind.

Please make the right decision. Your community will not respect your accepting the proposal you are leaning towards, and I don't see any justification for why you would want to disappoint the community.

Erika Schafer
HF Resident

From: Bob Robertson
Sent: Monday, February 23, 2026 8:51 PM
To: PublicComments:

Subject: Homewood Dangerous Driving

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Have this included in the next board packet.

The situation on 187th Street at Ashland Avenue has gotten completely out of hand. The speeding is constant, aggressive, and dangerous. Every single day cars are flying down 187th like it is a highway instead of a residential street where families live, children walk, and people are just trying to make it home safely.

The current response from the police has been unacceptable. There is little to no visible patrol presence. Calls are made, and nothing changes. Residents are left feeling ignored and unprotected. Speeders know they can get away with it because no one is pulling them over. That is the real issue. Without enforcement, nothing else you install will matter.

The speed beacons are not a solution. All they do is flash a number and tell drivers how fast they are going. Speeders do not care. Some of them treat it like a challenge. A flashing sign is not enforcement. It is not prevention. It is not accountability.

We need real, physical changes and real action:

More street lighting so drivers can clearly see pedestrians and intersections. Sidewalks, so people are not forced into the street.

Push-button activated crosswalk signals at 187th and Reigel Road so residents can cross safely. More stop signs between Reigel Road and Dixie Highway on 187th Street. That long stretch of uninterrupted roadway is exactly why people feel comfortable speeding. Breaking it up with additional stop signs will force drivers to slow down and pay attention. Speed bumps to physically slow vehicles down. Roundabouts to control the flow of traffic and reduce straight-line speeding. Police officers who will actually patrol the area and pull over speeding cars.

As a resident, I am tired of watching safety concerns in our neighborhoods be treated like they are not urgent. We pay taxes. We contribute to this Village. We deserve to feel safe on our own street. It should not take a serious injury or a tragedy for this Village to finally take meaningful action.

If the Village can invest in development and beautification projects, it can invest in basic safety. Right now, 187th Street is a danger zone. That is not an exaggeration. It is the daily reality for the people who live here.

We need immediate action, not another study, not another flashing sign, and not another excuse.

From: Dale
Sent: Monday, February 23, 2026 8:51 PM
To: PublicComments
Subject: Property development

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

To the Homewood Mayor and Village Board members,

Dr. Kristine M Condon's Letter of Concern addressed to you should be an eye opener for each and every one of you board members. Each and every point that she made in her letter are well researched and are valid concerns in which many of us in this community agree.

All 6 of her points are valid, and I would agree that Holliday Properties do not know/feel this community. They are simply motivated by money, like most big corporate entities. My preference would be that we do not build on every square foot of vacant property in this town and that we do not build on the corner of Chestnut and Harwood. However, if YOU must build, a local company would perhaps understand that we love our green space, and we love it when we don't have to park 3 blocks from our destination. And, we do not want vacant, over-priced apartments in our town. And, we do not like you spending our tax dollars on this project!

Who are these apartments being built for? What demographic? Will children be living in these apartments? (Our schools are pretty full.) Who will be able to afford them? Where is the green space? The plan submitted definitely does not have adequate green space for our community. Is there really a need for these apartments, or is it just wishful thinking? (build it and they will come!) Should we be looking at building condos instead of apartments? (If condos, residents will be invested in the ownership of the community in which they live.)

Our community continues to show up and voice our concerns about property development and green space and it feels like it falls on deaf ears. You appear to embrace us when we show up, but then ignore us when you make your decisions, as if we were never here.

If this development MUST happen, as you have all seemingly agreed (against the desire of the community), please do not allow this development to be built by Holliday!! And I beg you to start listening to your community.

Sincerely,

Mark and Dale Grupe
Homewood, IL

From: Bob Robertson
Sent: Monday, February 23, 2026 8:42 PM
To: PublicComments; I

Subject: Village Hall/Matrix Site

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Have this included in the next board packet.

I don't understand why the public keeps revoting in the Hofeld Clan. This is yet another example. They keep voting you in and you keep disappointing EVERYONE.

If the Village proceeds with the sale of the current parking lot, all existing parking spaces in that lot must be replaced on a one-for-one basis within the new development. There should be no net loss of public parking as a result of this sale.

In addition to fully replacing the existing spaces, the project must include sufficient additional parking to meet and exceed the total demand generated by the new commercial and residential units. The final parking count should not only satisfy minimum zoning requirements but also provide a meaningful surplus to accommodate peak business hours, visitors, and future growth.

These minimum parking requirements should be clearly written into the development agreement to ensure the Village's current and future parking needs are fully protected.

Sincerely,

From: Dianne Noe
Sent: Monday, February 23, 2026 8:35 PM
To: PublicComments
Subject: Village Hall/Matrix Site

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Please include my comments with the Board packet. Thank you.

I couldn't agree more with Kris Condin's well-written Letter to the Editor, dated Feb. 21, 2026, posted in the HF Chronicle on Feb. 22, 2026.

The last time I was able to attend a Board Meeting was probably on 7/25/2023 when a letter of intent for 2024 Chestnut was on the agenda. That night the room was filled to capacity with residents. On the agenda was granting the owner of the Hartford Building a letter of intent to build another building on the Chestnut property. Every single person on the Board, Hofeld and Trustees included, made the same statement to the attendees that night. They were so thrilled and thankful we were all there to express our feelings about how we felt on this subject. Everyone in the room expressed the same feelings, let's see how this building plays out for at least a year before another letter of intent is given. A teacher in District 153 stood up and asked why no one was there to represent Dist. 153. No answer was given to that question. She stated she was a teacher in the district who had to get rid of most of her teaching equipment because she was currently teaching out of a closet. To my knowledge, the schools have quite a few kids in them already and I am wondering where you think you will put an influx of students with two more buildings on the way. When they took a vote that night, everyone, except for Trustee Colton, voted for the letter of intent.

I really don't see the need for these big buildings as it is. We have plenty of apartment buildings in our area and there are always "for rent" signs on them. As it is, our nice small town has turned into a town of bars, nail salons, hair salons, spas, all of which have drapes covering most of the windows.

While I see the developer has changed, I cannot understand where the parking will get any better. If you are in the downtown area at night now, you can see the lack of parking is ridiculous and you haven't even added the new Tequila Restaurant on Dixie yet, along with other businesses that will come along.

Also, why is it that these buildings will be apartments and not condominiums. Condos promote people being committed and involved in their community; apartments make it a more transient environment.

Every time we come to the meetings, you tell us you welcome our feedback and yet, you do just the opposite of what we all want. I'm tired of speaking up and no one is listening to what we are saying.

Thank you,

Dianne Noe
Homewood, IL

From: Dianne Noe
Sent: Monday, February 23, 2026 8:31 PM
To: PublicComments
Subject: Village Hall/Matrix Site

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

I couldn't agree more with Kris Condin's well-written Letter to the Editor, dated Feb. 21, 2026, posted in the HF Chronicle on Feb. 22, 2026.

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Every time we come to the meetings, you tell us you welcome our feedback and yet, you do just the opposite of what we all want. I'm tired of speaking up and no one is listening to what we are saying.

Dianne Noe
Homewood, IL

From: jenna weglarz
Sent: Monday, February 23, 2026 5:12 PM
To:

Subject: Village Hall/Matrix Site

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Please explain your stance on Holladay Properties proposal.

The town has spoken out numerous times stating that we need more parking. This proposal does not secure extra parking.

Why do the trustees continually vote against local, community-engaged stakeholders? Rabid is a great example and so is choosing Holladay Properties.

The Holladay proposal does not provide any public parking, which is already an issue for our downtown area. On top of the issue that most of the community members will not be able to even afford these units. This is very short sighted by the trustees.

The community has also stood and expressed their want for more green space and yet again, the board has gone in the opposite direction.

Please allow the other two bidders to revise and resubmit their proposals because the Holladay Proposal is NOT what we want as residents.

I want my comments included in the next board packet.

Please consider what the community keeps asking for which is AFFORDABLE housing, MORE green spaces and ADDITIONAL parking.

Thank you,

Jenna

From: Jodi Libretti
Sent: Monday, February 23, 2026 4:22 PM
To: PublicComments
Subject: Village Hall/Matrix Site

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello, Board of Trustees —

I'm very concerned about the possibility of Holladay Properties being chosen to build their proposed apartment complex in the Village Hall parking lot space.

My concerns are three-fold, and all based on what the current residents of Homewood want:

1. The proposal does not provide enough parking for the future residents and will likely add to the lack of parking that already exists downtown. I try to patronize local businesses, but often am not able to find convenient parking, so I drive around for a while and then leave. The health of our local small businesses requires parking -- we need more, not less.
2. The proposed rental prices do not fit with the income or needs of people who already live here and are looking for affordable housing. The likely rent of \$64,000/year for a 2-bedroom apartment is beyond the means of most people who consider Homewood as a place to live. There are many young people who grew up in Homewood, attended H-F High School, finished college, and would now like to settle here, as their parents did, but they cannot afford such high rent.
3. Homewood residents want and value green space. The proposed building has only a small area seating/bench area at the corner of the Village Hall property. We don't want more concrete. We want to be the Village of Trees. We are already losing the delightful Independence Park at the corner of Dixie and Hickory to a mega restaurant. Please don't forget how much we need nature.

Please reconsider some of the proposals submitted by local, community-engaged developer/architectural teams.

Thank you for your consideration,

Jodi Libretti

From: Marc Fishman
Sent: Monday, February 23, 2026 11:20 AM
To: PublicComments
Subject: Village Hall / Matrix Site

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Note: Please include my comments included in the next board packet.

To the Village President and Board of Trustees of Homewood,

As a Homewood-native having grown up here since 1986, and now a resident raising his four children in town... I implore you to reconsider your choice to continue to pursue turning the single largest parking lot in our downtown area into unaffordable apartments.

Knowing that you've already selected to do this with plenty of vocal opposition throughout the entire process means now my only hope is you would consider *not* working with the *premium luxury* developer but instead one who promised offering *some* modicum of public green space, or at very least the possibility of a multi-use building.

Simply put, losing our parking lot to compound downtown congestion further seems like a waste to me.

I know in the grand scheme my opinion means *spit* to all assembled at Village Hall. This simply continues to feed the narrative that the powers that be are seeking to *Make Homewood Great Again. It's not.*

I will not attend the Village Board meeting this coming Tuesday, nor any others. I've come to enough of them to know the Village Board *does not* listen to its community. It does not care about the opinions of an internet malcontent. But rest assured: as I continue to raise my family in this town I love in spite of itself... I do so hoping when they grow up they make a better choice than I did coming back to my hometown to lay roots. Because of course by then, I'll assume they won't be able to afford any apartment in town anyways.

Sincerely,

Marc Alan Fishman

From: Linda Wallace
Sent: Monday, February 23, 2026 10:35 AM
To: PublicComments
Subject: Development proposal for Village Hall site and Ridge Rd site

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Homewood Village Board Members,

I was born in and have lived in Homewood for over 64 of my 71 years. There have been some projects in Homewood that I didn't agree with but trusted that the village board made the choices believing they were for the betterment of our town. But now I am dumbfounded by the choice of the of the Holladay Properties proposal for the new developments. This project doesn't include (more) parking for downtown Homewood and would actually intensify the terrible scarcity of parking spaces in our town. And the proposed costs of rental units are far too high for our south suburban location and population. If you listen to casual conversations of people in gatherings around town (residents and visitors alike), you frequently hear complaints about the lack of parking in Homewood. This project will only exacerbate this situation and I trust the village board to consider this more strongly in its choice of developers and choose a different developer's proposal.

Thank you,
Linda Wallace

Homewood, IL

From: Melissa Gonser
Sent: Monday, February 23, 2026 9:50 AM
To: PublicComments
Subject: Village Hall/Matrix Site

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I am writing to have this officially included in the board meeting comments as I am unable to attend the meeting.

I am disappointed that the proposal from Holladay Properties is the proposal that the village of Homewood has decided to pursue. I am not sure why it is being considered as our residents have voiced what we want. I understand the TIF argument, but the other proposals GIVE BACK to the community. The residents have voiced that this proposal is NOT what we want. Our residents have been loud with their wants. We need to maintain parking places. Not everyone lives within a walkable distance. Most people aren't going to walk 4+ blocks to shop locally. We want green spaces and shared spaces. We want affordable housing. Unfortunately, the deaf ears to this issue (and many others) causes major criticism from our residents. Once residents don't feel heard and don't feel that our values and desires are met, they leave. And it's usually the good residents, the ones who care, that leave.

I have not talked to a single friend nor neighbor who stands behind this development. Have you gone out and actually talked to your residents? The ones who gave you the ability to be in a position to make these decisions?

While not all residents feel comfortable standing up and speaking out, I am confident that if asked most would say this is not the right move for Homewood.

There were local options, options that provided more affordable living, public parking, public shared spaces, exactly what we have been screaming for. So why is this other proposal being pursued? The other proposals clearly have listened to the residents of Homewood. They seem to care much more about our needs and wants than those in charge.

It is believed by everyone that the board and members of the village are well aware of what the residents of Homewood want but you are deliberately not listening. So there is no way that ignorance can be blamed for this. Why would you deliberately choose something that goes against us? It makes people question what is in it for those involved in this decision making? Because there is nothing in it for the current residents of Homewood.

Could all the members of the board afford to live in this proposed housing unit? Could your friends? Your family?

I know a lot of families that take their kids to activities outside of Homewood (swim, gymnastics and dance, to name a few). Why would someone pay this type of money for rental housing in Homewood, but have to go to a neighboring town for some of their kids' activities? At this price, they could buy a house in Frankfort, Tinley or Orland and have good schools and be near to the activities listed above.

This is situated right next to the railroad tracks, while convenient for traveling to the city, many people don't want to live near the loud tracks especially when paying a premium price. How many renters will you realistically have for this housing?

I am a single, working mother, I own a home here and I work here. I am on a village committee and a commission. I give back to this community as much as I can. I volunteer at our events, I volunteer at the school and we participate in park district activities and programs.

I decided to move back home to Homewood to raise my child in the town I grew up in because I love it here. Homewood had always had that small town feeling. Everyone knows each other, most people help their

neighbors, and are friendly. I have usually believed the village does what is best for us and has our best interest at heart. Unfortunately, that last part is not something I can always include in my reasons for living here lately. Many of the people voicing their concern with this proposal are the future long term residents of Homewood. Many of them are younger. Many are planning for a family, starting a family or actively raising one. We are the next generation of Homewood. We have all chosen Homewood. I think it's time that Homewood chooses us. You were all given the opportunity when elected to serve your residents. I think the board and village officials need to really think if that is what you are doing when pursuing this proposal.

Melissa Gonser

Sent from my iPhone

From: Dana C
Sent: Monday, February 23, 2026 6:40 AM
To: PublicComments
Subject: New development

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I was shocked when plans to develop the lot at Ridge and Harwood were first announced. I was somewhat reassured later, when the individual proposals were published as most included some public parking. The fact that the selected option doesn't address the parking is mind-boggling to me. I am in Homewood almost daily because it has much to offer, but I will have to curtail trips downtown if things proceed as they are. I think the board is making a big, very avoidable mistake.

Dana Cortez
Flossmoor

From: L S
Sent: Sunday, February 22, 2026 5:29 PM
To: PublicComments
Subject: Development in Homewood

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I'm an outsider without a basket of knowledge regarding property development in Homewood.

I did read a resident's concern about an outsider's proposal that seemed to lack important elements proposed by two local developers.

I urge decision makers to carefully reconsider its decision with pointed focus on affordability, parking and green space.

Lastly, I'm a strong proponent of advocating for those in the community who know the community best, and obviously have paid their dues as good citizens with, I imagine, a record of local contributions.

Kind regards,

Larry D. Sulton, PhD

From: Lori T
Sent: Sunday, February 22, 2026 12:04 PM
To: PublicComments
Subject: Village Hall/Matrix Site

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To the Village of Homewood Trustees,

I hope you have all read Dr. Kristine Condon's letter to the editor in today's H-F Chronicle. Based on all the facts she outlines, having read all of the proposals and having attended your last meeting via Zoom, it is glaringly obvious that the stakeholders in our community would be best served by the proposal from local residents Edward Peck, Brian Mott and their Southland Development Authority.

As Dr. Condon conveyed, our residents and business owners value housing that is affordable *for them*, available parking for customers and residents, and green space, not a concrete jungle, to retain what makes Homewood our Homewood.

Please include my comments in the next board packet.

Lori Tozer
Tozer Law Office
Gaia's Market & Refillery
Homewood Business Association, Secretary

From: Kris Condon
Sent: Friday, February 20, 2026 7:06 PM
To: PublicComments
Subject: Public comment/Response to February 10 VOH Board Meeting

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Good Evening:

Please include the following comments in the next Board packet. Thank you.

Dear President Hofeld and Members of the Village of Homewood Board of Trustees:

For years now, Homewood residents have expressed concern about two issues: affordable housing and downtown parking congestion. On February 10, 2026, I attended the Village Board meeting where the trustees, in a 5-1 vote, opted to pursue a proposal submitted by Holladay Properties, a Midwestern developer with experience in housing for transit-oriented communities. Holladay Properties was chosen over two other developer/architect teams' proposals, both of which were from local, community-engaged stakeholders.

The Village's summary referenced Holladay's "market-rate apartments, highly amenitized spaces, private terraces or balconies, and concierge-style services." And in his introduction to the Village in which he wants to do business, the senior partner at Holladay Properties described projects like this as "my favorite asset class to play in."

Aside from being considered an "asset class" to be played with, it was particularly disappointing to see how tone-deaf Holladay Properties was in offering a \$46.5 million project to "play in" our downtown area.

1. Their proposal provides for no public parking, although they would "be open to adding [parking] with land assembly." Translation: "We aren't going to do it unless we buy up some other parts of downtown."
2. There is only a "small plaza" on the corner of the Village Hall property and "outdoor seating" at the Matrix property. Sitting on a bench at the corner of Ridge Road and Harwood is not a green space amenity.
3. The units range from a 486-square-foot studio to a 1,652-square-foot two-bedroom with a den at rental rates between \$2.60-\$3.20 per square foot. Assuming the largest unit is rented at the highest price, the two-bedroom option comes to a whopping \$5,286 monthly, or \$63,436 in annual rent.
4. According to the July 2025 Homewood Community Data Snapshot from the Chicago Metropolitan Agency for Planning, Homewood's median village income is \$96,522. This means that renting a Holladay property would cost the average Homewood family 66% of its gross annual income. This same Community Data Snapshot reflects that only 297 Homewood households, or 4.4% of our community's population, have housing costs at 30% or more of their household incomes. In essence, the Village proposes to partner with someone to build an "asset class" that the current population could not even afford.

5. A January 2026 Redfin survey reflects that 82% of buyers who currently live in Homewood and are looking to move were searching for Homewood properties. With nearly \$64,000 annual rent proposed to live downtown, this proposal appears to discount the very people to whom the Village should be marketing.
6. Holladay proposes 1.2 parking spaces per rental unit, when this same Community Data Snapshot reflects that 55.9% of residents have two or more vehicles.

In addition to Holladay Properties, two local proposals were offered by developers and architects with roots in the community. They included parking per unit and, in one case, up to 56 public parking spaces in a garage. Two local proposals offered rental pricing of \$2.83 per square foot or less, with one proposal providing a lesser unit rate for some subsidized, affordable units. The local proposals also provided for large plazas on both properties or a large public courtyard on the Village Hall site. Those two proposals, to me, represented considerable thought and a response to residents' concerns from developers who have roots in the community.

I am not disputing the findings of our TIF consultant, who must have a field day every time we plan for a new project and waits to see which developers are in line with hands outstretched. I understand there is economic value to the Village for investing in this type of project and that TIF is part of that value. But residents are saying, loudly and clearly, they don't want a huge building that strips already-stretched public parking. Residents are concerned when a developer says he'd be willing to consider additional parking—after he had ample opportunity to address that concern in his original proposal. Residents are concerned about proposals that return only minimal green space to the downtown area, regardless of the amenities provided. And, to quote one trustee, promoting construction to attract others to Homewood when we already have residents who could not invest in a \$64,000 annual rent is, as she put it, a “slap in the face” to those of us who have made the choice to live, work, and raise our families here.

A proposed housing development can, under the right circumstances, be a good thing for Homewood—when it's done thoughtfully. The Village has a fiduciary obligation to work with developers who will bring the best return to the Village's coffers, and I don't think there's a question that Holladay Properties has the experience and the capital to do that. However, we are not an “asset class” to be “played in.” We're a group of 20,000 residents who value affordable housing, available parking, green space, and the community feeling that makes us uniquely Homewood. It's my hope that the other two bidders may revise and resubmit their proposals, that Holladay Properties will take a step back with intention and listen as well as hear, and that the Village Board will consider some of the intangibles beyond the analysis performed by Village staff in rendering its final decision.

Thanks for listening to my concerns.

Sincerely,
Dr. Kristine M. (Kris) Condon
Retired Civics Educator

Homewood, IL 60430

From: Jeff Albrecht ·
Sent: Friday, February 20, 2026 6:55 PM
To: PublicComments
Subject: Village Board Meeting Minutes from 2/10/26

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Please advise as to where the minutes of the subject meeting can be found. I have not seen them on the website where they are usually located along with the agenda for the February 24 meeting.

Thank you
Jeffrey Albrecht
Homewood Resident
Sent from my iPhone

From: Rockfest
Sent: Tuesday, February 10, 2026 9:13 PM
To: PD Administration; PublicComments
Subject: 1451 187th Street

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Sherrifs,

The Village of Homewood, and the Homewood Police Department refuses to do anything about the excessive speeding on 187th Street. Particularly at 187th and Ashland. They installed speed beacons that do nothing other than tell us that mist cars are going 40 or more in a 25. We haven't seen the police in months.

Also, there is a white Mustang regularly parked in the driveway at 1451 187th Street. It has no plates or only has 1 plate, which is illegal, it has illegally tinted windows and exhaust system that exceeds noise pollution levels. The Village of Homewood and the Homewood Police Department refuse to do anything about this. Your action is needed.

Name	Description	DEPARTMENT	Net Invoice Amount
69 PRIME LLC	PLACES FOR EATING TAX REBATE (1 YEAR)	MANAGER'S OFFICE	40,000.00
Total 69 PRIME LLC:			40,000.00
A & D CLEANING SERVICES	CLEANING FOR INDOOR MARKET	MANAGER'S OFFICE	185.00
Total A & D CLEANING SERVICES:			185.00
ADVANCED AUTO PARTS	OPERATING SUPPLIES VM	PUBLIC WORKS	16.06
Total ADVANCED AUTO PARTS:			16.06
AIR ONE EQUIPMENT INC	FD EQUIPMENT	PUBLIC WORKS	9,348.00
AIR ONE EQUIPMENT INC	CAMERA REPAIR	FIRE DEPARTMENT	1,195.00
Total AIR ONE EQUIPMENT INC:			10,543.00
AIRGAS USA LLC	PPE	PUBLIC WORKS	641.22
Total AIRGAS USA LLC:			641.22
ALTA CONSTRUCTION EQUIPM	STREET DEPT REPAIR PARTS	PUBLIC WORKS	499.18
ALTA CONSTRUCTION EQUIPM	L&M DEPT REPAIR PARTS	PUBLIC WORKS	10.32
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			509.50
AMAZON CAPITAL SERVICES IN	IPAD CASES	FIRE DEPARTMENT	396.96
AMAZON CAPITAL SERVICES IN	STORAGE BINS	FIRE DEPARTMENT	48.99
AMAZON CAPITAL SERVICES IN	TAPE FOR FARMERS MARKET LAYOUT	MANAGER'S OFFICE	21.27
AMAZON CAPITAL SERVICES IN	IPAD CASES	FIRE DEPARTMENT	277.36
AMAZON CAPITAL SERVICES IN	UNIFORM ITEMS	PUBLIC WORKS	64.97
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES - BUILDING	FIRE DEPARTMENT	35.48
AMAZON CAPITAL SERVICES IN	SPEAKERS FOR MARKETS	MANAGER'S OFFICE	227.05
AMAZON CAPITAL SERVICES IN	VACCUUM FOR VILLAGE HALL	MANAGER'S OFFICE	317.83
AMAZON CAPITAL SERVICES IN	RAIN GEAR	PUBLIC WORKS	117.32
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	FIRE DEPARTMENT	47.71
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	221.46
AMAZON CAPITAL SERVICES IN	NEW MONITOR FOR EXECUTIVE SECRETARY	MANAGER'S OFFICE	349.00
Total AMAZON CAPITAL SERVICES INC:			2,125.40
ASHLAND PROPANE	PROPANE FILL	PUBLIC WORKS	276.00
Total ASHLAND PROPANE:			276.00
AUTO PALACE INC	ACCIDENT REPAIR POLICE	PUBLIC WORKS	8,934.32
Total AUTO PALACE INC:			8,934.32
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	8,770.40
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	2,658.40
Total AVALON PETROLEUM COMPANY:			11,428.80
B ALLAN GRAPHICS	BUSINESS CARDS	FIRE DEPARTMENT	65.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total B ALLAN GRAPHICS:			65.00
BARBARA OTTO	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	705.60
Total BARBARA OTTO:			705.60
BHFX LLC	ANNUAL BASE CHARGE FOR HP XL 3600 PRINTER	PUBLIC WORKS	1,124.23
Total BHFX LLC:			1,124.23
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	1.18
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	358.01
Total BOUND TREE MEDICAL LLC:			359.19
BRAUN HORTICULTURE	MOSS LINERS FOR FLOWER BASKETS	PUBLIC WORKS	3,188.66
Total BRAUN HORTICULTURE:			3,188.66
BRIGHTLY SOFTWARE INC	ASSET ESSENTIALS CONNECTOR TOOLKIT FOR GOGOV	MANAGER'S OFFICE	2,328.95
BRIGHTLY SOFTWARE INC	STORM WATER MODULE	MANAGER'S OFFICE	21,410.80
Total BRIGHTLY SOFTWARE INC:			23,739.75
BRITES TRANSPORATION LTD	STONE	PUBLIC WORKS	8,412.00
BRITES TRANSPORATION LTD	STONE	PUBLIC WORKS	3,000.00
BRITES TRANSPORATION LTD	STONE	PUBLIC WORKS	5,223.43
BRITES TRANSPORATION LTD	SPOIL HAUL OUT	PUBLIC WORKS	6,210.00
Total BRITES TRANSPORATION LTD:			22,845.43
C & T LAWN AND LANDSCAPE	PROPERTY CLEAN UP	FIRE DEPARTMENT	70.00
Total C & T LAWN AND LANDSCAPE:			70.00
CDW GOVERNMENT INC	NINJA ONE RMM AND BACKUP SOLUTION	MANAGER'S OFFICE	9,624.13
Total CDW GOVERNMENT INC:			9,624.13
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHARLES SCHEIWE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	816.00
Total CHARLES SCHEIWE:			816.00
CHEVROLET OF HOMEWOOD	L&M REPAIR PARTS	PUBLIC WORKS	391.44
CHEVROLET OF HOMEWOOD	L&M REPAIR PARTS	PUBLIC WORKS	23.09
CHEVROLET OF HOMEWOOD	L&M REPAIR PARTS	PUBLIC WORKS	336.76
CHEVROLET OF HOMEWOOD	L&M REPAIR PARTS	PUBLIC WORKS	353.24
CHEVROLET OF HOMEWOOD	L&M REPAIR PARTS	PUBLIC WORKS	30.09
Total CHEVROLET OF HOMEWOOD:			1,134.62
CHICAGO COMMUNICATIONS L	WALL MOUNT	FIRE DEPARTMENT	59.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total CHICAGO COMMUNICATIONS LLC:			59.00
CHRISTOPHER J CUMMINGS P	ADMINISTRATIVE REVIEW -LEMAY	MANAGER'S OFFICE	157.50
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,848.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	10,973.46
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL WATER	PUBLIC WORKS	555.38
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL DOWNTOWN TOD TIF	EXPENSES	416.54
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL NORTHEAST TIF	PUBLIC WORKS	1,916.06
Total CHRISTOPHER J CUMMINGS PC:			15,866.94
CLEANING SPECIALISTS INC	ME TRANSPORT	POLICE DEPARTMENT	350.00
Total CLEANING SPECIALISTS INC:			350.00
COMED	UTILITIES	PUBLIC WORKS	1,840.20
Total COMED:			1,840.20
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	2,614.00
Total COOK COUNTY CLERK:			2,614.00
COOK COUNTY DEPT OF PUBLI	HEALTH INSPECTIONS OCT-DEC 2025	MANAGER'S OFFICE	2,700.00
Total COOK COUNTY DEPT OF PUBLIC HEALTH:			2,700.00
CORE & MAIN LP	BRASS SUPPLIES	PUBLIC WORKS	3,715.13
CORE & MAIN LP	2" COPPER ROLL	PUBLIC WORKS	2,337.00
CORE & MAIN LP	WATER MAIN SUPPLIES	PUBLIC WORKS	4,096.09
CORE & MAIN LP	WATER METER SUPPLIES	PUBLIC WORKS	1,184.30
CORE & MAIN LP	WATER MAIN SUPPLIES	PUBLIC WORKS	1,862.62
Total CORE & MAIN LP:			13,195.14
CTT INSPECTIONS LLC	ELECTRIC INSPECTIONS	FIRE DEPARTMENT	450.00
Total CTT INSPECTIONS LLC:			450.00
CURRIE MOTORS	OPERATING SUPPLIES VM	PUBLIC WORKS	114.36
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	104.96
CURRIE MOTORS	PW VEHICLE #20 REPLACEMENT	PUBLIC WORKS	22,660.50
CURRIE MOTORS	PW VEHICLE #20 REPLACEMENT	PUBLIC WORKS	22,660.50
CURRIE MOTORS	SQUAD 9 REPLACEMENT	PUBLIC WORKS	45,715.00
Total CURRIE MOTORS:			91,255.32
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	559.72
Total DELTA SONIC CAR WASH:			559.72
DISCOUNT FENCE	SEWER DIG FENCE REPLACEMENT	PUBLIC WORKS	1,295.00
DISCOUNT FENCE	FENCE REPAIR	PUBLIC WORKS	1,380.00
Total DISCOUNT FENCE:			2,675.00

Name	Description	DEPARTMENT	Net Invoice Amount
EBELS ACE HARDWARE	KEYS	PUBLIC WORKS	26.93
Total EBELS ACE HARDWARE:			26.93
E-COM	E-COM RADIO LEASE PAYMENT #1 OF 7	FIRE DEPARTMENT	28,862.23
Total E-COM:			28,862.23
EQUIPMENT MANAGEMENT	FD EQUIPMENT	PUBLIC WORKS	4,581.00
Total EQUIPMENT MANAGEMENT:			4,581.00
EVT TECH	EMERGENCY EQUIPMENT FOR NEW BATTALION TRUCK	PUBLIC WORKS	6,046.30
EVT TECH	VEHICLE UPFIT	PUBLIC WORKS	1,269.98
EVT TECH	VEHICLE UPFIT	PUBLIC WORKS	1,269.97
Total EVT TECH:			8,586.25
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	432.78
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	364.48
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	377.26
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	115.26
Total EXPERT CHEMICAL:			1,289.78
FAIRVIEW REALTY GROUP	FIRE APPLICANT BACKGROUND CHECKS	MANAGER'S OFFICE	50.00
FAIRVIEW REALTY GROUP	POLICE APPLICANT BACKGROUND CHECKS	MANAGER'S OFFICE	25.00
Total FAIRVIEW REALTY GROUP:			75.00
FLEET SAFETY SUPPLY	NEW PW ADMIN VEHICLE EQUIPMENT	PUBLIC WORKS	3,025.54
FLEET SAFETY SUPPLY	NEW PW ADMIN VEHICLE EQUIPMENT	PUBLIC WORKS	3,025.54
Total FLEET SAFETY SUPPLY:			6,051.08
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	299.54
FORD OF HOMEWOOD	ADMIN REPAIR PARTS	PUBLIC WORKS	178.52
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	26.13
FORD OF HOMEWOOD	OPERATING SUPPLIES VM	PUBLIC WORKS	41.40
Total FORD OF HOMEWOOD:			545.59
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	444.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	196.84
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	444.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	372.96
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	444.00
Total GALLAGHER MATERIALS:			1,901.80
GASAWAY DISTRIBUTORS INC	MATERIALS & CHEMICALS - PW	PUBLIC WORKS	4,855.30
Total GASAWAY DISTRIBUTORS INC:			4,855.30
GERALD TIENSTRA	PLUMBING INSPECTIONS	FIRE DEPARTMENT	1,000.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total GERALD TIENSTRA:			1,000.00
GOGOV INC	GOGOV APP FOR 2026	MANAGER'S OFFICE	12,792.00
Total GOGOV INC:			12,792.00
GRAINGER INC	SHOP TOOL VM	PUBLIC WORKS	541.18
GRAINGER INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	844.83
Total GRAINGER INC:			1,386.01
GW BERKHEIMER CO INC	HVAC FILTERS	PUBLIC WORKS	201.63
Total GW BERKHEIMER CO INC:			201.63
HANNA NELSON	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	43.00
Total HANNA NELSON:			43.00
HARRY HAMMOCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	416.33
Total HARRY HAMMOCK:			416.33
HASTINGS AIR ENERGY	FD EQUIPMENT	PUBLIC WORKS	4,617.46
Total HASTINGS AIR ENERGY:			4,617.46
HAWKINS INC	CHLORINE TANK RENTAL	PUBLIC WORKS	90.00
Total HAWKINS INC:			90.00
HELSEL JEPPEPERSON ELECTRI	STREET LIGHT SUPPLIES	PUBLIC WORKS	154.60
HELSEL JEPPEPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	63.00
HELSEL JEPPEPERSON ELECTRI	STREET LIGHT SUPPLIES	PUBLIC WORKS	544.44
HELSEL JEPPEPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	48.00
HELSEL JEPPEPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	72.98
HELSEL JEPPEPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	19.52
Total HELSEL JEPPEPERSON ELECTRICAL:			902.54
HERNAN BANUELOS	SSERT EQUIPMENT	POLICE DEPARTMENT	382.57
Total HERNAN BANUELOS:			382.57
HINCKLEY SPRINGS	WATER	PUBLIC WORKS	453.63
Total HINCKLEY SPRINGS:			453.63
HOMER TREE CARE INC	TREE REMOVALS	PUBLIC WORKS	53,996.75
Total HOMER TREE CARE INC:			53,996.75
HOMEWOOD BREWING LLC	HOMEWOOD BREWING LLC TIF INCENTIVE		82,983.00
Total HOMEWOOD BREWING LLC:			82,983.00

Name	Description	DEPARTMENT	Net Invoice Amount
ILLINOIS PUBLIC WORKS MUTU	MUTUAL AID MEMBERSHIP	PUBLIC WORKS	250.00
Total ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK:			250.00
ILLINOIS STATE POLICE	COST CENTER 4465	MANAGER'S OFFICE	27.00
Total ILLINOIS STATE POLICE:			27.00
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS STREET	PUBLIC WORKS	146.47
INTERSTATE BATTERY	DEPT REPAIR PARTS	PUBLIC WORKS	146.47
Total INTERSTATE BATTERY:			292.94
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	5,598.72
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	2,773.59
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	6.02
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	1,993.52
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	2,310.72
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	1,540.38
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	1,556.26
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	8,685.13
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	2,823.48
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	6,064.17
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	969.55
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	1,451.02
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	3,710.36
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	8,685.98
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	4,692.93
IPBC	MARCH INSURANCE PREMIUM	FIRE DEPARTMENT	41,966.24
IPBC	MARCH INSURANCE PREMIUM	FIRE DEPARTMENT	6,135.11
IPBC	MARCH INSURANCE PREMIUM	FIRE DEPARTMENT	3,271.45
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	77,303.30
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	7,667.58
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	4,029.57
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	5,781.27
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	64,563.79
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	2,185.64
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	6,672.57
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	5,338.57
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	4,510.67
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	7,439.95
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	243.74
Total IPBC:			289,971.28
IRMA	JANUARY 2026 DEDUCTIBLE	MANAGER'S OFFICE	22,541.98
IRMA	JANUARY 2026 DEDUCTIBLE	FIRE DEPARTMENT	123.62
IRMA	JANUARY 2026 DEDUCTIBLE	POLICE DEPARTMENT	2,756.73
IRMA	VOLUNTEER COVERAGE 11/25-11/26	MANAGER'S OFFICE	850.00
IRMA	UNDERGROUND STORAGE TANKS	MANAGER'S OFFICE	3,850.08
Total IRMA:			30,122.41
JAMES STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	240.00
Total JAMES STRAYER:			240.00

Name	Description	DEPARTMENT	Net Invoice Amount
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	85.37
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,136.58
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	37.25
JONES PARTS & SERVICE INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	37.13
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	65.39
Total JONES PARTS & SERVICE INC:			1,361.72
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	664.20
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	250.48
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	933.60
Total KANKAKEE TRUCK EQUIPMENT:			1,848.28
KENNETH NORBUT	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	154.99
Total KENNETH NORBUT:			154.99
LANER MUCHIN LTD	ARBITRATION /LABOR RELATIONS	MANAGER'S OFFICE	120.00
LANER MUCHIN LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	3,666.67
Total LANER MUCHIN LTD:			3,786.67
LEEPS SUPPLY CO INC	PLUMBING REPAIRS - FD	PUBLIC WORKS	95.20
LEEPS SUPPLY CO INC	PLUMBING REPAIR SUPPLIES	PUBLIC WORKS	802.65
LEEPS SUPPLY CO INC	PLUMBING REPAIRS - FD	PUBLIC WORKS	325.33
LEEPS SUPPLY CO INC	SHOP SUPPLIES	PUBLIC WORKS	659.00
Total LEEPS SUPPLY CO INC:			1,882.18
LINDEN GROUP ARCHITECTS P	ARCHITECT SERVICES FOR AUDITORIUM	PUBLIC WORKS	6,500.00
Total LINDEN GROUP ARCHITECTS PC:			6,500.00
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	47.36
Total LOTT #1 INC:			47.36
LUCKEYIA'S BALLON DISTRIBU	WATER RENTAL DEPOSIT	ASSETS	9.42
Total LUCKEYIA'S BALLON DISTRIBUTION LLC:			9.42
M E SIMPSON CO INC	LARGE METER TESTING	PUBLIC WORKS	3,375.00
M E SIMPSON CO INC	LEAK LOCATION	PUBLIC WORKS	865.00
Total M E SIMPSON CO INC:			4,240.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MCMASTER CARR SUPPLY CO	BUILDING MAINTENANCE	PUBLIC WORKS	232.81
Total MCMASTER CARR SUPPLY CO:			232.81
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	EXPENSES	192.83
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	1,735.47

Name	Description	DEPARTMENT	Net Invoice Amount
Total MEADE ELECTRIC CO INC:			1,928.30
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	31.98
MENARDS INC	OFFICE SUPPLIES	PUBLIC WORKS	86.82
MENARDS INC	LIFT STATION 9 EMERGENCY REPAIRS	PUBLIC WORKS	108.97
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	93.92
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	6.85
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	22.08
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	66.30
MENARDS INC	GEO THERMAL REPAIR ITEMS	PUBLIC WORKS	113.86
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	30.39
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	30.87
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	359.20
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	75.80
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	39.43
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	20.81
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	39.59
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	22.43
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	20.75
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	40.71
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	27.05
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	FIRE DEPARTMENT	312.02
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	97.94
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	188.50
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	4.48
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	19.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	58.34
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	10.58
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	70.56
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	78.33
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	97.93
Total MENARDS INC:			2,176.46
METRO TANK	CONTRACTUAL SERVICE PW	PUBLIC WORKS	425.00
Total METRO TANK:			425.00
METROPOLITAN INDUSTRIES I	METRO CLOUD DATA SERVICE	PUBLIC WORKS	850.00
METROPOLITAN INDUSTRIES I	EMERGENCY PUMP REPAIR	PUBLIC WORKS	9,001.00
METROPOLITAN INDUSTRIES I	METRO CLOUD DATA SERVICE	PUBLIC WORKS	850.00
Total METROPOLITAN INDUSTRIES INC:			10,701.00
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	19.18
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	64.29
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	11.22
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	27.92
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	135.76
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	40.90
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	29.58
MONARCH AUTO SUPPLY INC	VEHICLE MAINT DEPT TOOL	PUBLIC WORKS	48.99
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	83.34
Total MONARCH AUTO SUPPLY INC:			461.18

Name	Description	DEPARTMENT	Net Invoice Amount
NICOR	UTILITIES	PUBLIC WORKS	9,030.40
NICOR	UTILITIES	PUBLIC WORKS	949.84
NICOR	UTILITIES	PUBLIC WORKS	171.21
NICOR	UTILITIES	PUBLIC WORKS	942.14
Total NICOR:			11,093.59
NIPSTA	TRAINING REGISTRATION	POLICE DEPARTMENT	425.00
NIPSTA	TRAINING REGISTRATION	POLICE DEPARTMENT	425.00
NIPSTA	TRAINING REGISTRATION	POLICE DEPARTMENT	425.00
NIPSTA	TRAINING REGISTRATION	POLICE DEPARTMENT	425.00
NIPSTA	TRAINING REGISTRATION	POLICE DEPARTMENT	425.00
NIPSTA	TRAINING REGISTRATION	POLICE DEPARTMENT	425.00
Total NIPSTA:			2,550.00
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	206.86
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	206.86
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	206.86
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	206.86
NIX NAX	UNIFORM TSHIRTS	PUBLIC WORKS	206.86
NIX NAX	UNIFORM EMBROIDERY	PUBLIC WORKS	225.00
NIX NAX	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	25.00
NIX NAX	UNIFORM EMBROIDERY	PUBLIC WORKS	42.00
Total NIX NAX:			1,326.30
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	65.54
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	855.78
Total O'HERRON CO:			921.32
OTTOSEN DINOLFO HASENBAL	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	665.00
Total OTTOSEN DINOLFO HASENBALG & CASTALDO LTD:			665.00
PAUL & EMMA HENKE	WATER RENTAL DEPOSIT REFUND	ASSETS	55.92
Total PAUL & EMMA HENKE:			55.92
PHILLIPS CHEVROLET	LABOR	FIRE DEPARTMENT	112.50
PHILLIPS CHEVROLET	PARTS	FIRE DEPARTMENT	26.05
PHILLIPS CHEVROLET	VEHICLE MAINTENANCE	FIRE DEPARTMENT	200.00
PHILLIPS CHEVROLET	VEHICLE PARTS	FIRE DEPARTMENT	450.04
Total PHILLIPS CHEVROLET:			788.59
PITNEY BOWES	POSTAGE METER RENTAL	MANAGER'S OFFICE	135.75
PITNEY BOWES	POSTAGE METER RENTAL	MANAGER'S OFFICE	135.75
Total PITNEY BOWES:			271.50
ROEDA INC	NEW BATALLION GRAPHICS	PUBLIC WORKS	3,608.00
Total ROEDA INC:			3,608.00
ROMEOVILLE FIRE ACADEMY	EDGAR SERNA	FIRE DEPARTMENT	450.00

Name	Description	DEPARTMENT	Net Invoice Amount
ROMEOVILLE FIRE ACADEMY	JOE EXLINE - INSTRUCTOR II	FIRE DEPARTMENT	450.00
Total ROMEOVILLE FIRE ACADEMY:			900.00
SEBIS - POSTAGE	SEBIS POSTAGE	PUBLIC WORKS	3,583.11
Total SEBIS - POSTAGE:			3,583.11
SEBIS DIRECT INC	SEBIS DIRECT	PUBLIC WORKS	1,347.01
Total SEBIS DIRECT INC:			1,347.01
SERENDIPITY YOGA AND WELL	YOGA CLASSES	FIRE DEPARTMENT	150.00
Total SERENDIPITY YOGA AND WELLNESS LLC:			150.00
SERVICE SANITATION INC	PORTABLE SANITATION WP3	PUBLIC WORKS	145.00
Total SERVICE SANITATION INC:			145.00
SHARK SHREDDING INC	MONTHLY SHREDDING	FIRE DEPARTMENT	66.00
Total SHARK SHREDDING INC:			66.00
SHERWIN INDUSTRIES INC	BAG ASPHALT	PUBLIC WORKS	487.50
Total SHERWIN INDUSTRIES INC:			487.50
SNAP-ON INDUSTRIAL	VEHICLE MAINTENANCE TOOL	PUBLIC WORKS	505.32
SNAP-ON INDUSTRIAL	VEHICLE MAINTENANCE TOOL UPDATE	PUBLIC WORKS	257.32
Total SNAP-ON INDUSTRIAL:			762.64
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	221.00
Total SOUTH SUBURBAN PADS:			221.00
STANDARD EQUIPMENT CO	WATER DEPT REPAIR PARTS	PUBLIC WORKS	422.29
Total STANDARD EQUIPMENT CO:			422.29
STONE POINT GRILL II LLC	INCENTIVE PAYMENT #3 OF 5	MANAGER'S OFFICE	85,000.00
Total STONEY POINT GRILL II LLC:			85,000.00
SUBURBAN BUILDING OFFICIA	MEMBERSHIP DUES	FIRE DEPARTMENT	100.00
Total SUBURBAN BUILDING OFFICIALS CONFERENCE:			100.00
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	1,605.08
Total SUBURBAN LABORATORIES INC:			1,605.08
SUNSET SEWER & WATER INC	WATER MAIN VALVE REPLACEMENT	PUBLIC WORKS	3,000.00
SUNSET SEWER & WATER INC	WATER MAIN VALVE REPLACEMENT	PUBLIC WORKS	11,000.00
SUNSET SEWER & WATER INC	WATER MAIN VALVE REPLACEMENT	PUBLIC WORKS	5,100.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total SUNSET SEWER & WATER INC:			19,100.00
SWIFT SAW & TOOL SUPPLY	DRILL BIT	PUBLIC WORKS	224.81
SWIFT SAW & TOOL SUPPLY	STREET LIGHT SUPPLIES	PUBLIC WORKS	115.79
Total SWIFT SAW & TOOL SUPPLY:			340.60
THE BREWER COMPANY	PROPANE	PUBLIC WORKS	128.00
Total THE BREWER COMPANY:			128.00
THE CARROLL-KELLER GROUP	LEADERSHIP TRAINING	MANAGER'S OFFICE	812.50
Total THE CARROLL-KELLER GROUP:			812.50
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	190.21
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	33.33
THE SHERWIN-WILLIAMS CO IN	PAINT	PUBLIC WORKS	36.00
Total THE SHERWIN-WILLIAMS CO INC:			259.54
THE STUTTLEY GROUP LLC	ADJUDICATION HEARING OFFICER	MANAGER'S OFFICE	525.00
Total THE STUTTLEY GROUP LLC:			525.00
THIRD MILLENIUM ASSOCIATE	VEHICLE STICKER ONLINE PAYMENT SYSTEM	MANAGER'S OFFICE	995.00
THIRD MILLENIUM ASSOCIATE	VEHICLE STICKER SOFTWARE ANNUAL MAINTENANCE	MANAGER'S OFFICE	1,250.00
THIRD MILLENIUM ASSOCIATE	VEHICLE STICKER HOSTING FEE	MANAGER'S OFFICE	1,800.00
THIRD MILLENIUM ASSOCIATE	VEHICLE STICKER FULFILLMENT SET UP	MANAGER'S OFFICE	676.91
Total THIRD MILLENIUM ASSOCIATES INC:			4,721.91
THOMAS PHOTOGRAPHIC	WATER RENTAL DEPOSIT	ASSETS	66.62
Total THOMAS PHOTOGRAPHIC:			66.62
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	106.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	424.00
Total THOMPSON ELEVATOR INSPECTION:			530.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	88,833.87
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	1,207.13
Total THORN CREEK BASIN SAN DISTRICT:			90,041.00
TOPCON SOLUTIONS INC	GPS SOFTWARE RENEWAL	PUBLIC WORKS	2,615.00
Total TOPCON SOLUTIONS INC:			2,615.00
TPI BUILDING CODE CONSULT	PLAN REVIEWS FEBRUARY 2026	FIRE DEPARTMENT	558.50
Total TPI BUILDING CODE CONSULTANTS:			558.50
TRACE ANALYTICS INC	SAMPLE FOR TESTING	FIRE DEPARTMENT	100.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total TRACE ANALYTICS INC:			100.00
TRAFFIC SAFETY STORE	CONES	PUBLIC WORKS	4,495.27
Total TRAFFIC SAFETY STORE:			4,495.27
TRAINING CONCEPTS INC	INSTRUCTOR RENEWAL	PUBLIC WORKS	75.00
TRAINING CONCEPTS INC	AHA INSTRUCTOR RENEWAL	POLICE DEPARTMENT	75.00
Total TRAINING CONCEPTS INC:			150.00
TREASURER STATE OF ILLINOI	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	911.70
Total TREASURER STATE OF ILLINOIS:			911.70
TRIBUNE PUBLISHING CO LLC	LEGAL NOTICES	MANAGER'S OFFICE	220.50
Total TRIBUNE PUBLISHING CO LLC:			220.50
TRL TIRE SERVICE	POLICE DEPT TIRES	PUBLIC WORKS	130.00
TRL TIRE SERVICE	TIRES	PUBLIC WORKS	958.84
Total TRL TIRE SERVICE:			1,088.84
ULINE	OFFICE SUPPLIES	PUBLIC WORKS	593.92
ULINE	TRUCK SUPPLIES	PUBLIC WORKS	172.20
ULINE	OFFICE SUPPLIES	PUBLIC WORKS	37.50
Total ULINE:			803.62
UNIFORMS DIRECT LLC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	661.00
Total UNIFORMS DIRECT LLC:			661.00
UNITED RENTALS NORTH AME	LIFT STATION 9 PUMP RENTAL	PUBLIC WORKS	6,389.72
Total UNITED RENTALS NORTH AMERICA INC:			6,389.72
VELOCITY EHS	2026 SAFETY DATA SHEET PROGRAM	MANAGER'S OFFICE	3,499.00
Total VELOCITY EHS:			3,499.00
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	61.19
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	157.22
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	57.04
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	41.68
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	91.29
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	43.71
Total WAREHOUSE DIRECT OFFICE PDTS:			364.71
WATERLY LLC	WATER SOFTWARE	PUBLIC WORKS	5,500.00
WATERLY LLC	WATER SOFTWARE	PUBLIC WORKS	5,725.00
Total WATERLY LLC:			11,225.00

Name	Description	DEPARTMENT	Net Invoice Amount
WELDSTAR COMPANY	WELDING GAS	PUBLIC WORKS	10.54
Total WELDSTAR COMPANY:			10.54
WENTWORTH TIRE SERVICE IN	TIRE REPAIR PW	PUBLIC WORKS	502.98
Total WENTWORTH TIRE SERVICE INC:			502.98
WEX BANK	FLEET FUEL CARD	PUBLIC WORKS	203.61
Total WEX BANK:			203.61
WIND CREEK IL LLC	95% INCREMENTAL PROPERTY TAX INCENTIVE	PUBLIC WORKS	1,150,376.44
Total WIND CREEK IL LLC:			1,150,376.44
WINKLER TREE AND LAWN CA	CYCLIC TREE TRIMS	PUBLIC WORKS	39,732.00
Total WINKLER TREE AND LAWN CARE:			39,732.00
WISCO	OXYGEN - FD	FIRE DEPARTMENT	176.25
Total WISCO:			176.25
ZEP MANUFACTURING CO	DISPOSABLE COMMODITIES	PUBLIC WORKS	464.16
Total ZEP MANUFACTURING CO:			464.16
Grand Totals:			2,303,036.16

Dated: _____

Village Clerk: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Thomas Johnson, Chief of Police

Topic: Oath of Office-Detective James Strayer-Police Sergeant

PURPOSE

The Village Clerk is requested to administer the Oath of Office to James Strayer for the position of Police Sergeant in the Homewood Police Department.

PROCESS

The promotion of Detective Sergeant Steven Brandenburger to Deputy Chief created a vacancy for the rank of Sergeant. On Tuesday, February 17, 2026, the Board of Fire & Police Commissioners met and approved the promotion of the next officer on the current eligibility list, Detective James Strayer.

Detective Strayer began his career with the Homewood Police Department on March 3, 2008. During his time with the Homewood Police Department, Detective Strayer has served as a Patrol Officer, Tactical Officer, Detective, Field Training Officer, and Acting Watch Commander.

Detective Strayer worked for the Harvey and Hazel Crest Police Departments prior to joining the Homewood Police Department. Detective Strayer attended Harold Washington College and has completed the Northwestern University Center for Public Safety's Supervision of Police Personnel course.

OUTCOME

Detective James Strayer is promoted to the rank of Sergeant in the Homewood Police Department.

FINANCIAL IMPACT

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

VILLAGE OF HOMEWOOD

Item 7. A.



LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Request the Village Clerk administer the Oath of Office to James Strayer for the position of Police Sergeant.

ATTACHMENT(S)

None



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Thomas Johnson, Chief of Police

Topic: Oath of Office-Steven Brandenburger-Deputy Chief of Police

PURPOSE

The Village Clerk is requested to administer the Oath of Office to Steven Brandenburger for the position of Deputy Chief of Police, Operations (Patrol, Detectives, and Tactical Unit).

PROCESS

The position of Deputy Chief of Police has been vacant since Chief Johnson was sworn in as the Chief of Police on January 9, 2026. Steven Brandenburger was selected to fill the position effective February 9, 2026.

Deputy Chief Brandenburger began his career with the Homewood Police Department on November 29, 2010 and was promoted to the rank of Sergeant on April 26, 2021. Deputy Chief Brandenburger has served as a Patrol Officer, Tactical Officer, Homeland Security Narcotics Task Force Officer, Patrol Sergeant, and most recently Detective Sergeant.

Deputy Chief Brandenburger holds a Bachelor of Science in Criminal Justice from Governors State University. He is a graduate of Northwestern Center for Public Safety, School of Police Staff and Command.

OUTCOME

Administer the Oath of Office to Steven Brandenburger for the position of Deputy Chief of Police.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

VILLAGE OF HOMEWOOD

Item 7. B.



RECOMMENDED BOARD ACTION

Request the Village Clerk to administer the Oath of Office to Steven Brandenburger for the position of Deputy Chief of Police.

ATTACHMENT(S)

None



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Purchase Approval-Truck Replacement-Utility Supervisor Ford F-150

PURPOSE

Staff is requesting that the Board approve the purchase of one (1) 2026 Ford F-150 from Ford of Homewood for a total purchase price not to exceed the budgeted amount of \$56,000. This amount includes the vehicle purchase and the installation of required lighting, accessories, and operational equipment. This vehicle will replace an aging Public Works pickup truck currently utilized by the utility supervisor for daily operations, inspections, and general maintenance activities. The purchase will be bought through the Village's approved vehicle replacement and capital equipment funding program.

PROCESS

Periodically, the Village of Homewood must replace equipment that has reached its end of life. Staff evaluates equipment on an annual basis and compiles a list of items recommended for replacement based on American Public Works Association (APWA) Fleet Management guidelines, which consider age, mileage, maintenance history, reliability, and operational needs.

The following vehicle has been identified for replacement:

- Truck #21: 2016 Ford F-150 with approximately 115,000 Miles

This vehicle was scheduled for replacement by the Fleet Supervisor and slated for replacement through the annual budget and capital planning process. Replacing aging vehicles ensures reliable service delivery, reduces maintenance costs, and improves operational efficiency for Public Works staff.

Purchase Options

Staff researched purchase options and identified vehicles available through the South Suburban Purchasing Cooperative and the local Ford dealership.

- Suburban Purchasing Cooperative, Currie Motors of Frankfort, IL - \$43,461.00
- Ford of Homewood - \$46,484.68



South Suburban Purchasing Cooperative – Currie Motors of Frankfort, IL

A 2026 Ford F-150 is available through the South Suburban Purchasing Cooperative from Currie Motors of Frankfort, IL for a price of \$43,461. The Suburban Purchasing Cooperative provides competitively bid pricing that complies with Illinois statutory purchasing requirements. Utilizing cooperative purchasing allows the Village to obtain favorable pricing while satisfying competitive procurement standards.

Ford of Homewood

Staff also reached out Ford of Homewood who provided a proposal for a 2026 Ford F-150 at a price of \$46,484.68, which is \$3,023.98 more than the Suburban Purchasing Cooperative price. In cases where Ford of Homewood provides a similar vehicle cost within \$2,000 of a competitor's lower price, there is a reasonable balance of being responsible with public dollars (lowest price) and wanting to keep dollars within Homewood's business ecosystem. When the competition provides a lower vehicle price than our local vendor, the benefit must be carefully weighted to ensure that a real and tangible benefit is provided to Homewood.

Shop Local

Based on the prices provided for the purchase of a Ford F-150, the lowest quote was received from the Suburban Purchasing Cooperative in the amount of \$43,461. Staff recognizes the importance of supporting local businesses whenever possible and recommends purchasing from a local vendor, provided pricing remains competitive and within budget. Staff reached out to Homewood Ford to work towards reducing their price for the Ford F-150. Unfortunately, the \$43,461 was their best and final price for the vehicle. Per our established practice, staff would consider recommending the purchase of a slightly higher priced vehicle from a local vendor if the price is within \$2,000 of the lowest vendor submission.

Recommendation

Both of the competing vehicles prices meet operational needs and fall within the approved budget. Because of the \$3,023.98 cost difference, staff recommends moving forward with the purchase from the South Suburban Purchasing Cooperative



2026 Ford F-150



OUTCOME

Approval of this purchase will allow Public Works to replace an aging fleet asset and ensure continued reliable transportation, operational efficiency, and uninterrupted service delivery.

FINANCIAL IMPACT

- **Funding Source:** Water Capital Fund
- **Budgeted Amount:** \$56,000.00
- **Cost:** \$43,461 for the purchase of (1) 2026 Ford F-150 plus \$9,515.32 for the required accessories for a total amount not exceed \$52,976.32.

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Waive competitive bidding pursuant to applicable state law, as the purchase is being made through an approved governmental purchasing cooperative and approve the purchase of one (1) 2026 Ford F-150 through the South Suburban Purchasing Cooperative from Currie Motors of Frankfort, IL in the amount of \$43,461, and the cost to purchase and install lighting, accessories, and equipment for an additional amount of \$9,515,32; for a total amount not to exceed \$52,976.32.

ATTACHMENT(S)

- Vehicle Evaluation Forms
- Currie Motors Quote
- Homewood Ford Quote

21 - Water Supervisor

Prepared for: , Village of Homewood

State Purchase

2026 F-150 4x2 SuperCab 6.5' box 145" WB XL (X1K)

Price Level: 630



Client Proposal

Prepared by:
Nic Cortellini
Office: 815-464-9200
Email: ncortellini@curriemotors.com
Quote ID: 2026-HPW2
Date: 02/11/2026





Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

02/11/2026

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

2026 F-150 4x2 SuperCab 6.5' box 145" WB XL (X1K)

Price Level: 630 | Quote ID: 2026-HPW2

Warranty

Standard Warranty

Basic Warranty

Basic warranty

36 months/36,000 miles

Powertrain Warranty

Powertrain warranty

60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty

60 months/unlimited

Roadside Assistance Warranty

Roadside warranty

60 months/60,000 miles

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



Prepared for:

Village of Homewood
 Prepared by: Nic Cortellini
 02/11/2026

2026 F-150 4x2 SuperCab 6.5' box 145" WB XL (X1K)

Price Level: 630 | Quote ID: 2026-HPW2

Major Equipment

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

- * Running boards
- * Class IV tow rating
- * Overdrive transmission
- * Transmission electronic control
- * Stainless steel single exhaust
- * Driver selectable rear locking differential
- * Lead acid battery
- * Fuel tank capacity: 36.01 gal.
- * Driver selectable drivetrain mode
- * Bluetooth wireless audio streaming
- * SiriusXM with 360L AM/FM/Satellite radio
- * Seek scan
- * Auxiliary input jack
- * Internet radio capability
- * Vehicle body length: 231.7"
- * Axle capacity rear: 4,800 lbs.
- * Axle capacity front: 4,050 lbs.
- * Standard ride suspension
- * Rear window defroster

As Configured Vehicle

STANDARD VEHICLE PRICE	MSRP
Transmission: Electronic 10-Speed Automatic	Included
Tires: 245/70R17 BSW A/S	Included
145" Wheelbase	STD
Monotone Paint Application	STD
Radio: AM/FM Stereo w/SiriusXM 360L	Included
Fleet Customer Powertrain Limited Warranty	N/C
Equipment Group 103A High	\$1,195.00
Wheels: 17" Silver Painted Aluminum	Included
50-State Emissions	Included
Ford Connectivity Package (1-Year Included)	Included
SYNC 4 w/Enhanced Voice Recognition	Included
Oxford White	N/C
Black w/Medium Dark Slate w/Vinyl 40/20/40 Front Seat	N/C
Vinyl 40/20/40 Front Seat	N/C
Interior Work Surfaces	Included
Chrome Bumpers	Included
LED Fog Lamps	Included
Rear Window Fixed Privacy Glass w/Defroster	Included

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Item 9. A.



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

Prepared for:

Village of Homewood
 Prepared by: Nic Cortellini
 02/11/2026

2026 F-150 4x2 SuperCab 6.5' box 145" WB XL (X1K)

Price Level: 630 | Quote ID: 2026-HPW2

Major Equipment

- * Heated driver and passenger side door mirrors
- * DRL preference setting
- * Deep tinted windows
- * Manual climate control
- * Driver front impact airbag
- * Passenger front impact airbag
- * Airbag occupancy sensor
- * AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover
- * Fixed rear seats
- * Front facing rear seat
- * Height adjustable rear seat head restraints
- * 3 rear seat head restraints
- * 40-20-40 split-bench front seat
- * Front passenger seat with 4-way directional controls
- * Manual front seat head restraint control
- * Front seat center armrest
- * Power height adjustable driver seat
- * Manual reclining passenger seat
- * Vinyl front seat upholstery
- * Driver seat with 2-way power lumbar
- * 4-wheel antilock (ABS) brakes
- * Brake assist system

As Configured Vehicle

	MSRP
Engine: 5.0L V8	\$2,340.00
GVWR: 6,940 lbs Payload Package	Included
Electronic Locking w/3.73 Axle Ratio	Included
Tow/Haul Package	\$1,010.00
Integrated Trailer Brake Controller	Included
Black Platform Running Boards	\$250.00
Front License Plate Bracket	N/C
Tough Bed Spray-In Bedliner	\$625.00
8-Way Power Driver's Seat w/Power Lumbar (Fleet)	\$350.00
SUBTOTAL	\$47,370.00
Destination Charge	\$2,795.00
TOTAL	\$50,165.00

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

Item 9. A.



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

Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

02/11/2026

2026 F-150 4x2 SuperCab 6.5' box 145" WB XL (X1K)

Price Level: 630 | Quote ID: 2026-HPW2

Fuel Economy

City
17 mpg



Hwy
25 mpg

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Item 9. A.



Prepared for:
 Village of Homewood
 Prepared by: Nic Cortellini
 02/11/2026

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

2026 F-150 4x2 SuperCab 6.5' box 145" WB XL (X1K)

Price Level: 630 | Quote ID: 2026-HPW2

As Configured Vehicle

Code	Description	MSRP
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Base Vehicle

X1K	Base Vehicle Price (X1K)	\$41,600.00
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Packages

103A	Equipment Group 103A High	\$1,195.00
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Includes:

- Transmission: Electronic 10-Speed Automatic
- Includes **SelectShift** with progressive range select and selectable drive modes: normal, ECO, sport, low/haul, slippery and trail.
- Tires: 245/70R17 BSW A/S
- Wheels: 17" Silver Painted Aluminum
- Radio: AM/FM Stereo w/SiriusXM 360L
- Includes 6 speakers and auxiliary audio input jack. Note: includes a three (3)-month prepaid subscription. Service is not available in Alaska and Hawaii. Note: all SiriusXM services require a subscription, sold separately by SiriusXM after the trial period. Your SiriusXM service will automatically stop at the end of your trial unless you decide to subscribe. If you decide to continue service, the subscription plan chosen will automatically renew and be charged according to your chosen payment method at the then-current rates. Fees and taxes apply. See the SiriusXM customer agreement & privacy policy at <http://www.siriusxm.com/> www.siriusxm.com for full terms and how to cancel, which includes online methods or calling 1-866-635-2349. Available in the 48 contiguous United States, D.C., and Puerto Rico (with coverage limits and capable receiver). Visit <http://www.siriusxm.com/FAQS> for most current service area information. Availability of some services and features is subject to device capabilities and location restrictions. All fees, content and features are subject to change. SiriusXM, Pandora and all related logos are trademarks of Sirius XM Radio Inc. and its respective subsidiaries.
- Ford Connectivity Package (1-Year Included)
- Includes (features may vary by make and model) unlimited Wi-Fi hotspot, audio and video streaming, voice assistant and entertainment. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.
- SYNC 4 w/Enhanced Voice Recognition
- Includes 12" center display, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owners manual and conversational voice command recognition.
- Interior Work Surfaces
- Chrome Bumpers
- LED Fog Lamps
- Rear Window Fixed Privacy Glass w/Defroster

Powertrain

995	Engine: 5.0L V8	\$2,340.00
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Includes auto start-stop technology.

- Includes:*
- 50-State Emissions

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**Prepared for:**

Village of Homewood

Prepared by: Nic Cortellini

02/11/2026

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

2026 F-150 4x2 SuperCab 6.5' box 145" WB XL (X1K)

Price Level: 630 | Quote ID: 2026-HPW2

As Configured Vehicle (cont'd)

Code	Description	MSRP
	<p><i>Standard equipment on 2.7L (99P) and 5.0L V8 (995). Automatically added to 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) orders from dealers located in the following California emissions states: California, Massachusetts, New York, Oregon, Pennsylvania, Vermont and Washington. Available 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) option for dealers in federal states for all order types (retail / stock / fleet): Arizona, Connecticut, Delaware, Idaho, Maine, Maryland, Montana, New Hampshire, New Jersey, Nevada, Ohio, Rhode Island and West Virginia. Available option for dealers located in all states for retail orders. Available option for dealers located in all states for commercial / rental fleet orders. Available option for dealers located in all states for government fleet orders with ship-to addresses in California emissions states.</i></p> <p>- GVWR: 6,940 lbs Payload Package</p>	
44G	Transmission: Electronic 10-Speed Automatic	Included
	<p><i>Includes SelectShift with progressive range select and selectable drive modes: normal, ECO, sport, tow/haul, slippery and trail.</i></p>	
XL6	Electronic Locking w/3.73 Axle Ratio	Included
NONGV	GVWR: 6,940 lbs Payload Package	Included
Wheels & Tires		
STDTR	Tires: 245/70R17 BSW A/S	Included
NONWL	Wheels: 17" Silver Painted Aluminum	Included
Seats & Seat Trim		
A	Vinyl 40/20/40 Front Seat	N/C
Other Options		
145WB	145" Wheelbase	STD
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM Stereo w/SiriusXM 360L	Included
	<p><i>Includes 6 speakers and auxiliary audio input jack. Note: includes a three (3)-month prepaid subscription. Service is not available in Alaska and Hawaii. Note: all SiriusXM services require a subscription, sold separately by SiriusXM after the trial period. Your SiriusXM service will automatically stop at the end of your trial unless you decide to subscribe. If you decide to continue service, the subscription plan chosen will automatically renew and be charged according to your chosen payment method at the then-current rates. Fees and taxes apply. See the SiriusXM customer agreement & privacy policy at http://www.siriusxm.com/ www.siriusxm.com for full terms and how to cancel, which includes online methods or calling 1-866-635-2349. Available in the 48 contiguous United States, D.C., and Puerto Rico (with coverage limits and capable receiver). Visit http://www.siriusxm.com/FAQS for most current service area information. Availability of some services and features is subject to device capabilities and location restrictions. All fees, content and features are subject to change. SiriusXM, Pandora and all related logos are trademarks of Sirius XM Radio Inc. and its respective subsidiaries.</i></p>	
	<p><i>Includes:</i></p> <p>- Ford Connectivity Package (1-Year Included)</p>	

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**Prepared for:**

Village of Homewood
 Prepared by: Nic Cortellini
 02/11/2026

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

2026 F-150 4x2 SuperCab 6.5' box 145" WB XL (X1K)

Price Level: 630 | Quote ID: 2026-HPW2

As Configured Vehicle (cont'd)

Code	Description	MSRP
	<p><i>Includes (features may vary by make and model) unlimited Wi-Fi hotspot, audio and video streaming, voice assistant and entertainment. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization: customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i></p> <p>- SYNC 4 w/Enhanced Voice Recognition</p> <p><i>Includes 12" center display, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owners manual and conversational voice command recognition.</i></p>	
53T	Tow/Haul Package	\$1,010.00
	<p><i>Includes:</i></p> <p>- Integrated Trailer Brake Controller</p> <p>- Electronic Locking w/3.73 Axle Ratio</p>	
18B	Black Platform Running Boards	\$250.00
924	Rear Window Fixed Privacy Glass w/Defroster	Included
153	Front License Plate Bracket	N/C
	<i>Standard in states where required by law, optional to all others.</i>	
67T	Integrated Trailer Brake Controller	Included
96W	Tough Bed Spray-In Bedliner	\$625.00
	Ford accessory.	

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty	N/C
	Requires valid FIN code.	
	<p><i>Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.</i></p>	
91P	8-Way Power Driver's Seat w/Power Lumbar (Fleet)	\$350.00
	Requires valid FIN code.	

Emissions

425	50-State Emissions	Included
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**Prepared for:**

Village of Homewood

Prepared by: Nic Cortellini

02/11/2026

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

2026 F-150 4x2 SuperCab 6.5' box 145" WB XL (X1K)

Price Level: 630 | Quote ID: 2026-HPW2

As Configured Vehicle (cont'd)

Code	Description	MSRP
	<i>Standard equipment on 2.7L (99P) and 5.0L V8 (995). Automatically added to 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) orders from dealers located in the following California emissions states: California, Massachusetts, New York, Oregon, Pennsylvania, Vermont and Washington. Available 3.5L EcoBoost (998) and 3.5L PowerBoost full hybrid (99D) option for dealers in federal states for all order types (retail / stock / fleet): Arizona, Connecticut, Delaware, Idaho, Maine, Maryland, Montana, New Hampshire, New Jersey, Nevada, Ohio, Rhode Island and West Virginia. Available option for dealers located in all states for retail orders. Available option for dealers located in all states for commercial / rental fleet orders. Available option for dealers located in all states for government fleet orders with ship-to addresses in California emissions states.</i>	
Exterior Color		
YZ_01	Oxford White	N/C
Interior Color		
AS_02	Black w/Medium Dark Slate w/Vinyl 40/20/40 Front Seat	N/C
Upfit Options		
01	Certificate of Origin	\$0.00
SUBTOTAL		\$47,370.00
Destination Charge		\$2,795.00
TOTAL		\$50,165.00

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Prepared for:

Village of Homewood
 Prepared by: Nic Cortellini
 02/11/2026

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

2026 F-150 4x2 SuperCab 6.5' box 145" WB XL (X1K)

Price Level: 630 | Quote ID: 2026-HPW2

Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$41,600.00
Options	\$5,770.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$2,795.00
Subtotal	\$50,165.00
<i>Discount Adjustments</i>	
Discount Adjustments	-\$6,704.00
Total	\$43,461.00

 Customer Signature

 Acceptance Date

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HPW EQUIPMENT REPLACEMENT JUSTIFICATION

Is this a replacement vehicle? Yes No

Is this an additional vehicle? Yes No

Vehicle #

Year

Make

Model

Hours/Mileage

Department

Division

Current Issues or Near Future Concerns on current vehicle:

TRANSMISSION SERVICE	\$400.00
FUEL PUMP	\$500.00
BRAKE & FUEL LINE REPLACEMENT	\$1,500.00
SUSPENSION COMPONENTS REPLACEMENT	\$1,000.00
BRAKE FLUID & COOLANT FLUSH	\$500.00
RUST BEGINNING TO BECOME A CONCERN ON UNDERCARRIAGE	
LEAKING REAR-END PINION SEAL	\$400.00
EMERGENCY LIGHTING AGED AND OUT-DATED	
Total	\$4,300.00

Vehicle/Equipment with additional equipment necessary to purchase

EMERGENCY LIGHTING PACKAGE W/NEW OPTICOM	\$4,200.00
VEHICLE UPEFT COST	\$2,000.00
DECALS	\$300.00
TRUCK TOOLBOX	\$600.00
FLOORMATS	\$250.00
TRUCK TOOLS & EQUIPMENT	\$2,000.00
Total	\$9,350.00

Total Replacement Cost

Budgeted Amount

Additional Notes: UTILITY DEPARTMENT SUPERVISOR VEHICLE
 THIS VEHICLE IS 10 YEARS OLD WITH 115,000 CURRENT MILES. ENGINE HAS 6,300 CURRENT HRS. INDUSTRY STANDARD CONVERTS 1 ENGINE HOUR TO 30 MILES. (6,300 X 30= 189,000 MILES)
 FLEET VEHICLES OF THIS MILEAGE AND AGE START TO REQUIRE ACCELERATED MAINTENANCE COST AND EXPENSIVE COMPONENT FAILURE'S.
 ORIGINAL STARTER, TRANSMISSION, AND FUEL PUMP, ALL OF THESE ITEMS ARE COMMON FAILURE POINTS AT THIS AGE OF THE VEHICLE.
 TRADE IN OR AUCTION VALUE IS IN A GOOD SPOT CURRENTLY TO RECOUP ADEQUATE MONEY BACK FROM THIS VEHICLE.



Preview Order 9808 - X1K - 4x2 XL SuperCab: Order Summary Time of Preview: 02/24/2026 10:12:20 Receipt: 1/16/2026

Dealership Name: Ford of Homewood, Inc.

Sales Code : F41050

Dealer Rep. JEFFERY MOYERS Type Fleet Vehicle Line F-150 Order Code 9808
 Customer Name VILLAGE OF HO Priority Code F1 Model Year 2026 Price Level 635

DESCRIPTION	MSRP	INVOICE	DESCRIPTION	MSRP	INVOICE
F150 4X2 SUPERCAB XL - 145	\$41600	\$39728	6940# GVWR PACKAGE	\$0	\$0
145 INCH WHEELBASE	\$0	\$0	FRONT LICENSE PLATE BRACKET	\$0	\$0
TOTAL BASE VEHICLE	\$41600	\$38425	BLACK PLATFORM RUNNING BOARDS	\$250	\$228
OXFORD WHITE	\$0	\$0	50 STATE EMISSIONS	\$0	\$0
VINYL 40/20/40 FRONT SEAT	\$0	\$0	TOW/HAUL PACKAGE	\$1010	\$919
MEDIUM DARK SLATE	\$0	\$0	INTEGRATED TRAILER BRAKE CONT	\$0	\$0
EQUIPMENT GROUP 103A	\$1195	\$1088	EXTENDED RANGE 36GAL FUEL TANK	\$0	\$0
.XL SERIES	\$0	\$0	CONN PKG: 1 YR INCL W/FORD APP	\$0	\$0
.LED FOG LAMPS	\$0	\$0	8-WAY POWER DRIVERS SEAT	\$350	\$319
.17" SILVER PAINTED ALUMINUM	\$0	\$0	BEDLINER-TOUGHBED SPRAYIN*ACCY	\$625	\$569
.CHROME FRONT/REAR BUMPERS	\$0	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0	\$-1303
.PRIVACY GLASS W/REAR DEFROSTER	\$0	\$0	FUEL CHARGE	\$0	\$11.68
5.0L V8 ENGINE	\$2340	\$2130	PRICED DORA	\$0	\$0
ELEC TEN-SPEED AUTO TRANS	\$0	\$0	ADVERTISING ASSESSMENT	\$0	\$0
245/70R 17 BSW ALL-SEASON	\$0	\$0	DESTINATION & DELIVERY	\$2795	\$2795
3.73 ELECTRONIC LOCK RR AXLE	\$0	\$0			
				MSRP	INVOICE
TOTAL BASE AND OPTIONS				\$50165	\$46484.68
DISCOUNTS				NA	NA
TOTAL				\$50165	\$46484.68

ORDERING FIN: QI379 END USER FIN: QI379 PO NUMBER: 9808

Customer Name:
Customer Address:

Customer Email:
Customer Phone:

Customer Signature

Date



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Sale of Surplus Equipment

PURPOSE

Staff requests that the Village Board pass an ordinance authorizing the sale of surplus property.

PROCESS

Semi-annually, the Village disposes of surplus property, as equipment is replaced. Below is a list of surplus property that is to be disposed of either by intergovernmental sale or auction, trade-in, private sale.

Equip. No.	Year	Make	Model	Division	VIN No.
21-1621	2016	Ford	F-150	Utility Supervisor vehicle	1FTEX1CF4GKE84907

OUTCOME

Approval of the ordinance will authorize the Public Works Department to sell, trade in or dispose of the vehicle listed as surplus property..

FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the Village Manager to sell, trade-in, or dispose of the vehicle listed as surplus property.

ATTACHMENT(S)

Ordinance

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

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

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

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

SECTION ONE – DECLARATION OF SURPLUS PROPERTY:

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

Village Items

Equip. No.	Year	Make	Model	Division	VIN No.
21-1621	2016	Ford	F-150	Utility Supervisor	1FTEX1CF4GKE84907

SECTION TWO – METHOD OF DISPOSAL:

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

SECTION THREE – EFFECTIVE DATE:

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

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

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Transfer Unassigned Fund Balance to Capital Project Fund

PURPOSE

Board approval is needed to transfer \$3.3M of unassigned fund balance from the General Fund to the Capital Projects fund. This transfer will provide funding for Fiscal Year 2026-2027 capital projects. The transfer is authorized under the Village’s Fund Balance policy that was recently amended and approved by the Board of Trustees at the September 26, 2023 Board meeting.

PROCESS

Fund Balance Policy

At the September 26, 2023 Board meeting, the Board of Trustees passed a resolution approving an amended Fund Balance Policy for the Village’s General Fund. The amended Policy requires the Village to maintain a minimum of no less than five (5) months of budgetary operating expenditures. Per definition, any fund balance over and above the five months of operating expenditure is considered **unrestricted funds** because the funding has not been obligated to spend. In section 4.2 of the amended Fund Balance Policy, four (4) spending priorities were listed, intending to provide guidance on how these unrestricted funds should be used. The priorities to use unrestricted funding, in order of importance, are as follows:

1. Fund capital projects
2. Fund Non-TIF and Economic Development Incentives
3. Increase unassigned fund balance up to a maximum of six (6) months; Develop a rainy day or contingency fund
4. Contribute funding to pensions

Fiscal Year 2024-2025 Audit Results

The Village’s final audit for fiscal year 2024-2025 reflected a significant increase to the Village’s fund balance within the General Fund. Under the amended Fund Balance Policy, which requires a minimum of five (5) months of budgetary operating expenditures, \$5M is available to use following the priorities listed above.



During the December 9, 2025 Board meeting, an ordinance was approved which allocated \$1.6M of the \$5M available to the Police & Fire Pension Funds. The \$1.6M will be paid to the Pension Funds over a three (3) year period to assist in making up for a shortfall in pension funding due to property tax collection shortfalls over the past decade.

Capital Projects

Staff recommends utilizing \$3.3M of the unassigned fund balance as prioritized in the Fund Balance Policy to fund capital projects during Fiscal Year 2026-2027.

The \$3.3M will be added to the estimated \$2M in General Capital funds that are expected to be available as of April 30, 2026. There is also estimated to be \$1.2M available in the Bond Capital Project fund as of April 30, 2026.

OUTCOME

Homewood is fortunate to have added to our fund balance through successful budget and audit processes in Fiscal Year 2024-2025 and to be able to utilize, through our Fund Balance Policy, the unassigned balance available to fund capital projects. However, the Village will need to consider alternative and consistent funding options for capital going forward, as it is not expected that significant fund balance will be available year after year.

FINANCIAL IMPACT

- **Funding Source:** Unassigned fund balance within the General Fund to be transferred to the Capital Project fund
- **Transfer Amount:** \$3,300,000
- **Cost:** N/A

LEGAL REVIEW

Not Required

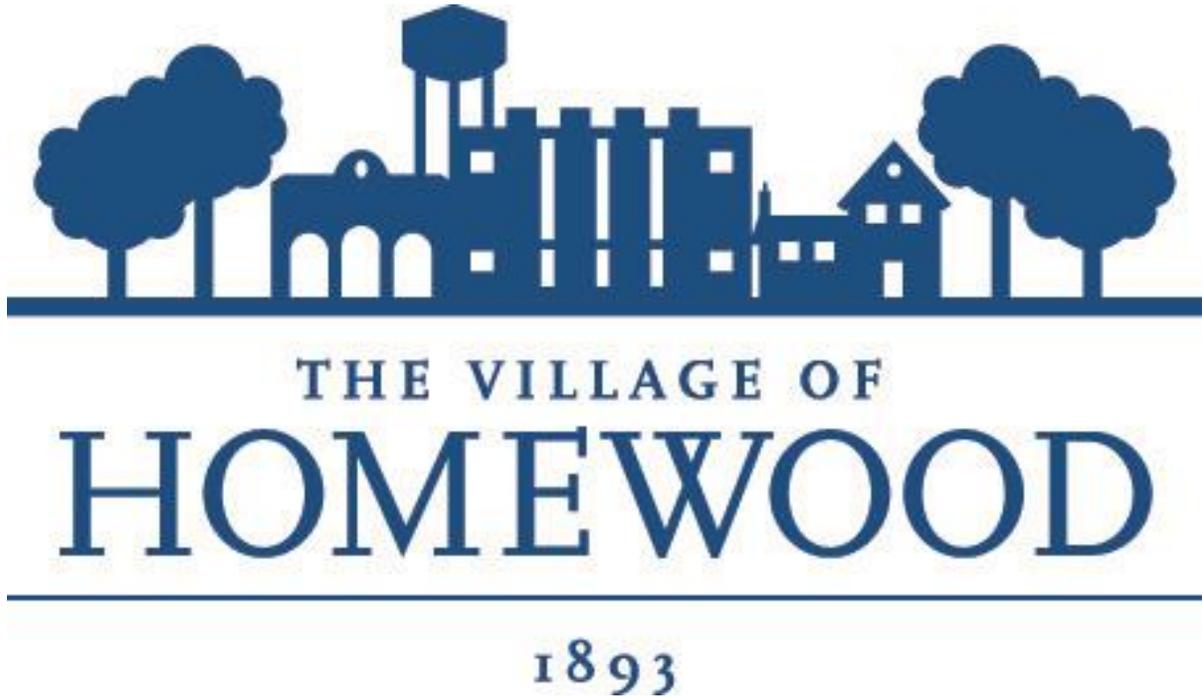
RECOMMENDED BOARD ACTION

Approve the transfer of \$3.3 million from the General Fund unassigned fund balance to the Capital Projects Fund to fund Fiscal Year 2026-2027 capital projects.

ATTACHMENT(S)

Fund Balance Policy for the Village's General Fund

**VILLAGE OF HOMEWOOD
FUND BALANCE POLICY
General Fund**



1.0 INTRODUCTION AND OBJECTIVES

Financial management policies for the Village of Homewood are established by the Village Board. These policies are designed to provide guidance to all external and internal stakeholders that are involved or impacted by financial processes, internal control oversight, or financial transactions. Financial management policies are intended to serve as a blueprint to achieve sustainable fiscal stability required to accomplish the goals and objectives set by the Village Board. The Village Board sets forth the authorities, responsibilities, and accountability requirements of those participating in the operations of the Village of Homewood government at all levels of the organization and endeavors to:

- Establish and abide by sound financial principles
- Reduce financial risks to withstand the ups and downs of local and regional economic conditions and environments
- Maintain appropriate financial capacity to sustain present and future levels of quality municipal services
- Ensure the legal use of financial resources through an effective system of transparent internal controls
- Establish a high level of public accountability of financial processes and decisions

2.0 PURPOSE

It is the intent of the Village of Homewood to provide a stable financial environment for which its citizens can depend on consistent and quality level of services and for planned and unplanned future expenditures. The Finance Director is responsible for monitoring fund balance levels and reporting current and projected reserves during each budget cycle.

2.1 FUND BALANCE

Fund balance is an approximate measure of liquidity. Fund balance is a cornerstone of municipal financial flexibility and provides the Village of Homewood with options to respond to unexpected demands and issues. Fund balance attempts to buffer against short-term fiscal challenges with the use of General Fund and unrestricted fund balance.

2.2 FUND BALANCE POLICY

A fund balance policy gives the Village of Homewood the ability to maintain a set level of financial stability while protecting the Village's core services during lean financial times. The fund balance policy also seeks to provide cash flow for operations, and to provide assurance that the Village will be able to respond to emergencies with fiscal confidence.

It is essential to maintain adequate levels of fund balance to mitigate current and future risks and to ensure stable tax rates. Fund balance levels are a crucial consideration in long-term financial planning. Credit rating agencies carefully monitor levels of unassigned fund balance in the General Fund to evaluate the Village's continued creditworthiness.

3.0 FUND BALANCE DEFINITIONS

As defined by Governmental Accounting Standards Board (GASB) Number 54, Fund Balance Reporting and Governmental Fund Type Definitions, the fund balance will be composed of three primary categories:

3.0.1 Nonspendable Fund Balance

This is the portion of fund balance that is not available to be spent, either in the short term or long term, or through legal restrictions (e.g., inventories, prepaid items, land held for resale, and endowments).

3.0.2 Restricted

This is the portion of fund balance that is subject to external enforceable legal restrictions (e.g., grantor, contributor, and property tax levies).

3.0.3 Unrestricted is the portion of fund balance that reflects expendable available financial resources. It is made up of three components:

- a. Committed fund balance occurs when the Village Board takes a formal action such as adopting an ordinance or resolution or entering into a contract. The same action is required to remove the commitment of fund balance.
- b. Assigned fund balance denotes a self-imposed constraint with the intent to use fund balance for a specific purpose. No formal Village Board action is required.
- c. Unassigned fund balance is the residual portion of fund balance that does not meet any of the criteria described above.

4.0 MINIMUM UNASSIGNED FUND BALANCE LEVELS FOR THE GENERAL FUND

The General Fund is a major fund and the general operating fund of the Village. A healthy unassigned fund balance is needed to provide cash flow to pay expenditures when due. A fund balance’s minimum level allows for cash flow while the Village waits to receive its tax collections and shared revenues. The unassigned fund balance is also a security against unforeseen changes or needs, i.e. natural disasters, loss of state shared revenues, etc.

Unassigned fund balance should represent no less than five (5) months of budgetary operating expenditures. The unassigned fund balance of the General Fund should never fall below five (5) months of budgeted operating expenditures unless authorized by the Village Board.

4.1 FUNDING AMOUNTS ABOVE THE MINIMUM FUND BALANCE

There may be occasions when the minimum fund balance is met and there are additional funds remaining in the fund balance as unrestricted funds.

4.2 PRIORITIZED USE OF UNRESTRICTED FUNDS ABOVE MINIMUM FUND BALANCE

The Village Board may decide to use unrestricted funds available above the minimum fund balance policy following the spending priorities below:

1. Fund capital projects
2. Fund Non-TIF and Economic Development Incentives
3. Increase unassigned fund balance up to a maximum of six (6) months; Develop a rainy day or contingency fund
4. Contribute funding to pensions

The Village shall endeavor to avoid the appropriation of fund balance for recurring operating expenditures. If at any time the utilization of a fund balance to pay for operating expenditures is necessary to maintain the quality or a defined level of services, a detailed and written explanation of the circumstances for the utilization of fund balance will be presented by the Village Manager to the Village Board of Trustees prior to the deliberation and consideration by the Village Board of Trustees.

4.3 UNASSIGNED FUND BALANCE FALLING BELOW MINIMUM

In the event that unassigned fund balance falls below four (4) months of budgeted operating expenses, staff will prepare and the Village Board will consider adopting a plan during the next budget process to replenish the unassigned fund balance to the minimum level over a period not to exceed twenty-four (24) months. The plan shall include how the Village’s expenditures and/or revenue levels will be adjusted to match any new economic realities that are behind the use of unrestricted fund balance as a financing bridge.

In establishing the minimum unassigned fund balance level of no less than five months of operating expense, the Village will consider the following factors:

1. The predictability of the Village’s revenues and the volatility of its expenditures (i.e., higher levels of unrestricted fund balance may be needed if significant revenue sources are subject to unpredictable fluctuations or if operating expenditures are highly volatile);
2. The Village’s exposure to significant one-time outlays (e.g., disasters, immediate capital needs, state budget cuts);
3. The potential drain upon General Fund resources from other funds, as well as the availability of resources in other funds;
4. The potential impact on the entity’s bond ratings and the corresponding increased cost of borrowed funds.

Should any of the above factors change, the Village should readdress current unrestricted fund balance levels to ensure amounts are appropriate.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Budget Amendment – Intergovernmental Personnel Benefit Cooperative (IPBC) Fund Balance Shortage

PURPOSE

Staff requests that the Village Board approve a budget amendment request to pay \$164,355 to the Intergovernmental Personnel Benefit Cooperative (IPBC) to maintain the minimum fund balance required as a participant in the insurance pool.

PROCESS

Homewood has been a member of the IPBC insurance pool since 2005. The pool, similar to IRMA, the Village's risk management pool, provides the Village with its health, dental, vision, and life insurance benefits. The "pool" of 180 member agencies include municipalities, counties, park districts, library districts, and other special districts that pool together to provide employee health and related benefits.

As with any pool, IPBC has a Fund Balance Policy that is designed to ensure financial stability of the pool by maintaining a minimum balance of 16.67% of annual Benefit Fund (Claim) expenses. This individual agency "fund balance" helps mitigate financial risks, ensures cash flow for claims, and protects against unexpected expenses, supporting the overall financial health of the IPBC. The balances for each member agency are calculated on June 30 of each fiscal year as part of the IPBC annual audit.

Recently, the Village received an invoice from IPBC for a shortage of \$164,355 in Homewood's Fund Balance that we are required to maintain with IPBC.

Nationally, health insurance rates have increased significantly over the past five years, particularly for employer-sponsored coverage, which is the dominant form of coverage for public-sector and municipal employees. Because of these national insurance increases, and according to IPBC, there are currently thirty-three (33) IPBC members that do not meet the current Fund Balance requirements. The reason for the shortage is due primarily to IPBC's



negative performance due to an increase in medical trends nationwide and higher cost claims across the pool.

OUTCOME

Approval of the budget amendment will allow the Village to make payment to IPBC to meet the required fund balance requirement.

FINANCIAL IMPACT

- **Funding Source:** General Fund Fund Balance
- **Budgeted Amount:** \$0
- **Budget Amendment Request:** \$164,355

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve a budget amendment to pay \$164,355 to the Intergovernmental Personnel Benefit Cooperative to maintain the minimum fund balance required as a participant in the insurance pool.

ATTACHMENT(S)

- List of Membership with Fund Balance Shortages
- Invoice

INTERGOVERNMENTAL PERSONNEL BENEFIT COOPERATIVE
Benefit Fund - Fund Balance Requirement
Year Ended June 30, 2025

Item 9. D.

16.67%

Member	Policy Effective Date	Benefit Fund Total Expenses	June 30, 2025 Benefit Fund Balance	June 30, 2025 Terminal Reserve Balance	June 30, 2025 Total Net Position	Fund Balance Requirement	Total Fund Balance Shortage
June 30, 2025 Benefit Fund Balance Requirement							
Beecher	June 30, 2021	\$557,309	(\$13,852)	\$55,744	\$41,892	\$92,887	(\$50,995)
Boone County	June 30, 2023	\$4,043,275	\$241,530	\$145,474	\$387,004	\$673,893	(\$286,889)
Campton Hills	June 30, 2024	\$163,890	(\$10,578)	\$19,444	\$8,866	\$27,316	(\$18,450)
Cary	June 30, 2021	\$781,526	(\$47,321)	\$158,824	\$111,503	\$130,257	(\$18,754)
Channahon	June 30, 2021	\$519,388	\$36,013	\$50,159	\$86,172	\$86,567	(\$395)
Crete Township	June 30, 2021	\$473,071	(\$5,415)	\$22,173	\$16,758	\$78,847	(\$62,089)
DeKalb County	June 30, 2025	\$4,888,477	(\$269,602)	(\$8,499)	(\$278,101)	\$814,763	(\$1,092,864)
Effingham	June 30, 2022	\$2,545,915	\$57,362	\$253,183	\$310,545	\$424,328	(\$113,783)
Elk Grove Village	June 30, 2021	\$9,522,733	(\$108,681)	\$1,528,229	\$1,419,548	\$1,587,154	(\$167,606)
Freeport	June 30, 2024	\$3,631,289	(\$245,811)	\$342,324	\$96,513	\$605,227	(\$508,714)
Glen Carbon	June 30, 2021	\$1,994,281	\$25,331	\$179,259	\$204,590	\$332,387	(\$127,797)
Glenview	June 30, 2021	\$5,806,182	\$8,881	\$464,372	\$473,253	\$967,717	(\$494,464)
Homer Glen	June 30, 2021	\$548,213	\$11,799	\$61,884	\$73,683	\$91,371	(\$17,688)
Homewood	June 30, 2021	\$3,212,134	\$262,584	\$108,428	\$371,012	\$535,367	(\$164,355)
Huntley	June 30, 2022	\$1,851,062	\$55,010	\$161,550	\$216,560	\$308,517	(\$91,957)
Itasca	June 30, 2022	\$1,396,326	\$47,059	\$170,572	\$217,631	\$232,726	(\$15,095)
Lee County	June 30, 2023	\$2,858,447	\$99,128	\$138,286	\$237,414	\$476,418	(\$239,004)
McHenry-city	June 30, 2023	\$2,842,174	\$81,445	\$222,105	\$303,550	\$473,706	(\$170,156)
Monee	June 30, 2021	\$1,209,808	(\$48,602)	\$133,209	\$84,607	\$201,639	(\$117,032)
New Baden	June 30, 2021	\$480,135	\$5,770	\$49,948	\$55,718	\$80,025	(\$24,307)
NWCD	June 30, 2023	\$2,088,339	\$39,357	\$169,516	\$208,873	\$348,064	(\$139,191)
Oak Park Public Libr	June 30, 2021	\$1,269,601	(\$77,236)	\$218,154	\$140,918	\$211,605	(\$70,687)
Oak Park Township	June 30, 2021	\$898,172	(\$48,872)	\$81,871	\$32,999	\$149,699	(\$116,700)
River Grove	June 30, 2024	\$1,155,657	\$132,396	\$42,854	\$175,250	\$192,614	(\$17,364)
Rochelle	June 30, 2024	\$3,086,046	\$163,032	\$159,125	\$322,157	\$514,352	(\$192,195)
Roscoe	June 30, 2021	\$456,219	(\$40,701)	\$96,194	\$55,493	\$76,039	(\$20,546)
Roselle	June 30, 2025	\$1,502,424	\$73,319	\$80,201	\$153,520	\$250,410	(\$96,890)
Swansea	June 30, 2021	\$923,563	\$96,865	\$56,208	\$153,073	\$153,931	(\$858)
Warrenville	June 30, 2022	\$1,220,008	\$11,145	\$186,923	\$198,068	\$203,339	(\$5,271)

INTERGOVERNMENTAL PERSONNEL BENEFIT COOPERATIVE
 Benefit Fund - Fund Balance Requirement
 Year Ended June 30, 2025

Item 9. D.

							16.67%	
Member	Policy Effective Date	Benefit Fund Total Expenses	June 30, 2025 Benefit Fund Balance	June 30, 2025 Terminal Reserve Balance	June 30, 2025 Total Net Position	Fund Balance Requirement	Total Fund Balance Shortage	
Wauconda	June 30, 2023	\$1,380,172	\$15,467	\$90,929	\$106,396	\$230,034	(\$123,638)	
West Dundee	June 30, 2024	\$981,276	\$19,075	\$102,291	\$121,366	\$163,550	(\$42,184)	
Westchester	June 30, 2022	\$1,743,810	\$90,424	\$101,845	\$192,269	\$290,641	(\$98,372)	
Winnetka	June 30, 2024	\$5,035,893	(\$139,086)	\$519,778	\$380,692	\$839,333	(\$458,641)	
Total		\$71,066,815	\$517,235	\$6,162,557	\$6,679,792	\$11,844,723	(\$5,164,931)	



INVOICE

INTERGOVERNMENTAL PERSONNEL BENEFIT COOPERATIVE
19482 W Grand Ave
Lake Villa, IL 60046

INVOICE # : 119
DATE : 01/26/2026
DUE DATE : 03/31/2026

TOTAL AMOUNT : \$164,355.00
TOTAL DUE : \$164,355.00

Bill to: Village of Homewood
Attn: Village of Homewood

United States

DESCRIPTION / MEMO	AMOUNT
06/30/25 Fund Balance Shortage	\$164,355.00
TOTAL AMOUNT:	\$164,355.00

INTERGOVERNMENTAL PERSONNEL BENEFIT COOPERATIVE
19482 W Grand Ave
Lake Villa, IL 60046
United States

TOTAL DUE: **\$164,355.00**

Member Id: Homewood
Invoice #:119

AMOUNT ENCLOSED:

Bill to: Village of Homewood
Attn: Village of Homewood

United States

Remit to: INTERGOVERNMENTAL PERSONNEL BENEFIT COOPERATIVE
19482 W Grand Ave
Lake Villa, IL 60046
United States



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Robert Grabowski, Fire Chief

Topic: Sale of Surplus Property – Shift Commander Vehicle

PURPOSE

Staff requests that the Village Board pass an ordinance authorizing the sale of surplus property.

PROCESS

The Fire Department recently placed a new shift commander vehicle into service, replacing the 2017 Chevrolet Tahoe that was previously in service. The new vehicle is a 2026 Ford Expedition with an anticipated service life of five to eight years. The 2017 Tahoe was purchased in October 2016, and this was the first “shift commander” vehicle for the Fire Department after the organizational realignment in 2016. The vehicle served as the daily 24/7 response vehicle for each of the three fire captains in Homewood.

After the Village Board approved a new replacement vehicle earlier this year, staff reached out to the Village of East Hazel Crest to see if they would be interested in replacing their late 1990s Tahoe with the Village’s outgoing 2017 vehicle. Chief Kevin Welsh was very interested, and with the approval of both the Village Managers of East Hazel Crest and Homewood, East Hazel Crest agreed to purchase the vehicle at a negotiated price of \$15,000. Once delivered, East Hazel Crest will be using the vehicle as a response vehicle for their part-time staff.



2017 Tahoe



2017 Chevrolet Tahoe

OUTCOME

The 2017 Chevrolet Tahoe will be sold as is including all warning lights, radios, and switching equipment to the Village of East Hazel Crest in the amount of \$15,000. All exterior decals will be removed.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass the attached ordinance declaring specific property as surplus and authorize the Village Manager to sell the Homewood Fire Department’s 2017 Chevrolet Tahoe as surplus property to the Village of East Hazel Crest.

ATTACHMENT(S)

Ordinance

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

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

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

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

SECTION ONE – DECLARATION OF SURPLUS PROPERTY:

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

Village Items

2017 Chevrolet Tahoe FD Shift Commander Vehicle 1GNSKFEC4HR150393

SECTION TWO – METHOD OF DISPOSAL:

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

SECTION THREE – EFFECTIVE DATE:

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

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

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Amendment to Municipal Code governing Donation Collection Boxes

PURPOSE

Currently, the Homewood Municipal Code prohibits “donation collection boxes,” with the exception of paper recycling boxes. A federal appeals court recently ruled that donation boxes are protected by the First Amendment; therefore, the Village cannot prohibit them. However, the Village can still impose reasonable restrictions on these boxes. This requires an amendment to the municipal code that establishes restrictions. Staff requests that the Village Board approve an amendment to Chapter 4 of the Municipal Code concerning unattended donation collection boxes. This amendment requires Board approval.



Paper recycling boxes (St. John Neumann's lot)

PROCESS

Donation box refers to any receptacle or container located outside of an enclosed building that is used for collection and storage of donated items or materials. Approval of this amendment will establish standards for the registration (with the Village), placement and location, design and identification, and maintenance and operation of unattended donation collection boxes.



The proposed amendment will establish the following regulations:

Registration Requirements:

- Each donation collection box must be registered with the Village separately.
- Registrations are valid for one year (annual registration).
- Registration is non-transferable; a change in operator requires a new registration.
- Registration Applications must include name, address, telephone number and email, proof of registration with the Secretary of State of Illinois, 24-hour emergency contact, site plan, street address, written consent from the property owner, liability insurance, maintenance plan, and tax-exempt status.



Location Requirements - Donation collection boxes:

- must be located on private property on a paved surface.
- are prohibited in any parking spaces that are required/mandated by the Village - where the Village requires a minimum number of parking spaces. (*Example: The Village requires a minimum of 21 parking spaces for Business X. Business X cannot use any of the 21 parking spaces to place a donation box*).
- are prohibited in any areas/spaces required or established by the Village as fire lanes, loading zones, or emergency vehicle access areas.
- are prohibited within any required building setback, landscaping area, drainage, utility, or access easement, or designated flood area.
- cannot obstruct pedestrian or vehicle traffic sight lines.
- are not permitted on vacant properties.
- are not permitted within residential neighborhoods unless placed at a church, school, or community center.
- are limited to only one (1) per property and cannot be within 500 feet of another collection box.

Design Standards – Donation collection boxes:

- must be made of durable, weather-resistant, waterproof materials.
- may not exceed six feet in height, five feet in width and five feet in depth.
- must have a secure door.
- must be a single, neutral color.
- may not be mechanized or powered.

Identification and Signage:

- Contact information must be permanently affixed to the box.
- Every donation collection box must display a sign, stating “ALL DONATIONS MUST FIT INTO AND BE PLACED INSIDE THIS BOX. LEAVING ITEMS OUTSIDE THE BOX IS PROHIBITED.”

OUTCOME

Unattended donation collection boxes, if not properly maintained and regulated, can become nuisances attracting illegal dumping, litter, graffiti, and blight and will be cited. Amending the language for donation boxes will provide standards for regulation which are consistent with constitutional protections. The ordinance language will provide reasonable, content-neutral regulations governing the placement, registration, maintenance, and operation of unattended donation collection boxes.

FINANCIAL IMPACT

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

VILLAGE OF HOMEWOOD

Item 9. F.



LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance amending the language in Chapter 20 of the Homewood Municipal Code governing donation collection boxes.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. MC-1096

**AN ORDINANCE UPDATING REGULATIONS
IN THE HOMEWOOD MUNICIPAL CODE GOVERNING
UNATTENDED DONATION COLLECTION BOXES**

WHEREAS, the Village of Homewood (the “Village”) is a non-home rule municipality organized under the Constitution and laws of the State of Illinois; and

WHEREAS, Section 11-80-1 et seq. of the Illinois Municipal Code (65 ILCS 5/11-80-1 *et seq.*), authorizes the Village to regulate nuisances and matters affecting the public health, safety, and welfare; and

WHEREAS, unattended donation collection boxes, if not properly maintained and regulated, can become nuisances attracting illegal dumping, litter, graffiti, and blight; and

WHEREAS, the Village desires to adopt reasonable, content-neutral regulations governing the placement, registration, maintenance, and operation of unattended donation collection boxes; and

WHEREAS, the President and Board of Trustees find that the regulations contained herein are necessary for the protection of the public health, safety, and welfare of the residents of the Village.

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

SECTION ONE – AMENDMENTS TO THE MUNICIPAL CODE:

The Homewood Municipal Code is hereby amended by deleting all language in existing Section 20-180 “Donation Boxes” and by the addition of new Article III to Chapter 20, entitled “Unattended Donation Collection Boxes,” to read as follows:

ARTICLE III. - -UNATTENDED DONATION COLLECTION BOXES

DIVISION 1. GENERAL PROVISIONS

Sec. 20-125. Purpose.

The purpose of this Chapter is to protect the public health, safety, and welfare by establishing content-neutral regulations governing the placement, registration, maintenance, and operation of unattended donation collection boxes within the Village. These regulations are intended to prevent blight,

nuisance conditions, and negative impacts on community aesthetics while permitting the operation of donation collection boxes in a manner consistent with constitutional protections.

Sec. 20-126. Definitions.

As used in this Chapter, the following terms shall have the meanings set forth below:

“Donation collection box” or **“box”** means any unattended receptacle, container, bin, or similar structure, whether temporary or permanent, designed or used for the collection of donated clothing, textiles, shoes, books, household items, or other salvageable personal property from the public.

“Operator” means any person, corporation, limited liability company, partnership, nonprofit organization, or other entity that owns, operates, leases, maintains, services, or otherwise controls a donation collection box.

“Person” means any natural person, corporation, limited liability company, partnership, nonprofit organization, charitable organization, or any other legal entity.

“Private property” means any real property not owned by a governmental entity, including but not limited to commercial, industrial, and residentially zoned properties.

“Property owner” means the person or entity holding legal title or beneficial ownership to the real property where a donation collection box is located, or the authorized agent thereof.

“Public right-of-way” means any street, highway, sidewalk, alley, or other public way owned, controlled, or maintained by the Village, County, State, or other governmental entity.

DIVISION 2. REGISTRATION REQUIREMENTS

Sec. 20-127. Registration required.

(A) No person shall place, install, use, operate, or maintain a donation collection box within the Village without first obtaining a valid registration from the Village Clerk.

(B) A separate registration shall be required for each donation collection box.

(C) Registrations shall be valid for a period of one (1) year from the date of issuance and shall be renewable annually.

(D) Registrations are non-transferable. Any change in the operator of a donation collection box shall require a new registration application.

Sec. 20-128. Registration application.

An application for registration of a donation collection box shall be submitted on forms provided by the Village and shall include the following information:

- (A) The name, address, telephone number, and email address of the operator;
- (B) If the operator is an entity other than a natural person, proof of registration or good standing with the Illinois Secretary of State;
- (C) The name, address, telephone number, and email address of a local contact person available to respond to complaints or emergencies within twenty-four (24) hours;
- (D) The street address of the property where the donation collection box is or will be located;
- (E) A site plan or diagram showing the proposed location of the donation collection box on the property;
- (F) Written consent of the property owner authorizing the placement of the donation collection box on the property;
- (G) Proof of general liability insurance in an amount of not less than One Million Dollars (\$1,000,000) per occurrence, naming the Village as an additional insured;
- (H) A description of the maintenance plan, including the frequency of scheduled collections and the process for responding to overflow or dumping;
- (I) If the operator is a nonprofit or charitable organization, a copy of its determination letter from the Internal Revenue Service recognizing the organization's tax-exempt status, or proof of registration with the Illinois Attorney General's Charitable Trust Bureau; and

DIVISION 3. PLACEMENT AND LOCATION REQUIREMENTS

Sec. 20-129. Private property required.

- (A) Donation collection boxes shall be located only on private property with the written consent of the property owner.
- (B) No donation collection box shall be placed on any public property or within any public right-of-way.

Sec. 20-130. Prohibited locations.

No donation collection box shall be placed or located:

- (A) Within any parking space required by the Village zoning ordinance or site plan approval;

- (B) Within any fire lane, loading zone, or emergency vehicle access area;
- (C) Within any required building setback area;
- (D) Within any required landscaping area or buffer yard;
- (E) Within any drainage easement, utility easement, or access easement;
- (F) Within any designated flood hazard area or floodplain;
- (G) In any location that obstructs pedestrian or vehicular traffic, impairs sight lines for motorists, or creates a hazard for public safety;
- (H) On any vacant lot or on any property where no active business is operating;
- (I) Within any residentially zoned district, unless accessory to a permitted institutional use such as a church, school, or community center.

Sec. 20-131. Placement on paved surface.

All donation collection boxes shall be placed on a paved surface of asphalt, concrete, or similar durable material. No donation collection box shall be placed directly on grass, gravel, dirt, or other unpaved surfaces.

Sec. 20-132. Limit on number of boxes.

No more than one (1) donation collection box shall be permitted on any single lot or parcel of property. In the case of a shopping center or other unified commercial development with multiple lots, the entire development shall be treated as a single lot for purposes of this limitation.

Sec. 20-133. Spacing requirements.

No donation collection box shall be located within five hundred (500) feet of another donation collection box, as measured in a straight line from the nearest exterior wall of each box.

DIVISION 4. DESIGN AND IDENTIFICATION REQUIREMENTS

Sec. 20-134. Construction and design standards.

All donation collection boxes shall meet the following design standards:

- (A) Boxes shall be constructed of durable, weather-resistant, and waterproof materials;
- (B) Boxes shall not exceed six (6) feet in height, five (5) feet in width, and five (5) feet in depth;

- (C) Boxes shall have a secure door or hatch to prevent unauthorized access, theft, or vandalism;
- (D) Boxes shall be of a single, neutral color and shall not be painted in fluorescent, high-intensity, or garish colors;
- (E) Boxes shall not be mechanized, electrically powered, or hydraulically operated; and
- (F) Boxes shall be designed to prevent water from accumulating inside and to prevent the collection of donated items from creating unsanitary conditions.

Sec. 20-135. Required identification and signage.

Every donation collection box shall have permanently affixed to the front exterior surface, in letters no less than two (2) inches in height and clearly legible from a distance of ten (10) feet, the following information:

- (A) The name of the operator;
- (B) The street address of the operator's principal place of business;
- (C) A telephone number at which the operator or a responsible person may be contacted twenty-four (24) hours per day, seven (7) days per week;
- (D) An email address for the operator;
- (E) A statement indicating whether the operator is a nonprofit organization or a for-profit business; and

Sec. 20-136. Additional signage.

Every donation collection box shall display a sign, in letters no less than one (1) inch in height, stating: "ALL DONATIONS MUST FIT INTO AND BE PLACED INSIDE THIS BOX. LEAVING ITEMS OUTSIDE THE BOX IS PROHIBITED."

DIVISION 5. MAINTENANCE AND OPERATION REQUIREMENTS

Sec. 20-137. General maintenance.

- (A) Donation collection boxes shall be maintained in good condition and appearance at all times.
- (B) Boxes shall be free of structural damage, holes, rust, peeling paint, and deterioration.
- (C) Boxes shall be free of graffiti. Any graffiti shall be removed within forty-eight (48) hours of notice from the Village or discovery by the operator, whichever is sooner.

(D) All required signage and identification shall be maintained in legible condition.

Sec. 20-138. Collection frequency.

(A) The contents of each donation collection box shall be collected and emptied at least once per week.

(B) Collections shall be made more frequently as necessary to prevent overflow.

Sec. 20-139. Prohibition on exterior deposits.

(A) It shall be unlawful for any person to place or deposit donated items, trash, debris, or any other materials on the ground or any surface outside of a donation collection box.

(B) The operator and property owner shall be jointly responsible for removing any items, trash, or debris found outside of, around, or near a donation collection box within forty-eight (48) hours of notice from the Village.

(C) If the operator or property owner fails to remove such items within the time specified, the Village may remove the items and charge the costs of removal, including administrative fees, to the operator and/or property owner.

Sec. 20-140. Nuisance conditions prohibited.

No donation collection box shall be maintained in a condition that constitutes a nuisance, including but not limited to: overflow of donated materials; accumulation of trash, debris, or refuse in or around the box; attraction of rodents, vermin, or insects; emission of foul odors; or any condition that creates a hazard to public health or safety.

DIVISION 6. ENFORCEMENT

Sec. 20-141. Inspections.

The Village Code Enforcement Officer, Building Inspector, or their designee, is authorized to inspect any donation collection box and its surrounding area to determine compliance with this Chapter.

Sec. 20-142. Violations and penalties.

(A) Any person who violates any provision of this Chapter shall be subject to a fine as provided in Section 1-10 of the Homewood Municipal Code for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

(B) In addition to the penalties provided herein, the Village may pursue any other remedy available at law or in equity, including injunctive relief.

Sec. 20-143. Revocation of registration.

(A) The Village may revoke a registration for a donation collection box upon a finding that:

- (1) The operator has violated any provision of this Article III three (3) or more times within the preceding twelve (12) month period;
- (2) The operator has made a material misrepresentation in the registration application;
- (3) The required insurance coverage has lapsed; or
- (4) The box has been abandoned for a period of thirty (30) days or more.

(B) Prior to revocation, the Village shall provide written notice to the operator and property owner and an opportunity to be heard.

Sec. 20-144. Removal of unregistered or non-compliant boxes.

(A) Any donation collection box found to be unregistered or in violation of this Chapter may be removed by the Village after providing ten (10) days' written notice to the operator and property owner, unless the violation is remedied within that time period.

(B) In the case of an imminent threat to public health or safety, the Village may remove a donation collection box immediately without prior notice.

(C) Any donation collection box removed by the Village shall be stored for a period of thirty (30) days. If not claimed within that period upon payment of all removal, storage, and administrative costs, the box shall be deemed abandoned and may be disposed of at the Village's discretion.

(D) The operator and property owner shall be jointly and severally liable for all costs of removal, storage, and disposal.

DIVISION 7. LIABILITY

Sec. 20-145. Joint and several liability.

The operator and property owner shall be jointly and severally liable for compliance with all provisions of this Chapter and for any violations thereof.

Sec. 20-146. Indemnification.

As a condition of registration, the operator agrees to indemnify, defend, and hold harmless the Village, its officers, employees, and agents from and against any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising out of or resulting from the placement, operation, or maintenance of the donation collection box.

SECTION TWO - EXISTING BOXES:

Any donation collection box in existence within the Village on the effective date of this Ordinance shall be brought into compliance with this Chapter within sixty (60) days of the effective date. Failure to obtain a valid registration and comply with all requirements within this period shall subject the box to removal in accordance with the enforcement provisions herein.

SECTION THREE - SEVERABILITY:

If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

SECTION FOUR - REPEALER:

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION FIVE - EFFECTIVE DATE:

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

PASSED and APPROVED this ___ day of _____, 2026.

Village President

ATTEST:

Village Clerk

Ayes: _____ Nays: _____ Abstain: _____ Absent: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit at 2000 W. 183rd Street for Hotworx Fitness Studio

PURPOSE

The applicant, Monique Gill of Hotworx, wishes to operate a fitness studio at 2000 W. 183rd Street. The proposed fitness use is classified as an indoor commercial place of assembly in the zoning ordinance, which requires a special use permit in the B-2 Downtown Transition zoning district.



Hotworx

HOTWORX is a national chain of 24-hour infrared fitness studios offering "3D Training"—a combination of heat, infrared energy, and exercise—designed for maximum efficiency in less time. Workouts generally take place in 125-degree saunas, featuring 30-minute isometric sessions (yoga, pilates) or 15-minute high-intensity interval training (HIIT), aimed at accelerating detoxification, calorie burn, and muscle recovery. This proposed location will expand a chain of businesses with 17 other locations in the Chicago metropolitan area and 800 locations globally (closest current locations are Schererville, IN and Mokena, IL). The tenant will occupy half of the former Family Video location retrofitted to ten (10) “workout saunas” for use during fitness classes. The space will be available for HotWorx paid members. The business will also offer a limited range of retail products.

The subject location is a 2,348 square-foot tenant space within the existing multi-tenant commercial building at 2000 W. 183rd Street. The use will operate with 24/7 member-only access to sauna and workout facilities. A rotating class schedule across 24 hours would minimize overcrowding and increase turnover to spread visits out throughout the day, given the limited space available in each individual sauna (maximum three (3) per sauna).



Hours of Operation and Staffing

The proposed business will also have staff on-site from 11:00 a.m. to 8:00 p.m. Monday through Thursday, 9:00 a.m. to 6:00 p.m. on Fridays, and 9:00 a.m. to 2:00 p.m. on Saturdays. Staff will not be present on-site on Sundays. Staff would be present during the business' expected peak activity hours to provide customer service, enroll new members, manage retail sales, and provide cleaning services. The business will employ three to five part-time employees and one (1) full-time manager.

Zoning Requirements for Parking

The zoning ordinance requires one parking space per 300 square feet. The total square footage of the commercial center is 7,085 square feet; twenty (23) parking spaces is required. There are forty (40) spaces available in the parking lot shared between the building tenants. The current parking meets the zoning requirements.



PROCESS

At its regular meeting on February 26, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With six (6) of the seven (7) commission members present, the Commission voted five to one (five ayes, one nay) to recommend approval of the special use permit. The one member who voted to oppose the use expressed concern about the 24-hour operation of the business. In making its recommendation, the Planning and Zoning Commission reviewed the application and submittals and the standards outlined in the zoning ordinance.



OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's response to the Standards for a Special Use. The following Findings of Fact were incorporated into the record:

1. The subject property is located at 2000 W. 183rd Street and is located within the B-2 Downtown Transition zoning district, with Cook County PIN 29-31-317-022.
2. The subject property is currently owned by Keith Hoogland of Springfield, IL.
3. The proposed indoor commercial place of assembly use is a special use within the B-2 Downtown Transition zoning district.
4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed fitness business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district at 2000 W. 183rd Street, with the following conditions: (1) submit load calculations for the proposed business, including specifications of any upgraded panes or other electrical fixtures, at the time of building permit submittal; and (2) submit third party testing approval (i.e. UL listing) of any sauna fixture prior to the issuance of a building permit.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2405

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
INDOOR COMMERCIAL PLACE OF ASSEMBLY AT 2000-2010 WEST
183rd 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, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by passage of an Ordinance in districts where such a permit is required; and

WHEREAS, Monique Gill has requested a special use permit to occupy a 2,348-square-foot tenant space in the existing commercial building at 2000-2010 W. 183rd Street to operate a fitness center; and

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

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

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on February 26, 2026, and voted for approval with five (5) ayes to one (1) nay; and

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

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

SECTION ONE - FINDINGS OF FACT:

1. The subject property is located at 2000 W 183rd Street and is in the B-2 Downtown Transition zoning district, with PIN 29-31-317-022-0000;
2. The subject property is owned by Keith Hoogland of Springfield, IL;
3. The proposed indoor commercial place of assembly use is a special use within the B-2 Downtown Transition zoning district;

4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
6. The proposed fitness business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The East ½ of Lot 19 and Lots 20, 21, 22 in Block 4 in Thornton Station, a Subdivision of the Southeast ¼ of the Southwest ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian (Excepting that Part of Lot 22 Described as Follows:

Beginning at the Southeast Corner of said Lot 22; thence westerly along the South Line of said Lot 22 for a distance of 20.0 feet; thence northeasterly for a distance of 32.04 feet to a Point on the East Line of said Lot 22, lying 25.0 feet northerly of said Southeast Corner of Lot 22; thence southerly the said East Line of Lot 22 for a distance of 25.0 feet to the Point of Beginning, all in Cook County, Illinois.

Permanent Index Number: 29-31-317-022-0000

Common Address: 2000-2010 W. 183rd Street
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Monique Gill to allow an indoor commercial place of assembly at the above-described property.

SECTION FOUR – CONDITIONS:

1. The Petitioner shall submit load calculations for the proposed business, including specifications of any upgraded panes or other electrical fixtures, prior to issuance of a building permit.
2. The Petitioner shall submit third-party testing approval (*i.e.* UL listing) of any sauna fixture prior to issuance of a building permit.

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 February 26, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of March 10, 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 10th Day of March, 2026..

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit, Indoor Commercial Place of Assembly, 2139 W. 183rd Street

PURPOSE

The applicant, Larissa Shipp, requested a special use permit to operate a fitness center at 2139 W. 183rd Street. The proposed fitness use is classified as an indoor commercial place of assembly in the zoning ordinance, which requires a special use permit in the B-2 Downtown Transition zoning district.

The building at 2139 183rd Street has two (2) uses; the other use is a Domino's Pizza. The commercial space was formerly a paint and carpet store and has been vacant since 2014.

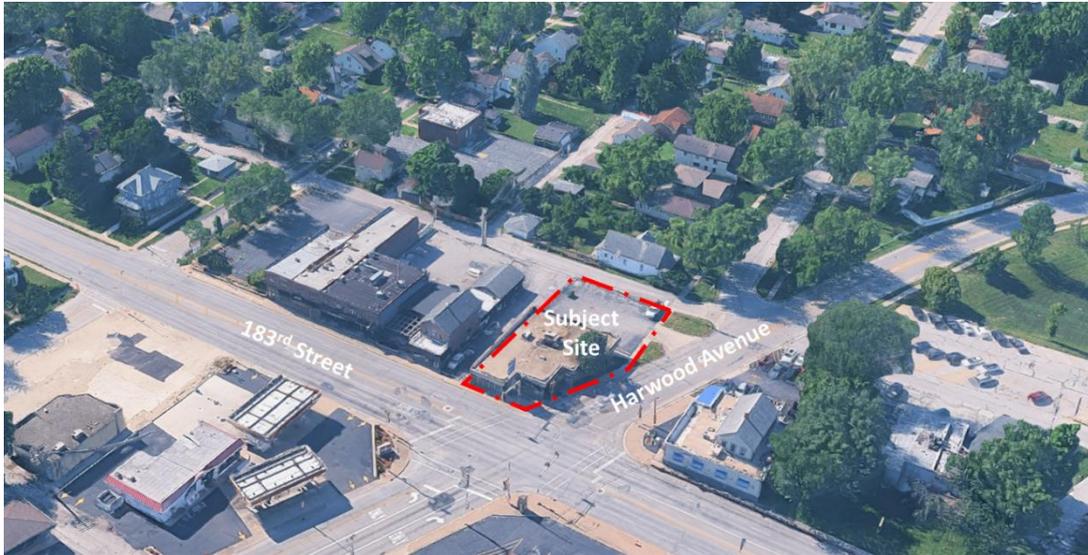


The fitness center will focus on yoga and Pilates instruction. The space will remain mostly free of furnishings or permanent interior fixtures, with fitness equipment placed around the sides of the open space. The applicant plans to update the space with an ADA-bathroom. Access to the business is from the rear of the building, with a connection to the on-site parking area. The neighboring tenant in the building, Domino's Pizza, has a similar orientation toward the parking area. The applicant plans to have the front door (facing 183rd Street) used as an emergency exit only.

The business will be in operation from 6:00 a.m. to 8:00 p.m. on Monday through Saturday, and 6:00 a.m. to 12:00 p.m. on Sundays. Most classes would be 50 minutes; the last 50-minute class



would begin at 7:00 p.m. The applicant anticipates that peak times will be in the early mornings and early evenings.



PROCESS

At its regular meeting on February 26, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit in a public hearing. With all seven (7) members present, the Commission voted unanimously to recommend approval of the special use permit. In making its recommendation, the Planning and Zoning Commission reviewed the application and submittals and the standards outlined in the zoning ordinance.

The zoning ordinance requires one parking space per 300 square feet. The total square footage of the business is 1,896 square feet; eight (8) parking spaces are required. There are fourteen (14) spaces available in the parking lot shared between the building tenants. The neighboring business (Domino's Pizza) shares a parking lot with the proposed business and requires seven parking spaces. Fifteen spaces are required for the shared parking lot. The current parking lot is deficient by one parking space.

The applicant requires an administrative variance to reduce the required on-site parking by one (1) space. Administrative variances for up to one (1) parking space are permitted in Section 44-07-06 of the Village zoning ordinance. Approval of this administrative variance is a condition of approval.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant's response to the Standards for a Special Use, and incorporated the Findings of Fact into the record:



1. The subject property is located at 2139 W. 183rd Street and is located within the B-2 Downtown Transition zoning district, with Cook County PINs 32-06-103-001, 32-06-103-002, 32-06-103-003.
2. The subject property is currently owned by 2141 183rd Street LLC.
3. The proposed indoor commercial place of assembly use is a special use within the B-2 Downtown Transition zoning district.
4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed fitness business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for an indoor commercial place of assembly (fitness center) in the B-2 Downtown Transition zoning district at 2139 W. 183rd Street to Larissa Shipps, with the following condition: the applicant receives approval for an administrative variance to reduce the on-site parking requirement by one (1) parking space.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2406

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
INDOOR COMMERCIAL PLACE OF ASSEMBLY AT 2139 W. 183rd
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, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by passage of an Ordinance in districts where such a permit is required; and

WHEREAS, a request has been received for a special use permit to occupy a 1,896-square-foot tenant space in the existing commercial building at 2139 W. 183rd Street to operate a fitness center; and

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

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

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on February 26, 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 2139 W 183rd Street and is located within the B-2 Downtown Transition zoning district, with Cook County PINs 32-06-103-001, 32-06-103-002, 32-06-103-003;
2. The subject property is currently owned by 2141 183rd Street LLC;

3. The proposed indoor commercial place of assembly use is a special use within the B-2 Downtown Transition zoning district;
4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
6. The proposed fitness business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lots 11, 12, and 13 in Block 3 (except that part of Lots 12 and 13 dedicated for public road), in South Homewood, a Subdivision of that part of the North ½ of the North ½ of the Northwest ¼ of Section 6, Township 35 North, Range 14 East in the Third Principal Meridian, lying East of Easterly Right-of-Way of the Illinois Central Railroad and West of Public Highway known as Chicago Road and Vincennes in Cook County, Illinois.

Permanent Index Number: 32-06-103-001
 32-06-103-002
 32-06-103-003

Common Address: 2139 W. 183rd Street
 Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Larissa Shipps to allow an indoor commercial place of assembly at the above-described property.

SECTION FOUR – CONDITIONS:

1. The applicant receives approval for an administrative variance to reduce the on-site parking requirement by one (1) parking space.

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 February 26, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of March 10, 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 10th Day of March.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Budget Amendment – Final Payment for 2024 Sanitary Sewer Lining Project

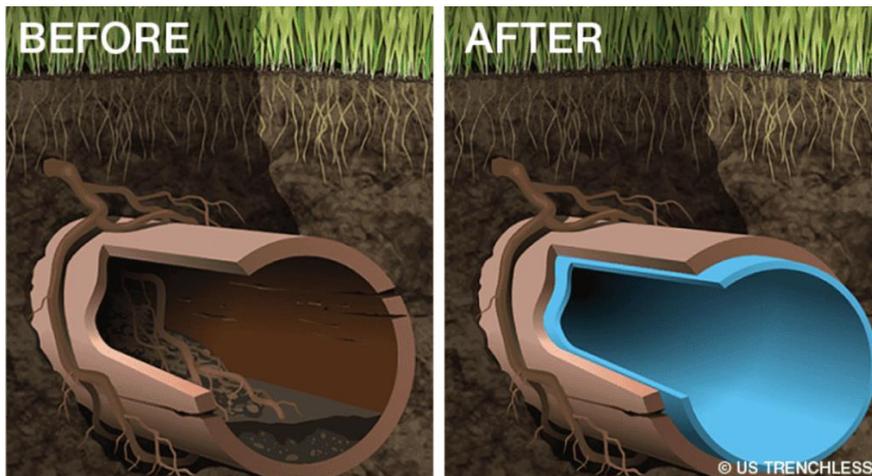
PURPOSE

Staff requests Board approval of a budget amendment to the Water & Sewer Capital Fund in order to authorize final payment of \$32,340.93 to Hoerr Construction, Inc. allowing the Village to formally close-out the 2024 Sanitary Sewer Lining Project.

PROCESS

Public Works maintains approximately 75 miles of sanitary sewer mains. Routine televising and cleaning revealed that segments of the mains exhibited cracking, root intrusion, joint separation, and other deficiencies. Sewer lining was the ideal process to restore these sections to near-new condition without major excavation or service disruption.

On October 22, 2024, the Village Board awarded the 2024 Sanitary Sewer Lining Project to Hoerr Construction, Inc., in an amount not to exceed \$384,060. The project involved trenchless rehabilitation of dilapidated and failing sanitary sewer mains, including installation of T-Liners to restore structural integrity to extend the useful life of the Village’s sanitary sewer system.



Sewer Lining Visual Example



The project was completed and the final quantities were verified. The final invoice, originally received May 20, 2025, is now being processed for payment.

OUTCOME

Approval of this budget amendment will authorize the Village to issue final payment to Hoerr Construction, Inc., formally closing out the 2024 Sanitary Sewer Lining Project.

FINANCIAL IMPACT

- **Funding Source:** Water & Sewer Capital Fund
- **Fiscal Year 2025-2026 Budgeted Amount:** \$510,793.00
- **2025 Sanitary Sewer Lining Project Awarded:** \$510,793.00
- **Budget Amendment Requested:** \$32,341.00
- **Cost:** \$32,340.93

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve a budget amendment to the Water & Sewer Capital Fund in the amount of \$32,340.93 and authorize final payment to Hoerr Construction, Inc. for the 2024 Sanitary Sewer Lining Project.

ATTACHMENT(S)

Final Invoice



REMIT TO:
 Hoerr Construction, Inc.
 P.O. Box 65
 1416 County Road 200 N
 Goodfield, IL 61742

UTILITY CONTRACTORS

MAY 20, 2025

VILLAGE OF HOMEWOOD
 17755 ASHLAND AVE
 HOMEWOOD, IL 60430

CONTACT: ERIC FRITZ
 RE: 2024 SEWER LINING PROJECT
 CONTRACT AMOUNT: \$384,060.00
 CUSTOMER'S PURCHASE ORDER: NONE PROVIDED
 HOERR'S JOB: #24371
 PAY REQUEST: #3
 EMAIL: efritz@homewoodil.gov

Office: (309) 691-6653
 FAX: (309) 508-7990
 Invoice # 24371 RET

ITEM NO.	DESCRIPTION - BID ITEMS	PLANNED QTY	CURRENT QTY	PREVIOUS QTY	TOTAL QTY	UNIT	UNIT PRICE	BILLED THIS REQUEST	PREVIOUS BILLINGS	TOTAL BILLINGS
1	LINE EXISTING SANITARY SEWER 8" DIAMETER MAIN	2090.0	0.0	2054.7	2054.7	LF	\$ 34.00	\$ -	\$ 69,859.80	\$ 69,859.80
2	LINE EXISTING SANITARY SEWER 10" DIAMETER MAIN	550.0	0.0	565.0	565.0	LF	\$ 42.00	\$ -	\$ 23,730.00	\$ 23,730.00
3	REESTABLISH EXISTING SERVICE CONNECTION	53.0	0.0	53.0	53.0	EA	\$ 100.00	\$ -	\$ 5,300.00	\$ 5,300.00
4	T-LINER 8" X 8" X 6"	42.0	0.0	42.0	42.0	EA	\$ 3,850.00	\$ -	\$ 161,700.00	\$ 161,700.00
5	T-LINER 10" X 10" X 6"	11.0	0.0	8.0	8.0	EA	\$ 3,900.00	\$ -	\$ 31,200.00	\$ 31,200.00
6	T-LINER 12" X 12" X 6"	20.0	0.0	0.0	0.0	EA	\$ 4,000.00	\$ -	\$ -	\$ -
ITEM NO.	DESCRIPTION - ADDED ITEMS	PLANNED QTY	CURRENT QTY	PREVIOUS QTY	TOTAL QTY	UNIT	UNIT PRICE	BILLED THIS REQUEST	PREVIOUS BILLINGS	TOTAL BILLINGS
1	CUT PROTRUDING TAPS W/ WOLVERINE	1.0	0.0	1.0	1.0	LS	\$ 4,304.00	\$ -	\$ 4,304.00	\$ 4,304.00
2	HEAVY CLEANING - SEE ATTACHED FOR DETAILS	1.0	0.0	1.0	1.0	LS	\$ 5,550.50	\$ -	\$ 5,550.50	\$ 5,550.50
3	CAPA CONNECTION	0.0	0.0	3.0	3.0	EA	\$ 3,650.00	\$ -	\$ 10,950.00	\$ 10,950.00
4	EXCESSIVE HEAVY CLEANING ON LATERALS	8.0	0.0	9.5	9.5	HR	\$ 628.00	\$ -	\$ 5,966.00	\$ 5,966.00
5	SCHWALM PIPE ISSUE BEHIND LATERAL #81	4.0	0.0	3.0	3.0	HR	\$ 653.00	\$ -	\$ 1,959.00	\$ 1,959.00
6	T&M TV & CLEAN PER ERIC'S REQUEST AT 18423 PERTH AVE - SEE ATTACHED FOR DETAILS	1.0	0.0	1.0	1.0	LS	\$ 2,890.00	\$ -	\$ 2,890.00	\$ 2,890.00

\$	-	\$ 323,409.30	\$	323,409.30
TOTAL PROJECT TO DATE ...		\$	323,409.30	
LESS PREVIOUS PAYMENTS ...		\$	(291,068.37)	
SUBTOTAL ...		\$	32,340.93	
LESS 0% RETENTION ...		\$	-	
AMOUNT DUE THIS INVOICE ...		\$	32,340.93	

Item 9.1.

TERMS: Net 30 days. A service charge of 1 1/2% per month (18% per year) will be charged on all past due invoices.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Bid Award Recommendation for the FY 2025-2026 Idlewild Lane Water Main and Storm Sewer Improvements

PURPOSE

Staff request that the Village Board award the FY 2025-2026 Idlewild Lane Water Main and Storm Sewer Improvements to M&J Underground Inc., of Monee, IL, the lowest responsible bidder, in the amount of \$1,318,612.33. This project includes:

- installation of a new water main on Idlewild Lane between Dixie Highway and Ashland Avenue.
- relocation of the existing storm sewer on Idlewild Lane, just west of Highland Avenue, to accommodate and enhance the new water main infrastructure.
- Replacement of all lead water service lines within the project limits, extending from the new water main to the water meter inside each affected residence.

The project will improve water distribution reliability, modernize aging infrastructure, enhance stormwater management, and eliminate lead service lines within the project area.

PROCESS

This project addresses several critical infrastructure challenges that have been experienced in this specific geographical area in recent years. Much of the Village's underground water system was installed decades ago and has reached the end of its useful life. As water mains age, they become susceptible to deterioration, corrosion, and structural failure. This results in an increase in water main breaks, which can disrupt water service to residents, require costly emergency repairs, damage roadways, and strain Village resources. This particular project is part of the Village's Five-Year Capital Improvement Plan to replace aging infrastructure.

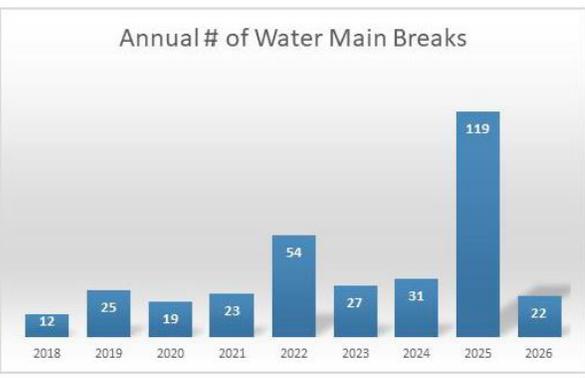
Replacing aging water mains with modern infrastructure helps improve the reliability and resiliency of the water distribution system while reducing the likelihood of future service interruptions.

VILLAGE OF HOMEWOOD

Item 9. J.



Year	Water Main Breaks
2018	12
2019	25
2020	19
2021	23
2022	54
2023	27
2024	31
2025	119
2026	22
Grand Total	332



The installation of a new water main on Idlewild Lane between Dixie Highway and Ashland Avenue will strengthen the Village’s water distribution network and ensure residents continue to receive safe and reliable drinking water. At the same time, relocating the existing storm sewer on Idlewild Lane just west of Highland Avenue will allow the new water infrastructure to be installed properly while also improving stormwater conveyance in the area.



Lead Line Replacement Component

Equally important, the project includes the replacement of all lead service lines within the project limits, extending from the new water main to the water meter inside each residence. Because the water main project involves new service connections, the Illinois Environmental Protection Agency requires that the Village remove any lead service lines within the system.

Removing lead service lines is a major public health initiative required by federal and state regulations and is a key component of the Village’s broader Lead Service Line Replacement Program. By eliminating these lines, the Village reduces the potential risk of lead exposure in drinking water and helps protect the long-term health of residents.



Overall, this project represents a proactive investment in the Village’s infrastructure. By modernizing aging water and stormwater systems while removing lead service lines, the Village will improve system reliability, enhance public health protections, and strengthen the community’s infrastructure for decades to come.

Bid Process

The Public Works Engineering Division completed the detailed plans, specifications, and bid documents, which were subsequently approved by the Illinois Environmental Protection Agency. Following proper advertisement, four (4) bids were received, opened, and read aloud at the Public Works facility on February 26, 2026. The results for the four (4) bidders are presented in the attached bid tabulation.

Bidder	Bid Amount
M&J Underground, Monee, IL	\$1,381,612.33
H. Linden & Sons, Plano, IL	\$1,444,445.00
Airy’s, Inc., Tinley Park, IL	\$1,599,617.00
Trine Construction, St. Charles, IL	\$1,803,500.00

OUTCOME

Staff recommends awarding the bid for the FY 2025-2026 Idlewild Lane Water Main and Storm Sewer Improvements to M&J Underground, Inc. of Monee, IL. This contractor submitted the lowest responsible bid, is prequalified to perform work of this nature, and has demonstrated the capability to complete the project in accordance with the plans and specifications.

Contingency Request

The lowest bidder (M&J Underground) submitted a bid that is \$98,687.67 below what was budgeted for the project. The lowest bid is also \$62,832.67 lower than the next submitted bid. Because underground and infrastructure work has various “unknowns” that can only be revealed once the contractor is “in the ground,” staff is requesting authority to utilize \$60,000 of the remaining budgeted amount as a “contingency” amount for any staff-vetted and staff-evaluated work that may need to occur during this project. This “contingency” funding would **only** be considered for use to address unforeseen field conditions such as unforeseen utility conflicts, soil conditions, or required adjustments during construction. The contingency would be used only if necessary and subject to the Village’s purchasing and authorization policies. The \$60,000 contingency is 4.55% of the bid submitted by M&J Underground, Inc. of Monee, IL.

FINANCIAL IMPACT

- **Funding Source:** Water and Sewer Capital
- **Budgeted Amount:** \$1,480,300.00
- **Cost:** 1,381,612.33



LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Award the FY 2025-2026 Idlewild Lane Water Main and Storm Sewer Improvements contract to M&J Underground, Inc. of Monee, IL, the lowest responsible bidder, in the amount of \$1,318,612.33, and to approve an additional project contingency in an amount not to exceed \$60,000 for a total project amount not to exceed \$1,441,612.33; and to authorize the Village Manager to execute the contract and approve contingency expenditures in accordance with Village policy.

ATTACHMENT(S)

Bid Tabulation

Village of Homewood - Bid Tabulation Sheet

Project: 2025 C.I.P. Idlewild Lane Water Main & Storm Sewer Improvements

Bid Number: 25-01

Bid Opening Date: 2/26/2026

Bid Opening Time: 10:00 am

Bid Award: 3/10/2026

Persons Attending Bid Opening: Hankey, Cabay, Massi

Bidders Name	Total Amount of Bid	Notes
1 M&J Underground	\$1,318,612.33	Total
2 H. Linden & Sons	\$1,444,445.00	Total
3 Airy's	\$1,599,617.00	Total
4 Trine Construction	\$1,803,500.00	Total
5		Total
6		Total
7		Total
8		Total
9		Total



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Purchase Approval/ Contract – Six (6) New Radar Speed Signs and Installation by Meade Electric

PURPOSE

Staff is requesting Village Board approval for the purchase of six (6) solar powered radar speed signs from Elan City of New York City, NY in the amount of the amount of \$21,555 dollars for use at various locations within the Village, and to authorize a contract with Meade Electric of Willowbrook, IL in the amount of \$23,580, to install the signs. These signs will be deployed in areas with documented speeding concerns to improve driver awareness and enhance roadway safety.

Following the success of the recently installed radar speed signs on 183rd and 187th Streets, and the resulting improvements in speed compliance and public safety, the Police Department is proposing to expand this initiative to additional key locations throughout the community.

At its December 9, 2025 meeting, the Village Board approved a \$70,000 budget amendment to fund the purchase and installation of additional radar speed signs. This funding allowed the project to move forward, pending final approval.

PROCESS

The Police Department conducted a thorough evaluation of multiple radar speed sign vendors and models to ensure product reliability, strong data capabilities, and dependable long-term support. Several alternative products were fully vetted through technical reviews and reference checks.

Elan City's EVOLIS Vision signs, previously installed on 183rd and 187th Streets, have proven to be effective, reliable, and user-friendly. Based on performance and ease of operation, they have become the Homewood Police Department's preferred radar speed sign solution. The signs records traffic statistics in both directions including vehicle count, average and maximum speeds and time stamps enabling local-road analysis that can be used in decision-making and the allocation of resources for a particular roadway or stretch of roadway.



Following the success of the initial installation, the Department obtained a second proposal from Elan City for six (6) EVOLIS Vision radar speed signs. The proposal includes solar panels, battery packs, 4G connectivity, and two-year data subscriptions. The total quoted cost is \$21,555, which covers all equipment, accessories, a promotional discount, and express delivery.

Public Works proposes to use Meade Electric, the Village's current traffic signal and street lighting contractor, to furnish all necessary labor, materials (such as poles, foundations, and wiring), and equipment to install the six (6) signs at locations selected in coordination with the Police Department based on trend data and complaint records. The total cost for this purchase is \$23,580. Installation would be scheduled following equipment delivery and Board approval. Public Works and the Police Department will coordinate exact placement, power/solar orientation, and startup testing for each sign.



OUTCOME

Approval of this item will result in the purchase and installation of six (6) permanently mounted radar speed signs at key locations in the Village, where they will display vehicle speeds, provide a clear visual reminder for motorists to slow down, and collect traffic data to evaluate and refine traffic-calming efforts over time. These devices are expected to improve roadway safety and reduce speeding, while also providing staff and the Police Department with better information to communicate actual conditions and measure the effectiveness of enforcement.



FINANCIAL IMPACT

- **Funding Source:** General Capital Fund
- **Budgeted Amount:** \$70,000.00
- **Cost:** \$45,135.00

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve the purchase of six EVOLIS Vision radar speed signs and associated equipment from Elan City of New York City, NY in the amount of \$21,555; and, authorize the Village Manager to execute a contract with Meade Electric of Willowbrook, IL in the amount of \$23,580 for installation of the signs at locations approved by staff.

ATTACHMENT(S)

- Elan City quote
- Meade Electric Proposal



Brvan Knutson

625 Willowbrook Pkwy
Willowbrook, IL 60527
Office (708) 588-2516
Mobile (708) 243-1758
bmk@meade100.com

PROPOSAL

SUBMITTED TO: **JOB LOCATION**

ADDRESS **JOB NAME**

CITY **STATE** **ZIP** **DATE**

ATTENTION OF: Joshua Burman

PROPOSAL BINDING FOR

OUR PROPOSAL IS AS FOLLOWS:

**To furnish material, labor and equipment needed to:
Order and install six helix foundations, bases and twelve-foot aluminum posts. Install six police radar signs supplied by the village. Locations to be determined**

WE PROPOSE TO FURNISH THE NECESSARY LABOR AND MATERIAL FOR THE SUM OF

()

BY Bryan Knutson

ACCEPTANCE OF THIS PROPOSAL

BY _____ **PURCHASE ORDER NO.** _____
COMPANY DATE

BY _____ **CONTRACT NO.** _____

**Please sign and return via mail or e-mail.
Thank You,
Bryan Knutson**

ELAN CITY
 450 7th Avenue (& 34th St.) Suite 1501
 New York City, NY 10123-1591
 United States
 Phone. : (646) 878-6259
 Fax. : (646) 770-3906
 Email: sales@elancity.net

Shipping address :
 Homewood Police Department
 17950 Dixie Highway
 HOMEWOOD, IL 60430
 United States

Invoice address :
 Homewood Police Department
 17950 Dixie Highway
 HOMEWOOD, IL 60430
 United States

Homewood Police Department
17950 Dixie Highway
HOMEWOOD, IL 60430
United States

Tel. : +17082063427
 Fax : +17082063497

Quotation N° SO12590

Your Reference	Quotation Date	Contact	Payment Term
	01/27/2026	MOLINA RIVAS Romel	

Description	Qté	P.U	Disc.(%)	Discounted price	Price
[EPRA0154AA] US[AS-BT] EVOLIS VISION RADAR SPEED SIGN - SOLAR Version - Reflective WHITE Front Panel ready to install including: - Speed display: 15" high (green/amber/red) - Polycarbonate front panel screen-printed "YOUR SPEED" - Integrated solar power regulator - USB and BLUETOOTH LE (Low Energy) connection - Upgradable to 3G/4G (optional) -BI-DIRECTIONAL traffic data and statistics, - Software provided for PC and Smartphone, - Mounting kit included (excluding clamps), - 2-year warranty	6.00 Unit(s)	3,100.00	0.00	3,100.00	\$ 18,600.00
[EACC0042AA] 95W solar panel (fastenings included - IN)	6.00 Unit(s)	600.00	0.00	600.00	\$ 3,600.00
[EACC0046AB] Yuasa battery pack 12V22Ah with integrated fuse protection (8A) - 6-month warranty	12.00 Unit(s)	125.00	0.00	125.00	\$ 1,500.00
[EPCN0006AB] CONNECT option for EVOLIS - 4G AMERICA version	6.00 Unit(s)	325.00	0.00	325.00	\$ 1,950.00
[EABO0011AA] 4G FLEXI SUBSCRIPTION FOR EVOLIS - 2 YEARS WITH SIM CARD	6.00 Unit(s)	326.09	0.00	326.09	\$ 1,956.54
[99900] Discount TPS26	1.00 Unit(s)	-6,601.54	0.00	-6,601.54	\$ -6,601.54
[DCE] Delivery Charge EXPRESS	1.00 Unit(s)	550.00	0.00	550.00	\$ 550.00
				Total discount HT:	\$ 6,601.54
				Net Total :	\$ 21,555.00
				Taxes (20%):	\$ 0.00

ELAN CITY
 450 7th Avenue (& 34th St.) Suite 1501
 New York City, NY 10123-1591
 United States
 Phone. : (646) 878-6259
 Fax. : (646) 770-3906
 Email: sales@elancity.net

Description	Qté	P.U	Disc.(%)	Discounted price	Price
Total :					\$ 21,555.00

CUSTOMER CONTACT INFO:
 • Name: Thomas Johnson
 • Phone: (708) 206-3423
 • Email: thjohnson@homewoodil.gov

QUOTE PRICING AND EXPIRATION:
 • Quote valid until : 02/20/2025
 • PROMO CODE / OFFER: TPS26

Valid for agreement
 (Stamp, Signature and Date)

The :

GENERAL TERMS AND CONDITIONS FOR THE SALE OF GOODS ELAN CITY, INC.

1.Applicability

(a) These terms and conditions of sale (these "Terms") are the only terms that govern the sale of the goods ("Goods") by the seller named on the previous pages of these Terms ("Seller") to the buyer named on the reverse side of these Terms ("Buyer"). Notwithstanding anything herein to the contrary, if a written contract signed by both parties is in existence covering the sale of the Goods covered hereby, the terms and conditions of said contract shall prevail to the extent they are inconsistent with these Terms.

(b) The accompanying purchase order (the "Sales Confirmation" and these Terms (collectively, this "Agreement") comprise the entire agreement between the parties, and supersede all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. These Terms prevail over any of Buyer's general terms and conditions of purchase regardless of whether or when Buyer has submitted its purchase order or such terms. Fulfillment of Buyer's order does not constitute acceptance of any of Buyer's terms and conditions and does not serve to modify or amend these Terms.

2.Delivery

(a) The goods will be delivered within a reasonable time after the receipt of Buyer's purchase order, subject to availability of finished Goods. Seller shall not be liable for any delays, loss, or damage in transit.

(b) Unless otherwise agreed in writing by the parties, Seller shall deliver the Goods to Buyer's location (the "Delivery Point") using Seller's standard methods for packaging and shipping such

Goods. Buyer shall take delivery of the Goods within seven (7) days of Seller's written notice that the Goods have been delivered to the Delivery Point. Buyer shall be responsible for all loading costs and provide equipment and labor reasonably suited for receipt of the Goods at the Delivery Point.

(c) Seller may, in its sole discretion, without liability or penalty, make partial shipments of Goods to Buyer. Each shipment will constitute a separate sale, and Buyer shall pay for the units shipped whether such shipment is in whole or partial fulfillment of Buyer's purchase order.

(d) If for any reason Buyer fails to accept delivery of any of the Goods on the date fixed pursuant to Seller's notice that the Goods have been delivered at the Delivery Point, or if Seller is unable to deliver the Goods at the Delivery Point on such date because Buyer has not provided appropriate instructions, documents, licenses or authorizations: (i) risk of loss to the Goods shall pass to Buyer; (ii) the Goods shall be deemed to have been delivered; and (iii) Seller, at its option, may store the Goods until Buyer picks them up, whereupon Buyer shall be liable for all related costs and expenses (including, without limitation, storage, and insurance)..

3.Non-Delivery.

(a) The quantity of any installment of Goods as recorded by Seller on dispatch from Seller's place of business is conclusive evidence of the quantity received by Buyer on delivery unless Buyer can provide conclusive evidence proving the contrary.

(b) The Seller shall not be liable for any non-delivery of Goods (even if caused by Seller's

negligence) unless Buyer gives written notice to Seller of the non-delivery within three (3) days of the date when the Goods would in the ordinary course of events have been received.

(c) Any liability of Seller for non-delivery of the Goods shall be limited to replacing the Goods within a reasonable time or adjusting the invoice respecting such Goods to reflect the actual quantity delivered.

(d) Buyer acknowledges and agrees that the remedies set forth in Section 3 are Buyer's exclusive remedies for any non-delivery of Goods.

4.Title and Risk of Loss.

Title and risk of loss pass to Buyer upon delivery of the Goods at the Delivery Point. As collateral security for the payment of the purchase price of the Goods, Buyer hereby grants to Seller a lien on and security interest in and to all of the right, title, and interest of Buyer in, to, and under the Goods, wherever located, and whether now existing or hereafter arising or acquired from time to time, and in all accessions thereto and replacements or modifications thereof, as well as all proceeds (including insurance proceeds) of the foregoing. The security interest granted under this provision constitutes a purchase money security interest under the New York Uniform Commercial Code.

5.Amendment and Modification.

These Terms may only be amended or modified in a writing which specifically states that it amends these Terms and is signed by an authorized representative of each party.

6.Inspection and Rejection of Nonconforming Goods.

Buyer shall inspect the Goods within three (3) days of receipt ("Inspection Period"). Buyer will be deemed to have accepted the Goods unless it notifies Seller in writing of any Nonconforming Goods during the Inspection Period and furnishes such written evidence or other documentation as required by Seller. "Nonconforming Goods" means only the following: (i) product shipped is different than identified in Buyer's purchase order; or (ii) product's label or packaging incorrectly identifies its contents.

7.Price.

(a) Buyer shall purchase the Goods from Seller at the prices (the "Prices") set forth in Seller's published price list in force as of the date of Buyer's purchase order.

(b) All Prices are exclusive of all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any Governmental Authority on any amounts payable by Buyer. Buyer shall be responsible for all such charges, costs, and taxes; provided, that, Buyer shall not be responsible for any taxes imposed on, or with respect to, Seller's income, revenues, gross receipts, personnel, or real or personal property or other assets.

8.Payment Terms

(a) Buyer shall purchase the Goods from Seller at the prices (the "Prices") set forth in Seller's published price list in force as of the (a) Buyer shall pay all invoiced amounts due to Seller on receipt of Seller's invoice. Buyer shall make all payments hereunder by any Payment Method and in US dollars.

(b) Buyer shall pay interest on all late payments at the lesser of the rate of 1.5% per month or the highest rate permissible under applicable law, calculated daily and compounded monthly. Buyer shall reimburse Seller for all costs

incurred in collecting any late payments, including, without limitation, attorneys' fees. In addition to all other remedies available under these Terms or at law (which Seller does not waive by the exercise of any rights hereunder), Seller shall be entitled to suspend the delivery of any Goods if Buyer fails to pay any amounts when due hereunder and such failure continues for ten (10) days following written notice thereof.

(c) Buyer shall not withhold payment of any amounts due and payable by reason of any set-off of any claim or dispute with Seller, whether relating to Seller's breach, bankruptcy, or otherwise.

9.Limited Warranty

(a) Seller warrants to Buyer that for a period of twenty-four (24) months ("Warranty Period"), from the date of shipment of the Goods that such Goods will materially conform to Seller's published specifications in effect as of the date of manufacture and will be free from material defects in material and workmanship. This statement excludes the Batteries, for which the Warranty Period is limited to six (6) months.

(b) EXCEPT FOR THE WARRANTY SET FORTH IN SECTION 11(A), SELLER MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE GOODS, INCLUDING ANY (a) WARRANTY OF MERCHANTABILITY; OR (b) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; OR (c) WARRANTY OF TITLE; OR (d) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE.

(c) Products manufactured by a third party ("Third Party Product")

may constitute, contain, be contained in, incorporated into, attached to, or packaged together with, the Goods. Third-Party Products are not covered by the warranty in Section 11. For the avoidance of doubt, SELLER MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO ANY THIRD-PARTY PRODUCT, INCLUDING ANY (a) WARRANTY OF MERCHANTABILITY; (b) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (c) WARRANTY OF TITLE; OR (d) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE.

(d) The Seller shall not be liable for a breach of the warranty set forth in Section 11 unless: (i) Buyer gives written notice of the defect, reasonably described, to Seller within three (3) days of the time when Buyer discovers or ought to have discovered the defect; (ii) Seller is given a reasonable opportunity after receiving the notice to examine such Goods and Buyer (if requested to do so by Seller) returns such Goods to Seller's place of business at Seller's cost for the examination to take place there; and (iii) Seller reasonably verifies Buyer's claim that the Goods are defective.

(e) The Seller shall not be liable for a breach of the warranty set forth in Section 11 if: (i) Buyer makes any further use of such Goods after giving such notice; (ii) the defect arises because Buyer failed to follow Seller's oral or written instructions as to the storage, installation, commissioning, use or maintenance of the Goods; or (iii) Buyer alters or repairs such Goods without the prior written consent of Seller.

(f) Subject to Section 11 above, with respect to any such Goods during the Warranty Period, Seller shall, in its sole discretion, either: (i) repair or replace such Goods (or the defective part) or (ii) credit or refund the price of such Goods at the pro rata contract rate provided that, if Seller so requests, Buyer shall, at Seller's expense, return such Goods to Seller.

(g) THE REMEDIES SET FORTH IN SECTION 11 SHALL BE THE BUYER'S SOLE AND EXCLUSIVE REMEDY AND SELLER'S ENTIRE LIABILITY FOR ANY BREACH OF THE LIMITED WARRANTY SET FORTH IN SECTION 11.

10.Limitation of Liability.

(a) IN NO EVENT SHALL SELLER BE LIABLE TO BUYER OR ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE OR PROFIT OR LOSS OF DATA OR DIMINUTION IN VALUE, OR FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT SELLER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.

(b) IN NO EVENT SHALL SELLER'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE TOTAL OF THE AMOUNTS PAID

TO SELLER FOR THE GOODS SOLD HEREUNDER.

(c) The limitation of liability set forth in Section 12(b) above shall not apply to liability resulting from Seller's gross negligence or willful misconduct.

11.Indemnification for Improper Use.

To the extent permitted by applicable law, the Buyer will defend the Seller and any other entity that, directly or indirectly through one or more intermediaries, controls, is controlled by, or is under common control with, the Seller, and its respective officers, representatives, directors, employees, and agents ("Indemnified Party") from and against any and all third party claims, lawsuits, damages, costs (including reasonable attorneys' fees), expenses, liens and proceedings arising from personal injury (including death) or damage to property, incurred by or asserted against an Indemnified Party, in any manner arising out of or relating to a) Buyer's acts, omissions and misrepresentations, b) Buyer's failure or alleged failure to comply with applicable laws, and/or (c) Buyer's use, promotion or sale of products provided by Seller (each a "Third-Party Claim" and collectively "Third-Party Claims") and will indemnify for damages finally awarded by a court of competent jurisdiction with respect to any Third-Party Claim

12.Compliance with Law.

Buyer shall comply with all applicable laws, regulations, and ordinances in connection with the proper use of these products. Buyer shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement. Buyer shall comply with all export and import laws of all countries involved in the sale of the Goods under this Agreement or any resale of the Goods by Buyer. Buyer assumes

all responsibility for shipments of Goods requiring any government import clearance. Seller may terminate this Agreement if any governmental authority imposes antidumping or countervailing duties or any other penalties on Goods.

13.Termination.

In addition to any remedies that may be provided under these Terms, Seller may terminate this Agreement with immediate effect upon written notice to Buyer, if Buyer: (i) fails to pay any amount when due under this Agreement and such failure continues for ten (10) days after Buyer's receipt of written notice of nonpayment; (ii) has not otherwise performed or complied with any of these Terms, in whole or in part; or (iii) becomes insolvent, files a petition for bankruptcy or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization or assignment for the benefit of creditors.

14.Waiver.

No waiver by Seller of any of the provisions of this Agreement is effective unless explicitly set forth in writing and signed by Seller. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement operates or may be construed, as a waiver thereof. No single or partial exercise of any right, remedy, power, or privilege hereunder precludes any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

15.Confidential Information.

All non-public, confidential or proprietary information of Seller, including but not limited to specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts, or rebates, disclosed by Seller to Buyer, whether disclosed orally or disclosed or accessed in written, electronic or other form or media, and whether or not marked,

designated or otherwise identified as "confidential" in connection with this Agreement is confidential, solely for the use of performing this Agreement and may not be disclosed or copied unless authorized in advance by Seller in writing. Upon Seller's request, Buyer shall promptly return all documents and other materials received from Seller. Seller shall be entitled to injunctive relief for any violation of this Section. This Section does not apply to information that is: (a) in the public domain; (b) known to Buyer at the time of disclosure; or (c) rightfully obtained by Buyer on a non-confidential basis from a third party.

16. Force Majeure

No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations of Buyer to make payments to Seller hereunder), when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's ("Impacted Party") control, including, without limitation, the following force majeure events ("Force Majeure Event(s)": (a) acts of God ; (b) flood, fire, earthquake, other potential disaster(s) or catastrophe(s), such as pandemics, epidemics, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order, law, or actions; (e) embargoes or blockades in effect on or after the date of this Agreement; and (f) national or regional emergency; and (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; and (h) shortage of adequate power or transportation facilities; and (i) other similar events beyond the control of the Impacted Party. The Impacted Party shall give notice within five (5) days of the Force Majeure Event to the other party, stating

the period of time the occurrence is expected to continue. The Impacted Party shall use diligent efforts to end the failure or delay and ensure the effects of such Force Majeure Event are minimized. The Impacted Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. In the event that the Impacted Party's failure or delay remains uncured for a period of thirty (30) consecutive days following written notice given by it under this Section 18, either party may thereafter terminate this Agreement upon ten (10) days' written notice.

17. Assignment.

Buyer shall not assign any of its rights or delegate any of its obligations under this Agreement without the prior written consent of Seller. Any purported assignment or delegation in violation of this Section is null and void. No assignment or delegation relieves Buyer of any of its obligations under this Agreement.

18. Relationship of the Parties.

The relationship between the parties is that of independent contractors. Nothing contained in this Agreement shall be construed as creating any agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the parties, and neither party shall have authority to contract for or bind the other party in any manner whatsoever.

19. No Third-Party Beneficiaries.

This Agreement is for the sole benefit of the parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of these Terms.

20. Governing Law.

All matters arising out of or relating to this Agreement are governed by and construed in accordance with the internal laws of the State of New York without giving effect to any choice or conflict of law provision or rule (whether of the State of New York or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of the State of New York.

21. Arbitration.

Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The place of arbitration shall be New York, NY. The arbitration shall be governed by the laws of the State of New York. Each party will, upon written request of the other party, promptly provide the other with copies of all relevant documents. There shall be no other discovery allowed. The arbitration will be based on the submission of documents and there shall be no in-person or oral hearing. Time is of the essence for any arbitration under this agreement and arbitration hearings shall take place within 90 days of filing and awards rendered within 120 days. Arbitrator(s) shall agree to these limits prior to accepting appointment. Any award in an arbitration initiated under this clause shall be limited to monetary damages and shall include no injunction or direction to any party other than the direction to pay a monetary amount. Each party shall bear its own costs and expenses and an equal share of the arbitrators' and administrative fees of arbitration. Except as may be required by law, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without

the prior written consent of both parties.

22. Notices.

All notices, requests, consents, claims, demands, waivers, and other communications hereunder (each, a "Notice") shall be in writing and addressed to the parties at the addresses set forth on the face of the signed quote or to such other address that may be designated by the receiving party in writing. All Notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile (with confirmation of

transmission), or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a) upon receipt of the receiving party, and (b) if the party giving the Notice has complied with the requirements of this Section.

23. Severability.

If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this

Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

24. Survival.

Provisions of these Terms which by their nature should apply beyond their terms will remain in force after any termination or expiration of this Agreement including, but not limited to, the following provisions: Compliance with Laws, Confidential Information, Governing Law, Submission to Arbitration and Survival.

INFORMATION - SIGNATURE - STAMP

Delivery address

Site name:
 Address:
 Post code: City:

Delivery schedule : (mandatory in case of equipment purchase)

Monday to Friday: to
 Closing days:

Contact

Name :
 Tel.:
 E-mail address of@.....

Specific information

.....

The signatory declares having the capacity to represent and bind the buyer.
 S/he declares having reviewed and validated these general terms and conditions of sale.

Approved on:

First name Last name:

Title:

Signature



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Resolution Supporting Application for 2026 Invest in Cook (Cook County Department of Transportation and Highways) Grant Funding for Halsted Street Sidewalks and Crosswalks

PURPOSE

Staff requests that the Village Board pass a resolution authorizing the application for the 2026 Cook County Department of Transportation and Highways (DoTH) Invest in Cook Grant Program to fund pedestrian improvements and safety upgrades along the Halsted Street corridor, from 174th Street to Ridge Road.

PROCESS

Why are pedestrian improvements needed?

The Halsted Street corridor is the primary commercial corridor in Homewood, representing over 60% of commercial sales and providing thousands of jobs. The entire corridor is lined with high-intensity commercial development, including regional and national retailers, restaurants, and a large casino and hotel. The corridor is also the travel route for over 35,000 vehicles per day and the Halsted 352 Pace route, which is the busiest bus route in the Pace Bus system and carries thousands of riders per day.

While all of this activity converges on Halsted Street, the Village has had ongoing concerns about safety along the corridor for pedestrians and transit riders. Currently, limited pedestrian infrastructure exists along the Halsted corridor in Homewood. Sidewalks are only installed on one side of the street along a limited segment of Halsted (174th to Maple Avenue – 0.76 miles). Few crosswalks for pedestrians currently exist. Many bus stops along the corridor are not connected to a sidewalk along Halsted Street, and most businesses are disconnected from any pedestrian infrastructure along the street. Missing infrastructure frequently causes pedestrians to walk in the street or cross the street illegally, leading to severe hazards for pedestrians and motorists in the Halsted corridor.

These concerns were addressed in the 2025 Far South Halsted Transit-Oriented Development (TOD) Plan, which recommended the installation of sidewalks, crosswalks, and other safety improvements. A specific set of improvements were proposed by planning and engineering consultants during the plan process, which were also informed by the Village's participation in



the process of writing the plan (Angela Mesaros, Director of Economic and Community Development, was Homewood’s liaison on the community board for this plan). The goal of these proposed improvements is to increase safety along the corridor and to support future transit investments and development in the area, including the installation of “Pulse” bus rapid transit (BRT) service by 2030. Other plans, such as the ON TO 2050 regional plan from the Chicago Metropolitan Agency for Planning, have identified this corridor as an essential corridor for improving safety and increasing options for other modes of travel (i.e. bus travel).

The Illinois Department of Transportation (IDOT) has not identified this corridor as a priority for new improvements in the near future. IDOT has not identified any future improvements for this corridor in the agency’s planning documents, including the Multi-Year Improvement Program (MYP) or FY 2025-2030 Highway Improvement Program. Responsibility for improving this corridor is largely placed upon municipalities, with opportunities for county or regional agency support through grant funding or similar programs.

What is the Invest in Cook Program?

The 2026 Invest in Cook program allows for 100% cost matching for any eligible work completed in CMAP Community Cohort 2 municipalities such as Homewood. The program covers 50% of all project costs. The Village has partnered with the engineering firm Baxter and Woodman to provide a detailed estimate of Phase I engineering and design costs for this project, as well as estimates of future construction costs. Staff estimates that total engineering and design costs will be approximately \$150,000-\$175,000 for the project. Future phases of the project (including construction) may be covered by other programs which cover most or all of costs, for example an 80%/20% cost sharing within an Illinois Transportation Enhancement Program (ITEP).

The grant may provide funding for Phase I engineering and design work which the Village would not otherwise be able to fund through the Village’s budget alone. Phase I engineering work will complete preliminary design and engineering work for the project in conformance with the requirements of IDOT and the Cook County DoTH, and will prepare these safety improvements along the Halsted corridor to become “shovel-ready” projects which are ready for future construction funding. With this preliminary engineering and design work completed, the Village will be eligible to pursue additional construction funding through the 2027 Invest in Cook program or another funding source such as ITEP or the Community Development Block Group (CDBG) program funding.

Previous Invest in Cook Application

The Village applied for funding from the 2023 Invest in Cook program to install sidewalks along the Halsted Street corridor between 175th Street and Ridge Road. This application was not approved due to County concerns about a lack of Village funding commitments and the lack of crosswalks or other infrastructure proposed to connect the proposed sidewalks to one another.



The original projected cost of this application was \$725,315 (\$155,520 for design and engineering in compliance with IDOT procedures and \$569,795 for construction).

Partnerships

The Village began working with Pace Bus in 2025 to coordinate pad and shelter improvements for bus stops at the intersection of 174th Street and Halsted Street. These stops have seen rapid increases in usage since the opening of the Wind Creek Casino and Hotel, as employees from Harvey, Chicago Heights, and other nearby communities rely on the service. As Pace Bus has committed to partnering with the Village to construct these improvements, the Village has considered options for expanding sidewalks and other infrastructure in the vicinity of these bus stops and other nearby transit stops to ensure safety for a rising number of pedestrians and transit riders along Halsted Street in Homewood.

For the 2026 Invest in Cook application, the Village engaged Baxter & Woodman of Mokena, Illinois, to provide cost estimation services for the proposed Phase I engineering and design work for this project in the amount of \$9,730. By obtaining a detailed cost estimate, along with letters of support from local public officials, the Village aims to strengthen the competitiveness of its 2026 application and improve the likelihood of approval.

OUTCOME

The 2026 Invest in Cook program presents an opportunity to secure funding to implement safety improvements along the Halsted Street corridor as recommended in the 2025 Far South Halsted TOD Plan and other regional plans. These recommendations will create safe crossings for pedestrians and transit riders in the Halsted Street corridor, connect highly utilized transit stops to other pedestrian infrastructure, and support new development along the Halsted Street corridor.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Pass a resolution authorizing the application for the 2026 Cook County Department of Transportation and Highways (DoTH) Invest in Cook Program to fund pedestrian improvements and safety upgrades along the Halsted Street corridor, from 174th Street to Ridge Road.

VILLAGE OF HOMEWOOD

Item 9. L.



ATTACHMENT(S)

- Resolution
- Staff Exhibit
- Far South Halsted TOD Plan – Implementation Guide

RESOLUTION NO. R-3250

**A RESOLUTION AUTHORIZING APPLCIATION BY THE VILLAGE OF
HOMWOOD FOR COOK COUNTY DEPARTMENT OF TRANSPORTATION
AND HIGHWAYS (DoTH) 2026 INVEST IN COOK FUNDING FOR PEDESTRIAN
INFRASTRUCTURE AND SAFETY ENHANCEMENT ALONG HALSTED STREET**

WHEREAS, the Village of Homewood (the “Village”) is applying to the Cook County Department of Transportation and Highways (DoTH) for funding from the 2026 Invest in Cook (IIC) grant program to perform preliminary engineering and design work for the construction of sidewalks, crosswalks, ADA-accessibility improvements and other safety enhancements along Halsted Street between 174th Street and Ridge Road (henceforth “the Project”);

WHEREAS, the 2026 Cook County Invest in Cook (IIC) funding can fund up to 50% of any approved project located within a CMAP Community Cohort 2 municipality, including Homewood;

WHEREAS, the 2026 Cook County Invest in Cook (IIC) funding will cover 50% of all costs related to engineering, consulting, and design services necessary to complete the project, with 50% of funds to be paid for with local funds;

WHEREAS, the Village is eligible to procure additional funding to cover the remaining 50% the project to cover expenses which will otherwise need to be paid for with local funds;

WHEREAS, it is necessary for an application to be made with agreements entered into by the Village and the Cook County Department of Transportation and Highways to secure grant funds for the Project and to complete Phase I preliminary engineering;

WHEREAS, without funding from the Invest in Cook program and potential other grant funding sources, the Village will not be able to successfully implement the pedestrian improvements and safety enhancements included in the scope of the Project;

SECTION ONE:

The Village of Homewood shall apply to the 2026 Invest in Cook grant funding program under the terms and conditions of the Cook County Department of Transportation and Highways FY2026 Invest in Cook Program Guide, and local Village

procurement standards, and the Village shall enter into and agree to the understandings, certifications, assurances and policies contained in said Cook County grant application package.

SECTION TWO:

The Village Manager is authorized to submit an Invest in Cook (IIC) application on behalf of the Village of Homewood and shall submit all other documents, cost estimates, and agreements necessary and appropriate for completing the final IIC application.

SECTION THREE:

The Village President and Village Clerk are authorized to provide such additional information the Village may have available and as may be required to accomplish the obtaining of such grant funding.

SECTION FOUR:

This Resolution shall be effective upon its passage as provided by law.

This resolution passed on this 10th day of March 2026.

Village President

ATTEST:

Village Clerk

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

EXHIBIT A

Legal Description of Property

{INSERT LEGAL DESCRIPTION}

Property Index Number:

Common address:



South Halsted and 175th Street Station

This station area is near the site of the newly opened Wind Creek Casino and hotel. Ideally the station would be located close to the casino and hotel at 174th Street as indicated by A1 and B1 on the map. However, due to right-of-way issues and conflict with the casino parking lot with the southbound station location at 174th Street, the recommended station location is at the existing Route 352 stop at 175th Street (A2/B2).

The proposed access improvements in this station area are illustrated on the following page. Access improvements include high visibility crosswalks and pedestrian signals at 175th Street, and a recommendation to reduce the corner radii with the intention of slowing down turning vehicles. Sidewalks on the east side of Halsted and along 175th Street are also recommended. The 175th Street location is also more feasible due to the potential operational and vehicle conflict issues with the potential northbound station at 174th Street. The 174th Street station would have to be located just south of where the lane channels into an entrance ramp to I-294 causing conflict between a stopped bus and vehicles merging over to the right turn lane to enter onto the expressway.



Aerial Image Source: Google Earth Pro (2025)

Proposed Improvements: S Halsted Street & 175th Street

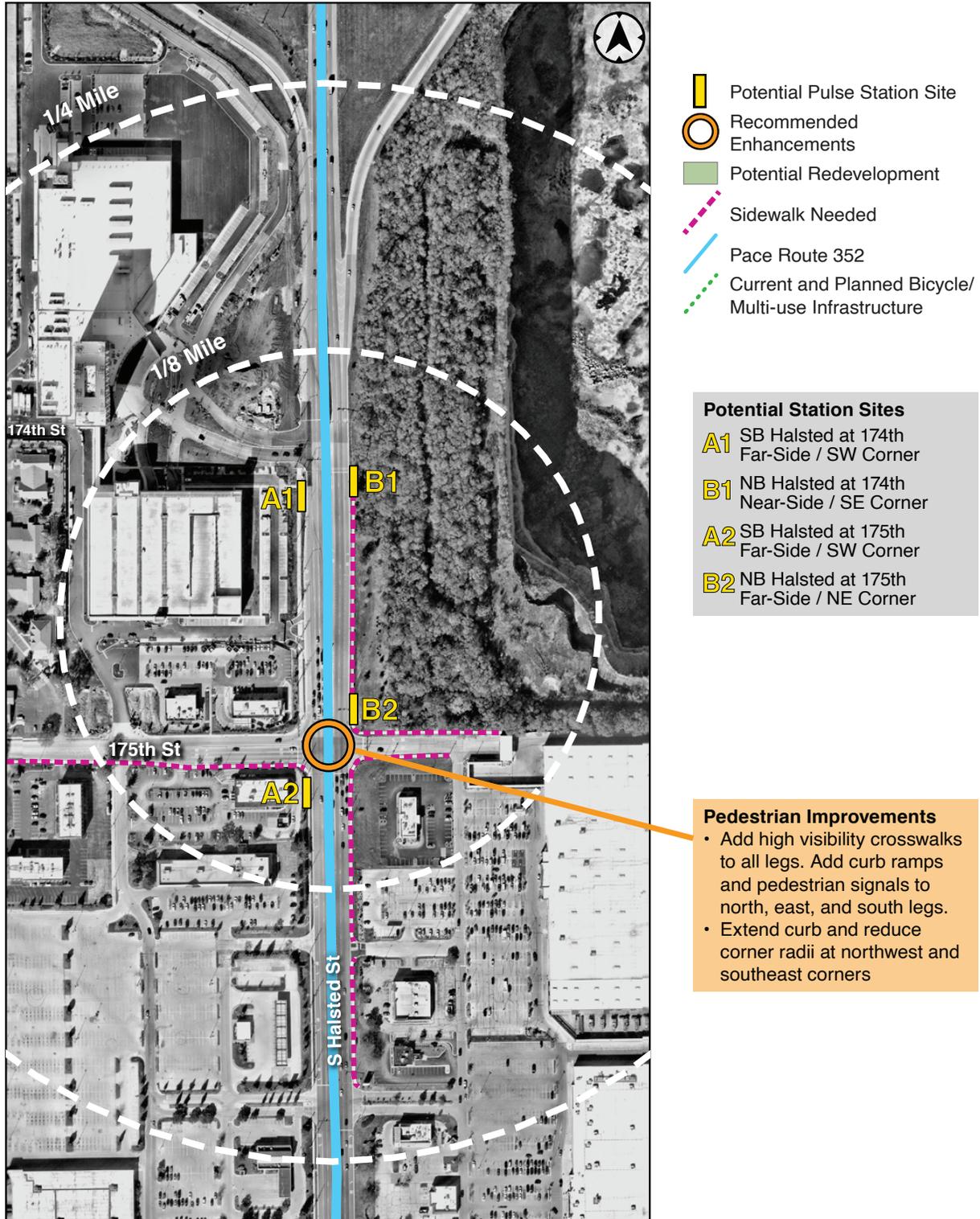


Figure 29: South Halsted and 175th Street Station

South Halsted Street and Maple Avenue Station Area

The proposed access improvements in this station area are illustrated on the following page. This station area is a major retail area and employment center with shopping centers located on both sides of Halsted Street. This station is currently a high ridership stop for Route 352. Access improvements include high visibility crosswalks, curb ramps, pedestrian signals, and refuge islands at Maple Avenue and at the Park Place Plaza Driveway north of Maple Avenue. Sidewalks are proposed on both sides of the street.

This station has the potential to improve the operating speed of the Pulse service by installing a transit queue jump or Business Access and Transit (BAT) lane for northbound and southbound buses approaching Park Place Plaza Driveway and approaching Maple Avenue.

The stations are located on the far side of the Halsted/Maple Avenue intersection. An alternative Pulse station could be located at Ridge Road at the south end of the station area to provide a better connection to the Homewood Park-N-Ride. However, a station at Halsted/Maple is recommended as it is more centrally located to the shopping centers.



Aerial Image Source: Google Earth Pro (2025)

Proposed Improvements: S Halsted Street & Maple Avenue

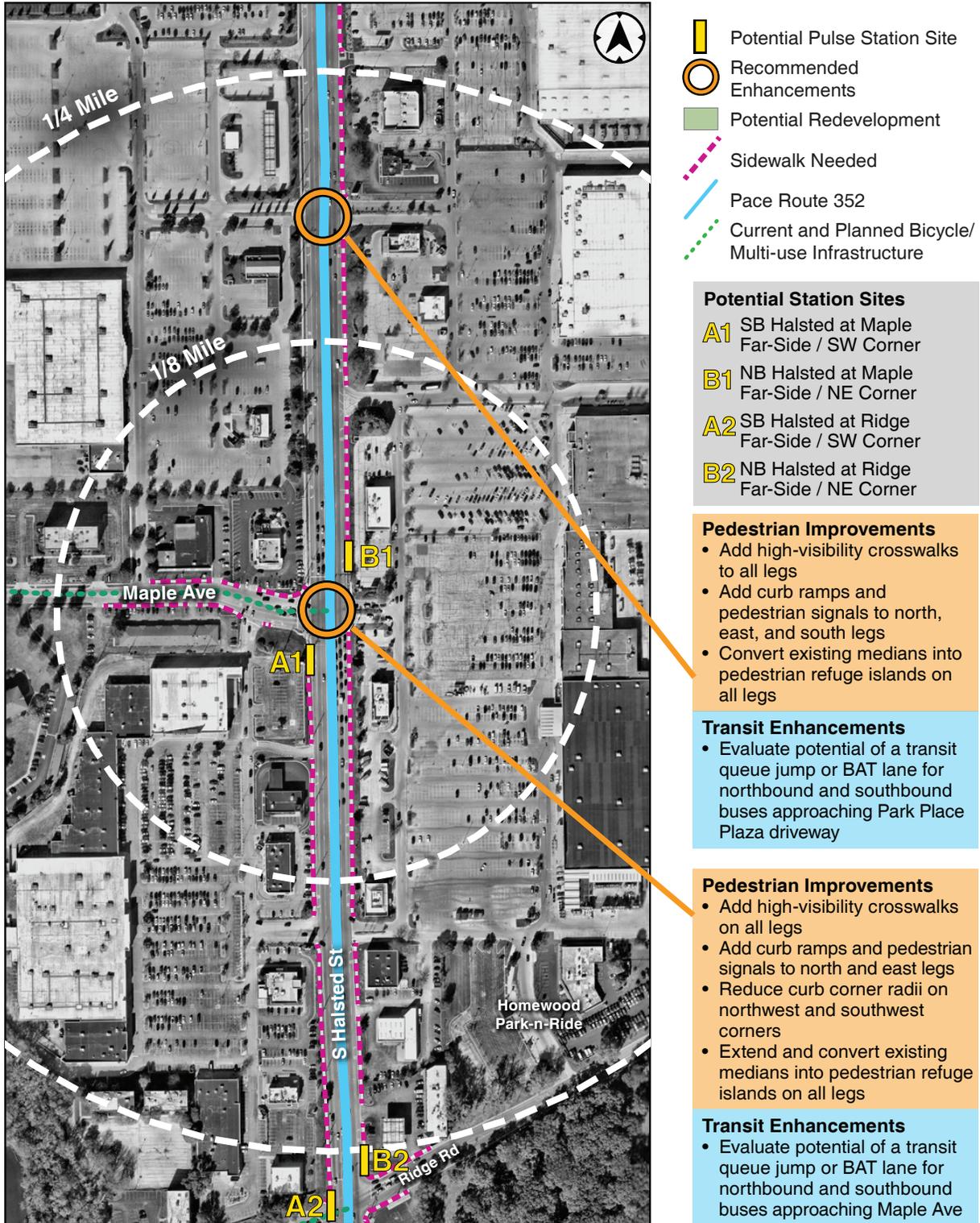


Figure 30: South Halsted Street and Maple Avenue Station Area

9.3.3 Implementation Matrix for Homewood

Improvement Options	Action	Implementer	Funding Options	Timing
Potential Station Locations				
<ul style="list-style-type: none"> Halsted and 175th Street Halsted and Maple 	<p>Village of Homewood and Pace to coordinate on exact placement of station.</p> <p>Pace to begin next phase of Pulse study in Far South Halsted corridor.</p>	Pace	Transit Funding Sources	Short-to Mid-Term
Pedestrian Infrastructure				
<ul style="list-style-type: none"> Sidewalks Crosswalks Curb ramps Pedestrian signals Refuge islands Reduce corner radii 	<p>Village of Homewood to collaborate with IDOT on sidewalks, crosswalks, curb ramps, pedestrian signals, corner radii reduction, and pedestrian refuge islands along Halsted Street.</p> <p>Village of Homewood to install sidewalks on Maple Avenue.</p>	<p>IDOT/Village of Homewood</p> <p>Village of Homewood</p>	<p>CMAQ</p> <p>ITEP</p> <p>TAP</p> <p>STP</p> <p>ATT</p> <p>IIC</p> <p>TIF (if approved)</p>	<p>Long-Term</p> <p>Mid-Term</p>
Other Improvements				
Transit queue jump lane or BAT Lane for northbound and southbound buses approaching Park Place Plaza and Maple Avenue; potentially a pilot installation		Pace to study feasibility /IDOT to implement	CMAQ STP	Short-to-Mid-Term
Transit supportive zoning amendments along corridor to encourage appropriate development		Village of Homewood	RTA CMAP	Mid-Term



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Public Works Director

Topic: Award of Bid – 2026 Lead Service Line Replacement Program

PURPOSE

Staff requests that the Village Board award the inaugural phase of the Village’s Lead Service Line Replacement (LSLR) construction work to Five Star Energy Services, LLC of Waukesha, WI the lowest responsive bidder, in an amount not to exceed \$3,441,825.

PROCESS

Initial LSLR Program Steps

Since 2021, the Village has systematically advanced its LSLR Program. Following the passage of Public Act 102-0613, Homewood submitted its initial service line inventory to the Illinois Environmental Protection Agency (IEPA) in April 2023, establishing the scale of the program. In April 2024, with assistance from Burns & McDonnell, the Village completed and submitted its Lead Service Line Replacement Plan, which outlined the inventory, schedule, prioritization strategy, public outreach plan, and funding approach. A required public hearing was held in March 2025, providing residents with information and an opportunity to provide feedback.

State Revolving Loan Funding

The Village’s funding strategy has also advanced. In July 2025, the IEPA’s final **Intended Use Plan** was released which reserved the full amount of Homewood’s request for a State of Illinois revolving fund loan; \$4,137,498 for the FY 2026 construction program. The loan will be repaid to the State of Illinois over a 30-year term. The loan includes \$2,465,000 in principal forgiveness and \$1,672,498 in 0% interest loans. The funds will support the first full year of lead line replacement and construction of 267 service lines.

10-Year Implementation Plan

To meet the requirements of Public Act 102-0631, the Village adopted a 10-year implementation plan to replace the 4,363 lead service lines in Homewood. The program begins with 267 replacements in spring 2026, and progresses with a consistent target of 410 lines annually through 2035, concluding with 406 in 2036. This approach allows the Village to balance regulatory compliance with practical considerations such as construction capacity, resident coordination, and financial sustainability.



Homewood’s Lead Line Replacement Schedule

Year	Lead Lines to Replace (10%)	Remaining Lead Lines
2026	267	4,096
2027	410	3,686
2028	410	3,276
2029	410	2,866
2030	410	2,456
2031	410	2,046
2032	410	1,636
2033	410	1,226
2034	410	816
2035	410	406
2036	406	-
Total	4,363	0

First Replacements to be Completed in Homewood

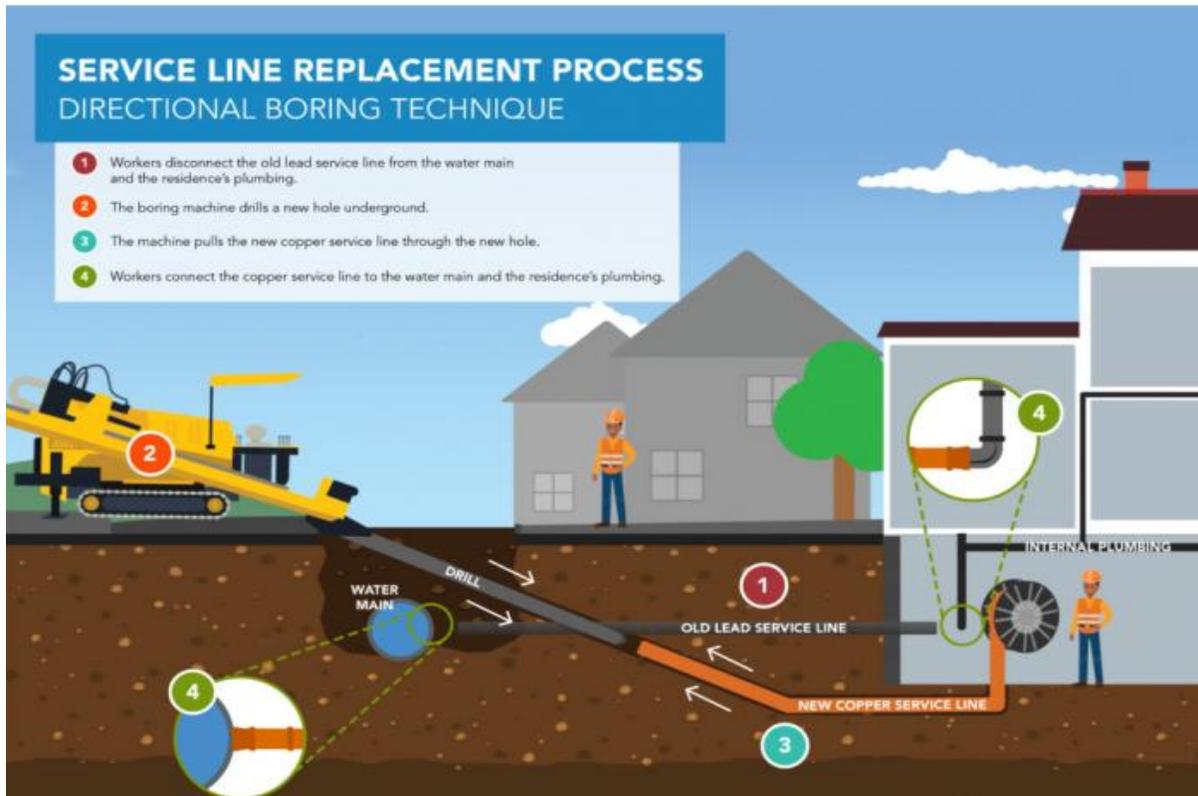
Per the EPA’s 2021 Revised Lead and Copper Rule, Homewood must first complete replacements of lead service lines that impact the “vulnerable population;” defined as schools and childcare facilities, due to the disproportionate risk that lead exposure poses to young children, who are more vulnerable to its harmful neurological and developmental effects. Staff has communicated this process to the relevant school districts.

Lead Service Line Replacement Work

The lead service line replacement work will implement a method called “directional boring” (see exhibit below). To minimize surface disruption, the selected contractor will create two to three (2–3) small pits, allowing the directional drill to bore a path from the street into the home or building. Once the drill reaches the interior, a new one-inch (1”) copper water service line will be pulled back through the bore and connected to the Village’s water main and to the interior plumbing of the residence or building. After all connections are complete, the contractor will properly seal (waterproof) any wall or floor penetrations at the foundation and backfill the pits.

Initial Advertisement for Bids - Unsuccessful

Originally, the project was bid on December 2, 2025. Trine Construction Corp. submitted the lowest bid at \$2,339,000, followed by Five Star Energy Services at \$2,651,610 and Airy’s Inc. at \$3,575,617. The bids were forwarded to the Illinois Environmental Protection Agency (IEPA) for review. Although Trine Construction was the lowest bid, the Village was informed by the IEPA that Homewood would not be able to accept **any** of the bids because the Village’s “Advertisement for Bids” failed to include required language that explicitly explained various IEPA procurement provisions. In summary, the IEPA required Homewood to rebid the project.



Directional Boring exhibit

Current Advertisement for Bids

Homewood advertised for competitive bids on February 23, 2026, and the same companies that bid during the 2025 bid solicitation, were the same three bidders who submitted for the 2026 solicitation.

Bidder	Proposed Cost
Trine Construction Corp.– St. Charles, IL	*\$2,958,200
Five Star Energy Services, LLC – Waukesha, WI	\$3,441,825
Airy’s Inc. – Joliet, IL	\$3,644,617

**Non-responsive - the bid did not materially comply with the bid specifications or instructions.*

Selection Process

The project was rebid and bids were received on February 23, 2026. Trine Construction Corp. again submitted the lowest bid at \$2,958,200, followed by Five Star Energy Services at \$3,441,825, and Airy’s Inc. at \$3,644,617.



Non-Responsive Bid

During the bid submission evaluation process, the Village’s engineering consultant for this project, Burns & McDonnell, identified that Trine Construction failed to meet the Disadvantaged Business Enterprise (DBE) notification requirement, which *requires all bidders to undertake specified affirmative efforts at least sixteen (16) days prior to the bid opening*. Trine Construction’s DBE notice was only published for 13 days, which does not satisfy the IEPA requirement. After explaining Trine Construction’s reasoning for the discrepancy with the IEPA bidding requirements, the Village had no other choice but to move forward with the second-lowest bidder, Five Star Energy Services.

IEPA as the Final Authority

Trine Construction submitted a “letter of contest” dated Thursday, March 5, 2026. The letter suggested that the “Village Board should carefully consider all of their options.” Because Homewood is receiving funding from the IEPA to complete the Lead Service Line Replacement project, IEPA become the final authority on whether or not municipal funding expended on the project is eligible to be either directly funded or reimbursed to the municipality. The IEPA anecdotally shared that the Village of Homewood could “in theory” move forward with the lowest bid (Trine Construction). Because Trine Construction did not meet the IEPA bidding requirements, the IEPA would neither be able to reimburse the Village for expenditures, nor pay direct for Trine’s work under the Lead Service Line Replacement program.

Trine also shared in their “letter of contest” that they had “in fact” met the DBE advertising requirement during the **original** bidding process; therefore, should still be considered the lowest responsible bidder. However, IEPA clarified in an email on Thursday, March 5, 2026 that the DBE advertisement used during the original bidding **cannot** be applied to the rebid process. Because the rebid constitutes a separate bidding event, the IEPA can only evaluate compliance based on the actions taken during the most recent bid process.

In response to Trine’s “letter of contest,” Burns & McDonnell prepared a formal response on behalf of the Village. The letter explains that the project is a matter of public health for the residents of Homewood and that the Village cannot proceed with the project without funding through the State Revolving Fund (SRF) loan program. Compliance with SRF requirements, including adherence to both Illinois and federal law, is clearly stipulated in the Contract Drawings and required by the Illinois Environmental Protection Agency (IEPA).

The response further states that Trine did not meet the required Disadvantaged Business Enterprise (DBE) advertising requirements associated with the rebid process. As a result, the Village is unable to award the project to Trine. A copy of the response letter is included in the attachments for reference.



The Contractor

Five Star Energy Services, LLC is a Midwest-based underground utility construction company headquartered in Waukesha, Wisconsin. Founded in 2020, the company provides infrastructure construction and engineering services for water, sewer, natural gas, telecommunications, and electric utility systems. Their work commonly includes installing and rehabilitating underground infrastructure such as water mains, sewer mains, fiber-optic lines, and gas distribution systems for municipalities, utilities, and private-sector clients. They have done lead service line replacement projects for the City of Milwaukee, City of Cleveland, Village of Matteson, City of Batavia, City of Elgin, and many more municipalities across the United States.

Project Work Timeline

Once the project is awarded, the selected contractor will coordinate with the Village to schedule the start of construction in early summer. Access agreements will be distributed to property owners to obtain permission to proceed with the work and to clearly outline the restoration responsibilities of both the Village and the property owner. It is anticipated that the contractor will complete up to 267 lead service line replacements by the end of 2026 or early 2027.

Village staff, in coordination with Burns & McDonnell, will work closely with the selected contractor to ensure project deadlines are met and that a high level of customer service is maintained throughout the construction process.

IEPA Notice of Intent to Award

In order to proceed with the project, the Village must first submit the bid process to the Illinois Environmental Protection Agency (IEPA) for review to ensure full compliance with agency standards. To advance to the next phase, the Village is required to execute and submit a “Notice of Intent to Award” signed by an authorized Village representative.

OUTCOME

Awarding this contract will allow the Village to move forward with replacing lead service lines that serve “vulnerable populations,” including schools and childcare facilities, while remaining on track to meet the Illinois Environmental Protection Agency’s (IEPA) requirement that all lead service lines within the Village be fully replaced by 2030.

FINANCIAL IMPACT

The IEPA’s final Intended Use Plan was released in July 2025. State’s Revolving Loan Fund has reserved \$4,137,498 for the Village of Homewood, with \$2,465,000 of that amount designated as a forgivable loan.



Funding Source: Funding from Water Sewer Capital to be reimbursed through the State Revolving Loan Funding (IEPA)

- **Available Amount (IEPA):** \$4,137,498
- **Bid - Cost:** \$3,441,825

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Award the 2026 Lead Service Line Replacement construction work to Five Star Energy Services, LLC of Waukesha, WI the lowest responsive bidder, for an amount not to exceed \$3,441,825, contingent upon approval from the Illinois Environmental Protection Agency.

ATTACHMENT(S)

- Bid Tabulation
- Notice of Intent to Award
- Trine Letter of Contest
- Village of Homewood Response Letter to Trine Construction

Village of Homewood - Bid Tabulation Sheet

Project: 2026 Lead Service Line Replacement
 Bid Number: _____
 Bid Opening Date: 2-23-26
 Bid Opening Time: 10:00AM
 Attendance: Massi, Acquah, Cabay, Zukowski, Burman

Bidders Name	Total Amount of Bid	Notes
1 Trine Construction Corp.	\$2,958,200.00	
St. Charles, IL	\$	
	\$	
	\$	
	\$	
2 Five Star Energy Services	\$3,441,825.00	
Rockford, IL	\$	
	\$	
	\$	
	\$	
3 Airy's Inc.	\$3,644,617.00	
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Thursday, March 5th, 2026

Village of Homewood
2020 Chestnut Rd.
Homewood, IL 60430
Attn: Napoleon Haney
Village Manager
nhaney@homewoodil.gov
Ph: (708)-206-3376

RE: Lead Service Line Replacement FY26
EPA Loan Project Number: L177418

Napoleon,

We are writing to formally contest the decision made by the Village of Homewood to deem Trine Construction Corp's bid unresponsive for the Lead Service Line Replacement FY26 bid on 2/23/26. As the low bidder on both the original bid and the re-bid by \$312,610.00 and \$483,625.00, respectively, we believe the Village Board should carefully consider all of their options.

Trine recognizes that our advertisement did not comply with the 16-day requirement set by the IEPA, and we have been in contact with both the IEPA and Village representatives on the project.

It is our position that the circumstances surrounding the re-bid, which was necessitated solely by an administrative error, should be taken into full consideration as this dispute is evaluated.

Respectfully,

Trine Construction Corp.
Office: 630-668-4626

Cc:
Jay Heiferman jheiferman@homewoodil.gov
Terence Acquah tacquah@homewoodil.gov
Bryan Smith bryan.l.smith@illinois.gov
Paul Hurley pehurley@burnsmcd.com
Paul St. Aubyn pdst.aubyn@burnsmcd.com
Mike Rendina mike@trineconstruction.com
Mike Mashal michael.mashal@trineconstruction.com
Susan Novak snovak@trineconstruction.com

March 6, 2026

Trine Construction Corp.
1041 Trine Court Suite A.
St. Charles, Illinois, 60174

RE: Lead Service Line Replacement FY26
IEPA Loan Project Number: L177418 Village Acknowledgement

To Whom it May Concern,

On behalf of the Village of Homewood (Village), we received your letter of protest dated March 5, 2026 regarding the Village's Lead Service Line Replacement FY26 project (Project). The Project is a matter of public health for the residents of Homewood, and the Village cannot afford to do the Project without the State Revolving Fund (SRF) loan. The SRF requirements to adhere to Illinois and Federal Law are stipulated in the Contract Drawings and by the Illinois Environmental Protection Agency (IEPA). The "Information for Bidders" states the following:

"The contractor shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies. Each BIDDER is responsible for inspecting the site and for reading and being thoroughly familiar with the CONTRACT DOCUMENTS. The failure or omission of any BIDDER to do any of the foregoing shall in no way relieve any BIDDER from any obligation in respect to his BID."

Additionally, the "Advertisement for Bidders" states the following:

"This procurement is also subject to the loan recipient's policy regarding the increased use of disadvantaged business enterprises. The loan recipient's policy requires all bidders to undertake specified affirmative efforts at least sixteen (16) days prior to bid opening."

The above is also specified in the following IEPA document:

https://epa.illinois.gov/content/dam/soi/en/web/epa/topics/grants-loans/state-revolving-fund/documents/plans-specs-review-checklist-and-front-end-docs_pwslp.pdf

The IEPA, in correspondence provided to Trine, confirmed that all of the above is correct, in particular the minimum 16-day Disadvantaged Business Enterprises (DBE) advertising requirement.

Trine has acknowledged their advertisement to DBEs was not published 16-days before Bid Opening due to administrative error. The IEPA has confirmed that Trine did not meet project bidding requirements and further verified that Trine's DBE advertisement from the bid dated December 2, 2025 is from a different bid and is not interchangeable with the project bid

February 23, 2026. The IEPA has further stated that the Village is at risk of losing the funding if Trine is awarded the project.

As a result of the items above, the Project will not be awarded to Trine.

Respectfully,



Paul St. Aubyn, PE
Project Manager

Cc: Napoleon Haney, Village of Homewood
Bryan Smith, IEPA



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Tobacco License request

PURPOSE

Bevdas Two Corp., d/b/a Bevda's Wine & Spirits, has requested a Class 1 tobacco retailer license for their proposed location at 3043 183rd Street. A Class 1 tobacco license authorizes a business to conduct ancillary tobacco sales which is defined in the Homewood Municipal Code as a retail establishment in which the sale of *non-tobacco-related products is the primary function*. Ancillary tobacco sales retailers sell products other than tobacco, tobacco related products, and alternative nicotine products as their primary business. The issuance of a tobacco license requires Board approval.

PROCESS

Bevda's Wine & Spirits has been building out the space at 3043 183rd Street, which has been vacant for many years following the closure of the Brunswick Zone bowling alley. Bevda's anticipates opening to the public in mid-March 2026. This location would represent its third site in the south suburban area, with existing locations in Glenwood, IL, and Lansing, IL.

Bevda's proposes to have an on-site humidor for the sale of local and imported cigars in addition to the other tobacco products that will be sold at their location.

If the Board is in favor of the request from Bevda's Wine & Spirits for a Class 1 tobacco license, staff should be directed to proceed with the application process. After completion of the tobacco license requirements and approval of the attached ordinance, a Class 1 tobacco license will be issued to Bevda's Wine & Spirits.

OUTCOME

Approval of this request will enable Bevda's Wine & Spirits to offer the ancillary sale of tobacco products to its patrons.

FINANCIAL IMPACT

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

VILLAGE OF HOMEWOOD

Item 10. A.



LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance increasing the allowed number of Class 1 tobacco licenses for the proposed Bevda's Wine & Spirits location at 3043 183rd Street, subject to successful completion of the tobacco license application process.

ATTACHMENT(S)

- Letter of Request
- Ordinance

Date: 4th March 2026

To
Village of Homewood
Mayor - Richard Hofeld

Reg: New Tobacco License for Bevdas Two Corp (dba Bevdas Liquors)

Sir
Mayor Richard Hofeld

I Shivangi Patel would like to request the Tobacco License for Bevdas Two Corp dba Bevdas Liquors at 3043 183rd st Homewood IL 60430. Please assist me in completing this request.

Please let me know if there are any questions or additional information needed.

Thanking you in anticipation

Yours Sincerely,

Shivangi p

Shivangi Patel
President - Bevdas Two Corp

ORDINANCE NO. MC-1097

AN ORDINANCE AMENDING CHAPTER 4 OF THE HOMEWOOD MUNICIPAL CODE CONCERNING LICENSING AND REGULATION OF TOBACCO SALES WITHIN THE VILLAGE OF HOMEWOOD.

WHEREAS, section 4-234 of the Homewood Municipal Code restricts the number of tobacco licenses issued in the Village;

WHEREAS, the owner of the business at 3043 183rd Street has applied for a class 1 tobacco retailer license to conduct ancillary tobacco sales;

WHEREAS, the Tobacco Commissioner is in favor of increasing the allowed number of class 1 tobacco retailer licenses to accommodate this request;

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

SECTION ONE - AMENDMENT TO THE HOMEWOOD MUNICIPAL CODE:

Section 4-234(b) of the Homewood Municipal Code is amended to increase the number of Class 1 tobacco retailer licenses by one.

SECTION TWO - EFFECTIVE DATE:

This ordinance shall be in full force and effect from and after its passage, approval, and publication in accordance with law; subject to successful completion of all application requirements for a Village of Homewood tobacco license, including approved background checks.

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

Village President

ATTEST:

Village Clerk

Ayes: _____ Nays: _____ Abstain: _____ Absent: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Liquor license request

PURPOSE

The Village received a request from Bergstein's NY Deli for a Class 7B liquor license for their location at 18064 Martin Avenue. A Class 7B liquor license allows the retail sale of beer and wine for on-premises consumption. No more than 25% of sales can be from alcohol sales. The Liquor Commissioner supports issuing the requested license.

PROCESS

Bergstein's NY Deli opened in April 2024. The request for a liquor license is part of Bergstein's effort to expand their business and enhance their role as a community gathering place. Bergstein's is interested in hosting family-friendly events such as trivia nights, open mic nights, and other small community gatherings. If the Board is in favor of this request, staff should be directed to begin the liquor license application process.

A Class 7B liquor license allows the retail sale of beer and wine for on-premises consumption at an establishment primarily engaged in serving food prepared on-site in a fully equipped kitchen with food service seating at tables or counters. No more than 25% of sales in a 12-month period can be from alcohol sales.

After successfully completing all of the steps required for obtaining a Village of Homewood liquor license, an ordinance to increase the number of allowed Class 7B liquor licenses for Bergstein's NY Deli will be presented at a Board meeting for approval.

OUTCOME

Approval of this request will enable Bergstein's Deli to offer more options to their dining patrons.

FINANCIAL IMPACT

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

VILLAGE OF HOMEWOOD

Item 10. B.



LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

After discussion, and if the Board is in favor of granting the request for a liquor license, staff should be directed to prepare an ordinance to increase the allowed number of Class 7B liquor licenses for Bergstein's NY Deli located at 18064 Martin Avenue. 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.

ATTACHMENT(S)

Letter

2/23/26

The Honorable Mayor Rich Hofeld Mayor and Liquor Commissioner
Village of Homewood
2020 Chestnut Road
Homewood, IL 60430

Dear Mayor Hofeld,

My name is William Davis, and I am an owner of Bergstein's NY Deli in Homewood.

I am writing to formally request consideration for a liquor license for Bergstein's NY Deli as part of our efforts to thoughtfully expand our business and further enhance our role as a community gathering place. Our goal is to responsibly offer a limited selection of beer and/or wine to complement our menu and to support community-focused programming.

Specifically, we are interested in hosting family-friendly events such as trivia nights, open mic nights, and other small community gatherings that would provide additional opportunities for residents to connect locally. We are committed to operating in full compliance with all Village of Homewood regulations and to maintaining the high standards of professionalism and responsibility that our customers and the Village expect.

Bergstein's NY Deli has always taken pride in being a positive and engaged member of the Homewood business community. We believe this addition would allow us to further contribute to the vibrancy of the village while continuing to operate in a safe, controlled, and community-oriented manner.

I would welcome the opportunity to discuss this request with you or the appropriate members of the Village staff and to provide any additional information needed as part of the review process.

Thank you for your time, consideration, and continued service to the Homewood community.

Warm regards,



William Davis
Owner, Bergstein's NY Deli

william@bergsteinsny.com

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development
Noah Schumerth, Assistant Director of Economic and Community Development

Topic: Sale of Village-Owned Property at 2066 Ridge Road and 2024 Chestnut Road

The property located at 2024 Chestnut Road is currently used as the Village Hall public parking lot. In 2006, the Village consolidated six parcels at the northeast corner of Chestnut Road and Harwood Avenue into a single property at 2024 Chestnut Road in anticipation of a mixed-use development (Chestnut Square). This site has long been identified as a key redevelopment opportunity within the community. The property is currently tax-exempt; redevelopment would return the site to the tax rolls and increase residential housing opportunities within the Central Business District.

The property located at 2066 Ridge Road is also a Village-owned property that is desirous to be redeveloped. Both properties were shared as part of a Request for Proposal solicitation that garnered the attention of six (6) developers. The six (6) development proposals were narrowed down to four (4), which were subsequently reduced to two (2) developers who were presented to the Village Board.

At its February 10, 2026 meeting, the Village Board identified Holladay Properties as the preferred developer and passed an ordinance directing the Village Manager to solicit alternate bids and proposals, in accordance with the requirements of the Tax Increment Financing (TIF) Act. The Village received two alternate bids and proposals for the sale and development of the property by the submission deadline of 5:00 p.m. on Tuesday, February 24, 2026. The most recent complete proposals are available on the Village's website at the following link: <https://www.village.homewood.il.us/business/downtown-transit-oriented-development-2066-ridge-road-and-2024-chestnut-road>

Attached is an updated comparative grid. The items that have been revised for the alternate proposals are in red. *Below is a summary of each proposal and its revisions.*

1. ***Preferred Developer:*** **Holladay Properties** is a 70-year-old fully integrated real estate developer, owner, and operator with offices across the Midwest. Their mission is to build long-term value in communities. Holladay proposes a mixed-use development with market-rate apartments and highly amenitized spaces, private terraces or balconies, and concierge-style services for both sites. The Matrix property would be a "retail mixed-use project" including a restaurant with outdoor seating or local grocery store on the ground floor.

VILLAGE OF HOMEWOOD



In response to community input, Holladay provided the following update to their plans: They have significantly expanded the public plaza on the south portion of the site, increasing overall public gathering space. The north portion of the property now features enhanced green open space. They have incorporated 10 public parking spaces along Chestnut Road and can commit to installing a couple of EV charging stations in this area. They eliminated the single and costly (\$4,400 rent) 1,600+ SF unit.

2. *Alternate Proposal: Far South Community Development Corporation (Southland CDC)* is a Chicago-based non-profit established in 1980, focused on community revitalization, economic development, and social justice in Chicago's Far South Side neighborhoods and south suburban Cook County, offering housing support and business assistance, and advocating for affordable housing and development to combat poverty and blight in low-income areas. Their team, including SEEK Design + Architecture (architect) and BOWA Construction (general contractor), proposes a mixed-use development that includes commercial on the ground floor and both market-rate and affordable apartments.

Far South CDC originally proposed a 72-apartment complex in a four-story building along with a restaurant and commercial space, plus two public courtyards or plazas for the Chestnut Road site. For the Ridge Road site, the company suggested 39 apartments with a rooftop restaurant, and commercial uses with surface parking.

In the revised proposal, FSCDC lowers their requested TIF share from \$8 million to \$3 million, potentially leaving more funding available for the Village. The updated plan also adjusts the project completion timeline to 2029 for Chestnut Road and 2028 for Ridge Road, and increases the size of their amenity deck while keeping the overall number of residential units unchanged.

Alternate Proposal: Southland Development Authority (SDA). The developer team for SDA originally proposed a six-story building with 85 apartments, plus residential and public parking. The proposal also includes commercial space, plus a plaza and surface parking for the Chestnut Road site. For the Ridge Road site, SDA proposes 22 apartments in a five-story building with commercial space, plus an outdoor plaza and surface parking.

The revised proposal increases the number of units at the Chestnut Road site from 85 to 101, bringing the total across both buildings to 123. The plan adds height at the Chestnut Road location, rising from six to seven stories, and reduces public parking from 57 spaces to 41. SDA would also reduce its tax increment financing (TIF) share from 100% to 85%, while plans for the Ridge Road site remain unchanged. SDA provided letters of consideration from other funding sources and an updated timeline that targets a 2026 groundbreaking and a fourth-quarter 2027 opening for both locations.

VILLAGE OF HOMEWOOD



Summary

The project would become the largest investment in “transit-oriented development” in Homewood’s 133-year history. The Federal Transit Administration (FTA) defines transit-oriented development as “*The creation of compact, mixed-use communities near transit where people can enjoy easy access to jobs and services.*”

Transit-oriented development is designed to promote land uses that best complement the existing or proposed transit services in a community. This often means increasing residential density, because of higher land values and overall desirability near transit stations, given their unique access to efficient transit services and the premium that residents or employers are willing to pay for that access.

Commuter Hub

Homewood is one of a limited number of suburbs in the Chicagoland region that has reliable high-frequency regional transit through the Metra Electric (ME) service. The Village also has access to multiple Pace bus lines and Amtrak services connecting Homewood to Chicago and downstate communities.

TOD Master Plan

The Village approved a Downtown Transit-Oriented Development (TOD) Master Plan in 2024 to guide the Village’s approach to transit-oriented development in the downtown area. This plan was designed to provide recommendations and ideas for how to approach some of the most challenging aspects of creating successful transit-oriented development, including parking, open space access, housing affordability, urban design, and walkability.

As the Board reviews proposals for development on the Village’s two TOD redevelopment sites, three of these aspects have been mentioned as areas of concern: public parking, housing affordability, and green space. These three items are among the most common challenges communities face with when implementing successful transit-oriented development. Staff provided information on each of these in the section below.

Public Parking

Parking Study

The Village commissioned a parking study in 2019 to study the parking impacts of residential development on the Village Hall parking lot site, and the renovation of the Village Auditorium for events. The study measured parking demand (including potential future growth) and outlined key “action items” to relocate the Village Hall spaces (-117 spaces) and accommodate future growth of Auditorium traffic (+288 spaces needed). The study provide a list of “action items” to successfully manage parking demand around Village Hall with the removal of the Village Hall parking lot.

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Decentralized Parking Solutions

The Village continues the implementation of the many of the action items recommended in the 2019 parking study, as summarized below:

- Acquiring the Harwood Avenue Metra parking lot from the South Suburban Mass Transit District (+120 spaces) – **Complete. This lot is now open for safe, free public parking on weeknights, weekends, and holidays.**
- Lease the St. John Neumann church parking lot for public parking/shared use (+45-90 spaces) – **In progress. The Village is nearing the completion of negotiations for up to 70 spaces.**
- Construct a parking deck on the Harwood Avenue Metra lot (+120 spaces) – **Exorbitant cost and may have significant technical constraints.**
- Convert Harwood Avenue into a one-way street and add angled public parking (+20 spaces) – **In progress. The Village is awaiting final approval from the Illinois Department of Transportation for the jurisdictional transfer to make this possible.**
- Convert Elm Road and Chestnut Road into one-way, adding angled public parking (+19 spaces) – **Under consideration by staff.**

Between the spaces acquired and the ones being considered (above), and the other parking solutions in progress, the Village would add a total of 229 additional spaces.

In addition to these parking solutions, the Village is exploring other options to add parking downtown. These include:

- Shared public parking agreement with Abundant Grace UCC (+40 spaces) – **In progress.**
- Shared public parking agreement with the building at 18106-18124 Martin Avenue (+10 spaces) – **In progress.**
- Exclusive use agreement with La Banque Hotel for Village Hall employee parking (+13 spaces) – **In progress.**

Once these agreements are in place, the Village will have added an **additional 63 spaces.**

In TOTAL all these parking additions will create up to 292 new public and shared-use parking spaces.

A New Approach to Downtown Parking

While the Village continues to add parking to support new businesses and development, these parking locations are scattered throughout Downtown in a “decentralized” approach to increase downtown parking by using existing parking areas more efficiently. The Village only has eight public parking lots, however, there are over 70 private parking lots in the Downtown area. Much of this private parking remains unused during the downtown businesses’ peak parking demand times (weekday nights and weekends).

The 2019 parking study noted this underutilization and inefficiency in downtown parking. The Plan recommended exploring parking agreements or Village acquisition of the lots that would allow the Village

VILLAGE OF HOMEWOOD



to expand parking availability through the existing parking already located throughout the downtown. **The Village is pursuing a decentralized approach to parking to more efficiently use existing underutilized parking lots.**

The TOD Plan shares that even at peak capacity during Homewood’s highest attended events, only 68% of parking spaces are used. **The Downtown TOD Plan supports pursuing a “decentralized approach” of creating smaller Downtown public lots and more efficiently using parking already available in the downtown area.**

New Development Projects and Parking

All three of the proposals under consideration include parking accommodations for their residents. Proposals by Far South CDC and Southland Development Authority include one (1) parking space per residential unit. Holladay Properties provides 1.2 spaces per residential unit. These totals reflect the data demonstrating that residents in transit-oriented development areas own fewer vehicles than those living outside of such areas, because many trips (especially commutes) can be replaced with a different mode of transit, such as walking, Uber, bicycling, or Metra.

Parking Solutions for Proposed Onsite Commercial Development

Onsite residential parking is sufficient for all of the proposed developments. Parking for new proposed restaurants, retail or other commercial uses as part of these developments, can be effectively solved with the addition of street parking along Harwood Avenue, Chestnut Road, and Elm Road as well as the Harwood Avenue Commuter lot on weeknights, weekends, and holidays.

SDA Proposed Parking Structure

The Southland Development Authority is the only development that proposes to construct 41 parking spaces for public use through the development of a single-floor parking deck. The former proposal included 57 spaces. These proposed public spaces were reduced (57 to 41) to add additional residential parking for the proposed building where a 7th story is being added with 16 additional residential units. The 41 spaces would be in addition to the 292 decentralized parking spaces created by the Village.

The cost of the proposed single-story parking garage is included in the project’s budget which is covered by the 85% TIF increment request – leaving 15% of the TIF for the Village.

Key Summary Points - Parking:

- The Village is pursuing new solutions to create additional parking spaces in different areas of Downtown Homewood to accommodate the loss of the Village Hall parking lot. Many of these solutions were recommended in the 2019 parking study.
- Once these parking solutions have been completed by the Village, the Village will have added 292 spaces for public use (including on street and off street). Many of these new spaces will be in private parking lots that are available to the public during “peak hours” (weeknights, Saturdays) and reserved for private use during other times (shared-use parking).

VILLAGE OF HOMEWOOD



- Aside from costly new parking structures or lots being constructed, the Village will need to pursue a “decentralized approach” to continue to accommodate parking needs downtown.
- All proposals for the Downtown TOD projects include sufficient parking for residents.
- Any parking needs for the proposed businesses included in the proposals will be accommodated by nearby street parking, or parking provided in the Harwood Avenue Commuter lot.

Housing Affordability

Understanding Affordability in Homewood

According to the Chicago Metropolitan Agency for Planning, approximately 79% of Homewood residents are homeowners, while 21% rent their homes. The percentage of people who rent in Homewood is substantially lower than both the broader Chicago metropolitan area (35%) and the whole of Cook County (46%).

Homewood’s housing stock is overwhelmingly single-family in character. Approximately 90.7% of all housing units are single-family homes (owner-occupied or rented) or individually owned condominiums. Only about 6% of housing units are located in rental apartment buildings with more than five units. As a result, Homewood has a very limited supply of traditional multi-family rental apartments.

Rental Rates in Context

The average rent for a one-bedroom apartment in Homewood is approximately \$1,400 per month. By comparison, the average one-bedroom rent across the Chicago metropolitan region is approximately \$1,850 per month, and within the City of Chicago this same one-bedroom averages approximately \$2,380 per month. On a unit-to-unit comparison, Homewood’s apartment rents are significantly lower than the regional average and can be considered comparatively affordable within the broader Chicagoland market.

However, when all rental properties are included (single-family homes and apartments), Homewood’s overall average rent is approximately \$2,885 per month, compared to \$2,454 regionally (Redfin). This higher overall average is largely due to the fact that most rental units in Homewood are single-family homes, which are typically larger and command higher rents than apartments. The limited supply of multi-family units skews the Village’s average rent upward.

Cost Burden and Income

To be considered affordable, housing costs should be roughly 30% or less of your annual household income. According to CMAP data, as of 2023, Homewood’s median household income was \$96,522 (\$8,044/month). At the median income level, monthly housing costs at or below \$2,413 would be considered affordable.

Transit-Oriented Development (TOD) Market Context

Transit-oriented developments (TODs) throughout the Chicago region command premium rents, particularly in newly constructed buildings near commuter rail stations. Comparable suburban downtowns such as Wheaton, Elmhurst, Lombard, Downers Grove, and Mount Prospect report average downtown rents ranging from approximately \$2,650 to \$3,300 per month, with many new-construction units

VILLAGE OF HOMEWOOD



exceeding \$3.00–\$3.50 per square foot. In several of these communities, rents have increased 5–10% annually.

This trend reflects growing demand for suburban, transit-accessible living, driven by shifting work patterns and preferences for walkable downtown environments.

Local Comparison (Homewood)

The Hartford Building — Homewood’s most recent mixed-use, transit-oriented development — currently leases one-bedroom units for approximately \$1,900–\$2,100 per month (\$2.92–\$3.20 per square foot) and two-bedroom units for approximately \$2,200–\$2,500 per month (\$2.65–\$2.70 per square foot). While these rents are higher than other apartment rentals in Homewood, they remain slightly below comparable new-construction TOD projects in similar suburban downtowns.

Discussions with Optiv Properties, the current management company of the Hartford Building, revealed that rental demand remains extremely strong at the property at these prices. At current, there are no “available units” on the Hartford Building’s website. A representative of the Hartford Building’s management stated that most rental interest come from those already living in the local community (mostly Homewood and Flossmoor), and is largely comprised of “empty nesters” who are seeking to downsize and young adults who are moving out of their parents’ homes or graduating from college and living near family.

The Holladay Properties and Southland Development Authority proposals anticipate market-rate rents between \$2.60 and \$3.20 per square foot, generally consistent with the Hartford Building and slightly below many comparable regional TOD developments. The larger unit configuration in the Holladay proposal listed above \$4,000 per month has been removed from the building plan. Most units are anticipated to range between approximately \$2,100 (one-bedroom) and \$2,800 (two-bedroom).

The Village will require updated market study data from the selected developer as part of the entitlement review process.

Affordable and Attainable Housing in TOD

Regional planning organizations encourage affordable housing development in transit-rich areas due to increased job access and reduced household transportation costs. The Chicago Metropolitan Agency for Planning ON TO 2050 Regional Plan supports affordable housing near transit. The Regional Transportation Authority promotes similar policies through its Transit-Friendly Communities framework. The Metropolitan Planning Council has estimated that households living in transit-oriented environments can reduce overall annual household costs by up to \$10,000.

Attainable Housing

The Downtown TOD Plan identifies “attainable housing” as a key component of future development. While “affordable” housing typically involves income restrictions (such as units developed through the Low-Income Housing Tax Credit program), “attainable” housing refers to units priced for low- to

VILLAGE OF HOMEWOOD



moderate-income households who may not qualify for subsidies but still face market challenges. Of the three proposals, Far South CDC includes income-restricted affordable units through the Low-Income Housing Tax Credit (LIHTC) program, which requires rents to remain affordable (generally capped at 30% of income for qualifying households). Far South CDC would manage the property and ensure ongoing compliance with these affordability requirements.

The Holladay and SDA proposals are market-rate developments aligned with existing transit-oriented pricing in Homewood and the broader region.

Key Summary Points – Housing Affordability

- When comparing similar unit types, Homewood’s average apartment rental rates are significantly lower than the regional average.
- Overall average rents in Homewood appear higher than some neighboring communities because the majority of the Village’s rental stock consists of single-family homes, which typically command higher rents than multi-family units.
- All three Transit-Oriented Development (TOD) redevelopment proposals include market-rate rents comparable to the Hartford Building, ranging from approximately \$2.60 to \$3.20 per square foot, with average rents between \$2.65 and \$2.85 per square foot.
- The proposed market-rate rents are similar to, or slightly below, rents in other regional transit-oriented developments featuring new construction.
- Regional planning partners and housing agencies support locating affordable housing near transit, citing improved quality of life outcomes and stronger long-term project performance.
- The Downtown TOD Plan recommends incorporating “attainable” housing opportunities as a key component of transit-oriented development to promote economic diversity and long-term community sustainability.

Open Space Availability

As downtown development density increases, pressure on open and green space typically increases as well. In transit-oriented development (TOD) areas, the goal of clustering housing, employment, and services near transit can limit opportunities to incorporate large open spaces within individual projects.

However, open space remains a critical component of a successful downtown. Well-designed open spaces:

- create comfortable and attractive environments for pedestrians and transit riders.
- establish local destinations and a strong sense of place.
- expand capacity for community gatherings and events.
- contribute to environmental health and stormwater management.

Existing Downtown Open Space

The Village’s primary downtown green space is Irwin Park, owned by the Homewood-Flossmoor Park District. Irwin Park is located approximately four blocks from the Village’s transit center and is within a five-minute walk of most downtown destinations.

VILLAGE OF HOMEWOOD



The Village also maintains Martin Square — a former segment of Martin Avenue — as a plaza and outdoor seating area that is often vacant, which also functions as an informal gathering space within the downtown core.

Downtown TOD Plan Guidance

The Downtown TOD Plan identifies the provision of “inviting open spaces” as a key recommendation. The Plan encourages the:

- renovation and enhancement of existing spaces (e.g., Martin Square and Memorial Park).
- integration of open space elements into future Village-led projects (such as redevelopment of the water tower site).
- creation of a variety of flexible open space types to accommodate seasonal programming and diverse users.

Public input during the TOD planning process consistently emphasized the importance of accessible, functional downtown open space.

While the TOD Plan does not mandate that new private developments dedicate specific open space areas, it identifies open space as a guiding principle for successful downtown redevelopment. Additionally, the Village’s Planned Development process — required for all downtown projects — includes evaluation of open space and site design as part of the approval criteria.

Key Summary Points – Open Space

- Open space and development intensity are often in tension in a downtown setting and must be carefully balanced.
- Open space supports placemaking, environmental health, pedestrian comfort, and expanded event capacity.
- The Downtown TOD Plan encourages the continued enhancement and diversification of downtown open spaces, including temporary or long-term open space use on vacant or redevelopment sites.

Next Steps

Upon selection of a developer, the project will require review through the zoning entitlements processes. This includes two stages: agreements (redevelopment agreement, TIF incentives, purchase and sale agreements, etc.), and planning and zoning approvals. This project will be the largest of its type to be reviewed through the new Zoning Ordinance adopted in 2023, and a detailed summary on the more intensive planning and zoning review process for this project is included below.

Planning & Zoning public process

As required by the Zoning Ordinance, this property must be approved as a planned development. Approval of development through the planned development process will be considered by the Village only in direct response to the provision of tangible benefits from the planned development to the Village or the neighborhood in which it would be located. These benefits would be in the form of *exceptional*

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amenities; outstanding environmental, landscape, architectural, and/or site design; or the conservation of special manmade or natural features of the site.

The Planned Development process is designed to provide multiple opportunities for public input and transparency prior to Village Board action. The Zoning Entitlement process (outlined below) collectively takes roughly two to three months to complete.

Planned Development Review

1. Pre-Filing Process (Public Engagement Opportunities)

Before submitting a formal application, the applicant meets with the Administrative Review Committee to understand Village plans, policies, and application requirements.

- ***Pre-filing administrative review committee meeting.*** Prior to submitting a formal application, the applicant must meet with the staff administrative review committee. The purpose is to help the applicant understand: Village plans and policies, including, but not limited to, the comprehensive plan and downtown master plan; the zoning ordinance; site development modifications; the standards by which the application will be evaluated; and the application requirements.
- ***Pre-filing Planning & Zoning Commission Introduction.*** The applicant presents the concept to the Planning & Zoning Commission for preliminary, non-binding feedback regarding the project's character, appropriateness, and intensity at a public meeting.
- ***Public Meeting.*** The applicant holds a public meeting to present the proposal, and gather input from nearby residents. A written summary of comments must be submitted with the formal application if a meeting is held.

2. Filing of Formal Application & Staff Review

Once filed, the Director of Economic and Community Development reviews the application for completeness.

- If complete, the application is distributed to all Village departments for review.
- Staff prepares a written report summarizing compliance with applicable standards.
- Staff comments and completeness determinations are not binding recommendations.

3. Planning & Zoning Commission Public Hearing

A public hearing is scheduled before the Planning & Zoning Commission.

- The Commission reviews the application, staff report, and public testimony.
- The Commission forwards a recommendation (approval, approval with conditions, or denial) to the Village Board.

4. Village Board Action

The Village Board considers the Commission's recommendation and public record and may:

- approve the Planned Development (with or without conditions),
- deny the application, or
- postpone action and request additional information, including referral back to the Commission if necessary.

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Site Plan Review

All new developments must go through the Site Plan Review process. This process includes the following steps, laid out in Section 44-07-09 of the Zoning Ordinance:

- 1. Staff Review:** Staff will host a pre-meeting with the developer to discuss the following: Village plans and policies, zoning requirements, engineering standards, potential modifications from zoning to be requested by the developer, and incorporation of terms from the draft redevelopment agreement into the planning process. This will coincide with the pre-meeting for the Planned Development.
- 2. Application:** The developer will apply for the Site Plan Review at the same time as the Planned Development and Appearance Review applications for the project.
- 3. Site Plan Review Committee:** The Site Plan Review Committee, made up of representatives from each Village department, will review detailed drawings and provide comments. The Committee will meet with the developer to discuss comments and revisions needed; this cycle may continue several times until the drawings have met Village requirements and are ready for review and approval.
- 4. Planning and Zoning Commission Hearings:** The Planning and Zoning Commission will review the Site Plan Review in a public hearing. Generally, this review is completed at the same hearing as the Planned Development review. The Planning and Zoning Commission has the authority to approve the Site Plan Review. The meeting is open to the public.

Appearance Review

All new developments must go through the Appearance Review process. This process includes the following steps, laid out in Section 44-07-15 of the Zoning Ordinance (a new process):

- 1. Staff Review:** Staff will host a pre-meeting with the developer to discuss the following: design standards, zoning requirements, and incorporation of terms from the draft redevelopment agreement into the planning process. This will coincide with the pre-meeting for the Planned Development and Site Plan Review.
- 2. Application:** The developer submits an application for the Appearance Review.
- 3. Staff Review:** Staff reviews the proposal and provides comments, including on adherence to the Village Appearance Plan, zoning requirements, and best practices in community design.
- 4. Appearance Commission Meeting:** The Appearance Commission will review the Appearance Review in a public meeting. The Appearance Commission has the authority to approve the Appearance Review. The public may attend and participate in this meeting.

Downtown TOD Project Formal Evaluation					
Criteria/Elements	Weight	PREFERRED PROPOSAL: Holladay	ALTERNATE PROPOSAL: Far South CDC	ALTERNATE PROPOSAL: Southland Development Authority	NOTES
Positive Fiscal Impact	20%				
TIF Percentage Request		75% max TIF increment	\$3 million - reduced from \$8 million by looking at alternative equity contributions such as TIF Surplus fund in Cook County. -- requires competitive process to receive funds	85% max TIF increment (previously 100%)	
Estimated Developer Share of TIF Increment		75% (up to \$11,800,000)	\$3,000,000	85% (up to \$12,221,159)	
Estimated Village TIF Increment		25% (up to \$3,823,437 + Ridge Road site increment)	\$1,500,000 (previously \$0)	15% (up to \$2,156,675)	
Estimated sales/places of eating/local commercial taxes		8,000 SF	18,000 SF immediate revenue from a new grocery store (grocery store tax), increase sales taxes from dining and shopping activities	4,500 SF	
Project Cost		\$46,500,000	\$ 84,050,837 (previously \$80,000)	\$36,370,429 (previously \$40,000,000)	
Additional annual property tax revenue (after 2049)		\$161,140	\$92,623 Previous figures. Ryan to submit updated figures	\$105,595 Ryan to submit updated figures	
Property sale price		\$1	\$1,000,000	\$1	
Upfront obligations (Village capital costs, other "up front" costs)		Potential TIF notes (building demolition?)	Limited (building demolition?)	Potential parking deck costs (TIF notes, etc.) (building demolition?)	
Meets Housing Needs	15%	Holladay	Far South CDC	SDA	
Number of Housing Units		146 units (two buildings)	111 units (two buildings)	123 units (two buildings) (previously 107 units)	
Village Hall Site - Residential units		118 units	72 units	101 units (previously 85 units)	
Matrix Building - Residential units		28 units	39 units	22 units	
Village Hall # stories		5 stories	4 stories	7 stories (privously 6 stories)	
Matrix Building # stories		5 stories	5 stories	5 stories	
Provides new housing options not available in Homewood		Yes (Studio and 3BR rental options, units with dens) primarily adds 1BR/2BR units	Yes (3BR + 4BR rental options), affordable housing component, large variety of units	Yes (Studio and 3BR rental options, units with dens), provides small studio homes at market rate	

Criteria/Elements	Weight	PREFERRED PROPOSAL: Holladay	ALTERNATE PROPOSAL: Far South CDC	ALTERNATE PROPOSAL: Southland Development Authority	NOTES
Unit types		Market-rate only	Market-rate and affordable	Market-rate only	
Meets target market rents (rents align with Homewood market characteristics - "not too high, not too low")		\$2,075/1BR, \$2757/2BR (\$2.60 - \$3.20 psf for larger units, average \$2.83) - (removed \$4,400 2BR+DEN premium units, replaced with small number of 3BR units)	Final rents variable based on affordability thresholds. \$2.28 psf overall. including subsidized units - market rates in similar range to other proposals	\$1,650/1BR, \$3,000/2BR, \$3,650/2BR (\$2.84 psf) - developer provided prices by square foot - larger units will likely have slightly lower rents	
Rental rates		average \$2.83 psf	Quote from developer: "Our strategy is to provide affordable housing units in both residential mixed-use developments and to keep market-rate rents attainable for the income levels in Homewood. This is why the other projects could not offer affordable units as traditional financing will require higher market-rate rents with annual rental rate escalations. Our model requires affordable units to maintain affordability for a minimum of 30 years with minimal rental rate escalations."	\$2.84 psf	
Provides unit mix/unit variety - add square footage		Studio: 486 SF 1BR: 715 - 845 SF 1BR + Den: 906 - 1,345 SF 2BR: 997 - 1,090 SF 3BR: 1,274 SF 2-BR + Den: 1,652-SF	1BR - 780 SF 2BR - 981 -1,024 SF 3BR - 1,258 SF 4BR - 1,372 SF	Studio: 380 SF 1BR: 580 SF 2BR: 1,075 SF 3BR: 1,300 SF	
Quality of Project Design	15%	Holladay	Far South CDC	SDA	
Provides downtown streetscape improvements		Recommends streetscape improvements along Chestnut Road adjacent to new plaza	Not included as capital expense but identified in drawings/renderings	Proposes streetscape improvements along Chestnut Road and Harwood Avenue - may be incorporated into final project or TIF fund expenditure, open to paying for	
Materials		Brick	Fiber cement panel system	Brick/metal postmodern design (Type 2 building)	
Creates context-appropriate massing/form (height, building setbacks, etc.)		Setback on front of building, lots of mass movement with retail section and large amenity deck facing west (preferable), 5 stories taller, form embraces street in areas closest to downtown	Large setbacks, shorter buildings, green roofs and terraces soften each setback, courtyard, lots of horizontal movement on the building, first floor stepped back to increase pedestrian space,	Tall but narrow, width generally compatible with other buildings in the Village, no setbacks except at top floors, massing of materials consistent between proposed buildings, parking garage does not heavily impact streetscape	

Criteria/Elements	Weight	PREFERRED PROPOSAL: Holladay	ALTERNATE PROPOSAL: Far South CDC	ALTERNATE PROPOSAL: Southland Development Authority	NOTES
Provides interaction between building(s) and sidewalk/streetscape		Partial (Chestnut side very active, Harwood side will be given treatment similar to Cass Avenue in Westmont, will be limited but with high quality finishes)	Full - pedestrian interactive architecture (high transparency, plazas, etc.) on all sides of the buildings. Unique public spaces created for public use and interaction. Minimal "blank walls" or unoccupied space. Parking impacts moved to rear of the building.	Partial (street sides on Ridge and Chestnut very open with tall windows and transparency, limited pedestrian interaction on Harwood side (though amenities inside windows will increase level of activity), pedestrian plazas and public areas increase level of connection with building	
Manages Site Needs	15%	Holladay	Far South CDC	SDA	
Residential parking		Provides 1.2:1 parking for residents (168 spaces for 146 units)	Provides 1:1 parking for residents (72 for 72 units) in Chestnut building, near 1:1 parking (35 for 39 units) for Ridge	Provides 1:1 parking for residents (101 spaces for 101 units) in Chestnut building, 1.1:1 parking for residents (26 spaces for 22 units) in Ridge building	
Provides or identifies commercial parking suitable for use(s)		None - expects to primarily use Harwood street parking	May share portion of 72 spaces for employees/back of house parking	Part of 41 public spaces (or 6 short-term spaces), expects to primarily use Harwood street parking	
Maintains or provides additional public parking		Added 10 public parking spaces on Chestnut Road including ADA parking and committed to install EV charging stations	Willing to propose a public-private partnership (P3) to developer a downtown regional public parking structure (300 to 350 stalls) at the Metra parking lot. Financed through a combination of ways, including but not limited to paid parking programs that support traditional financing options, TIF loan, state infrastructure grants	41 public spaces in garage structure (previously 57 spaces)	
Public safety parking maintained?		Yes (greater than 16 spaces, # TBD)	Yes (up to 30 spaces)	Yes (16 spaces, covered by garage)	
Provides adequate pedestrian and vehicular site access		Yes (Elm). Must ensure garage access does not interfere with FD operations. Pedestrian access sufficient for public areas on south side of building.	Yes (Elm). Ensures fully secured area for public safety vehicles with appropriate access. Access driveways may be too close on Elm. Pedestrian access sufficient for all uses inside buildings.	Yes (short-term off of Chestnut, main access from Elm, public safety campus secured). Public plaza and walkways on each side of property, public walkways to garage identified.	
Residential management		Plans to provide direct management through Holladay, retain control of buildings	Direct management is required for the first 15 years (previously not stated)	Plans to hire management company as part of project development, Southland Development Authority to retain control of buildings	

Criteria/Elements	Weight	PREFERRED PROPOSAL: Holladay	ALTERNATE PROPOSAL: Far South CDC	ALTERNATE PROPOSAL: Southland Development Authority	NOTES
Minimizes storm water system impacts (green roofs, green infrastructure, pavers, etc.)		Small green roof, detention area on north side of building, amenity deck can provide additional reductions in runoff, may need additional detention considerations	Large green roof, green terraces, green spaces and courtyards provide opportunities for impervious surface reductions, will need additional detention considerations	Green roof, pavers mentioned in interview, open spaces may provide volume control purpose and environmental control purpose, reduces impervious surface coverage and creates opportunity for detention tank placement	
Project Experience	10%	Holladay	Far South CDC	SDA	
Development team experience (full team)		High (very similar projects in other communities, completed as same team)	High (team is currently undertaking numerous large projects in City of Chicago, has constructed over 100,000 s.f. of developments)	Low (no development experience as a single team)	
Development team member experience (individual)		High (all have worked on numerous development projects)	High (team has worked on numerous projects, including contracting projects in Homewood)	High (David Agosto, Edward Peck, Brian Mott)	
Sufficient funding/secure funding source identified		Yes (private equity, backed by similar projects)	Yes (application processes required)	Yes, with questions (potential private equity support, Monarch Fund)	
Demonstrated ability to complete similar infill mixed-use/multi-family projects		Yes (corporate)	Yes (individual team members)	Yes (individual team members)	
Manages Open Space	10%	Holladay	Far South CDC	SDA	
Provides new public open spaces		Expanded the public plaza on the south portion of the site to 4,170 SF (previously 1,750 SF); north portion now features an enhanced green open space with a 3,000 SF public garden. Total public open space is 7,170 SF	Yes (large public courtyard on west portion of site)	Yes (large plaza on Village Hall site, small pedestrian area on NW corner of Chestnut lot, large plaza on Matrix Building site)	
Provides new private open spaces (balconies, decks, private outdoor space)		Yes (balconies, amenity deck on Chestnut building)	Increased private roof terrace areas from 3,367 to 13,283 SF. No private balconies because they can pose liability concerns, especially in larger family-size units, willing to offer Juliet balconies as a safer option.	Yes (roof terraces on both buildings)	
Provides building amenities		Yes (outdoor common deck, fitness center, pet spa, business center, mail/package room, bicycle storage, clubroom)	Yes (roof terraces, bicycle storage, fitness center shared between buildings), mail/package room)	Yes (roof terraces, co-working space, business center, fitness center, mail/package room, bicycle storage)	

Criteria/Elements	Weight	PREFERRED PROPOSAL: Holladay	ALTERNATE PROPOSAL: Far South CDC	ALTERNATE PROPOSAL: Southland Development Authority	NOTES
Enhances downtown connectivity (pedestrian connectivity OR increases connections to northern portion of downtown)		Creates streetscape enhancement and retail north of Ridge Road	Creates streetscape enhancement and retail north of Ridge Road	Creates new pedestrian connections to Harwood/Elm intersection, provides streetscape enhancement and retail north of Ridge Road, adds plaza connection at Ridge Road site	
Creates Highest and Best Use	10%	Holladay	Far South CDC	SDA	
Create suitable residential density for site(s)		108 units/acre, 1 unit : 1.2 spaces parking	82.83 units/acre, 1 unit : 1 space parking	92 units/acre, 1 unit :1 space parking	
Commercial SF		8,000 SF	Chestnut: Grocery: 8,869 SF Restaurant: 2,415 SF Ridge: Restaurant: 3,317 SF General Store: 6,655 SF Quote from developer: "Our commitment to increasing commercial spaces provides the highest and best use of both properties. The primary goal is to create a downtown experience that will not only be attractive for residents residing in the properties but also for commuters and nearby residents who will want to dine, shop, and entertain at the businesses."	4,500 SF	
Provides Village "targeted" downtown uses (grocery, restaurants, pharmacy, etc.)		Coffee shop in Chestnut, grocery or "Foxtrot/Erewhon" style market in Ridge (Tracy Cross completed market study with project), has identified grocer tenant from other projects	Grocery store, pharmacy, rooftop restaurant, goal of "complete use mix" for downtown, as identified potential grocer tenant from other projects	Coffee shop in Chestnut building	
Plan/Code Conformance	5%	Holladay	Far South CDC	SDA	
Advances goals of the 2024 Downtown TOD Master Plan		Yes (development goals for properties)	Yes (development goals for properties)	Yes (development goals for properties)	
Aligns with other Village planning initiatives (Comprehensive Plan, etc.)		Yes (Downtown revitalization)	Yes (Downtown revitalization)	Yes (Downtown revitalization)	
Timeline	N/A	Holladay	Far South CDC	SDA	

Criteria/Elements	Weight	PREFERRED PROPOSAL: Holladay	ALTERNATE PROPOSAL: Far South CDC	ALTERNATE PROPOSAL: Southland Development Authority	NOTES
Overall timeline for project completion		Permits by late 2026, complete Chestnut building by summer 2028; complete Ridge building by 2029	Chestnut: July 2029 completion Ridge: July 2028 (previously Chestnut: summer 2031, Ridge Rd: summer 2029)	Targeted late 2026 groundbreaking; targeting a fourth-quarter 2027 opening for both buildings (previously: No dates formally identified - Chestnut Road Phase 1, Ridge Road Phase 2, "as soon as funds are available from Monarch Fund").	
Long term ownership		Maintain and manage property	Retain ownership and manage the property. LIHTC requires owners to retain ownership and management for a minimum of 15 years. Far South model requires 30 year control of building. (previously not stated)	Southland Development Authority to retain control of buildings, hire management company to operate buildings (previously not stated)	
Additional needs identified prior to development (land acquisition, funding approvals, etc.)		Land acquisition, Ridge Road building demolition, geothermal plant removal, potential environmental assessments			