

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

February 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 January 27, 2026.

6. Claims List:

Consider a motion to approve the Claims List of Tuesday, February 10, 2026 in the amount of \$1,625,298.72.

7. Appointment:

Appointment/Beautification Committee/Anne Knoepfel: Approve the appointment of Anne Knoepfel to the Beautification Committee for a five-year term ending on February 10, 2031.

8. Presentation(s):

Matt Drabik from Fehr Graham Engineering & Environmental will present the results of the Prairie Lakes Stormwater Detention Facility Water Quality Testing, Monitoring, and Landscape Maintenance Program.

9. Hear from the Audience

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

A. 2025 Annual Report/Appearance Commission: Accept the 2025 Annual Report of the Appearance Commission.

B. 2025 Fire and Police Commission Annual Report: Accept the 2025 Fire and Police Commission Annual Report.

C. 2025 Annual Report/Firefighters Pension Board: Accept the 2025 Annual Report of the Firefighters Pension Board.

- D. 2025 Annual Report/Police Pension Fund Board: Accept the 2025 Annual Report of the Police Pension Fund Board.
- E. 2025 Annual Report/Planning and Zoning Commission: Accept the 2025 Annual Report of the Planning and Zoning Commission.
- F. Reappointment/Appealance Commission/Daniel Kluck: Approve the reappointment of Daniel Kluck to the Appearance Commission for a three-year term ending on February 10, 2029.
- G. Reappointment/Police Pension Board/Christopher Cummings: Approve the reappointment of Christopher Cummings for a two-year term ending on February 10, 2028.
- H. Reappointment/Senior Advisory Committee/Diedre Robinson: Approve the reappointment of Diedre Robinson to the Senior Advisory Committee for a three-year term ending on February 10, 2029.
- I. M-2395/Adoption of 2026 Official Zoning Map: Pass an ordinance adopting the official zoning map for calendar year 2026 reflecting amendments which were approved by the Board of Trustees in 2025.
- J. Purchase Approval/Ford Utility Interceptor/Currie Motors Fleet: Approve a budget amendment in the amount of \$65,215; waive competitive bidding due to the utilization of a vendor through a purchasing cooperative; and, authorize the purchase of one (1) Ford Utility Police Interceptor from Currie Motors Fleet of Frankfort, IL in the amount of \$45,715 and the purchase of lighting, accessories, and equipment in the amount of \$19,500, for a total amount not to exceed \$65,215.
- K. MC-1094/Homewood Municipal Code/Increase of Bid Threshold and General Purchases: Pass an ordinance increasing the amount that triggers formal competitive bidding and prior Board approval from \$20,000 to \$25,000; and increase the Village Manager's authority to approve routine purchases and make minor budget adjustments up to \$25,000.
- L. R-3248/Redevelopment Agreement/69 Prime LLC/2034 Ridge Road: Approve a budget amendment in the amount of \$40,000; and, pass a resolution authorizing the Village President to enter into a redevelopment agreement to reimburse eligible expenses for improvements to the building at 2034 Ridge Road for the interior renovation of 69 Prime restaurant, in an amount not to exceed \$40,000.

11. Old Business:

- A. M-2396/Redevelopment Agreement Amendment/Purchase and Sale Agreement/A & R Screening/1313-1351 175th: Pass an ordinance approving a revised redevelopment agreement and a real estate purchase and sale agreement between the Village of Homewood and A & R Screening, LLC for property located at 1313-1351 175th.
- B. M-2397/Extension of Planned Unit Development/A & R Screening LLC/1313-1351 175th: Pass an ordinance re-adopting Ordinance M-2319 to authorize a Planned Unit Development at 1313 - 1351 175th.
- C. M-2398/Solicitation of Alternate Bids/1313-1351 175th Street: Pass an ordinance directing the solicitation of alternate bids and proposals for the sale and redevelopment of 1313-1351 175th Street.

12. New Business:

- A. Direction to Staff/Project Selection/2066 Ridge Road/2024 Chestnut Road: After reviewing the Staff Review Committee's analysis, the Village Board is requested to select one of the proposals as the preferred developer.
- B. M-2399/Solicitation of Alternate Bids/2066 Ridge Road/2024 Chestnut Road: Pass an ordinance directing the solicitation of alternate bids and proposals for the sale and redevelopment of 2066 Ridge Road and 2024 Chestnut Road.
- C. Discussion/Direction to Staff/Liquor License Request/Bevdas Wine & Spirits 3043 183rd Street: Discuss a liquor license request from Bevdas Wine & Spirits. If the Board is in favor of granting the request for a liquor license to Bevdas Wine & Spirits, staff should be directed to prepare an ordinance to increase the allowed number of Class 2 liquor licenses for the proposed Bevdas Wine & Spirits location at 3043 183rd Street to be agendized at a future Board meeting, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license.
- D. Discussion/Liquor License Request/Maison Des Fleurs/1916 Ridge Road: Discuss the request for a liquor license from Maison Des Fleurs. If the Board is in favor of granting the request for a liquor license to Maison Des Fleurs, staff should be directed to prepare an ordinance to increase the allowed number of Class 5 liquor licenses for the Maison Des Fleurs location at 1916 Ridge Road to be agendized at a future Board meeting, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license.

13. General Board Discussion

14. Adjourn

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, JANUARY 27, 2026
VILLAGE HALL BOARD ROOM

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

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

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

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Thomas Johnson, Chief of Fire Bob Grabowski, 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 January 9, 2026 were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$330,946.19 was presented. There were no questions from the Trustees.

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

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

President Hofeld said one item totaled 25 percent of the Claims List: \$83,000 to Thorn Creek Basin Sanitary District.

OATHS OF OFFICE: The Village Clerk administered the oath of office to Brandon Taylor for the position of Firefighter/Paramedic.

Clerk Flores also administered the oath of office to Thomas Johnson for the position of Chief of Police.

PRESENTATION: Angela Mesaros updated the Board on the development proposals for 2066 Ridge Road (Matrix building) and 2024 Chestnut Road (Village Hall parking lot). Staff will narrow down the field from four developers to two developers. The two developers' proposals will be presented to the Board at the February 10, 2026 meeting and staff will ask the Board to select one. TIF funds

are being requested for these projects. Ryan LLC, our TIF consultants, will be reviewing the TIF requests and staff anticipates that a final decision will be made by the Village Board on March 24, 2026.

Communication and Engagement Manager Antonia Steinmiller updated the Board on the 2025 Communications Report. The report showed growth on all social media platforms; there was a total of 5.5 million views across all Village social media platforms and there were 2180 people who downloaded the Village app. The Civics Academy had 117 graduates and a hot topic meeting about TIF districts was held for the public.

HEAR FROM THE AUDIENCE: Rev. Doyle Landry shared that there was a weapon found on Homewood-Flossmoor High School campus. He wants teens to become more literate to lower violence.

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

- A. M-2394/Special Use Permit/Hertz Car Rental/1148 175th Street: Pass an ordinance granting a Special Use Permit for a motor vehicle rental facility in the M-1 Limited Manufacturing zoning district at 1149 175th Street.
- B. Agreement/2026 Traffic Signal Maintenance/Meade Electric Inc.: Authorize the Village President to enter into an amended service agreement for traffic signal maintenance with Meade, Inc. of Willowbrook, IL for a cost of \$198.81 per location, per month in a total amount not to exceed \$21,471.48, effective from January 1, 2026 to December 31, 2026.
- C. Approval/Homewood Railroad Platform Rehabilitation/BEAR Construction Company: Waive competitive bidding due to utilizing a professional contractor identified from Gordian's Job Order Contracting (JOC) process and award the work to BEAR Construction Company of Rolling Meadows, IL for the rehabilitation of the Homewood Railroad Platform in a total amount not to exceed \$64,456.05.
- D. Budget Amendment/Change Order Approval/2026 Sanitary Slip Lining Project/Insituform Technologies USA LLC: Approve a budget amendment of \$17,950 for the Fiscal Year 2025- 2026 Sanitary Sewer Slip Lining Project; and approve a change order with Insituform Technologies USA, LLC of Romeoville, IL allowing for the additional labor costs required to complete the slip lining of an additional 4,340 linear feet of sanitary sewer and reestablishment of 68 service connections.

Before the omnibus vote, President Hofeld invited comments.

Item A: President Hofeld stated that he is looking forward to having a rental car business in town.

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

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

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming out to the meeting. Trustee Harris-Jones reminded everyone to attend the indoor farmers market on January 31. Trustees congratulated the new Chief of Police Thomas Johnson and Firefighter/Paramedic Brandon Taylor. The Board was pleased with the presentations from Angela Mesaros and Antonia Steinmiller. Trustee Siemsen mentioned that he is looking forward to working with the new Chief of Police on some of the issues. Trustee Roman stated that there should be a police presence in the schools and the children should feel comfortable around them.

EXECUTIVE SESSION: A motion was made by Trustee Roman and seconded by Trustee Harris-Jones to enter into executive session to discuss following: Purchase or lease of real property under 5 ILCS 120/2(c)(5).

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

The board moved to Executive Session at 7:41 p.m.
The board returned from Executive Session at 7:58 p.m.

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

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

The meeting adjourned at 7:59 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
A & D CLEANING SERVICES	CLEANING FOR INDOOR MARKET	MANAGER'S OFFICE	185.00
Total A & D CLEANING SERVICES:			185.00
ALTA CONSTRUCTION EQUIPM	L&M DEPT REPAIR PARTS	PUBLIC WORKS	37.02
ALTA CONSTRUCTION EQUIPM	L&M DEPT REPAIR PARTS	PUBLIC WORKS	245.63
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			282.65
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	PUBLIC WORKS	32.98
AMAZON CAPITAL SERVICES IN	MIRROR - FD BATHROOM	PUBLIC WORKS	139.99
AMAZON CAPITAL SERVICES IN	MISC OPERATING SUPPLIES	PUBLIC WORKS	34.53
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	FIRE DEPARTMENT	72.97
Total AMAZON CAPITAL SERVICES INC:			280.47
AURELIOS PIZZA INC	FOOD ALLOWANCE	PUBLIC WORKS	176.25
AURELIOS PIZZA INC	FOOD ALLOWANCE	PUBLIC WORKS	75.75
AURELIOS PIZZA INC	FOOD ALLOWANCE	PUBLIC WORKS	32.25
Total AURELIOS PIZZA INC:			284.25
AUTO PALACE INC	ADMIN REPAIR PARTS	PUBLIC WORKS	153.59
AUTO PALACE INC	ADMIN REPAIR PARTS	PUBLIC WORKS	187.32
Total AUTO PALACE INC:			340.91
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	7,918.21
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	2,208.93
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	1,631.50
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	2,602.40
Total AVALON PETROLEUM COMPANY:			14,361.04
B ALLAN GRAPHICS	OFFICE SUPPLIES	FIRE DEPARTMENT	775.00
Total B ALLAN GRAPHICS:			775.00
BERKOTS SUPER FOODS	EMPLOYEE APPRECIATION LUNCHES	MANAGER'S OFFICE	83.89
BERKOTS SUPER FOODS	EMPLOYEE APPRECIATION LUNCHES	MANAGER'S OFFICE	124.63
BERKOTS SUPER FOODS	EMPLOYEE APPRECIATION LUNCHES	MANAGER'S OFFICE	38.28
BERKOTS SUPER FOODS	EMPLOYEE APPRECIATION LUNCH	MANAGER'S OFFICE	48.70
BERKOTS SUPER FOODS	EMPLOYEE APPRECIATION LUNCHES	MANAGER'S OFFICE	28.17
Total BERKOTS SUPER FOODS:			323.67
BHFX LLC	PRINTER USAGE DECEMBER 2025	PUBLIC WORKS	56.97
Total BHFX LLC:			56.97
BURNS & MCDONNELL ENGINE	FY26 LEAD SERVICE DESIGN AND BIDDING	PUBLIC WORKS	36,000.00
Total BURNS & MCDONNELL ENGINEERING CO INC:			36,000.00
CHANDLER SERVICES INC	E28 SERVICE	FIRE DEPARTMENT	1,352.00
CHANDLER SERVICES INC	E28 SERVICE	FIRE DEPARTMENT	2,629.56
CHANDLER SERVICES INC	E28 SERVICE	FIRE DEPARTMENT	1,081.71

Name	Description	DEPARTMENT	Net Invoice Amount
CHANDLER SERVICES INC	2011 PIERCE ARROW	FIRE DEPARTMENT	1,470.00
CHANDLER SERVICES INC	2011 PIERCE ARROW	FIRE DEPARTMENT	390.76
CHANDLER SERVICES INC	2011 PIERCE ARROW	FIRE DEPARTMENT	1,050.21
Total CHANDLER SERVICES INC:			7,974.24
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHRISTOPHER DEWALL JR	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	138.47
Total CHRISTOPHER DEWALL JR:			138.47
CHRISTOPHER J CUMMINGS P	ADMINISTRATIVE REVIEW - WELLS	MANAGER'S OFFICE	255.00
CHRISTOPHER J CUMMINGS P	ADMINISTRATIVE REVIEW -LEMAY	MANAGER'S OFFICE	292.50
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,848.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	11,369.03
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL WATER	PUBLIC WORKS	216.45
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	216.45
CHRISTOPHER J CUMMINGS P	NORTHEAST TIF GENERAL LEGAL	PUBLIC WORKS	2,628.29
Total CHRISTOPHER J CUMMINGS PC:			16,825.72
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 12/1/2025-12/31/2025	PUBLIC WORKS	336,633.99
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 11/1/2025-11/30/2025	PUBLIC WORKS	331,813.16
Total CITY OF CHICAGO HEIGHTS:			668,447.15
CLINTON JOHNSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,372.42
Total CLINTON JOHNSON:			1,372.42
COMED	UTILITIES	PUBLIC WORKS	950.08
COMED	UTILITIES		30.74
Total COMED:			980.82
CONWAY SHIELD	JOB SHIRT	FIRE DEPARTMENT	103.50
CONWAY SHIELD	JOB SHIRTS	FIRE DEPARTMENT	1,060.00
Total CONWAY SHIELD:			1,163.50
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	1,272.00
Total COOK COUNTY CLERK:			1,272.00
COOK COUNTY TREASURER	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,131.28
Total COOK COUNTY TREASURER:			1,131.28
CORE INTEGRATED MARKETIN	2026 -PRINTING SHOPPER REWARD CARDS AND BANNER	MANAGER'S OFFICE	127.74
CORE INTEGRATED MARKETIN	MAGNETS FOR FARMERS MARKET SEASON CALENDAR	MANAGER'S OFFICE	392.98
Total CORE INTEGRATED MARKETING:			520.72
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	250.00-

Name	Description	DEPARTMENT	Net Invoice Amount
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	258.58
CURRIE MOTORS	OPERATING SUPPLIES VM	PUBLIC WORKS	35.90
CURRIE MOTORS	SQUAD 13 REPLACEMENT	PUBLIC WORKS	45,142.00
Total CURRIE MOTORS:			45,186.48
CVB	HOTEL TAX - DECEMBER 2025 LA BANQUE	ASSETS	769.60
CVB	HOTEL TAX - DECEMBER 2025 WCC	ASSETS	806.06
Total CVB:			1,575.66
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	117.60
Total DANA ROBINSON:			117.60
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	559.72
Total DELTA SONIC CAR WASH:			559.72
DLT SOLUTIONS LLC	AUTODESK SOFTWARE (AUTOCAD & CIVIL 3D)	PUBLIC WORKS	1,345.75
Total DLT SOLUTIONS LLC:			1,345.75
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	66.00
Total DMC SECURITY SERVICES INC:			66.00
DONALD DEAN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	247.76
Total DONALD DEAN:			247.76
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	464.44
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	369.75
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	739.50
EXPERT CHEMICAL	WASH N SHINE	FIRE DEPARTMENT	148.52
Total EXPERT CHEMICAL:			1,722.21
FLEET SAFETY SUPPLY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	96.20
FLEET SAFETY SUPPLY	EQUIPMENT FOR NEW BATTALLION TRUCK	PUBLIC WORKS	20,660.61
Total FLEET SAFETY SUPPLY:			20,756.81
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	1,151.30
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	71.63
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	33.13
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	3.13
FORD OF HOMEWOOD	VEHICLE PARTS	FIRE DEPARTMENT	39.88
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	30.00
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	114.98
Total FORD OF HOMEWOOD:			1,444.05
FRANCISCAN WORKING WELL	CDL DRUG SCREEN	PUBLIC WORKS	269.00
FRANCISCAN WORKING WELL	CDL DRUG SCREEN	PUBLIC WORKS	335.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total FRANCISCAN WORKING WELL:			604.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	229.40
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	442.52
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	148.00
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	159.84
Total GALLAGHER MATERIALS:			979.76
GC DESIGNS	BRICK PAVER CORRECTION PROGRAM	PUBLIC WORKS	16,061.00
Total GC DESIGNS:			16,061.00
GERALD TIENSTRA	PLUMBING INSPECTIONS	FIRE DEPARTMENT	2,000.00
Total GERALD TIENSTRA:			2,000.00
GFC LEASING	METERS	MANAGER'S OFFICE	126.15
Total GFC LEASING:			126.15
GOLDY LOCKS INC	REPLACEMENT KEYS	PUBLIC WORKS	29.70
Total GOLDY LOCKS INC:			29.70
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	110.00
GRAINGER INC	FLEET LEAK TESTER	PUBLIC WORKS	2,098.53
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	22.06
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	28.04
Total GRAINGER INC:			2,258.63
GREAT LAKES WATER & SAFET	UTILITIES WORK LIGHT	PUBLIC WORKS	3,793.25
Total GREAT LAKES WATER & SAFETY PRODUCTS INC:			3,793.25
HARRY BOEREMA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	544.00
Total HARRY BOEREMA:			544.00
HCF HOMEWOOD LLC	INCENTIVE PAYMENT - HCF HOMEWOOD LLC	EXPENSES	198,196.63
Total HCF HOMEWOOD LLC:			198,196.63
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	470.00
Total HELSEL JEPPERSON ELECTRICAL:			470.00
HENDERSON PRODUCTS INC	BRINE SYSTEM SERVICE	PUBLIC WORKS	2,707.40
Total HENDERSON PRODUCTS INC:			2,707.40
HENRY RENKEN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	83.94
Total HENRY RENKEN:			83.94

Name	Description	DEPARTMENT	Net Invoice Amount
HILLS SIGNS	HOMEWOOD FIRE DEPT STICKERS	FIRE DEPARTMENT	93.00
Total HILLS SIGNS:			93.00
HOMEWOOD-FLOSSMOOR CH	CHRONICLE AD	MANAGER'S OFFICE	420.00
Total HOMEWOOD-FLOSSMOOR CHRONICLE:			420.00
HR GREEN INC	DOWNTOWN CROSSWALK PROJECT	PUBLIC WORKS	2,030.00
Total HR GREEN INC:			2,030.00
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	259.47
Total INTERSTATE BATTERY:			259.47
IPBC	FEBRUARY INUSRANCE PREMIUM	MANAGER'S OFFICE	5,598.72
IPBC	FEBRUARY INUSRANCE PREMIUM	MANAGER'S OFFICE	2,773.59
IPBC	FEBRUARY INUSRANCE PREMIUM	MANAGER'S OFFICE	6.02
IPBC	FEBRUARY INUSRANCE PREMIUM	MANAGER'S OFFICE	1,993.52
IPBC	FEBRUARY INUSRANCE PREMIUM	MANAGER'S OFFICE	2,310.72
IPBC	FEBRUARY INUSRANCE PREMIUM	MANAGER'S OFFICE	1,542.63
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	1,313.87
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	6,926.36
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	2,823.48
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	5,579.40
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	969.55
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	1,451.02
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	3,710.36
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	8,685.98
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	4,692.93
IPBC	FEBRUARY INUSRANCE PREMIUM	FIRE DEPARTMENT	43,749.61
IPBC	FEBRUARY INUSRANCE PREMIUM	FIRE DEPARTMENT	6,135.11
IPBC	FEBRUARY INUSRANCE PREMIUM	FIRE DEPARTMENT	3,271.45
IPBC	FEBRUARY INUSRANCE PREMIUM	POLICE DEPARTMENT	77,383.43
IPBC	FEBRUARY INUSRANCE PREMIUM	POLICE DEPARTMENT	7,667.58
IPBC	FEBRUARY INUSRANCE PREMIUM	POLICE DEPARTMENT	4,029.57
IPBC	FEBRUARY INUSRANCE PREMIUM	POLICE DEPARTMENT	5,795.27
IPBC	FEBRUARY INUSRANCE PREMIUM	MANAGER'S OFFICE	64,563.79
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	2,185.64
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	6,672.57
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	5,338.57
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	4,510.67
IPBC	FEBRUARY INUSRANCE PREMIUM	PUBLIC WORKS	7,440.17
IPBC	FEBRUARY INUSRANCE PREMIUM	MANAGER'S OFFICE	232.50
Total IPBC:			289,354.08
IRMA	DECEMBER 2025 DEDUCTIBLE	POLICE DEPARTMENT	50.00-
IRMA	DECEMBER 2025 DEDUCTIBLE	FIRE DEPARTMENT	3,073.04
IRMA	DECEMBER 2025 DEDUCTIBLE	MANAGER'S OFFICE	7,787.11
Total IRMA:			10,810.15
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	519.76
JONES PARTS & SERVICE INC	ACCIDENT REPAIR PW	PUBLIC WORKS	1,900.57

Name	Description	DEPARTMENT	Net Invoice Amount
Total JONES PARTS & SERVICE INC:			2,420.33
JULIE INC	J.U.L.I.E/ANNUAL FEE - PW	PUBLIC WORKS	3,417.26
Total JULIE INC:			3,417.26
JUSTIN BLACKBURN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	731.86
Total JUSTIN BLACKBURN:			731.86
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	78.21
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	516.02
Total KANKAKEE TRUCK EQUIPMENT:			594.23
KEIR DUBOIS	BUSINESS DIRECTORY DESIGN	MANAGER'S OFFICE	975.00
Total KEIR DUBOIS:			975.00
KELLY STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	248.93
Total KELLY STRAYER:			248.93
KENNETH NORBUT	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	174.88
Total KENNETH NORBUT:			174.88
KENNETH REUSNOW	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,632.00
Total KENNETH REUSNOW:			1,632.00
KLZ INVESTMENT LLC	REIMBURSE INCENTIVES BEYOND THE BOOK, 18063 DIX	MANAGER'S OFFICE	23,007.00
Total KLZ INVESTMENT LLC:			23,007.00
LANER MUCHIN LTD	ARBITRATION APPEAL/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 REPAIR SUPPLIES	PUBLIC WORKS	100.66
Total LEEPS SUPPLY CO INC:			100.66
LINDEN GROUP ARCHITECTS P	ARCHITECT SERVICES FOR AUDITORIUM	PUBLIC WORKS	29,000.00
Total LINDEN GROUP ARCHITECTS PC:			29,000.00
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	114.53
Total LOTT #1 INC:			114.53
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00

Name	Description	DEPARTMENT	Net Invoice Amount
MARIAN KIEPURA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	388.54
Total MARIAN KIEPURA:			388.54
MARTIN GONZALEZ VARGAS	RADIOS	FIRE DEPARTMENT	593.75
Total MARTIN GONZALEZ VARGAS:			593.75
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	1,789.29
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	EXPENSES	198.81
Total MEADE ELECTRIC CO INC:			1,988.10
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	39.47
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	30.67
MENARDS INC	FIRE DEPT BATHROOM	PUBLIC WORKS	53.89
MENARDS INC	FIRE DEPT BATHROOM	PUBLIC WORKS	14.36
MENARDS INC	SHOP SUPPLIES VM	PUBLIC WORKS	10.68
MENARDS INC	FIRE DEPT BATHROOM	PUBLIC WORKS	11.25
MENARDS INC	FIRE DEPT BATHROOM	PUBLIC WORKS	203.55
MENARDS INC	FIRE DEPT BATHROOM	PUBLIC WORKS	14.83
MENARDS INC	FIRE DEPT BATHROOM	PUBLIC WORKS	24.82
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	77.43
MENARDS INC	PUMP HEATING SUPPLIES	PUBLIC WORKS	170.59
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	82.98
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	67.03
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	48.29
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	224.94
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	48.94
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	10.27
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	42.51
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	53.92
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	15.81
Total MENARDS INC:			1,246.23
MIDWEST ENGINEERING CONS	AUDITORIUM	PUBLIC WORKS	2,500.00
Total MIDWEST ENGINEERING CONSULTANTS:			2,500.00
MILNE SUPPLY CO	PLUMBING REPAIRS	PUBLIC WORKS	232.96
Total MILNE SUPPLY CO:			232.96
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	33.49
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	136.57
MONARCH AUTO SUPPLY INC	ADMIN REPAIR PARTS	PUBLIC WORKS	84.99
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	172.14
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	29.10
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	199.74
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	11.26
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	22.18
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	217.97
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	15.89
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	1,160.28
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	16.16
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	69.42

Name	Description	DEPARTMENT	Net Invoice Amount
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	55.52
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	25.74
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	144.47
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	22.58
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES VM	PUBLIC WORKS	128.46
Total MONARCH AUTO SUPPLY INC:			2,545.96
MORTON SALT INC	SALT	PUBLIC WORKS	1,488.90
MORTON SALT INC	SALT	PUBLIC WORKS	9,918.08
MORTON SALT INC	SALT	PUBLIC WORKS	13,464.44
Total MORTON SALT INC:			24,871.42
MOTOROLA SOLUTIONS INC	CHARGER VEHICLE HARDWARE	FIRE DEPARTMENT	416.65
MOTOROLA SOLUTIONS INC	CHARGER VEHICLE HARDWARE	FIRE DEPARTMENT	416.65
Total MOTOROLA SOLUTIONS INC:			833.30
MULTISYSTEM MANAGEMENT	JANITORIAL SERVICES VILLAGE WIDE	PUBLIC WORKS	3,466.65
Total MULTISYSTEM MANAGEMENT COMPANY:			3,466.65
NAPOLEON HANEY	REIMBURSEMENT FOR CERT CLASS REFRESHMENTS	MANAGER'S OFFICE	136.98
Total NAPOLEON HANEY:			136.98
NATHAN BRUNI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	303.93
NATHAN BRUNI	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	163.00
Total NATHAN BRUNI:			466.93
NICOR	UTILITIES	PUBLIC WORKS	8,246.57
NICOR	UTILITIES	PUBLIC WORKS	864.95
NICOR	UTILITIES	PUBLIC WORKS	131.89
NICOR	UTILITIES	PUBLIC WORKS	807.60
Total NICOR:			10,051.01
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	97.74
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	210.35
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	144.41
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	209.41
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	91.22
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	12.71
Total O'HERRON CO:			765.84
OSCAR ZENDEJAS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	30.00
Total OSCAR ZENDEJAS:			30.00
OTTOSEN DINOLFO HASENBAL	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	700.00
Total OTTOSEN DINOLFO HASENBALG & CASTALDO LTD:			700.00
PERFORMANCE DETAILING	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	120.00

Name	Description	DEPARTMENT	Net Invoice Amount
PERFORMANCE DETAILING	ADMIN REPAIR PARTS	PUBLIC WORKS	120.00
PERFORMANCE DETAILING	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	270.00
Total PERFORMANCE DETAILING:			510.00
RAYMOND MCCALLUM	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	721.27
Total RAYMOND MCCALLUM:			721.27
RAYS WELDING CO INC	WELD CENTRAL WATER TANK	PUBLIC WORKS	6,600.00
Total RAYS WELDING CO INC:			6,600.00
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	PUBLIC WORKS	73.00
Total RELIANCE SAFETY LANE & SERVICE:			73.00
ROEDA INC	ACCIDENT REPAIR POLICE	PUBLIC WORKS	1,395.00
ROEDA INC	PD SQUAD DECALS	POLICE DEPARTMENT	125.01
Total ROEDA INC:			1,520.01
RUSSO POWER EQUIPMENT	OPERATING SUPPLIES	PUBLIC WORKS	173.96
Total RUSSO POWER EQUIPMENT:			173.96
SECRETARY OF STATE	CONFIDENTIAL PLATE RENEWAL	PUBLIC WORKS	151.00
Total SECRETARY OF STATE:			151.00
SHERWIN INDUSTRIES INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	420.32
Total SHERWIN INDUSTRIES INC:			420.32
SNAP-ON INDUSTRIAL	VEHICLE MAINTENANCE TOOL	PUBLIC WORKS	678.26
Total SNAP-ON INDUSTRIAL:			678.26
SO SUB MAYORS & MANAGERS	2026 MEMBERSHIP DUES	MANAGER'S OFFICE	15,782.00
SO SUB MAYORS & MANAGERS	DINNER MEETINGS 2026	MANAGER'S OFFICE	240.00
Total SO SUB MAYORS & MANAGERS ASSOC:			16,022.00
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	221.00
Total SOUTH SUBURBAN PADS:			221.00
STANDARD EQUIPMENT CO	WATER DEPT REPAIR PARTS	PUBLIC WORKS	79.40
STANDARD EQUIPMENT CO	WATER DEPT REPAIR PARTS	PUBLIC WORKS	1,295.83
STANDARD EQUIPMENT CO	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,295.82
STANDARD EQUIPMENT CO	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,987.35
STANDARD EQUIPMENT CO	WATER DEPT REPAIR PARTS	PUBLIC WORKS	1,987.35
Total STANDARD EQUIPMENT CO:			6,645.75
SYLVIA ALEXANDER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	21.47

Name	Description	DEPARTMENT	Net Invoice Amount
Total SYLVIA ALEXANDER:			21.47
TELCOM INNOVATIONS GROUP	SOFTWARE ASSURANCE RENEWAL FOR MITEL	MANAGER'S OFFICE	3,396.13
Total TELCOM INNOVATIONS GROUP LLC:			3,396.13
TERENCE ACQUAH	REIMBURSEMENT FOR PIZZA	MANAGER'S OFFICE	136.01
Total TERENCE ACQUAH:			136.01
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	135.80
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	136.89
Total TERMINIX PROCESSING CNTR:			272.69
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	234.50
Total THE EAGLE UNIFORM CO INC:			234.50
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	110.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	300.00
Total THOMPSON ELEVATOR INSPECTION:			410.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	86,701.87
Total THORN CREEK BASIN SAN DISTRICT:			86,701.87
TIMOTHY HANNIG	80% MEDICARE SUPPLEMENT REIMBUSREMENT	MANAGER'S OFFICE	604.20
Total TIMOTHY HANNIG:			604.20
TIMOTHY ROSENBERG	REIMBURSEMENT FOR EQUIPMENT	POLICE DEPARTMENT	198.81
Total TIMOTHY ROSENBERG:			198.81
T-MOBILE	PHONES AND IPADS	MANAGER'S OFFICE	1,503.47
Total T-MOBILE:			1,503.47
TRIBUNE PUBLISHING CO LLC	LEGAL NOTICES	MANAGER'S OFFICE	440.25
Total TRIBUNE PUBLISHING CO LLC:			440.25
TRL TIRE SERVICE	POLICE DEPT TIRES	PUBLIC WORKS	512.50
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	959.12
Total TRL TIRE SERVICE:			1,471.62
URBAN COMMUNICATIONS INC	URBANCOM JANUARY TO MARCH 2026	MANAGER'S OFFICE	7,160.00
Total URBAN COMMUNICATIONS INC:			7,160.00
URBAN LAND INSTITUTE	PUBLICATION OF RFP FOR TOD	EXPENSES	1,000.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total URBAN LAND INSTITUTE:			1,000.00
USA BLUEBOOK	LOCATE SUPPLIES	PUBLIC WORKS	848.84
Total USA BLUEBOOK:			848.84
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	10.09
WAREHOUSE DIRECT OFFICE	BANKERS BOXES	FIRE DEPARTMENT	148.73
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	171.97
Total WAREHOUSE DIRECT OFFICE PDTS:			330.79
WEST SIDE TRACTOR SALES	WATER DEPT REPAIR PARTS	PUBLIC WORKS	87.28
WEST SIDE TRACTOR SALES	WATER DEPT REPAIR PARTS	PUBLIC WORKS	478.14
Total WEST SIDE TRACTOR SALES:			565.42
WEX BANK	FLEET FUEL CARD	PUBLIC WORKS	391.39
Total WEX BANK:			391.39
WINKLER TREE AND LAWN CA	STORM DOWNED TREES	PUBLIC WORKS	2,698.00
WINKLER TREE AND LAWN CA	CYCLIC TREE TRIMS	PUBLIC WORKS	6,300.00
Total WINKLER TREE AND LAWN CARE:			8,998.00
Grand Totals:			1,625,298.72

Dated: _____

Village Clerk: _____

Prairie Lakes Stormwater Detention Basin: What the Testing Revealed and How the Village Is Moving Forward

Over the past two years, Prairie Lakes Stormwater Detention Basin has been the subject of heightened attention, public concern, and media speculation. Questions about water discoloration, sediment, and alleged “toxicity,” particularly in the Northwest Pond, prompted the Village of Homewood to take a careful, science-based approach to understanding what was happening beneath the surface.

This investigation began after Village staff observed a small sheen of oil that appeared at times on the northwest portion of Prairie Lakes. The Village immediately coordinated with Homewood Disposal to better understand the source and take proactive steps. As part of that effort, Homewood Disposal adjusted the cleanout schedule of its oil/water separator within the outflow system and evaluated truck parking locations to reduce the potential for runoff impacts.

These operational changes proved effective. Subsequent testing across multiple seasons, weather conditions, and locations throughout Prairie Lakes confirmed what regulators had already concluded: Prairie Lakes is not toxic, is functioning as designed, and does not pose a public health risk. No oil was detected in the pond during the most recent testing. The Village will continue monitoring conditions and working closely with Homewood Disposal to address any future concerns.

What follows is a clear explanation of what was tested, what was found, and the steps the Village will take moving forward.

Testing Overview: What We Examined

To fully understand the health of Prairie Lakes, the Village hired Fehr Graham Engineering & Environmental of Aurora, IL to conduct one of the most comprehensive stormwater pond investigations the Village has ever established. Fehr Graham brings more than 50 years of experience partnering with municipalities, government agencies, and private entities to deliver data-driven solutions and long-term management strategies for watershed and stormwater systems. With a team of more than 250 professionals, Fehr Graham is uniquely equipped to address every aspect of this project. Watershed and stormwater management is a core area of their expertise, making them well suited to support the Village’s needs.

Testing was intentionally completed during different seasons and under varying weather conditions so the results would reflect how the pond functions throughout the year, not just on a single day. Water samples were collected from several key locations, including the

main pond, the surrounding wetland biofilter areas, the pond's outlet structure, and the northwest outflow area connected to Homewood Disposal. This approach allowed the consultants to track how water enters the system, moves through natural filtration areas, and ultimately leaves the pond.

The testing first focused on basic indicators of overall water health. This included measuring oxygen levels, which are important for fish and aquatic life, as well as pH, temperature, and conductivity. These measurements showed that Prairie Lakes behaves like a typical stormwater detention basin, with normal seasonal changes and no unusual or concerning conditions.

Fehr Graham also analyzed nutrients and bacteria commonly found in stormwater systems. This included phosphorus and nitrogen, which can contribute to algae growth, and fecal coliform bacteria, which often increase after rain events. At times, especially following heavy rainfall or during hot summer weather, these levels were elevated. This is common in urban stormwater ponds and occurs when rain washes nutrients and animal waste into the system. Importantly, the testing showed that these levels generally decreased as water passed through the wetland biofilters before leaving the pond, demonstrating that the system is functioning as designed.

Metals were another important part of the analysis. Samples were tested for iron, low levels of mercury, lead, and arsenic. Elevated iron levels were found near the northwest outflow and in wetland areas, a key finding that helped explain the orange staining and sheen that originally raised public concern. This iron is naturally occurring and common in wetland environments.

Finally, the water was tested for a broad range of urban contaminants, including petroleum-related compounds, combustion byproducts from sources such as burned wood or fuel, and industrial chemicals like PCBs and volatile organic compounds. No petroleum contamination or industrial dumping was identified. These substances were either not detected at all or were found only at very low levels consistent with background conditions commonly found in developed urban areas.

Why the Water Looks Orange and has a "Sheen" in Some Areas

One of the most important conclusions from the testing was an explanation for the orange discoloration and sheen that can be seen near the northwest area of Prairie Lakes. While this appearance understandably raised concern, the investigation confirmed that it is not caused by oil, chemicals, or industrial pollution.

Instead, the discoloration is the result of naturally occurring iron in the soil. Iron is commonly found underground in this region and dissolves into groundwater. When that groundwater is pumped to the surface and comes into contact with air, the iron reacts and forms a visible orange residue. Harmless iron-oxidizing bacteria create the orange staining and thin sheen that can sometimes be seen on the water. This is a well-documented and common process in wetlands and stormwater systems across Illinois and the Midwest. Although it can look unusual or concerning, it is not toxic, does not pose a risk to public health, and does not indicate contamination.

What Sediment Testing Revealed

In addition to testing the water, Fehr Graham also examined the sediment (the material that settles at the bottom of the pond) and surrounding wetlands. Sediment testing is important because it helps determine whether pollutants are building up over time and whether they could eventually affect water quality.

The testing found that small amounts of certain compounds linked to historic land use and combustion were present in limited sediment areas. These same compounds were found in multiple locations around the pond, not just near a single outflow. This pattern is significant because it indicates the material is likely tied to the site's past use as a racetrack and to long-standing urban development in the surrounding area, rather than to any current pollution source.

Most importantly, these sediment findings are not impacting the pond's water quality. Based on the testing results, Fehr Graham concluded that dredging or sediment removal is not necessary at this time, as disturbing the sediment could do more harm than good and would not meaningfully improve water conditions.

Is Sediment Building Up in the Pond?

To better understand how sediment behaves over time, Fehr Graham also mapped the pond bottom to measure how much material has accumulated. This pond-bottom mapping showed encouraging results.

Most of the pond contains very little sediment buildup, and the areas with slightly higher accumulation are limited and expected in a system like Prairie Lakes. The wetland plants surrounding the pond are doing their job by trapping sediment before it reaches the main

body of water. Overall, the detention basin is stable and functioning exactly as it was designed to.

Is Prairie Lakes Toxic?

Based on all testing, analysis, and regulatory review, the answer is clear: **No**. Prairie Lakes does not meet any definition of a toxic waterbody. Water quality meets Illinois standards for its intended use, and there is no evidence of harmful exposure to people, pets, fish, or wildlife. This conclusion aligns with findings from both the Illinois Environmental Protection Agency and Fehr Graham's final environmental investigation.

What Fehr Graham Recommended and Why

Rather than recommending major construction, cleanup, or disruption of the pond, Fehr Graham proposed practical, targeted steps focused on education, monitoring, and long-term care.

Recommendation 1: Educational Signage

Because iron staining is visible and often misunderstood, one recommendation is to install educational signage explaining why the water may appear orange in certain areas and reassuring visitors that the condition is natural and harmless. Clear information can help prevent misinformation and unnecessary concern.

Recommendation 2: Continued Monitoring

Fehr Graham also recommended continued water quality monitoring at the pond's outlet structure, where water exits the system. This allows the Village to track conditions over time, confirm that the system continues to function properly, and verify that a one-time, low-level mercury detection observed after a storm does not represent an ongoing issue.

Recommendation 3: Algae Management

Algae growth was also addressed. Algae is common during hot weather and low-flow conditions in stormwater ponds. If algae becomes excessive, Fehr Graham recommends using non-toxic treatments applied carefully by qualified professionals to avoid harming fish or affecting oxygen levels in the water.

Recommendation 4: No Dredging at This Time

Importantly, Fehr Graham does not recommend dredging at this time. While some historic compounds were found in sediment, removing material could disturb naturally occurring conditions without providing a clear environmental benefit. Continued monitoring is the preferred and more responsible approach.

Recommendation 5: Fishing Awareness

To ensure the safety of all patrons, Fehr Graham also suggested maintaining awareness around fishing and mercury levels. If future testing shows consistent trends, the Village could consider guidance for certain fish species. At this time, fishing is allowed, but only “catch and release” is allowed.

Recommendation 6: Pre-treatment

The Village of Homewood is exploring options for treating the sump pump well discharge of Homewood Disposal to remove organic and inorganic materials which can cause discoloration in the Prairie Lakes system and to ensure that all discharged water continues to be compliant with all the appropriate IEPA surface water regulations.

Moving Forward with Confidence

The Prairie Lakes investigation confirms that the pond is healthy for its intended purpose, the stormwater system is functioning as designed, and claims of toxicity are not supported by scientific evidence.

The Village of Homewood will continue working closely with the Illinois Environmental Protection Agency, the Izaak Walton Preserve, and environmental professionals to ensure Prairie Lakes remains a safe, well-managed, and valued community asset for years to come.



ANNUAL REPORT | 2025 APPEARANCE COMMISSION

PURPOSE

The Appearance Commission considers all applications for new development (buildings, site improvements, remodels and additions) in multi-family, commercial and industrial districts, planned public improvements with proposed architectural features or landscaping, and signs requiring variation from the Village Sign Code. The Appearance Commission assists in the formation, review and amendment of the Appearance Plan, signage requirements and other codes to establish guidelines intended to protect and stabilize the general appearance of multi-family, commercial and industrial districts and public improvements and maintain established standards of property values throughout the village.

MEMBERSHIP: 7 Member Commission

The Appearance Commission had two members reappointed in 2025 (Brian Quirke, James Scheffke), and had one new member appointed (Melissa Gonser).

Member	Position	Appointment	Term Expiration
Jack Hrymak	Chair	07/23/2024	07/23/2028
Brian Quirke	Member	09/30/2025*	09/30/2028*
Kalinda Preston	Member	07/23/2024	07/23/2028
James Scheffke	Member	09/30/2025	09/30/2028*
Dan Kluck	Member	02/07/2023	02/07/2026
Christine Banks	Member	12/19/2023	12/19/2027
Melissa Gonser	Member	03/11/2025	03/11/2028**

*reappointed 9/30/2025

**appointed 03/11/2025

SCHEDULE OF MEETINGS

The Appearance Commission holds a regularly scheduled meeting on the first Thursday of every month at 6:00 pm in the Village Board Room. The Appearance Commission met nine times in 2025. Three of these meetings were rescheduled due to holidays or project timing.

Meetings Held	Meetings Cancelled
January 16, 2025	April 3, 2025
February 6, 2025	June 5, 2025
March 6, 2025	September 4, 2025
May 1, 2025	
July 17, 2025	
August 7, 2025	
October 16, 2025	
November 6, 2025	
December 4, 2025	



ACCOMPLISHMENTS

In 2024, the Appearance Commission made determinations on the following cases:

a. Case 25-01: Village Sign Code Update

Approved code text on May 1, 2025.

This project was the majority of the business reviewed by the Appearance Commission in 2025. The Commission participated in three workshops (January 16, February 6, and March 6) and a public hearing during the review and approval of this project. The sign code was approved by the Planning and Zoning Commission on May 22, 2025. The sign code was formally adopted by the Village Board on August 26, 2025.

b. Case 25-24: Appearance Review, Exterior Improvements at Dunkin' Donuts at 2353 W 183rd Street

Conditionally approved appearance review on July 17, 2025.

The applicant submitted plans for corporate rebranding on the Dunkin' Donuts location at 2353 W 183rd Street. The appearance review included exterior elevations and signage for the project. The Appearance Commission approved exterior changes but requested the removal of two signs due to concerns about the amount of signage and signage visibility.

c. Case 25-25: Appearance Review, Exterior Improvements at Dunkin' Donuts at 17579 Halsted Street

Conditionally approved appearance review on July 17, 2025.

The applicant submitted plans for corporate rebranding on the Dunkin' Donuts location at 17579 Halsted Street. The appearance review included exterior elevations and signage for the project. The Appearance Commission approved exterior changes but requested the removal of two signs due to concerns about the amount of signage and signage visibility.

d. Case 25-27: Appearance Review, Exterior Overhaul at Target at 17605 Halsted Street

Continued appearance review case on July 17, 2025. Approved appearance review on August 7, 2025.

The applicant submitted plans for an overhaul of the exterior of the Target building at 17605 Halsted Street, including new paint colors, exterior cladding and signage. The improvements were similar to those brought forward to the Appearance Commission and approved in 2022.

This project is currently in building permit review.



- e. **Case 25-31: Appearance Review, Tequila Raizes Restaurant at 18136 Dixie Highway**
Conditionally approved appearance review on August 7, 2025.

The applicant submitted plans for the construction of a 6,000 s.f. restaurant, to be constructed at the site of the former Savoia's Restaurant. The Commission approved with conditions, including changes to parking island placement, landscaping, green panel placement on exterior walls, and lighting.

This project is currently in building permit review.

- f. **Case 25-40: Appearance Review, Overhaul of Park West Plaza at 3003-3029 W 183rd Street**
Approved appearance review on October 16, 2025.

The applicant submitted plans for a full overhaul of the existing building, including roof redesign, reconstruction of the front façade, and new landscaping. These improvements have been largely completed, and remaining work will be completed in spring 2026.

- g. **Case 25-47: Appearance Review and Comprehensive Sign Plan, Signage for Park West Plaza at 3003-3029 W 183rd Street**
Approved appearance review on November 6, 2025.

The applicant submitted plans for reconstruction of the existing pylon sign at Park West Plaza, in addition to a comprehensive sign plan setting design standards for future wall signage design on the building. These improvements were completed in November 2025.

- h. **Case 25-48: Appearance Review, Jiao 66 Restaurant at 2018 Ridge Road**
Approved appearance review on November 6, 2025.

The applicant submitted plans for the renovation of the front façade of the building. These improvements were largely completed in January 2026, and signage from this review was also approved in January 2026.

- i. **Case 25-50: Appearance Review, Raising Cane's Restaurant at 17601 Halsted Street**
Approved appearance review on December 4, 2025.

The applicant submitted plans for the renovation of the former Freddy's Restaurant. These plans included the overhaul of the existing drive-through facility on the site, as well as the exterior cladding and façade treatments of the building. The applicant plans to submit a comprehensive sign plan and receive appearance review for signage in February 2026.

VILLAGE OF HOMEWOOD

Item 10. A.



The Appearance Commission reviewed a total of 9 cases in 2025. One of these projects was a large-scale code overhaul, and several others were major renovations or construction projects planned in Homewood.



**Village of Homewood
Fire and Police Commission
2025 Annual Report**

**2020 Chestnut Road
Homewood, IL 60430**

1. **PURPOSE:**

The Board of Fire and Police Commissioners makes and oversees the administration of rules and regulations for the appointment, promotion, and removal of sworn fire and police personnel. When applicable, it also conducts hearings and makes rulings regarding suspension and dismissal of sworn fire and police personnel.

2. **MEMBERSHIP:**

	<u>Original Appointment</u>	<u>Term Expiration</u>
Chairperson , Patrick O'Meara	4/24/2018	5/14/2027
Secretary , Paul Jordan	10/3/2022	9/30/2028
Member , Peter Womack	8/14/2023	8/8/2026

3. **SCHEDULE OF MEETINGS:**

During the year 2025, the Board of Fire and Police Commissioners held seven (7) meetings on the following dates:

January 8, 2025
January 17, 2025
February 13, 2025
March 10, 2025
March 14, 2025
March 25, 2025
November 18, 2025

4. **ACCOMPLISHMENTS:**

Hiring Firefighter/Paramedic: There were was four (4) new hire to the firefighter/paramedic position in 2025:

- 3/10/2025 – Shamar Shelton*
- 3/10/2025 – Billy Galgan
- 3/10/2025 – Ryan Hope*
- 3/14/2025 – Brandon Taylor

*Shamar Shelton resigned from the Fire department on 11/18/2025
Ryan hope is currently in Paramedic School.*

Hiring Police Officers: There were Seven (7) new hires for the position of Patrol Officer in 2025:

- 1/17/2025- Alex Farkas
- 3/14/2025 – Giovanni Lopez*
- 3/14/2025 – Lucas Huerta
- 3/14/2025 – Hailey Gibbs
- 4/21/2025- Adam Grant

Giovanni Lopez resigned from the department on 11/21/2025

Fire Lieutenant Promotion: There no promotions to the Lieutenant position in 2025.

Police Sergeant Promotion: There was one (1) promotion to the position of Sergeant in 2025:

- 5/5/2024 – Michael Chmielewski

Firefighter Captain Promotions: There were no promotions to the position of Captain in 2025.

Firefighter/Paramedic Test (career): There were was one (1) entry level firefighter/paramedic test career tests performed in 2025. The test resulted 29 candidates on the entry level firefighter/paramedic eligibility list.

Police Officer Test: There was no entry level police officer test performed in 2025.

Police Sergeant Promotion Test: There were no Police Sergeant Promotion tests performed in 2025.

Fire Lieutenant Promotion Test: There were was one (1) Fire Lieutenant Promotion tests performed in 2025. Four (4) firefighter/paramedics tested for the promotion.

Disciplinary Cases: No disciplinary cases were presented to the Board of Fire & Police Commissioners in 2025.

Respectfully Submitted,

Terence Acquah, Assistant Village Manager, Staff Liaison

VILLAGE OF HOMEWOOD FIREFIGHTERS PENSION BOARD
2025 ANNUAL REPORT

STATEMENT OF PURPOSE:

The purpose of the Board is to control and manage the Homewood Firefighters' Pension Fund. All money donated, paid, assessed, or provided by law for the relief and pensioning of disabled, superannuated, and retired firemen, their spouses, minor children, and dependent parents and/or children is placed into this fund.

The Board also: enforces contributions, hears and determines applications and payments, makes rules, pays expenses, invests funds, and keeps records of all meetings, proceedings, and activities.

BOARD MEMBERSHIP:

		Original Term <u>Began:</u>	Current Term <u>Expires:</u>	2025 Meetings <u>Attended:</u>
Chris Cummings	Mayoral Appointee	April 2005	January 2028	4 of 5
Gregory Knoll	Retiree Elected Trustee	April 1974	April 2027	5 of 5
Ryan Tracy	Active Elected Trustee	April 2017	April 2028	5 of 5
Shawn Santos	Active Elected Trustee	April 2023	April 2026	4 of 5
James Anderson	Mayoral Appointee	October 2023	August 2026	4 of 5

MEETING DATES:

The Board held four regular meetings during 2025:

Scheduled meeting	Wednesday, January 22, 2025
Scheduled meeting	Wednesday, April 23, 2025
Special meeting	Tuesday, June 17, 2025
Scheduled meeting	Wednesday, July 23, 2025
Scheduled meeting	Wednesday, October 29, 2025

*Special meeting was for the board to take action on the application for retirement from Kevin Welsh

SIGNIFICANT ACTIONS TAKEN:

- Trustee Tracy was reelected to a three-year term in April 2025. Trustee Cummings was reappointed for a three-year term in April 2025
- Trustee Knoll was reelected to serve as Board President and Trustee Tracy was reelected to service as Board Secretary
- As part of the Village's Annual Audit process, The Firefighters Pension Fund was audited for the period May 1, 2024 thru April 30, 2025. A copy of that report was sent to the Finance Director when it was received.

FINANCIAL CHANGES:

Attached please find the April 2025 End of Fiscal Year Statement of Plan Assets and Statement of Changes in Plan Assets from the Fund's accounting firm, Lauterbach & Amen.

EMPLOYER CHANGES / DECISIONS EFFECTING PENSION BOARD FUNDING:

Again the Village has chosen to levy an amount lower than the amount recommended by this Board. This choice results in reduced employer contributions to the Fund. As employer costs are being deferred to later years, future employer costs will be significantly higher due to lowering current cost. The Pension Board again advised the Village Board of this issue in its' annual tax levy recommendation letter.

VILLAGE OF HOMEWOOD FIREFIGHTERS PENSION BOARD
2025 ANNUAL REPORT

FUND PARTICIPANTS:

Active Members and Fund Entry Date:

Steve DeJong	11/27/2000	Chris Kieta	07/16/2001	Jason Presnak	02/27/2002
John Elashik, Jr.	01/05/2004	Ryan Schneiter	08/02/2004	Ryan Tracy	06/21/2006
Matt Moran	06/21/2006	Bob Grabowski	07/01/2009	Kevin Wake	07/08/2010
Joe Exline	09/22/2014	Kyle Paczesny (T2)	10/09/2017	Dave Vitolka (T2)	11/12/2017
Edgar Serna (T2)	12/06/2019	Shawn Santos (T2)	06/07/2020	Daniel Uhlmann (T2)	01/04/2021
Tyler Swyndroski (T2)	08/02/2021	Martin Garcia (T2)	02/14/2022	Kyle Adams (T2)	08/08/2022
Andrew Sline (T2)	06/03/2024	William Galgan (T2)	04/21/2025	Ryan Hope (T2)	04/21/2025
Shamarr Shelton (T2)	04/21/2025	Brandon Taylor (T2)	05/05/2025		

Retired Members and Retirement Date:

Dan Rossi	07/20/2001	Greg Knoll	09/23/2003	Jody Applegate	03/31/2010
Clint Johnson	05/30/2014	Scott Moran	05/18/2017	Tim Cameron	11/09/2017
William Wright	11/29/2019	Lawrence Lipinski	11/29/2019	Dave Wolken	03/20/2021
Mike Bell	05/05/2022	Thomas Gaskin	11/15/2024	Kevin Welsh	05/20/2025

Disabled Members and Disability Date:

Jim Fox	12/20/1997	Shawn Washington	06/30/2010	Sean Sullivan	10/24/2021
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Deferred/Vested Members and Service Dates:

Surviving Spouses, Dependent Children, or Dependent Parents and Date:

Georgia Casella	02/07/2016
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Member Applications:

Membership – There were four applications for new membership on April 21, 2025, William Galgan, Ryan Hope, Shamarr Shelton and on May 5, 2025, Brandon Taylor

Refunds of Contributions:

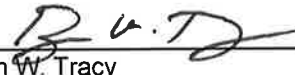
Review Applications for Retirement /Disability Benefits:

Deferred member Kevin Welsh applied for retirement on May 20, 2025.

The Homewood Firefighters' Pension Board would like to thank the Village Board for their ongoing support. Due to this support, the plan is funded above state averages for estimated future liabilities. The Board also thanks the Village Staff for their assistance and allowing active fund Trustees to spend the time necessary to help administer the pension plan.

Reviewed and approved at the January 28, 2026 Homewood Firefighters' Pension Board meeting.


 Gregory J. Knoll
 Board President


 Ryan W. Tracy
 Board Secretary

Homewood Firefighters' Pension Fund
Statement of Net Position - Modified Cash Basis
As of April 30, 2025

Assets

Cash and Cash Equivalents	\$ 44,423.41
Investments at Fair Market Value	
Money Market Mutual Funds	235,743.12
Pooled Investments	<u>20,703,416.05</u>
Total Cash and Investments	20,983,582.58
Prepays	<u>4,783.83</u>
Total Assets	<u>20,988,366.41</u>

Liabilities

Expenses Due/Unpaid	<u>2,000.00</u>
Total Liabilities	<u>2,000.00</u>

Net Position Held in Trust for Pension Benefits	<u>20,986,366.41</u>
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Homewood Firefighters' Pension Fund
Statement of Changes in Net Position - Modified Cash Basis
For the Twelve Months Ended April 30, 2025

Additions

Contributions - Municipal	\$ 753,253.55
Contributions - Members	211,773.65
Total Contributions	<u>965,027.20</u>
Investment Income	
Interest and Dividends Earned	407,252.79
Net Change in Fair Value	<u>1,624,185.59</u>
Total Investment Income	2,031,438.38
Less Investment Expense	<u>(39,560.73)</u>
Net Investment Income	<u>1,991,877.65</u>
Total Additions	<u>2,956,904.85</u>

Deductions

Administration	34,486.36
Pension Benefits and Refunds	
Pension Benefits	1,193,600.85
Refunds	<u>0.00</u>
Total Deductions	<u>1,228,087.21</u>

Change in Position **1,728,817.64**

Net Position Held in Trust for Pension Benefits

Beginning of Year	<u>19,257,548.77</u>
End of Period	<u>20,986,366.41</u>



Homewood Police Pension Fund

17950 Dixie Highway ♦ Homewood, IL 60430 ♦ (708) 206-3420

Greg Knoll
President

Chris Cummings
Vice President

Curt Wiest
Secretary

Henry Renken
Assistant Secretary

Donald Dean
Trustee

2025 ANNUAL REPORT

STATEMENT OF PURPOSE:

This board is created to control and manage the Police Officer's Pension Fund. All money donated, paid, assessed, or provided by law for the relief and pensioning of disabled and retired police officers, their spouses, minor children, and dependant parents and/or children is placed into this fund.

This board also enforces contributions, hears and determines applications and payments, makes rules, pays expenses, invests funds, and keeps records of all meetings, proceedings, and activities.

BOARD MEMBERSHIP:

Name	Original Term Began	Current Term Expires	2025 Attendance
Dale Gustafson – Retired Elected Trustee	05/2023	04/2025	3 of 3
Gregory Knoll – Mayoral Appointee	04/1998	02/2027	6 of 6
Christopher Cummings – Mayoral Appointee	02/2022	02/2026	6 of 6
Curt Wiest – Retired Elected Trustee	05/2025	05/2027	6 of 6
Henry Renken – Active Elected Trustee	05/2023	05/2027	6 of 6
Donald Dean – Active Elected Trustee	10/2025	05/2026	1 of 1

REGULAR MEETING DATES:

During 2025 the Police Pension Board conducted 4 regular meetings:

Wednesday, January 22nd
Wednesday, July 23rd

Wednesday, April 23rd
Thursday, October 29th

SPECIAL MEETING DATES:

January 22, 2025
July 23, 2025

SIGNIFICANT ACTIONS TAKEN:

In April, a regular election was held for an Active and Retired Representative. Trustee Renken was reelected to serve in one of the two Active Trustee positions. Dale Gustafson resigned as the Retired Trustee and Trustee Wiest was elected to serve in the Retired Trustee position. Greg Knoll was re-appointed by the Mayor of Homewood as the Mayoral Trustee. A special election was held for an unexpired Active Trustee and Mike Kozlowski was elected.

In July, Mike Kozlowski resigned from the Homewood Police Pension Fund Board of Trustees and a special election was held for an unexpired Active Trustee. In October, Donald Dean was elected to service in the unexpired Active Trustee position.

In July, the election of Board Officers resulted in Greg Knoll as President, Chris Cummings as Vice-President, Curt Wiest as Secretary and Henry Renken as Assistant Secretary.

All Trustees completed or are scheduled to complete their required Trustee Continuing Education

requirements. Trustee Cummings was appointed as the FOIA Officer

FINANCIAL CHANGES:

Attached please find the April 2025 Statement of Plan Assets and Statement of Changes in Plan Assets from the Fund's accounting firm, Lauterbach and Amen.

EMPLOYER CHANGES / DECISIONS EFFECTING PENSION BOARD INVESTMENT PERFORMANCE:

Again the Village has chosen to levy an amount lower than the amount recommended by this Board. This choice results in reduced employer contributions to the Fund. As employer costs are being deferred to later years, employer costs in future years will see a significant increase.

The Pension Board again advised the Village Board of this issue in its' annual tax levy recommendation letter.

PUBLIC ACT 101-0610

On December 18, 2019, Governor Pritzker signed into law this Public Act. The Act took effect on January 1, 2020 and:

- forms the Police Officer's Investment Fund (IPOPIF) which will consolidate all 350 active Article 3 pension fund investments into one fund over the next 30 months. Separate account balances and funding percentages will be kept for each downstate fund.
- reduces training hour requirements for newly appointed and current Pension Board Trustees.
- changes Tier II employee benefits to provide a survivor benefit prior to retirement.
- changes maximum Tier II salaries used to calculate benefits to comply with federal government Safe Harbor provisions.
- will retain an actuary and establish the employer contribution, similar to the IMRF process of determining the annual employer contribution.

All local Article 3 Boards will maintain an operating fund to pay benefits and expenses of the fund. Local Board will continue to consider applications for membership, disability, retirement, and survivor benefits and other related matters.

FUND PARTICIPANTS

ACTIVE MEMBERS AND FUND ENTRY DATES

Luis Acosta (T2)	08/26/2024	Michael Kozlowski (T2)	09/04/2012
Hernan Banuelos (T2)	08/23/2021	Dennis Leaks (T2)	11/30/2013
Brian Beauchamp	06/05/2006	Denise McGrath	05/01/1995
Seth Bell (T2)	08/26/2024	Daniel Morrison (T2)	10/14/2024
Ryan Bischoff (T2)	05/02/2022	David Nelson	07/10/2023
Justin Blackburn (T2)	05/13/2019	Peyton Nigro (T2)	08/28/2023
Steven Brandenburger	11/29/2010	Samantha Nissen (T2)	05/02/2022
Nathan Bruni	04/07/2008	Kenneth Norbut	12/16/2024
Eric Bujak (T2)	01/10/2017	Erin Oldenburg (T2)	08/19/2024
Anthony Burton (T2)	08/26/2024	Samuel Perez (T2)	12/21/2020
Michael Chmielewski (T2)	01/04/2016	Kevin Radtke (T2)	10/05/2015
Donald Dean	09/25/2023	John Rasmus (T2)	02/22/2016
Sergio Diaz de Sandy (T2)	02/06/2023	Ryan Rasmus (T2)	12/21/2020
Alex Farkas (T2)	03/03/2025	Henry Renken (T2)	04/24/2017
Laura Fritz	05/09/2023	William Rolle	07/10/2006
Lawrence Garrett (T2)	08/07/2017	Timothy Rosenberg (T2)	01/08/2018

Andy Gasbarro (T2)	01/06/2020	Deanna Schoonveld (T2)	07/07/2014
Hailey Gibbs (T2)	05/05/2025	James Strayer	03/03/2008
Adam Grant	04/21/2025	Kelly Strayer	08/27/2007
Lucas Huerta (T2)	05/05/2025	Kenneth Strunk	01/23/2023
Thomas Johnson	11/02/2009	Oscar Zendejas (T2)	08/12/2024
Joseph Keblusek	07/02/2003		

RETIRED MEMBERS AND RETIREMENT DATES

William Alcott	02/26/2021	Paul Neitzel	12/06/2022
Michael Bartelsen	06/14/2003	Michael Nickolaou	05/03/2008
Harry Boerema	07/07/2005	David Owens	07/11/2015
Richard Czarnecki	12/31/2020	Paul Poninski	05/18/2012
James Finrock	11/07/2001	Kenneth Reusnow	07/28/2003
James Gannon	11/26/2009	Douglas Roberts	11/21/2008
Dale Gustafson	05/03/2012	Dana Robinson	03/31/2010
Thomas Healy	07/07/2007	Charles Scheiwe	06/11/2003
Bernard Hogancamp	01/02/2011	Robert Schultz	06/01/1988
Michael Hoyer	05/17/2003	Richard Sewell	09/30/2023
Roy Janich	05/01/2019	Patrick Siemsen	08/30/2019
Daniel Johnson	05/03/2008	Craig Sline	01/14/2025
Ernie Larson	05/10/1996	Vincent Starks	08/31/2023
Jack Lenox	12/25/2019	David Tobin	08/09/2017
David Lux	09/18/2020	Paul Werner	09/08/2022
Michael MacDonald	05/02/2011	Curt Wiest	05/15/2024
Robert Misner	11/10/2023		

DISABLED MEMBERS AND DISABILITY DATES

Jason Beck	01/21/2017	Kevin Kaiser	07/07/2009
Anna Carroll	04/25/1985	Kelly Misner	07/01/2023
Darren Easter	12/12/2022	Mark Phalen	07/29/2016
Paul Engels	11/13/2001		

SURVIVING SPOUSES RECEIVING PENSION BENEFITS

Nancy Becker	(Arnold)	03/25/1995	Mary Heyne	(Thomas)	01/11/2018
Mary Brandt	(Jerald)	02/19/2014	Heidi Looney	(Donald)	07/20/2002
Deborah Denman	(James)	08/12/2009	Katherine Muraidda	(Alex Denman)	07/05/2025
Kathleen Fabie	(Harry)	10/13/2023	Barbara Walski	(Daniel)	10/07/2018

FORMER MEMBERS LEAVING CONTRIBUTIONS IN FUND:

Kayvon Karimi, Kyle Rhein, Jay Bush, Bradley Clemmer

FORMER MEMBERS RECEIVING A REFUND OF CONTRIBUTIONS:

MEMBER APPLICATIONS:

Alex Farkas, Hailey Gibbs, Adam Grant, Lucas Huerta, Giovanni Lopez

RESIGNATIONS:

Giovanni Lopez

RETIREMENTS:

Craig Sline

MEMBER DISABILITIES:

Alex Denman

MEMBER/BENEFICIARY DEATHS:

Alex Denman July 4, 2025
Geraldine Jessup August 22, 2025

The Homewood Police Pension Board would like to thank the Village Board for their ongoing support and returning to proper employer contributions to the Police Pension Fund. Due to your support, the plan is funded above state averages for estimated future liabilities. The Homewood Police Pension Board would also like to thank the Village staff for their assistance and allowing the Fund Trustees to spend the time necessary to help administer the pension plan.

Reviewed and approved at the January 28, 2026 Police Pension Board meeting.

Respectfully Submitted,



Gregory Knoll
Police Pension Board President

Curt Wiest
Police Pension Board Secretary

Homewood Police Pension Fund
Statement of Net Position - Modified Cash Basis
As of April 30, 2025

Assets

Cash and Cash Equivalents	\$ 13,030.69
Investments at Fair Market Value	
Money Market Mutual Funds	453,260.98
Pooled Investments	38,866,922.21
Total Cash and Investments	<u>39,333,213.88</u>
Prepays	<u>6,992.25</u>
Total Assets	<u>39,340,206.13</u>

Liabilities

Expenses Due/Unpaid	<u>5,353.33</u>
Total Liabilities	<u>5,353.33</u>

Net Position Held in Trust for Pension Benefits	<u><u>39,334,852.80</u></u>
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Homewood Police Pension Fund
Statement of Changes in Net Position - Modified Cash Basis
For the Twelve Months Ended April 30, 2025

Additions

Contributions - Municipal	\$ 2,362,930.19
Contributions - Members	<u>1,070,849.03</u>
Total Contributions	<u>3,433,779.22</u>
Investment Income	
Interest and Dividends Earned	236,701.25
Net Change in Fair Value	<u>3,295,364.37</u>
Total Investment Income	3,532,065.62
Less Investment Expense	<u>(31,002.40)</u>
Net Investment Income	<u>3,501,063.22</u>
Total Additions	<u>6,934,842.44</u>

Deductions

Administration	75,194.45
Pension Benefits and Refunds	
Pension Benefits	3,871,367.17
Refunds	<u>0.00</u>
Total Deductions	<u>3,946,561.62</u>

Change in Position	2,988,280.82
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Net Position Held in Trust for Pension Benefits

Beginning of Year	<u>36,346,571.98</u>
End of Period	<u>39,334,852.80</u>



ANNUAL REPORT | 2025 PLANNING AND ZONING COMMISSION

PURPOSE

The Planning and Zoning Commission assists in the development, review and amendment of the Comprehensive Plan, hears and considers all applications for zoning text and map amendments, administrative and zoning variances, outdoor itinerant merchants, special use permits, site plan review, subdivisions and planned unit developments, as well as appeals on decisions made by the building inspector as they relate to the building code and decisions made by authorized village personnel as they relate to interpretations of the zoning ordinance.

MEMBERSHIP: 7 Member Commission

Member	Position	Appointment	Term Expiration
Fred Sierzega	Chair	03/22/2016	05/11/2026
Seth Bransky	Member	03/11/2025	03/11/2030*
William O'Brien	Member	03/22/2016	03/08/2027
Michael Cap	Member	03/11/2025	03/11/2030*
Maureen Alfonso	Member	03/22/2016	04/13/2026
Dexter Johnson	Member	09/27/2016	09/14/2026
Elizabeth Castaneda	Member	04/26/2022	04/26/2027

**reappointed March 11, 2025 – previous term was set to end 4/24/25*

SCHEDULE OF MEETINGS

The Planning and Zoning Commission holds a regularly scheduled meeting on the second and fourth Thursdays of every month at 7:00 pm in the Village Board Room. The Planning and Zoning Commission met 12 times in 2025.

Meetings Held	Meetings Cancelled
January 9, 2025	February 13, 2025
January 23, 2025	March 13, 2025
February 27, 2025	March 27, 2025
May 8, 2025	April 10, 2025
May 22, 2025	April 24, 2025
June 26, 2025	June 12, 2025
August 14, 2025	July 10, 2025
September 11, 2025	July 24, 2025
September 25, 2025	August 28, 2025
October 23, 2025	October 9, 2025
November 13, 2025	November 27, 2025
December 11, 2025	December 25, 2025



ACCOMPLISHMENTS

In 2025, the Planning and Zoning Commission made recommendations on the following 13 cases:

1. Case 25-01: Sign Code Zoning Text Update

The Planning and Zoning Commission recommended a Village-initiated zoning text amendment on May 22, 2025. Approved by the Village Board on August 26, 2025.

The zoning text amendment was initiated to allow for the Village's new sign code to be integrated into the zoning ordinance as Section 44-10. The text amendment also clarified duties for the Appearance Commission and added new review procedures for sign applications. The Planning and Zoning Commission reviewed whether the sign code should be incorporated into the zoning ordinance, while the Appearance Commission reviewed the content of the sign code (as the Appearance Commission is assigned to most sign reviews in the Village Code of Ordinances)

2. Case 25-02: Final Plat of Wind Creek Subdivision

Recommended approval of final plat of subdivision on January 9, 2025. Approved by Village Board on January 14, 2025 by Ordinance M-2332.

The subdivision permitted the applicant to divide the property into two lots. The subdivision also created or rerecorded easements for access, public utilities, and stormwater systems throughout the casino property.

3. Case 25-03: Special Use Permit for Salon/Spa at 2139 W 183rd Street

Denied motion to recommend conditional approval on January 23, 2025. Following this decision, the applicant withdrew the application. The special use permit would have allowed a salon suites business to operate at 2139 W 183rd Street.

The applicant later submitted an application for a special use permit for a salon suites at 18346 Governors Highway (Case 25-14), which was recommended for approval by the Planning and Zoning Commission on May 22, 2025, and approved by the Village Board on May 27, 2025.

4. Case 25-05: Special Use Permit for Indoor Commercial Place of Assembly at 18111 Dixie Highway

Denied motion to recommend conditional approval on February 27, 2025. Following this decision, the applicant withdrew the application. The special use permit would have allowed an existing business (Epiq Nutrition) to host regular fitness classes at 18111 Dixie Highway.

The applicant chose to continue hosting classes at an indoor park district facility in Chicago Heights.



5. **Case 25-08: Special Use Permit for Indoor Commercial Place of Assembly at 18027 Dixie Highway**

This case was tabled by the Planning and Zoning Commission on May 22, 2025. The case was tabled to allow the applicant to perform a parking analysis and find alternatives for off-site parking to meeting parking requirements in the B-2 Downtown Transition zone. The applicant later withdrew the application.

The application would have allowed the applicant to open an event center with a capacity of 50-60 patrons.

6. **Case 25-10: Special Use Permit for Carryout Facility at 18035 Dixie Highway**

Recommended conditional approval of special use permit on May 8, 2025. Approved by Village Board on May 27, 2025 by Ordinance M-2355.

The special use permit permitted the application to open a juice bar with no inside seating. The applicant did not open the business due to costs associated with a grease trap and other restaurant code requirements. The special use permit expires on May 26, 2026.

7. **Case 25-14: Special Use Permit for Salon/Spa at 18346 Governors Highway**

Recommended approval of special use permit on May 22, 2025. Approved by Village Board of Trustees on May 27, 2026 by Ordinance M-2356.

The special use permit permitted the applicant to open a salon suites business in the Cherry Creek Shopping Center. The business was previously considered as a special use at 2139 W 183rd Street, where the Planning and Zoning Commission did not recommend approval. This business is currently in the final stages of building permit approval. The special use permit expires May 26, 2026 if the business is not in operation.

8. **Case 25-27: Subdivision of Washington Park Plaza Commercial Subdivision at 17748-17956 Halsted Street**

Recommended approval of preliminary plan on September 25, 2025. Recommended conditional approval of final plat on December 11, 2025. Approved by Village Board of Trustees on January 13, 2026.

This subdivision permits the applicant to subdivide the Washington Park Plaza commercial center into nine (9) lots. This subdivision must be recorded with the Cook County Clerk's Office and complete the recording process following the Village's January 13, 2026 approval.

9. **Case 25-32: Special Use Permit for Massage Therapy at 17956 Halsted Street**

Recommended conditional approval of special use permit on September 11, 2025. Approved by the Village Board on September 30, 2025 by Ordinance M-2370.



The special use permit allowed the applicant to open a massage therapy business in one of the salon suites in Essence Salon Suites, an existing business located at 17956 Halsted Street.

10. Case 25-34: Zoning Map Amendment from B-1 to B-2 Zoning District, 18106-18124 Martin Avenue

Recommended approval of map amendment on October 23, 2025. Approved by the Village Board of Trustees on November 11, 2025 by Ordinance M-2378.

The map amendment rezoned the mixed-use building at 18106-18124 Martin Avenue from the B-1 Downtown Core zoning district to the B-2 Downtown Transition district. This map amendment was completed to allow for a greater range of uses in the first floor commercial spaces of the building, including salon/spa uses. Following this approval, the Planning and Zoning Commission instructed Village staff to consider opportunities to expand the boundaries of the B-1 zoning district in the Village.

11. Case 25-35: Special Use Permit for Salon/Spa at 18124 Martin Avenue

Denied recommendation of conditional approval on October 23, 2025. Approved by the Village Board of Trustees on November 11, 2025 by Ordinance M-2382.

The special use permit allows the operation of a salon at 18124 Martin Avenue, located on the southernmost end of the property at 18106-18124 Martin Avenue. The property was rezoned on November 11, 2025, which allowed a salon/spa use to be considered at this location. This business is currently in the permitting and business operation certificate approval process.

12. Case 25-36: Special Use Permit for Salon/Spa at 18110 Martin Avenue

Continued on October 23, 2025. Denied recommendation of conditional approval on November 13, 2025. Approved by the Village Board of Trustees on November 25, 2025.

The special use permit allows the operation of a salon at 18110 Martin Avenue, located in the building at 18106-18124 Martin Avenue. The property was rezoned on November 11, 2025, which allowed a salon/spa use to be considered at this location. The business failed code requirements with the Homewood Fire Department in December 2025. The use is being reviewed for an administrative amendment by Village staff to allow some of the salon space in the previously approved use at 18110 Martin Avenue to be located in an adjacent commercial space on the first floor of the building at 18118 Martin Avenue.



13. Case 25-42: Special Use Permit for Indoor Commercial Place of Assembly at 18065 Harwood Avenue

Recommended conditional approval on November 13, 2025. Approved by the Village Board on November 25, 2025 by Ordinance M-2383.

The Planning and Zoning Commission made final decisions on the following 4 cases:

14. Case 24-50: Site Plan Review for Multi-Family Residential at 18240 Harwood Avenue

Approved on January 23, 2025.

The site plan review approved drawings for the redevelopment of the former Spornette manufacturing facility at 18240 Harwood Avenue. The proposed redevelopment included 15 two-bedroom residential units and basement storage.

The property changed ownership in late 2025 and the property has not been redeveloped into a residential use. The site plan review approval expired on January 22, 2026. The property is being considered for other land uses by the property owner.

15. Case 25-07: Site Plan Review for Tequila Raizes Restaurant, 18136 Dixie Highway

Approved on August 14, 2025.

The site plan review approved drawings for the redevelopment of the former Savoia's Restaurant property at 18136 Dixie Highway. The proposed redevelopment includes a 6,000 s.f. restaurant with a 4,000 s.f. outdoor patio area, an open space, and a parking lot for 29 vehicles.

The property received a minor administrative variance to reduce the parking requirement on the site by one (1) space on September 1, 2025. This required the noticing of adjacent property owners within 250'; any written objection to the variance would have required the variance to be considered at a public hearing by the Planning and Zoning Commission. No written objection was received.

The project is currently under review for building permits.

16. Case 25-23: Variance for Fence Setback at 18657 Gottschalk Avenue

Approved on June 26, 2025.

The variance allowed the property owner to construct a 6' privacy fence within 3' of the exterior yard setback of the property. The Village Arborist worked with the property owner



to discuss landscaping in the Village parkway adjacent to the property, including tree maintenance.

The fence was approved by the Building Division in July 2025.

17. Case 25-51: Site Plan Review for Raising Cane's Restaurant at 17601 Halsted Street

Approved on December 11, 2025.

The site plan review approved drawings for the redevelopment of the former Freddy's Restaurant, a fast-food drive-through restaurant located at the same location. The proposed redevelopment includes reconfiguration of the drive-through facility and parking areas, along with major renovations and additions to the building.

The applicant is currently finalizing sign plans with the Appearance Commission and starting the review process for building permits.

The Planning and Zoning Commission reviewed a total of 17 cases in 2025. There were no changes in the membership of the Commission in 2025.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Ordinance Adopting the Zoning Map

PURPOSE

The zoning map is a crucial tool that delineates the regulations and guidelines for land use within Homewood's jurisdiction. It is designed to ensure the orderly development of the area, balancing the needs of residential, commercial, industrial, and public spaces.

The State of Illinois requires a municipality to publish a map of existing zoning uses, divisions, restrictions, regulations, and classifications each year that the official zoning map of the municipality is amended. The purpose is to ensure that land use regulations align with current planning and development objectives. This process is essential to maintaining orderly growth, protecting property values, and promoting the welfare of the community.

The Village Board approved an amendment to the zoning map in 2025; therefore, an ordinance adopting the official zoning map is required.

PROCESS

The requirement for municipalities to adopt an amended zoning map is stipulated under Illinois State law, specifically within the provisions of the Illinois Municipal Code. This legislation mandates regular updates to zoning maps to reflect changes in land use, development patterns, and community needs.

The Village Board approved Ordinance No. M-2378 on November 11, 2025, changing the zoning on the property at 18106-18124 Martin from B-1 Downtown Core District to B-2 Downtown Transition District.

The updated zoning map has been posted on the Village's website and is now displayed on the lobby wall on the 1st floor of the Village Hall.



OUTCOME

Once approved, the amended zoning map will be officially documented and published. It will become the legal reference for land use and development regulations within Homewood and will ensure that Homewood is in compliance with the State of Illinois requirement.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance adopting the amended zoning map reflecting amendments which were approved by the Board of Trustees in 2025 in order to satisfy the State of Illinois requirement.

ATTACHMENT(S)

Ordinance and updated Zoning Map

ORDINANCE NO. M-2395**AN ORDINANCE ADOPTING THE OFFICIAL ZONING MAP
OF THE VILLAGE OF HOMEWOOD, COOK COUNTY,
ILLINOIS FOR CALENDAR YEAR 2026**

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, approved rezoning certain properties within the Village during the past year; and

WHEREAS, 65 ILCS 5/11-13-19 requires municipalities to publish a map of existing zoning uses, divisions, restrictions, regulations, and classifications each year that the official zoning map of the municipality is amended.

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

SECTION ONE – MAP APPROVAL:

1. The official zoning map for the Village of Homewood for the calendar year 2026 is hereby adopted.
2. The official zoning map is published on the Village of Homewood's website.
<https://www.village.homewood.il.us/home/showdocument?id=5020>
3. A copy of the official zoning map shall be made available to any person on request to the Director of Economic and Community Development during regular business hours.

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.

This ordinance passed on the ____ day of _____, 2026.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENSIONS: _____ ABSENCES: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Purchase Approval – Police Vehicle Replacement

PURPOSE

Public Works requests that the Village Board waive competitive bidding and approve the purchase one (1) Ford Utility Police Interceptor through the Suburban Purchasing Cooperative, from Currie Motors Fleet of Frankfort, IL in an amount not to exceed \$65,215.

On December 31, 2025, a Homewood police officer was responding to a call with emergency lights and sirens activated. As the officer approached an intersection, a motorist turned left in front of the squad car. The impact of the collision caused the squad car to hit a nearby home, causing extensive damage to the squad vehicle.

After an evaluation by the Intergovernmental Risk Management Agency (IRMA), the Village's insurance provider, the vehicle was declared a total loss. IRMA will issue payment in the amount of \$37,750 to the Village for the current value of the vehicle, which will offset the cost of the vehicle replacement. Once the Village and IRMA has determined "fault," if warranted, IRMA will pursue reimbursement from the at-fault driver's insurance company through the subrogation process.

Maintaining a fully operational patrol fleet is critical to ensuring effective police response, officer safety, and uninterrupted public safety operations. The replacement of this vehicle aligns with the Village's asset management principles, which emphasize maintaining reliable, mission-critical assets at optimal lifecycle stages.

PROCESS

After the squad vehicle was declared a total loss, staff promptly began evaluating replacement options to identify a replacement that meets the Police Department's required specifications. It typically takes anywhere from six months to nine months to procure a police vehicle due to specialized manufacturing, demand, and, often, supply chain constraints. During staffs search for a vehicle, Homewood was informed that a suitable squad vehicle was immediately available at Currie Motors a State approved contract vendor for police vehicles. Purchasing this vehicle through Currie Motors Fleet provides a competitive price and is the most efficient and



cost-effective option to place a fully equipped squad back into service as quickly as possible for the Homewood Police Department.



Vehicle	Purchase Price	Equipment	Upfitting	Total Cost
#9	\$45,715	\$12,000	\$7,500	\$65,215

The total purchase price of the vehicle is \$45,715. Since this is a Supervisor/Command Vehicle, it will require extensive equipment, storage, and lighting improvements. Once the required lighting, accessories, and equipment are installed, the total cost will be \$65,215.

This procurement ensures compatibility with existing fleet equipment, allowing for seamless integration of police technology, lighting, and vehicle systems already standardized across the Department's patrol units.

OUTCOME

Approval of this purchase will allow the Village to replace the totaled vehicle and restore the Police Department's fleet to its full operational capacity. This ensures that the Department maintains sufficient patrol coverage, reduces strain on remaining vehicles, and supports the continued delivery of essential public safety services.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** N/A
- **Cost:** \$65,215



LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount of \$65,215; waive competitive bidding due to the utilization of a vendor through a purchasing cooperative; and, authorize the purchase of one (1) Ford Utility Police Interceptor from Currie Motor Fleet of Frankfort, IL in the amount of \$45,715 and the purchase of lighting, accessories, and equipment in the amount of \$19,500, for a total amount not to exceed \$65,215.

ATTACHMENT(S)

- Currie Motor Proposal
- Pictures

Prepared for: , Village of Homewood

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615



Client Proposal

Prepared by:

Nic Cortellini

Office: 815-464-9200

Email: ncortellini@curriemotors.com

Quote ID: 2026-HWPD7

Date: 01/02/2026



2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: 2026-HWPD7

Warranty

Standard Warranty

Basic Warranty	
Basic warranty	36 months/36,000 miles
Powertrain Warranty	
Powertrain warranty	60 months/100,000 miles
Corrosion Perforation	
Corrosion perforation warranty	60 months/unlimited
Roadside Assistance Warranty	
Roadside warranty	60 months/60,000 miles
Hybrid/Electric Components Warranty	
Hybrid/electric components warranty	96 months/100,000 miles

Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

01/02/2026

Item 10. J.

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

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: 2026-HWPD7

Major Equipment

(Based on selected options, shown at right)

10-speed automatic

- * 18 x 8-inch front and rear black steel wheels
- * P255/60RW18 AS BSW front and rear tires
- * Lock-up transmission
- * Alternator Amps: 250A
- * All-speed ABS and driveline traction control
- * HD lead acid battery
- * Steering wheel mounted audio controls
- * 8 inch primary display
- * AM/FM
- * Auxiliary input jack
- * Vehicle body length: 198.8"
- * Standard ride suspension
- * Rear window defroster
- * Manual folding door mirrors
- * Deep tinted windows
- * Speed sensitive wipers
- * Dual-zone front climate control
- * Driver front impact airbag
- * Passenger front impact airbag

Exterior: Agate Black

Interior: Charcoal Black w/Unique HD Cloth
Front Bucket Seats w/Vinyl Rear

- * Class III tow rating
- * Overdrive transmission
- * Transmission electronic control
- * Stainless steel dual exhaust
- * Battery rating: 850CCA
- * Fuel tank capacity: 21.40 gal.
- * Bluetooth wireless audio streaming
- * AM/FM stereo radio
- * Seek scan
- * External memory control
- * Wheelbase: 119.1"
- * Trip computer
- * Power door mirrors
- * LED brake lights
- * Variable intermittent front windshield wipers
- * Automatic climate control
- * Rear under seat climate control ducts
- * Seat mounted side impact driver airbag
- * Seat mounted side impact front passenger airbag

As Configured Vehicle

MSRP

STANDARD VEHICLE PRICE	\$48,550.00
Order Code 500A	N/C
3.73 Axle Ratio	Included
Tires: 255/60R18 AS BSW	Included
Wheels: 18" x 8" 5-Spoke Painted Black Steel	Included
Unique HD Cloth Front Bucket Seats w/Vinyl Rear	Included
Monotone Paint Application	STD
119" Wheelbase	STD
Radio: AM/FM/MP3 Capable	Included
50-State Emissions System	STD
SYNC Phoenix Communication & Entertainment System	Included
Agate Black	N/C
Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
Engine: 3.3L V6 Direct-Injection	N/C
Transmission: 10-Speed Automatic (44U)	N/C
Front License Plate Bracket	N/C
Driver Only LED Bulb Spot Lamp (Unity)	\$400.00
Keyed Alike - 1435x	\$50.00

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

Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

01/02/2026

Item 10. J.

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

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: 2026-HWPD7

Major Equipment

- | | |
|--|--|
| * Airbag occupancy sensor | * 7 airbags |
| * Electronic stability control system with anti-rollover | * Manual rear child safety door locks |
| * Fixed rear seats | * 35-30-35 folding rear seats |
| * Front facing rear seat | * Fold forward rear seatback |
| * Height adjustable rear seat head restraints | * Manual rear seat head restraint control |
| * 3 rear seat head restraints | * Split-bench rear seat |
| * Bucket front seats | * Driver seat with 8-way directional controls |
| * Front passenger seat with 8-way directional controls | * Height adjustable front seat head restraints |
| * Manual front seat head restraint control | * Manual reclining driver seat |
| * Power height adjustable driver seat | * Power driver seat fore/aft control |
| * Power driver seat cushion tilt | * Power reclining passenger seat |
| * Power height adjustable control passenger seat | * Power passenger seat fore/aft control |
| * Cloth front seat upholstery | * Vinyl front seatback upholstery |
| * Driver seat with 2-way power lumbar | * Front passenger seat with 2-way power lumbar |
| * 4-wheel disc brakes | * 4-wheel antilock (ABS) brakes |
| * Brake assist system | * Hill start assist |

As Configured Vehicle

MSRP

Noise Suppression Bonds (Ground Straps)	\$100.00
Rear Lighting Solution	\$460.00
Front & Rear Police Wire Harness Connector Kit	\$200.00
Rear-Door Controls Inoperable	\$80.00
<hr/>	
SUBTOTAL	\$49,840.00
Destination Charge	\$1,695.00
<hr/>	
TOTAL	\$51,535.00

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

Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

01/02/2026

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

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: 2026-HWPD7

Fuel Economy

City
N/A



Hwy
N/A

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: 2026-HWPD7

As Configured Vehicle

Code	Description	MSRP
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Base Vehicle

K8A	Base Vehicle Price (K8A)	\$48,550.00
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Packages

500A	Order Code 500A <i>Includes:</i> - 3.73 Axle Ratio - Tires: 255/60R18 AS BSW - Wheels: 18" x 8" 5-Spoke Painted Black Steel Includes polished stainless steel hub cover and center caps. - Unique HD Cloth Front Bucket Seats w/Vinyl Rear Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger 8-way power track with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks. - Radio: AM/FM/MP3 Capable Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673). - SYNC Phoenix Communication & Entertainment System Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.	N/C
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Powertrain

99B	Engine: 3.3L V6 Direct-Injection 136-MPH top speed. Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank with 21.4-gallon tank.	N/C
44U	Transmission: 10-Speed Automatic (44U)	N/C
STDAX	3.73 Axle Ratio	Included

Wheels & Tires

STDTR	Tires: 255/60R18 AS BSW	Included
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel Includes polished stainless steel hub cover and center caps.	Included

Seats & Seat Trim

9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear	Included
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2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: 2026-HWPD7

As Configured Vehicle (cont'd)

Code	Description	MSRP
	Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger 8-way power track with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.	
Other Options		
PAINT	Monotone Paint Application	STD
119WB	119" Wheelbase	STD
STDRD	Radio: AM/FM/MP3 Capable	Included
	Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).	
	Includes: - SYNC Phoenix Communication & Entertainment System Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.	
66C	Rear Lighting Solution	\$460.00
	Recommend using ultimate wiring package (67U). Includes (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) mounted to inside liftgate glass and (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open). LED lights only. Wiring and controller not included.	
67V	Front & Rear Police Wire Harness Connector Kit	\$200.00
	For connectivity to Ford PI Package solutions includes front (2) male 4-pin connectors for siren, (5) female 4-pin connectors for lighting/siren/speaker, (1) 4-pin IP connector for speakers, (1) 4-pin IP connector for siren controller connectivity, (1) 8-pin sealed connector, (1) 14-pin IP connector, rear (2) male 4-pin connectors for siren, (5) female 4-pin connectors for lighting/siren/speaker, (1) 4-pin IP connector for speakers, (1) 4-pin IP connector for siren controller connectivity, (1) 8-pin sealed connector and (1) 14-pin IP connector.	
153	Front License Plate Bracket	N/C
51R	Driver Only LED Bulb Spot Lamp (Unity)	\$400.00
68G	Rear-Door Controls Inoperable	\$80.00
	Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.	
59E	Keyed Alike - 1435x	\$50.00
60R	Noise Suppression Bonds (Ground Straps)	\$100.00

Prepared for:
Village of Homewood
Prepared by: Nic Cortellini
01/02/2026

Item 10. J.

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

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: 2026-HWPD7

As Configured Vehicle (cont'd)

Code	Description	MSRP
Emissions		
425	50-State Emissions System	STD
Exterior Color		
UM_01	Agate Black	N/C
Interior Color		
9W_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
SUBTOTAL		\$49,840.00
Destination Charge		\$1,695.00
TOTAL		\$51,535.00

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

Prepared for:
Village of Homewood
Prepared by: Nic Cortellini
01/02/2026

Item 10. J.

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

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: 2026-HWPD7

Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$48,550.00
Options	\$1,290.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,695.00
Subtotal	\$51,535.00
<i>Discount Adjustments</i>	
Discount Adjustments	-\$5,820.00
Total	\$45,715.00

Customer Signature

Acceptance Date

Timeline

Appointment Date	01/12/2026 10:00am
Date Created	01/08/2026 4:03pm CST
Date Completed	01/14/2026 3:46pm CST

People on this Claim

Adjuster	Collen Rhodes Business Phone: (708) 236-6331
Client Care Agent	Abigail Garcia Business Phone: (888) 403-4223 x733
Backup Client Care Agent	Laura Wakimoto Business Phone: (888) 403-4223
Appraiser	Shannon Delgado Phone: (312) 569-9592 Business Phone: (312) 569-9592
Quality Assurance Agent	Sosse Bezdikian Business Phone: (888) 403-4223 x743

Claim Information

Company:	Irma Illinois	Deductible:	
Company #:	(708) 236-6363	Date of Loss:	12/31/2025
ACD Number:	IL2601-0856368	Insured Last Name:	
Claim Number:	188940	Insured First Name:	
Claim Type:	Standard Appraisal	Coverage Type:	Coll
Appraisal Type:	Standard Auto	Catastrophe Claim?:	No
Status:	COMPLETED	Language Translator Needed:	No

Owner Information

Item 10. J.

Owner Details

Last Name: Homewood Police Department

First Name: Tim Mesnick

Company:

Insured or Claimant: Insured

In Rental Car?: No

Owner Email:

Home Phone: (815) 735-6979

Work Phone: (000) 000-0000

Mobile Phone: (000) 000-0000

Owner Address

Owner Address Line 1: 17950 Dixie Hwy

Address Line 2: (Suite, Apt, ect.)

City: Homewood

State: IL

Zip Code: 60430

Vehicle Information

Vehicle Details

Year: 2023

Make: Ford

Model: Police Interceptor Utility Vehicle
Awd (Fleet)

Color: Black

VIN: 1FM5K8AB7PGB66608

Asset Number: Squad 9

Plate Number: MP409

Plate State: IL

Area of Damage: Passenger side front and rear

Drivable: Yes

Airbag Deployed: No

Engine Starts: Yes

Condition: Unknown

Impact Point 1: Total Loss

Impact Point 2:

Vehicle Address

Vehicle Location Type: Other

Location Name: Homewood Public Works -
Contact Tim Mensik

Location Phone #: (815) 735-6979

Address Line 1: 17755 Ashland Ave

Address Line 2: (Suite, Apt, ect.)

City: Homewood

State: IL

Zip Code: 60430

SUPPLEMENTS

No Supplements

Author	Date	Note
Shannon Delgado	01/13/2026 7:28pm CST	The estimate has been completed and uploaded. Valuation 129234070 CCC advises there is a 48-hour turnaround.
Shannon Delgado	01/12/2026 1:14pm CST	The vehicle has been inspected. Photos have been uploaded to clarity currently working on an estimate and I'll update the claim file shortly. Thank you. (Sent from Clarity Pro)
Cynthia Reed	01/09/2026 5:29pm CST	Note From: "Reed, Cynthia", messages+caf_=95ad87b96faf74589088=cloudmailin.net@acdcorp.com I will be out of the office until Monday, January 12th. Please contact Margo Ely at margoe@irmarisk.org or Mike Metzger at michaelm@irmarisk.org for any urgent matters.
Shannon Delgado	01/09/2026 5:29pm CST	The appointment date was set for 01/12/2026 at 10:00 AM CDT with the following note: Public Works not available on the weekend
THE SYSTEM	01/08/2026 4:48pm CST	The vehicle address has changed. The new address is: 17755 Ashland Ave, Homewood, IL, 60430
Cynthia Reed	01/08/2026 4:03pm CST	Contact is Tim Mesnick 815-735-6979
THE SYSTEM	01/08/2026 4:03pm CST	Thank you for submitting this new assignment to ACD. If you have any documents, photos, or notes to provide us for this claim, you may reply to this email and include attachments. ["reply.116206804.147578081.auto@autolink-reply.acdcorp.com"]

Claim Estimate Type: TOTAL LOSS

Appraisal Type:	Standard Auto	Vehicle Location	
Original Estimate Amt: (initial estimate)	\$15,063.69	Vehicle Location:	Other
Final Estimate Amt: includes supps & revisions)	\$15,063.69	Location Name:	Homewood Public Works - Contact Tim Mensik
Open Amt:	\$0.00	Location Phone #:	(815) 735-6979
Storage Total Amt:	\$0.00	Location Address Line 1:	17755 Ashland Ave
Days in Storage:	0	Address Line 2: (Suite, Apt, ect.)	
Appt/Inspection Date:	01/12/2026 10:00am	City:	Homewood
		State:	IL
		Zip Code:	60430

Estimate Notes

*****Total Loss*****
Valuation 129234070
48-Hour Turnaround
01/12/2025, the Vehicle Was Inspected at the Public Works Garage in Homewood. The Poc Was Present at The Time if The Inspection.

Claim #: 188940 / ACD #: IL2601-0856368



img_4987.jpg



img_4988.jpg



img_4989.jpg



img_4990.jpg



img_4991.jpg



img_4992.jpg

Claim #: 188940 / ACD #: IL2601-0856368



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img_4994.jpg



img_4995.jpg



img_4996.jpg



img_4997.jpg



img_4998.jpg

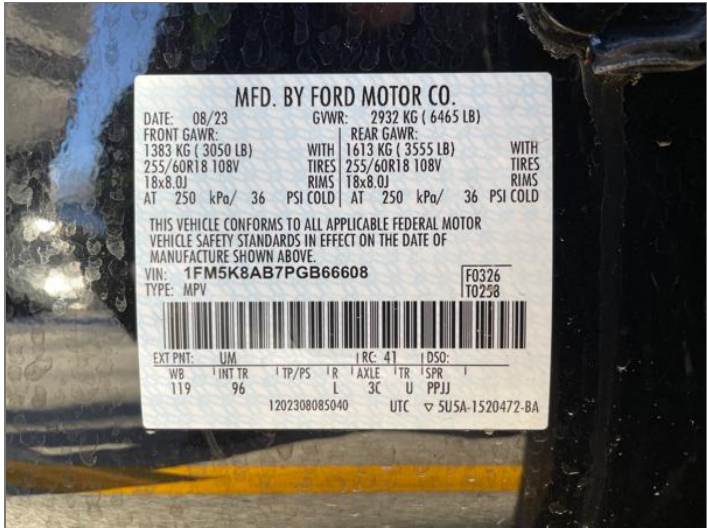
Claim #: 188940 / ACD #: IL2601-0856368



img_4999.jpg



img_5001.jpg



img_5002.jpg



img_5003.jpg



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Claim #: 188940 / ACD #: IL2601-0856368



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Claim #: 188940 / ACD #: IL2601-0856368



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Claim #: 188940 / ACD #: IL2601-0856368



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Claim #: 188940 / ACD #: IL2601-0856368



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Claim #: 188940 / ACD #: IL2601-0856368



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Claim #: 188940 / ACD #: IL2601-0856368



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**AutoClaims Direct**

PO Box 130547
Carlsbad, CA 92013
Phone: (888) 403-4223

Workfile ID:

aa Item 10. J.

For:

IRMA ILLINOIS**Estimate of Record****Owner: HOMEWOOD POLICE DEPARTMENT, TIM MESNICK****Job Number:**

Written By: Shannon Delgado, 20015368
Adjuster: IRMA Illinois, (708) 236-6363 Business

Insured: HOMEWOOD POLICE
DEPARTMENT, TIM
MESNICK

Policy #:

Claim #:

188940

Type of Loss:

Date of Loss: 12/31/2025 12:00 PM

Days to Repair: 0

Point of Impact: 12 Front

Owner:

HOMEWOOD POLICE DEPARTMENT, TIM
MESNICK
17950 DIXIE HWY
HOMEWOOD, IL 60430
(000) 000-0000 Business
(000) 000-0000 Business

Inspection Location:

HOMEWOOD PUBLIC WORKS - CONTACT
TIM
17755 ASHLAND AVE
HOMEWOOD, IL 60430
Other

Repair Facility:**VEHICLE**

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

VIN: 1FM5K8AB7PGB66608

Production Date: 8/2023

Interior Color: BLACK

License: MP409

Odometer: 40,206

Exterior Color: BLACK

State: IL

Condition: Good

TRANSMISSION

Automatic Transmission
4 Wheel Drive

POWER

Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Power Driver Seat

DECOR

Dual Mirrors
Privacy Glass
Overhead Console

Air Conditioning

Intermittent Wipers

Tilt Wheel

Cruise Control

Rear Defogger

Message Center

Steering Wheel Touch Controls

Rear Window Wiper

Telescopic Wheel

Climate Control

Backup Camera

RADIO

AM Radio
FM Radio

Search/Seek

Auxiliary Audio Connection

SAFETY

Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Traction Control
Stability Control
Front Side Impact Air Bags
Head/Curtain Air Bags
Hands Free Device
Xenon or L.E.D. Headlamps

SEATS

Bucket Seats

Reclining/Lounge Seats

WHEELS

Styled Steel Wheels

PAINT

Clear Coat Paint

OTHER

Rear Spoiler
California Emissions
TRUCK
Trailer Hitch
Trailer Package

Owner: **HOMEWOOD POLICE DEPARTMENT, TIM MESNICK**

Job Number.

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

CONVENIENCE

Stereo

Cloth Seats

Estimate of Record

Item 10. J.

Owner: **HOMEWOOD POLICE DEPARTMENT, TIM MESNICK**

Job Number:

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		FRONT BUMPER					
2		O/H front bumper				4.5	
3	**	Repl A/M KEYSIQ Bumper cover w/o auto park	LB5Z17D957SCPTM	1	566.00	Incl.	2.4
4		Add for Clear Coat					1.0
5	**	Repl A/M CAPA Lower cover INTERCEPTOR	LB5Z17D957AB	1	272.00	Incl.	
6	**	Repl A/M CAPA RT Side trim w/o fog lamps	LB5Z15A246AA	1	78.40	Incl.	
7	**	Repl A/M KEYSIQ Impact bar (ALU)	R1MZ17757E	1	448.00	0.6	
8	**	Repl A/M CAPA RT Bracket	LB5Z17C947A	1	33.80	Incl.	
9	#	Repl PUSH BAR PPI		1			
10		FRONT LAMPS					
11	*	Repl LKQ RT Headlamp assy w/o adaptive headlamps level 4 +25%	MB5Z13008AZ	1	906.25	0.5	
12		Repl Aim headlamps		1		0.5	
13		RADIATOR SUPPORT					
14	**	Repl A/M CAPA Reinforcement	LB5Z8A284A	1	93.17	0.2	
15	**	Repl A/M CAPA Radiator support w/active shutter, w/o Timberline type 2	L1MZ16138M	1	892.82	3.5	
16		AIR CONDITIONER & HEATER					
17	**	Repl A/M KEYSIQ Condenser	L1MZ19712B	1	240.80	m 0.5	
18		AC Service evacuate & recharge				m 1.7	
19		AC Service refrigerant recovery				m 0.4	
20		HOOD					
21	*	Rpr Hood (ALU)				6.0	3.0
22		Add for Clear Coat					1.2
23		FENDER					
24	**	Repl A/M CAPA RT Fender w/o HEV	RB5Z16005B	1	455.00	2.7	2.0
25		Overlap Major Non-Adj. Panel					-0.2
26		Add for Clear Coat					0.4
27		Add for Edging					0.5
28		Add for Clear Coat					0.1
29	**	Repl A/M CAPA RT Fender liner	LB5Z16102D	1	112.70	Incl.	
30		Repl RT Rear shield AWD	LB5Z16G554A	1	69.75		
31	**	Repl A/M CAPA RT Wheel flare w/o auto park	LB5Z16038AC	1	242.17	0.3	
32		WHEELS					
33	*	Repl LKQ RT/Front Wheel, steel +25%	LB5Z1015B	1	273.75	m 0.3	
34		Repl TPMS sensor	SEE FOOTNOTE	1			
35	*	Repl LKQ RT/Rear Wheel, steel +25%	LB5Z1015B	1	273.75	m 0.3	
36	#	Mount & Balance		2	80.00		
37		FRONT SUSPENSION					

Estimate of Record

Item 10. J.

Owner: **HOMEWOOD POLICE DEPARTMENT, TIM MESNICK**

Job Number:

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

38		Repl	Wheel alignment align four wheels		1	m	1.8	
39			RT O/H front suspension one side			m	3.5	
40	**	Repl	A/M RT Knuckle w/INTERCEPTOR	LB5Z3K185A	1	115.00 m	Incl.	
41	FRONT DOOR							
42	*	Rpr	RT Outer panel				<u>1.0</u>	2.4
43			Overlap Major Non-Adj. Panel					-0.2
44			Add for Clear Coat					0.4
45		Repl	RT Applique w/keyless pad	LB5Z7820554A	1	107.57	0.3	
46		Repl	RT Lower molding black BASE, INTERCEPTOR	LB5Z7820878AC	1	191.92	0.4	
47		Repl	RT Mirror outside Interceptor, w/strobe lamps	LB5Z17682UB	1	473.60	0.3	0.4
48			Overlap Minor Panel					-0.2
49			Add for Clear Coat					0.1
50		R&I	RT Handle, outside INTERCEPTOR				0.4	
51		R&I	RT R&I trim panel				0.5	
52	REAR DOOR							
53		Repl	RT Lower molding black INTERCEPTOR, BASE	LB5Z7825556AA	1	174.87	0.4	
54	*	Rpr	RT Outer panel				<u>6.0</u>	2.5
55			Overlap Major Adj. Panel					-0.4
56			Add for Clear Coat					0.4
57		Repl	RT Applique	LB5Z78255A34A	1	108.33	0.3	
58	**	Repl	A/M CAPA RT Wheel opng mldg	LB5Z7829164AA	1	46.74	0.3	
59		R&I	RT Handle, outside W/INTERCEPTOR				0.4	
60		R&I	RT R&I trim panel				0.4	
61	QUARTER PANEL							
62	*	Rpr	RT Quarter pnl assy				<u>14.0</u>	2.6
63			Overlap Major Adj. Panel					-0.4
64	*		Add for Clear Coat					0.4
65			Add for Edging					0.3
66		R&I	RT Splash shield				0.3	
67	**	Repl	A/M CAPA RT Wheel flare	LB5Z7829038AA	1	101.72	0.4	
68		Repl	RT Upper molding	LB5Z78291A08AA	1	120.00	0.6	
69	REAR LAMPS							
70	**	Repl	A/M CAPA RT Tail lamp assy level 3, 4	LB5Z13404G	1	699.00	0.3	
71	REAR BUMPER							
72	*	Rpr	Upper cover				<u>4.0</u>	2.4
73			Add for Clear Coat					1.0
74	**	Repl	A/M CAPA Lower cover	LB5Z17K835EE	1	338.00	0.8	
75	VEHICLE DIAGNOSTICS							
76	#		Pre-repair Scan		1		0.5 M	
77	#		Post-repair Scan		1		0.5 M	

Estimate of Record

Item 10. J.

Owner: HOMEWOOD POLICE DEPARTMENT, TIM MESNICK

Job Number:

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

78	MISCELLANEOUS OPERATIONS				
79	#	D&R/ Isolate Battery	1		0.2 M
80	#	Subl Hazardous waste removal	1	10.00 X	
81	#	Cover Car	1	10.00 T	0.2
82	#	Cover Car for Primer	1	10.00	0.2
83	#	Color tint / color match	1	10.00	0.5
84	#	Repl Corrosion protection primer	1	20.00 T	0.3
85	#	Rpr Feather edge prime and block			2.0
86	#	Repl Flex additive	1	8.00 T	
87	#	Remove Decals	1		3.0
88	#	decal Kit PPI	1	767.08	
89	#	Additional Damages Expected	1		
SUBTOTALS			8,350.19	63.8	24.1

NOTES

Prior Damage Notes:
NONE

ESTIMATE TOTALS

Category	Basis		Rate	Cost \$
Parts				8,302.19
Body Labor	62.6 hrs	@	\$ 65.00 /hr	4,069.00
Paint Labor	24.1 hrs	@	\$ 65.00 /hr	1,566.50
Mechanical Labor	1.2 hrs	@	\$ 95.00 /hr	114.00
Paint Supplies	24.1 hrs	@	\$ 40.00 /hr	964.00
Miscellaneous				48.00
Subtotal				15,063.69
Total Cost of Repairs				15,063.69
Deductible				0.00
Total Adjustments				0.00
Net Cost of Repairs				15,063.69

Owner: HOMEWOOD POLICE DEPARTMENT, TIM MESNICK

Job Number:

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

THIS IS NOT AN AUTHORIZATION TO REPAIR. THIS IS AN APPRAISAL OF DAMAGES ONLY. NO APPRAISER HAS THE AUTHORITY TO AUTHORIZE REPAIRS. AUTHORIZATION AND GUARANTEE OF PAYMENT CAN ONLY BE GIVEN BY THE OWNER OF THE VEHICLE. ACD (AUTOCLAIMS DIRECT) AND ITS CLIENTS ASSUME NO RESPONSIBILITY FOR REPAIR QUALITY AND SAFETY. ACD (AUTOCLAIMS DIRECT) SPECIFIES AND INTENDS THAT ALL REPAIRS AND PART REPLACEMENTS LISTED HEREON ARE MADE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUPPLEMENTAL DAMAGE IS SUBJECT TO REINSPECTION. FOR YOUR PROTECTION.

NOTE: YOU HAVE THE RIGHT TO SELECT THE BODY SHOP THAT WILL REPAIR YOUR VEHICLE.

Notice: All crash parts on this estimate are new-OEM (Original Equipment Manufactured) unless otherwise specified. Parts that are described as Quality Replacement Parts, and QRP, CAPA, are Non-OEM crash parts or Aftermarket parts. If this estimate includes the use of non-OEM Aftermarket crash parts, then the supplier of the aftermarket parts and/or the insurer that pays for them warrants that such parts are of like kind, quality, safety, fit and performance as the original manufactures equipment that came on the vehicle.

ILLINOIS LAW REQUIRES THAT VEHICLE REPAIRERS MUST BE LICENSED IN ACCORDANCE WITH SECTION 5-301 OF THE ILLINOIS VEHICLE CODE.

This estimate has been prepared based on the use of crash parts supplied by a source other than the manufacturer of your motor vehicle. Warranties applicable to these replacement parts are provided by the manufacturer or distributor of these parts rather than the manufacturer of your vehicle.

Owner: HOMEWOOD POLICE DEPARTMENT, TIM MESNICK**Job Number:**

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR2MF20, CCC Data Date 01/09/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinishing operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Estimate of Record

Item 10. J.

Owner: HOMEWOOD POLICE DEPARTMENT, TIM MESNICK

Job Number:

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

PARTS SUPPLIER LIST

Line	Supplier	Description	Price
3	KeyCom - Keystone - B-Spokane 3200 E.TRENT AVE BLDG 3 SPOKANE WA 99202 (800) 227-9479 (509) 534-7844	#FO1014140PP A/M KEYSIQ Bumper cover w/o auto park	\$ 566.00
5	Keystone-KeysIQ-B-Salt Lake City 1255 SOUTH 3600 WEST SPACE 300 SALT LAKE CITY UT 84104 (800) 376-8574 (801) 886-1470	#FO1015134C A/M CAPA Lower cover INTERCEPTOR	\$ 272.00
6	Trojan Auto Connection (KSI) 33200 SMITH ROAD, BUILDING A ROMULUS MI 48174 (800) 328-9232 (586) 755-8912	#219035HQ A/M CAPA RT Side trim w/o fog lamps	\$ 78.40
7	KeyCom - Keystone - A-Springfield-2 2840 OLD ROCHESTER ROAD SPRINGFIELD IL 62703 (800) 252-9523 (217) 525-2018	#FO1006282C A/M KEYSIQ Impact bar (ALU)	\$ 448.00
8	Trojan Auto Connection (KSI) 33200 SMITH ROAD, BUILDING A ROMULUS MI 48174 (800) 328-9232 (586) 755-8912	#2190469Q A/M CAPA RT Bracket	\$ 33.80
11	NORTHLAKE AUTO RECYCLERS INC SALES REPRESENTATIVE 105 INDUSTRIAL RD HAMMOND IN 46320 (219) 937-3960	#OEM4 LKQ RT Headlamp assy w/o adaptive headlamps level 4 +25% H/Lamp Assy, Rt RT H/LAMP ASSY-R-S PI 4 REFLECT LED ASSY NICE OESUR,S#OEM4	\$ 725.00
14	Trojan Auto Connection (KSI) 33200 SMITH ROAD, BUILDING A ROMULUS MI 48174 (800) 328-9232 (586) 755-8912	#2190717Q A/M CAPA Reinforcement	\$ 93.17
15	Universal Auto Body (KSI) 5414A W. ROOSEVELT ROAD	#219071CQ A/M CAPA Radiator support w/active shutter, w/o Timberline type 2	\$ 892.82

Estimate of Record

Item 10. J.

Owner: HOMEWOOD POLICE DEPARTMENT, TIM MESNICK

Job Number:

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

CHICAGO IL 60644

(800) 244-2639

(773) 921-3217

17	Keystone-KeysIQ-B-Salt Lake City 1255 SOUTH 3600 WEST SPACE 300 SALT LAKE CITY UT 84104 (800) 376-8574 (801) 886-1470	#CND30162 A/M KEYSIQ Condenser	\$ 240.80
24	Keystone-Complete-B-Salt Lake City 1255 SOUTH 3600 WEST SPACE 300 SALT LAKE CITY UT 84104 (800) 376-8574 (801) 886-1470	#FO1241327PP A/M CAPA RT Fender w/o HEV	\$ 455.00
29	Trojan Auto Connection (KSI) 33200 SMITH ROAD, BUILDING A ROMULUS MI 48174 (800) 328-9232 (586) 755-8912	#2190147Q A/M CAPA RT Fender liner	\$ 112.70
31	Trojan Auto Connection (KSI) 33200 SMITH ROAD, BUILDING A ROMULUS MI 48174 (800) 328-9232 (586) 755-8912	#219017BQ A/M CAPA RT Wheel flare w/o auto park	\$ 242.17
33	LKQ - A-RELIABLE AUTO PARTS BUD RHODES 2247 W. 139TH ST BLUE ISLAND IL 60406 (708) 385-5595	#UA9152 LKQ RT/Front Wheel, steel +25% Wheel 4DR 18X7-1/2, (ALUMINUM) S#UA9152	\$ 219.00
35	LKQ - A-RELIABLE AUTO PARTS BUD RHODES 2247 W. 139TH ST BLUE ISLAND IL 60406 (708) 385-5595	#UA9152 LKQ RT/Rear Wheel, steel +25% Wheel 4DR 18X7-1/2, (ALUMINUM) S#UA9152	\$ 219.00
40	Bill Smith Auto Parts - ARO 400 ASH ST DANVILLE IL 61832 (800) 252-3005	#180-MS40558 A/M RT Knuckle w/INTERCEPTOR	\$ 115.00
58	Trojan Auto Connection (KSI) 33200 SMITH ROAD, BUILDING A ROMULUS MI 48174	#219017FQ A/M CAPA RT Wheel opng mldg	\$ 46.74

Estimate of Record

Item 10. J.

Owner: HOMEWOOD POLICE DEPARTMENT, TIM MESNICK

Job Number.

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

(800) 328-9232

(586) 755-8912

67	Trojan Auto Connection (KSI)	#219017HQ	\$ 101.72
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33200 SMITH ROAD, BUILDING A

A/M CAPA RT Wheel flare

ROMULUS MI 48174

(800) 328-9232

(586) 755-8912

70	Keystone-KeysIQ-B-Salt Lake City	#FO2801276C	\$ 699.00
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1255 SOUTH 3600 WEST SPACE 300

A/M CAPA RT Tail lamp assy level 3, 4

SALT LAKE CITY UT 84104

(800) 376-8574

(801) 886-1470

74	Keystone-KeysIQ-B-Salt Lake City	#FO1115142C	\$ 338.00
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1255 SOUTH 3600 WEST SPACE 300

A/M CAPA Lower cover

SALT LAKE CITY UT 84104

(800) 376-8574

(801) 886-1470

Estimate of Record

Item 10. J.

Owner: HOMEWOOD POLICE DEPARTMENT, TIM MESNICK

Job Number:

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

ALTERNATE PARTS USAGE

2023 FORD Police Interceptor Utility Vehicle AWD (Fleet) 4D UTV 6-3.3L Flex Fuel Gasoline Direct Injection BLACK

VIN:	1FM5K8AB7PGB66608	Production Date:	8/2023	Interior Color:	BLACK
License:	MP409	Odometer:	40,206	Exterior Color:	BLACK
State:	IL	Condition:	Good		

Alternate Part Type	Selection Method	# Of Times Notified Of Available Parts	# Of Parts Selected
Aftermarket	Automatically List	16	16
Optional OEM	Automatically List	0	0
Reconditioned	Automatically List	0	0
Recycled	N/A	4	3

J.D. POWER

2023 Ford Explorer
Utility 4D Police AWD Values

Pricing & Values

Prices shown for the used 2023 Ford Police Interceptor Utility 4D Police AWD with 40206 miles are what people paid to buy this vehicle or what people received when trading in this vehicle at a dealer. [Edit options.](#)

Buy from Dealer


Prices shown are what people paid including dealer discounts. Taxes and fees (title, registration, license, document, and transportation fees) are not included.

Buy from Dealer

Buy Certified from Dealer

Average Price Paid

\$29,383



80% of People Paid

\$26,595 - \$32,316

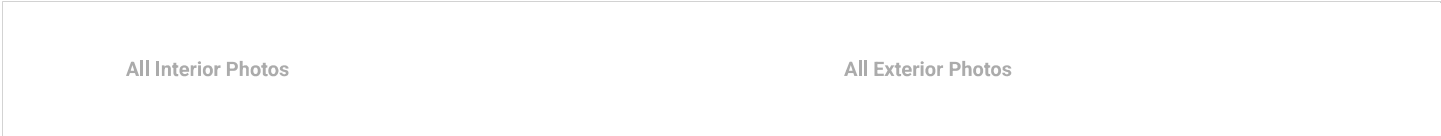
Estimated Trade-In Value

Prices shown are what people received from a dealer for their trade-in vehicle by condition. [See definitions.](#)

Base Price	\$21,000
Mileage and Options	\$0
Low	\$21,000
Base Price	\$22,750
Mileage and Options	\$0
Average	\$22,750
Base Price	\$23,750
Mileage and Options	\$0
High	\$23,750

2023 Ford Explorer Photos and Videos



Selected Trim: Utility 4D Police AWD



[See 118 Photos and Videos >](#)

Car Loan Calculator

Monthly Payments [What Can I Afford](#)

Car Price \$29,383	Trade-In Value \$0
Interest Rate (%) 3.95	Down Payment \$0
Sales Tax (%) California 7.25% 	Loan Term (Months) 60 

\$579.65 per month

Actual price and payments may be different due to local rebates, specials, fees, and credit qualifications. Consult your dealer for actual price, payments, and complete details. [View Disclosures](#)

Top Alternatives

87


[2023 Chevrolet Blazer](#)
People are Paying
\$21,935 - \$34,194

86

[2023 Chevrolet Equinox](#)
People are Paying
\$17,211 - \$26,981

85

[2023 Buick Envision](#)
People are Paying
\$22,055 - \$33,880



[2023 GMC Terrain](#)
People are Paying
\$20,150 - \$28,999

INVOICE

PAYABLE UPON RECEIPT

AutoClaim
P

Item 10. J.

Carlsbad, CA 92013
(888) 403-4223
accounting@acdcorp.com
56-2410145

Appraiser: Shannon Delgado

INVOICE #: 11613590	Total Amount
AUTOLINK #: IL2601-0856368	
DATE: 01/14/2026	\$140.00

Bill To:

IRMA Illinois
999 Oakmont Plaza Dr,
Westmont, IL 60559
(708) 236 - 6363

Adjuster:

Collen Rhodes
colleenr@irmarisk.org

Item Info:

Billing Info	Service Fee	\$140.00
	Mileage Fee	+ \$0.00 (0 miles @ 1.0 per mile)
	Remote Travel Fee	+ \$0.00
	Additional Fee	+ \$0.00
	Total Fee	= \$140.00
Service Type	Appraisal Standard & ACD Management Services	
Claim Number	188940	
Owner Name	Tim Mesnick Homewood Police Department	
Vehicle	2023 Ford Police Interceptor Utility Vehicle AWD (Fleet)	

Invoice Note:

No Notes.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Bid Threshold Increase

PURPOSE

Staff requests that the Village Board approve an amendment to the Homewood Municipal Code to increase the threshold that triggers formal competitive bidding and prior Board approval from \$20,000 to \$25,000. As part of this update, the Village Manager's authority to approve routine purchases and make minor budget adjustments would also be increased to \$25,000.

PROCESS

This change will update the Village's purchasing and bidding thresholds to better align with current Illinois State law (65 ILCS 5/8-9-1)(65 ILCS 5/4-5-11) and modern project costs. State statute already permits municipalities of Homewood's size, those with a population less than 500,000, to use a \$25,000 threshold, and this action brings the Homewood Municipal Code into consistency with that standard.

As part of this update, the Village Manager's authority to approve routine purchases and make minor budget adjustments will also be increased to \$25,000. This allows staff to move forward more efficiently on smaller, day-to-day operational needs for Board approval for items below this amount. Any purchase or contract exceeding \$25,000 will continue to require competitive bidding and Board approval.

The ordinance also formally updates the Village's bidding requirements to reflect the new threshold. Public works projects, public improvements, and general purchases over \$25,000 must be awarded to the lowest responsible bidder. The Board retains the ability to waive bidding in limited circumstances for the following:

- emergencies
- sole-source purchases
- equipment standardization
- technical constraints
- participation in joint purchasing programs (example: Sourcewell & Suburban Purchasing Cooperative)



OUTCOME

Overall, this change does not reduce oversight or transparency. Instead, it modernizes the Village's procurement framework, reflects the rising costs of goods and services, reduces administrative delays for smaller purchases, and preserves full Board authority over larger expenditures and major projects, while keeping the Village of Homewood aligned with State law.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance increasing the amount that triggers formal competitive bidding and prior Board approval from \$20,000 to \$25,000; and increase the Village Manager's authority to approve routine purchases and make minor budget adjustments to \$25,000.

ATTACHMENT(S)

- Bid Threshold Increase Ordinance
- IML Article

ORDINANCE NO. MC - 1094

**AN ORDINANCE AMENDING CHAPTER 2 OF THE HOMEWOOD
MUNICIPAL CODE INCREASING THE BID THRESHOLD FOR ALL
PUBLIC WORKS PROJECTS, PUBLIC IMPROVEMENTS, AND GENERAL
PURCHASES TO \$25,000 PER STATE STATUTE**

WHEREAS, the Village of Homewood is a non-home rule municipality that derives its authority from the Illinois Municipal Code and Illinois Constitution; and

WHEREAS, Section 8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1) provides that in municipalities of less than 500,000 population, any work or other public improvement costing \$25,000 or more, and all material valued at \$25,000 or more and used in the construction of the work or other public improvement, shall be performed by or purchased from the lowest responsible bidder, unless exempted by statute; and

WHEREAS, the threshold in the Homewood Municipal Code triggering competitive bidding is set at \$20,000.00; and

WHEREAS, the Village Manager's purchasing authority without prior authorization from the Village Board is set at \$20,000.00; and

WHEREAS, the Board of Trustees of the Village of Homewood finds it to be in the Village's best interest to align the Homewood Municipal Code bidding threshold with state law and to adjust the Village Manager's purchasing authority accordingly.

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 HOMEWOOD MUNICIPAL CODE:

Sections 2-166, 2-430, and 2-464 of the Homewood Municipal Code are amended as follows (additional language underlined, deleted language ~~stricken~~):

Sec. 2-166. Powers and duties

It shall be the duty of the village manager to:

- (8) Make, in the ordinary course of business, all purchases of materials and supplies necessary for the village as provided for in the annual budget, provided that for purchases of more than \$25,000.00 ~~\$20,000.00~~ he shall first procure the approval of the board of trustees. In all cases he shall comply with the statutory provisions as to solicitation of bids.

Sec. 2-430. Bids

All contracts for the making of any public improvements to be paid for in whole or in part by special assessment shall be let to the lowest responsible bidder, in manner and form as is prescribed by statute. All other contracts for materials, supplies, labor or public improvements, where the cost thereof exceeds \$25,000.00 ~~\$20,000.00~~ shall be let to the lowest responsible bidder in manner and form provided in this section, except that any such contract may be entered into without advertising for bids by a vote of two-thirds of the trustees elected. When the requirement for advertising of bids is waived by the village board of trustees, the reason for the waiver must be stated publicly. Acceptable reasons for waiver of the bid requirement include, but are not limited to:

- (1) An emergency purchase;
- (2) Only one vendor available;
- (3) Equipment standardization;
- (4) The technical nature of an item makes competition impractical; or
- (5) Use of a joint governmental purchasing program.

Sec. 2-464. Authority to designate budget changes; authority of village manager

- (b) The village board hereby delegates authority to the village manager to delete, add or change items budgeted previously to a department, board, or commission, provided the deletion, addition, or change is valued at \$25,000.00 ~~\$20,000.00~~ or less.

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.

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

Village President

ATTEST:

Village Clerk

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

BIDDING PUBLIC WORKS PROJECTS



When a non-home rule municipality intends to award a contract for any public work or public improvement and the expense is expected to exceed \$25,000, [Section 8-9-1 of the Illinois Municipal Code](#) requires the award of the contract to the lowest responsible bidder after advertising for bids, in the manner prescribed by municipal ordinance.¹

Home rule municipalities are not subject to these bidding requirements, but may be required to bid change orders in the same manner as the original contract award as described on the next page.² Bidding provisions that apply only to the City of Chicago are set out separately in [Section 8-10-1 of the Illinois Municipal Code](#).³

EXEMPTIONS FROM BIDDING REQUIREMENTS

The Illinois Municipal Code provides various exemptions from state-mandated bidding requirements if:

- Contracts are paid for in whole or in part by special assessment or special taxation;⁴
- Contracts are approved by a two-thirds vote of the alderpersons or trustees then holding office,⁵ or by four of the five members of the city council in a municipality that adopted the commission form of government;⁶
- Contracts are with the federal government or any agency of the federal government;⁷ or,
- Work or public improvement is undertaken directly by the municipality and approved by a two-thirds vote of the alderpersons or trustees then holding office,⁸ or by four of the five members of the city council in a municipality that adopted the commission form of government,⁹ provided materials in excess of \$25,000 shall be let by contract to the lowest responsible bidder.¹⁰

Bidding requirements do not apply to contracts for supplies or for services not related to public works or public improvements. Municipalities may require competitive bidding on supply contracts by ordinance, but are not required to do so.¹¹

ADOPT BIDDING PROCESS BY ORDINANCE

Municipalities may establish a competitive bidding process by ordinance to meet their needs.¹² A municipal ordinance may provide: the method of advertisement for bids; the right of a municipality to reject all bids; the requirement that all bids be submitted by way of sealed bids by the deadline set forth in bid specifications; and, in written format rather than emailed or faxed. The ordinance should provide that all bids will be opened in public, at a time and place as set forth in bid specifications. An ordinance adopted under this Section may contain exemptions for

¹ [65 ILCS 5/8-9-1](#)

² [50 ILCS 525/1 et seq.](#)

³ [65 ILCS 5/8-10-1 et seq.](#)

⁴ [65 ILCS 5/8-9-1](#)

⁵ *Id.*

⁶ [65 ILCS 5/4-5-11\(1\)](#)

⁷ [65 ILCS 5/8-9-1](#)

⁸ *Id.*

⁹ *Id.*

¹⁰ [65 ILCS 5/8-9-1](#)

¹¹ [65 ILCS 5/8-9-2](#)

¹² [65 ILCS 5/8-9-2](#)



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emergencies.¹³ Bidding process provisions in [65 ILCS 5/8-10](#) only apply to the City of Chicago, but may be a guide for establishing a bidding process for your municipality. The Illinois Municipal League has compiled sample ordinances from municipalities that have adopted them on its website.¹⁴

SELECTION OF A RESPONSIBLE BIDDER

A responsible bidder may be selected on the basis of qualifications, past experience, credentials, financial information, bonding capacity, insurance limits, ability to complete the contract and respond timely to the municipality, as well as other factors that may be described in bid specifications. Any factors leading to a selection of a bidder that did not submit the lowest monetary bid should be fully documented. A bid may be awarded to a vendor despite a variance from the specifications, but a material variance (one that provides the vendor with an advantage or benefit not available to other bidders) should disqualify the vendor.

Municipal officials should avoid interfering with the competitive bidding process. Communication with participants after the bid specifications are published should be restricted to avoid providing an advantage to any bidder. Challenges to bid awards often focus on clarifications that are not provided to all interested parties.

Restrictions on communications with bidders may be included in a code of ethics, purchasing ordinance or other policy. The bidding process is subject to the Interests in Contracts provisions of the Illinois Municipal Code,¹⁵ the Public Officer Prohibited Activities Act¹⁶ and the Interference with Public Contracting provisions of the Illinois Criminal Code.¹⁷ Significant penalties and removal from office may result from violations of these statutory restrictions on municipal officials.

MUNICIPAL AUTHORITY TO UTILIZE DESIGN-BUILD CONTRACTS

Public Act 103-0491, effective January 1, 2024, authorizes all municipalities to use the design-build process.

A design-build contract is a single agreement between a municipality and contractor or other entity that covers both the design and construction phases of a project. Design-build contracts include the furnishing of architecture, engineering, land surveying and related services, labor, materials, equipment and other construction services needed for a project.¹⁸

Fourteen days prior to issuing a design-build proposal request, municipalities must issue a notice of intent to receive proposals and publish the notice where outlined by ordinance, including posting online to the municipal website. A brief description of the proposed procurement must be included in the notice and the municipality must provide a copy of the request for proposals to any party requesting a copy.

Municipalities must use a two-phase procedure for the selection of a design-build bid.

- Phase I – Evaluate the proposing entities based on qualifications; and,
- Phase II – Evaluate the technical and cost proposals.

For projects with an estimated cost to be less than \$12,000,000, a municipality may combine the two-phase procedure for selection into one combined step, if all the requirements of evaluation are performed in accordance with the Act.

PUBLIC WORKS CONTRACT CHANGE ORDER ACT

Conditions may be discovered during a project, or other circumstances may arise, that require a change order to complete a project. If a change order for any public works contract for a unit of local government, including

¹³ *Id.*

¹⁴ <https://www.iml.org/page.cfm?category=2185>

¹⁵ 65 ILCS 5/3.1-55-10

¹⁶ 50 ILCS 105/0.01 *et seq.*

¹⁷ 720 ILCS 5/33E-1 *et seq.*

¹⁸ 65 ILCS 5/11-39.2-10



a municipality, authorizes or necessitates any increase in the contract price that is 50% or more of the original contract price, or that necessitates an increase in the price of a subcontract that is 50% or more of the original subcontract price, then the portion of the contract that is covered by the change order must be resubmitted for bidding in the same manner by which the original contract was bid. The Public Works Contract Change Order Act¹⁹ preempts home rule authority²⁰ and requires all municipalities, regardless of home rule status, to award change orders with costs that are 50% or more of the original contract in the same manner as the original contract award.²¹

ARCHITECTS AND ENGINEERS

Many projects that are subject to bidding requirements also require the retention of architects or engineers. The selection of architects or engineers by a non-home rule municipality is subject to the Local Government Professional Services Selection Act.²² For information on this process, see the Illinois Municipal League's (IML) fact sheet on [Updated Qualifications-Based Selection \(QBS\) Threshold \(available via this link\)](#).

JOINT PURCHASING

Public Act 103-0865, effective August 9, 2024, provides for alternative purchasing procedures for joint and cooperative purchasing by participating units of government.²³ Under the Act, chief procurement officers may authorize any governmental unit of this state to purchase or lease supplies under a contract which has been procured under the jurisdiction of the Illinois procurement code. For more information on this process, see IML's fact sheet on [Municipal Participation in State Joint Purchasing Master Contracts \(available via this link\)](#).

If there are any questions or concerns regarding bidding requirements or processes, municipal officials should consult with their retained legal counsel.

iml.org

¹⁹ [50 ILCS 525/1 et seq.](#)

²⁰ [50 ILCS 525/10](#)

²¹ [50 ILCS 525/5](#)

²² [50 ILCS 510/0.01 et seq.](#)

²³ [30 ILCS 525/0.014 et seq.](#)





BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Economic Development Incentives – 2034 Ridge Road, 69 Prime

PURPOSE

With a highly competitive economic climate, incentives are an important tool for business recruitment and retention. For over 30 years, the Village has provided numerous incentives to businesses and developers. The Village of Homewood has successfully administered an Economic Development Program that utilizes various incentives, including Tax Increment Financing. The Village has several Tax Increment Finance (TIF) Districts (see map). In addition, Homewood offers small business incentives for **non-TIF** areas for up to one-half the cost of the improvements.

The owner of 69 Prime at 2034 Ridge Road requested financial assistance for the remodeling of the restaurant interior. Paul Spass, who is also the owner of The Primal Cut in Tinley Park, IL, established in 2017, has taken over the former La Voute Bistro at 2034 Ridge Road to open a new steakhouse restaurant. The menu at 69 PRIME focuses on traditional surf and turf dishes along with Italian cuisine options. With its upscale setting and laid-back atmosphere, 69 PRIME aims to offer a unique dining experience. Village staff determined that assistance is appropriate based on the project's eligible expenses.

PROCESS

It is estimated that the owner has invested more than \$100,000 to remodel the restaurant located at 2034 Ridge Road, converting the space into a steakhouse. The Business Improvement Agreement, also referred to as a Redevelopment Agreement (RDA), allows the Village to reimburse the owner for a percentage of their construction costs. The owner has requested a business incentive that rebates the Village's 2% Places for Eating Tax for one (1) year. This rebate is estimated to be approximately \$33,000. Staff suggests a maximum cap of \$40,000.

What is a "Places for Eating Tax"?

A Places for Eating Tax is a local tax on food and drinks purchased for immediate consumption, such as meals at restaurants, cafés, fast-food spots, and bars. The tax is collected by these businesses at checkout and then sent to the Village. Restaurants must provide on-site dining to be eligible.



The revenue helps support important community needs such as infrastructure, public safety, parks, and economic development. Because the tax is paid by restaurant patrons, it helps spread the cost of local services beyond residents alone and reduces reliance on property taxes, while allowing everyone who enjoys Homewood's dining options to contribute to a strong community.

OUTCOME

The redevelopment agreement allows a building owner to renovate a building and add to the vitality of the downtown.

- Restaurants are a targeted business for Homewood. Paul Spass, the owner of 69 Prime, owns The Primal Cut in Tinley Park, IL, a well-established business in operation since 2017.
- Businesses in Homewood face substantial costs to modernize spaces. The recommended funding will be used to make improvements to the building that will increase the long-term viability of the space and the downtown area.
- The Places for Eating Tax rebate is performance-driven and would be paid out over one year.

This restaurant increases foot traffic and enhances the vitality of downtown.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$0
- **Budget Amendment:** \$40,000
- **Total Incentive Amount:** Places for Eating Tax Rebate not to exceed \$40,000

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Approve a budget amendment in the amount of \$40,000; and, authorize the Village President to enter into a redevelopment agreement to reimburse eligible expenses for improvements to the building at 2034 Ridge Road for the interior renovation of 69 Prime restaurant, in an amount not to exceed \$40,000.

ATTACHMENT(S)

Redevelopment Agreement

RESOLUTION NO. R-3248

**A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT
BETWEEN THE VILLAGE OF HOMEWOOD AND 69 PRIME LLC FOR
PROPERTY AT 2034 RIDGE ROAD UNDER THE VILLAGE OF
HOMEWOOD BUSINESS INCENTIVE PROGRAM**

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

WHEREAS, the restaurant 69 Prime has opened in the space formerly occupied by La Voute Bistro inside the La Banque Hotel at 2034 Ridge Road; and

WHEREAS, restaurants are highly desirable businesses in that they generate foot traffic, employment opportunities, and exposure in the Village's downtown area; and

WHEREAS, Paul Spass, the owner of 69 Prime, has requested to be partially reimbursed for renovating the restaurant under the Village's Business Incentive Program; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the Village's best interest to enter into the agreement attached as Exhibit A.

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

SECTION ONE – APPROVAL OF REDEVELOPMENT AGREEMENT:

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

SECTION TWO – EFFECTIVE DATE:

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

PASSED and APPROVED this 10th day of February 2026.

Village President

ATTEST:

Village Clerk

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

**AGREEMENT TO REIMBURSE 69 PRIME LLC FOR IMPROVEMENTS
TO THE RESTAURANT AT 2034 RIDGE ROAD UNDER THE
VILLAGE OF HOMEWOOD BUSINESS INCENTIVE PROGRAM**

This Agreement is made and entered into on February 10, 2026, between Paul Spass, 69 Prime LLC (“Owner”), and the Village of Homewood, an Illinois municipal corporation (“Village”).

WHEREAS, Owner has requested financial assistance from the Village to upgrade an existing property within the village’s B-1 downtown core district; and

WHEREAS, the Village seeks to promote business expansion within downtown Homewood, thereby enhancing the economic viability of the village; and

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

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

WHEREAS, based upon the above factors, the Board of Trustees is willing to enter into this Agreement.

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

1. As authorized by the President and Board of Trustees of the Village of Homewood on February 10, 2026, and subject to the terms of this Agreement, the Village agrees to reimburse the Owner for renovations made to the restaurant at 2034 Ridge Road in an amount equal to twelve (12) months of Places of Eating Tax generated by the restaurant, but not to exceed Forty Thousand Dollars \$40,000.00.
2. The work eligible for reimbursement under this agreement is listed in Exhibit A.
3. The Owner shall comply with all the requirements imposed by the Homewood Municipal Code, including registration and filing monthly Places for Eating Tax returns with the Village’s Finance Department.

4. Owner shall execute all contracts in connection with the Work and ensure that the Work is completed under said contracts. The Owner shall give the Village copies of all contracts for the Work. All Work shall comply with all local codes.

5. The Village shall not be obligated to provide any incentive payments to the Owner until all Work is completed, the Owner has received a certificate of occupancy, and the restaurant is open for business.

6. Failure to submit a written reimbursement request within sixty (60) days of the completion of the Work contemplated under this Agreement shall be grounds for the Village to deny reimbursement.

7. This agreement is not a general obligation of the Village. The parties agree that any reimbursement due to the Owner shall be made solely from Places for Eating taxes collected by the Owner.

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

9. Owner agrees to comply with all Federal, State, and local laws and regulations.

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

11. Should either party initiate litigation against the other to enforce this Agreement, the successful litigant will have the right to recover court costs and reasonable attorney fees.

12. If any part of this Agreement is held invalid or unconstitutional by any court of competent jurisdiction, this part shall be considered a separate, distinct, and independent provision and this holding shall not affect the validity of the remaining portions hereof.

13. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation shall not be binding upon either party unless incorporated in this Agreement.

14. If a conflict arises between the Agreement text and the exhibits, the Agreement text shall control.

15. Failure of any party to insist on the strict performance of the terms, covenants, agreements, and conditions herein contained, or any of them, shall not constitute a waiver of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force.

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

To the Village:

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

With a copy to:

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

To the Owner:

Paul Spass
69 Prime LLC
2034 Ridge Road
Homewood IL, 60430

With a copy to:

17. Owner shall return three (3) signed copies of this agreement to the Community Development Department within thirty (30) days of receipt. The Village reserves the right to rescind this Agreement if Owner fails to return the signed Agreements as specified.

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

VILLAGE OF HOMEWOOD

69 PRIME, LLC

By: _____
Village President

By: _____
Paul Spass, Owner

ATTEST:

Signed and sworn to before me on
_____, 2026

Village Clerk

Notary Public

EXHIBIT A

Description of Work	Cost
<p>Renovation of Restaurant:</p> <p>Extended the bar, including tile and lighting.</p> <p>Replaced over ½ of the old light fixtures with a new more modern looking fixture(s).</p> <p>Moved the busing and serving stations.</p> <p>Replaced about ½ of the bar and restaurant tables and booths.</p> <p>New tile/flooring was installed.</p> <p>New paint</p> <p>New exterior signage</p>	<p>\$100,000 +</p>



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Redevelopment of 1313 & 1351 175th Street, Apparel Redefined

PURPOSE

In October 2023, the Village entered into a Redevelopment Agreement (RDA) with John LaRoy, Owner and CEO of Apparel Redefined, to construct a production facility on the Village-owned, vacant four-acre site located at 1351 175th Street and to renovate the office building directly to the east at 1313 175th Street for use as the company's headquarters. The RDA provided for financial assistance, and the project was anticipated to commence in 2024.



The developer experienced delays in advancing the project due to a prolonged process of securing necessary financing approvals. Those issues have since been resolved, and the developer is now prepared to move forward with the project. However, the delay resulted in some inevitable modifications to the scope and financial components of the project, requiring Village Board approval of a revised RDA and a revised Purchase and Sale Agreement.

In addition, the Village approved a Planned Unit Development (PUD) for the project. Ordinance M-2319, approving the PUD application, was adopted on October 8, 2024. The PUD approvals have since expired, and the applicant is requesting an extension of the project deadlines.

PROCESS

Redevelopment Agreement and Purchase and Sale Agreement

The Village Board approved a redevelopment agreement and purchase and sale agreement in October 2023. Since 2023, the Developer has diligently pursued State tax incentives and financing for the Project, but securing these items has taken longer than anticipated. The Developer has now secured financing sufficient to complete the Project.



Planned Development (PUD)

On October 8, 2024, the Village Board approved Ordinance M-2319 for a Planned Development, as required for zoning entitlements. Subject to Section 44-06-07 of the Zoning Code, the adoption of a planned development ordinance by the Village Board shall be invalid if the recipient does not meet the following deadlines after the adoption of the ordinance:

- (1) file an application for a building permit relative to the planned development within nine months; and
- (2) commence construction within 15 months

Due to financing delays, the planned development approvals have expired. The attached ordinance re-adopting Ordinance M-2319 resets the deadlines for the developer to apply for a building permit and begin construction.

Alternative Bids

Since this property is within the Northeast TIF and the Redevelopment Agreement proposes to sell the real estate for \$1, the Village must solicit alternate proposals before selling the property. The Village anticipates a two-week period for soliciting alternate proposals. The attached ordinance initiates that process. The redevelopment agreement and the purchase and sale agreement are contingent upon the Village Board's consideration of any alternative bids received by the deadline.

OUTCOME

Approval of the revised Redevelopment Agreement (RDA), Purchase and Sale Agreement (PSA), and Planned Unit Development (PUD) will allow the developer to proceed with construction. This project will convert a Village-owned property that has been vacant for more than 31 years into an active, revenue-generating business.

The development of a production facility on previously vacant land will increase the Village's overall Equalized Assessed Valuation (EAV). In addition, the project brings the headquarters of an established and growing business to Homewood, providing sustainable wage employment and the potential for future job creation.

FINANCIAL IMPACT

- **Funding Source:** Northeast Tax Increment Financing (TIF) Fund
- **Budgeted Amount:**
- **1313 175th Street (Building):** \$415,000 acquisition – Transferred to developer for \$1
- **1351 175th Street (four-acre vacant land):** Transferred to developer for \$1
- **Soil Mitigation:** Not to exceed \$1,130,400



- **TIF Eligible Expenses:** Not to exceed \$5,000,000 (actual incentive dependent on TIF Increment generated solely by the project)

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance approving Restated Redevelopment Agreement and Purchase and Sale Agreement between the Village of Homewood and A & R Screening, LLC for property at 1313-1351 175th Street; and, pass an ordinance re-adopting ordinance M-2319 to authorize a planned development at 1313-1351 175th Street; and, pass an ordinance soliciting alternate bids and proposals for the sale and redevelopment of 1313-1351 175th Street.

ATTACHMENT(S)

- Ordinance approving Restated Redevelopment and Purchase and Sale Agreements
- Restated Redevelopment Agreement
- Purchase and Sale Agreement
- Ordinance Re-Adopting Ordinance M-2319 Approving the Planned Development
- Ordinance Directing Staff to Solicit Alternate Bids

ORDINANCE M-2396

AN ORDINANCE APPROVING A REVISED REDEVELOPMENT AGREEMENT AND A REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD AND A & R SCREENING, LLC FOR PROPERTY AT 1313-1351 175TH STREET IN THE NORTHEAST REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Homewood, Cook County, Illinois (“Village”) owns real estate at 1313-1351 175th Street in the Northeast Redevelopment Project Area; and

WHEREAS, A & R Screening, LLC (“Developer”) has offered to purchase and redevelop the above property according to the terms of the Redevelopment Agreement and the Purchase and Sale Agreement attached to this Ordinance as Exhibits 1; and

WHEREAS, as required by 65 ILCS 5/11-74.4-4, the Village Board has passed Ordinance M-____ directing staff to publish a notice soliciting alternate proposals or bids for the sale and redevelopment of this property; and

WHEREAS, the President and Board of Trustees find it to be in the village’s best interest to approve the redevelopment agreement and sell the property at 1313-1351 175th Street to A & R Screening, LLC so that it can be redeveloped in furtherance of the Northeast TIF Redevelopment Plan and Project, contingent upon final consideration of any alternative proposals received by February 24, 2026.

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

SECTION ONE – APPROVAL AND AUTHORIZATION TO EXECUTE REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT.

(a) The revised Redevelopment and Purchase and Sale Agreements between the Village and A & R Screening, LLC are hereby approved, contingent upon the board’s consideration of any alternative bids received by February 24, 2026. The Village President and Village Clerk are authorized to execute those agreements.

(b) The Village Attorney or his nominee is authorized to close the transfer of this property to A & R Screening, LLC. The Village Attorney or his

nominee, elected officials, and members of the Village staff, as appropriate, are authorized to execute all documents necessary to complete this transaction.

SECTION TWO – EFFECTIVE DATE.

This Ordinance shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 10th day of February, 2026.

By: _____
Village President

ATTEST:

Village Clerk

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

EXHIBIT 1
Redevelopment Agreement (including Purchase and Sale Agreement)

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Homewood, Cook County, Illinois, and as such, I am the keeper of the records and files of the President and Board of Trustees of said Village.

I do further certify that the attached and foregoing is a correct copy of ordinance M-_____ entitled:

**AN ORDINANCE APPROVING A REVISED REDEVELOPMENT
 AGREEMENT AND A REAL ESTATE PURCHASE AND SALE AGREEMENT
 BETWEEN THE VILLAGE OF HOMEWOOD AND A & R SCREENING, LLC
 FOR PROPERTY AT 1313-1351 175TH STREET IN THE NORTHEAST
 REDEVELOPMENT PROJECT AREA**

as adopted by the President and Board of Trustees of the Village of Homewood at its regularly convened meeting held on February 10, 2026, and as signed by the President of said Village on _____, 2026, all as appears from the official records of said Village in my care and custody.

In witness whereof, I have affixed my official signature and the corporate seal of the Village of Homewood, Illinois on _____, 2026.

 Village Clerk

(SEAL)

**RESTATED REDEVELOPMENT AGREEMENT
BETWEEN A & R SCREENING, LLC
AND THE VILLAGE OF HOMEWOOD**

This Redevelopment Agreement is executed effective _____, 2026 (the “Effective Date”) by the Village of Homewood, Cook County, Illinois, an Illinois municipal corporation (the “Village”) and A & R Screening, LLC, an Illinois limited-liability company (referred to as the “Developer”). Capitalized terms used shall have the meaning ascribed in the Redevelopment Agreement unless modified herein, or if the context of it clearly indicates otherwise.

WITNESSETH:

In consideration of the Preliminary Statements, the mutual covenants herein contained and other good and valuable consideration, the sufficiency and receipt of which is acknowledged, the parties agree:

1. Preliminary Statements.

The matters of mutual inducement resulting in this Agreement are:

(a) The Village in 2015 established the Northeast Tax Increment Financing Redevelopment Project Area (Northeast TIF) to encourage economic development.

(b) The Village Board approved a redevelopment agreement and purchase and sale agreement in October 2023, for the purchase of approximately six acres of municipally owned property in the Northeast TIF (the “Property”), described in the Purchase Agreement.

(c) Developer has proposed constructing a manufacturing facility on the Property (“the Project”).

(d) Developer has requested assistance from the Village to acquire and redevelop the Property.

(e) Since 2023, the Developer has diligently pursued state tax incentives and financing for the Project, but securing these items has taken longer than anticipated.

(f) The Developer has now secured sufficient financing to complete the Project.

(g) Developer represents and warrants that the Project requires economic assistance to be given by the Village and the Project as contemplated would not be economically viable without this assistance.

(h) The Project will enhance the redevelopment project area by returning village-owned property to the tax rolls, creating employment opportunities, and diversifying the village's tax base.

2. Village Authority.

The Project is within an area designated by the Village as a Tax Increment Redevelopment Project Area as authorized by Section 11-74-4.1 *et seq.* of the Illinois Municipal Code. (65 ILCS 5/11-74.4 *et seq.*) Section 11-74.4-4 authorizes municipalities to contract with private agencies or persons to carry out a Redevelopment Plan.

3. Term of the Agreement.

The term of this Agreement shall begin on the Effective Date. This Agreement shall end when (1) the Village has issued a final certificate of occupancy for the Project and all TIF eligible expenses have been reimbursed to the Developer; or (2) the Northeast TIF is terminated and the developer is reimbursed from incremental property taxes for the 2038 tax year (payable in 2039), whichever occurs first.

4. Conditions Precedent to the Village's Undertakings.

All Village undertakings in this Agreement are subject to satisfaction of these conditions by Developer:

(a) Developer shall have substantially completed the requirements of the Purchase and Sale Agreement for the timely acquisition, development, zoning, and occupancy of the Property. It is understood that approvals from the Village Director of Public Works and any other necessary agency, board or commission of the Village as required in this Agreement or the Purchase Agreement shall be given in their sole capacity as agents of a municipal corporation with discretion to approve all plans for development within the Village, and the Village shall not be considered to have caused a default or have any liability for its failure to approve the final development plan, stages of development, or Final Completion of the Project.

(b) Developer shall construct the Project within 18 months from site acquisition. Upon mutual agreement by the parties, this period may be extended.

(c) Before acceptance of the Final Completion of the Project by the Village, Developer shall have delivered to the Village an unaudited certified statement of all costs of the Project signed by an officer of the Company, with such other relevant cost certifications relating to the Project as the Village may reasonably request, such as proof of TIF reimbursable expenses. Final Completion means the issuance by the Village of

Homewood of a final occupancy permit for the building and improvements comprising the Project.

(d) Developer acknowledges that 65 ILCS 5/11-74.4-4 requires the Village to request alternate proposals or bids for the disposition of the Property. The Village has completed this process.

5. Undertakings by the Village.

Upon satisfaction by Developer of all the conditions stated above, the Village will provide the Developer with these incentives:

(a) The Village agrees to sell the Property to the Developer for \$1 as provided in the Purchase and Sale Agreement.

(b) As authorized by the State of Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.1-1 *et seq.*, referred to as the “Act”) and subject to this Agreement, the Village of Homewood agrees to reimburse the Developer for up to \$5,000,000.00 in costs eligible for reimbursement under the Act during the term of this Agreement, payable solely from incremental tax revenues generated by the Project and deposited in the Northeast TIF special tax allocation fund. Reimbursements to the Developer under this Agreement are not general obligations of the Village of Homewood. The costs to be reimbursed to the Developer are listed in Exhibit B. Amounts within the various line items in Exhibit B may be reallocated to allow the Village to maximize reimbursement to the Developer of incremental taxes from the Subject Property. The Village shall make reimbursement payments pursuant to this paragraph within thirty (30) days after the Developer provides proof of payment of property taxes for the first and second installment of each year’s property tax bill. Therefore, the Village will provide two TIF reimbursement payments each year: (1) within 30 days of the Developer providing proof of payment of 100% of the first installment of property tax, and (2) within 30 days of the Developer providing proof of payment of 100% of the second installment of property tax.

(c) Upon request of Developer, the Village shall take all necessary steps to make all necessary findings, to issue resolutions required for, and to approve, consent to, and support the classification of the Subject Property as Class 8 property (which may involve approvals for portions of the Subject Property over time as phases are developed) as required, and for the longest period of time allowed, by Section 74-63 of the Cook County Real Property Assessment Classification Ordinance.

(d) In addition to the payments in Paragraph 5(b), the Village agrees to reimburse Developer for actual costs of additional work due to extraordinary soil conditions beyond what is required for a standard foundation. This reimbursement shall be administered as follows:

- (i) Once Developer has received construction bids, and before receiving a building permit, Developer shall furnish to the Village for its approval a current document entitled "Standard Foundation and Slab On Grade Costs."
- (ii) Developer alone shall be responsible for payment of all work required for a standard foundation. Village shall timely reimburse Developer for the actual costs of additional work due to extraordinary soil conditions beyond what is required for a standard slab on grade foundation. Before seeking reimbursement for extraordinary soil costs, Developer shall present evidence it has paid for the quantity of work required for a standard foundation. Developer has submitted quotes from Slager Concrete Services of Frankfort, Illinois and MUDTech LLC of Dousman, Wisconsin totaling \$1,130,400.00 to remedy extraordinary soil conditions. This figure does not include the cost of a standard foundation. Before beginning work, Developer shall obtain a detailed breakdown of all work necessary to remedy the extraordinary soil conditions and shall obtain two additional quotes for this work from contractors other than Slager and MUDTech. The Village shall only be obligated to reimburse extraordinary soil costs at the rate quoted by the least expensive of the three proposals. In no case shall the total reimbursement by the Village to Developer for extraordinary soil costs exceed \$1,130,400.00.
- (iii) Developer shall notify the Village Manager or his designee when it anticipates performing work for which it is requesting reimbursement and shall allow the Village to inspect such work as it progresses. Failure to notify the Village Manager or his designee, allow the Village to inspect this work or to obtain prior approval of the Village Manager or his designee shall be grounds for the Village to deny reimbursement for the work, provided the Village cannot verify to its reasonable satisfaction that Developer performed this work in accordance with its request for reimbursement.
- (iv) The Village shall reimburse the Developer's actual costs of additional work due to extraordinary soil conditions beyond what is required for a standard foundation within thirty (30) days after construction of the Project is substantially complete and it has received a certificate of occupancy. Payment to the Developer under this Paragraph 5(d) shall be made from the Northeast Redevelopment Project Area Special Tax Allocation Fund and shall be in addition to and not in lieu of payments for TIF eligible expenditures under Paragraph 5(b).

6. Undertakings on the Part of Developer.

- (a) Developer shall complete construction of the Project within 18 months, subject to any mutually agreed upon extensions, following site acquisition in substantial

accordance with the Cost Estimates, plans and specifications approved by the Village, and all ordinances, rules and regulations of the Village and of other regulatory agencies from which approval must be obtained.

(b) Promptly upon completing the Project, Developer shall request a certificate from the Village certifying that Developer has completed the Project in conformance with the Cost Estimates (the "Certificate of Completion"), and the Village shall not unreasonably withhold or delay issuance of such Certificate of Completion. Any denial of the Certificate of Completion by the Village shall be made within ninety (90) days from receipt of Developer's request for certification and shall include the specific elements of completion required for this certificate to be issued. Developer shall have sixty (60) days or such reasonable time to comply with the terms of the denial and to reissue a certification request. With the request for a Certificate of Completion, Developer shall provide an affidavit that the Project has been completed free from any mechanics liens, and shall, at the Village's request, provide final lien waivers for all work. Should the Developer contest and not settle any mechanics liens on the Property at the time of the request for a Certificate of Completion, Developer may deposit with its title insurance company such amount of money required by the title company to provide a title indemnity policy insuring against the collection of such liens and/or encumbrances, or it may provide to the title company a third-party bond insuring the title company against collection of such liens and/or encumbrances. A copy of such title insurance policy in the full amount of the contract work shall be evidence of the insurance over such liens and/or encumbrances, and such liens shall not preclude the issuance of the Certificate of Completion.

(c) Developer recognizes and agrees that the Village has sole (but not arbitrary) discretion regarding all Village approvals and permits relating to the Project, and reasonable failure by the Village to grant any required approval or issue any required permit shall not be considered a default by the Village under this Agreement or cause any claim against or liability to the Village under this Agreement.

(d) Developer covenants and agrees to make all of its records relevant to the Village's determination of Project construction costs available to the Village for inspection and copying during regular business hours. The Village will attempt to maintain the confidentiality of any information identified by Developer as proprietary, privileged, or confidential, provided Developer certifies that disclosure of the commercial or financial information would cause competitive harm to the Developer. If the Village receives a request for disclosure of this information under the Illinois Freedom of Information Act, the Village shall notify Developer providing a copy of the request to Developer, and Developer shall have five (5) business days to notify the Village in writing it consents or refuses to consent to release of the information. If Developer refuses or fails to consent to disclosing such proprietary information within five (5) business days, the Village may refuse to disclose the information requested, and

if because of this refusal, litigation is filed against the Village under the Illinois Freedom of Information Act or similar statute relating to the Village's failure to disclose this information, Developer shall indemnify and hold the Village harmless regarding any attorney's fees or costs or judgments imposed on or incurred by the Village in connection with this action. Developer acknowledges that the Village must obey any court order requiring the release of any confidential or proprietary information and that the Village has no obligation to appeal such court order.

(e) During construction of the Project, Developer shall maintain worker's compensation insurance and liability insurance in amounts and with companies licensed or authorized to do business in Illinois and shall cause the Village, its elected public officials, officers, agents and employees to be named as additional insureds on such liability policy or policies for any claims made against the Village because of this Agreement for personal injury, wrongful death, or property damage. A certificate of insurance verifying such coverage shall be furnished to the Village before the issuance of any construction permit. Developer shall indemnify, save, and hold harmless the Village, its elected officials, agents, and employees from and against any damage, liability, loss or deficiency (including, without limitation, reasonable attorney's fees and other costs) incident to any suit, demand, claim or liability regarding the Village's participation in this Agreement.

(f) At or before execution of this Agreement, Developer shall provide proof of financing in the form of a letter of commitment acceptable to Village from a financial institution along with evidence of the equity required for the necessary funding to complete the Project. Alternatively, the Developer shall have the option to pay cash for the development of the Project. In this instance, the Developer represents to the Village that it has sufficient funds available to satisfy the terms of this Agreement. The Developer agrees to verify the above representation upon the reasonable request of the Village and to authorize the disclosure of such financial information to the Village that may be reasonably necessary to prove the availability of sufficient funds to complete construction of the Project.

(g) At closing on the Purchase and Sale Agreement, the Developer shall execute a Reverter Deed substantially similar to Exhibit C to reconvey the Property to the Village if the Developer is in substantial default under this Agreement and fails to cure the default within the cure period provided in this Agreement. The Reverter Deed shall be held by a mutually agreeable escrowee.

7. Representations and Warranties of Developer.

(a) Developer represents and warrants that the Project requires economic assistance from the Village to complete the development of the Project substantially in accordance

with the Cost Estimates, and, but for the economic assistance to be given by the Village, the Project as contemplated would not be economically viable.

(b) Developer represents and warrants it shall comply with all laws, rules and regulations of the Village of Homewood, State of Illinois, County of Cook and the United States and all agencies thereof applicable to the Project.

(c) Developer represents and warrants that the approximate cost of the Project, which may include equipment (excluding interest payments and costs for extraordinary soil remediation) shall not be less than \$5,000,000.00, subject to Developer's right to obtain cost savings during construction that do not materially alter the size and scope of the Project.

(d) Developer represents and warrants it shall pay all taxes, assessments, water charges, sewer charges and the like on the Project when the same are due and before any penalty attaches and shall provide the Village, or any agency designated by the Village, with paid receipts or other acceptable evidence of payment thereof. Notwithstanding the foregoing, the Developer may, except as otherwise provided in this Agreement, in good faith and with reasonable diligence, contest the validity or amount of any such taxes, assessments or charges, provided that, during any such contest, the enforcement of the lien of such taxes, assessments or charges is stayed.

8. Defaults.

The occurrence of any of the following shall constitute a default under this Agreement:

(a) A default of any material term, condition or provision, in any agreement or document relating to the Project (other than this Agreement) and failing to cure such default within the time and manner as provided in any such agreement or document, provided such default has a material impact on the Project.

(b) Failure to comply with any material term, provision or condition within the times herein specified, provided however, that this time limit may be extended by either party if the defaulting party is diligently attempting to comply.

(c) If a representation or warranty of Developer herein is incorrect for ninety (90) days after written notice to Developer by the Village.

(d) Developer shall: (i) become insolvent; and (ii) be unable, or admits in writing its inability to pay, its debts as they mature; or (iii) make a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its or their property; or (iv) be adjudicated a bankrupt; or (v) file a petition in bankruptcy or to effect a plan or other arrangement with creditors; or (vi) file an answer to a creditor's petition (admitting the material allegations thereof) for an adjudication of

bankruptcy or to effect a plan or other arrangement with creditors; or (vii) apply to a court to appoint a receiver for the Property; or (viii) have a receiver or similar official appointed for any of its assets, or, if such receiver or similar official is appointed without the consent of Developer and such appointment shall not be discharged within sixty (60) days after his appointment or Developer has not bonded against such receivership or appointment; or (ix) a petition described in (v) is filed against Developer and remains undismissed for sixty (60) consecutive days, unless the same has been bonded.

Upon an occurrence of a default by either party under this Agreement or the Purchase Agreement, the non-defaulting party shall be relieved of any of its obligations arising under this Agreement and such obligations shall be immediately canceled and with no force or effect. After an uncured default, the non-defaulting party may exercise remedies available to it under the terms of this Agreement. The remedies shall include, but are not limited to, revoking the site plan and building permits, authorizing the escrowee to execute the Reverter Deed for re-acquisition of the Property, or taking whatever action at law or in equity as may appear necessary or desirable to enforce performance of this Agreement. Provided, however, the Village shall be required to perform its obligations under Paragraph 5 if Developer has substantially performed its obligations.

9. Notices.

All notices and requests required under this Agreement shall be sent by personal delivery or Certified Mail as follows:

To the Village:

Village Manager
Village of Homewood
2020 Chestnut Road
Homewood, Illinois 60430

To the Developer:

John LaRoy
4611 136th Street
Crestwood IL 60418

With Copy to:

Christopher J. Cummings
Christopher J. Cummings, P.C.
2024 Hickory Road, Suite 205
Homewood, Illinois 60430

With Copy to:

Daniel Shapiro
Shapiro & Associates Law
618 Academy Drive, Unit B
Northbrook IL 60062

or to such other addresses as the parties may indicate in writing to the other either by personal delivery or by Certified Mail, return receipt requested, with proof of delivery.

10. Law Governing.

This Agreement shall be construed and enforced under the laws of the State of Illinois.

11. Assignment or Transfer of Property.

(a) Subject to the terms hereof and of the Real Estate Purchase and Sale Agreement, Developer represents and warrants it will not sell or otherwise convey its contract interest or its title to the Property to be acquired by Developer or transfer or assign or approve any transfer or assignment of any beneficial interest in the Property other than to an affiliated entity or to the purchaser of all interest of the Developer, until Final Completion of the Project.

(b) After transferring title in the Subject Property, the obligations of Developer under this Agreement may be modified as defined in Section 12.(b) below.

(c) Upon execution of this Agreement, the parties shall also execute a Memorandum of Agreement in the form attached as Exhibit D to this Agreement. The Village shall record that Memorandum of Agreement upon transfer of title to Developer or Developer's nominee under the Purchase Agreement between Village and Developer. Upon Developer's compliance with its transfer obligations under this Agreement, Village shall release the Memorandum of Agreement.

12. Continuity of Obligations.

(a) Developer acknowledges that the Village has entered into this Agreement in reliance on the Developer's representation that Developer will construct the Project and pay applicable real estate taxes on the Subject Property for the term of this Agreement. Developer restates that representation. Developer's obligations under this Agreement shall constitute covenants running with the land. This covenant shall be released upon the termination of this Agreement or upon agreement of the parties.

(b) Any transfer or assignment of all or any interest in the Property by Developer (including the beneficial interest under a land trust) after Final Completion and occupancy shall be submitted to the Village for its reasonable approval. Provided, however, no Village approval shall be required for transfer to the Property to an affiliate or subsidiary of Developer or to any entity controlling, controlled by or under common control with Developer. In evaluating any requests by Developer to transfer any interest in the Property, Village may require Developer to provide to Village evidence that the proposed transferee is a "going concern" and sufficient evidence of creditworthiness so Village may determine whether this transferee could fulfill the remaining obligations undertaken by Developer in this Agreement. Such obligations include, but are not limited to, operation and maintenance of the Project. Such transferee shall provide to Village any other documentation reasonably required by Village to show financial

responsibility. This transferee shall state its acceptance, in writing, of the terms of this Agreement as a covenant running with the land. If the Village determines that the proposed transferee can fulfill the remaining obligations undertaken by the Developer, the Village shall be required to consent to the transfer. If the Village consents to a transfer and the proposed transferee has accepted the terms of this Agreement as a covenant running with the land, Developer shall be relieved of any further obligations under this Agreement.

(c) Developer's obligations under this Agreement include payment when due of all real estate taxes assessed against the Property and maintaining an ongoing business concern on the Property.

13. Time.

Time is of the essence under this Agreement. All time limits set forth are mandatory and cannot be waived except by a lawfully authorized and executed written waiver by the party excusing such timely performance; provided, if the time for giving of any notice or the performance of any obligation or cure shall expire on a Saturday, Sunday or legal holiday, such time shall be extended to the end of the next regular business day.

14. Binding Effect.

This Agreement shall inure to the benefit of and shall be binding upon the Village and Developer and their respective successors and assigns.

15. Limitation of Liability and Indemnification.

(a) No recourse under or upon any obligation, covenant or provision or for any claim based thereon or otherwise in respect thereof shall be had against the Village, its officers, agents and employees, in any amount in excess of the obligations of the Village under this Agreement, or in excess of any specific sum agreed by the Village to be paid to Developer, subject to the terms herein, and no liability, right or claim at law or in equity shall attach to or shall be incurred by the Village, its officers, agents and employees in excess of such amounts and all and any such rights or claims of Developer against the Village, its officers, agents and employees for amounts in excess of such Village obligations are expressly waived and released as a condition of and as consideration for the execution of this Agreement by the Village.

(b) Developer agrees to indemnify, defend and hold the Village harmless from and against any losses, costs, damages reasonable, liabilities, claims, suits, actions, causes of action and expenses (including reasonable attorneys' fees and court costs) suffered or incurred by the Village arising from or in connection with (i) the willful failure of Developer to perform its obligations under this Agreement, or (ii) material

misrepresentations or omissions in this Agreement, the Project development plan or any financing documents related thereto which result from information supplied or omitted by the Developer or by agents, employees, contractors, or persons acting under the control or at the request of the Developer, or (iii) the willful failure of Developer to cure any misrepresentations or omissions in this Agreement or any other agreement relating hereto, or (iv) any claim or cause of action for the willful injury or damage to persons or property brought by third parties arising out of the construction or operation of the Project by Developer.

16. Reimbursement for Legal Fees and Expenses.

In the event either party institutes legal proceedings against the other party relating to a default under this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment all expenses of such legal proceedings incurred by the prevailing party, including court costs, reasonable attorneys' fees, and witness fees in connection therewith.

17. Force Majeure.

If by reason of "Force Majeure" either party is unable wholly or in part to carry out its obligation under this Agreement, then if such party gives written notice, including the full particulars of such "Force Majeure" to the other party within a reasonable time after occurrence of the cause relied on, the obligation of the party giving this notice, so far as it is affected by such "Force Majeure" shall be suspended during the continuance of the inability, but for no longer period, and such party shall endeavor to remove such inability with all reasonable dispatch. The term "Force Majeure" as used herein means but shall not be limited to: Acts of God, strikes, lockouts, or other industrial disturbances, acts of public enemy, orders of any kind of the Government of the United States, or the State of Illinois or any civil or military authority, insurrections, riots, epidemics, pandemics, landslides, lightning, earthquake, fire, hurricanes, tornadoes, storms, floods, washouts, droughts, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals and frozen ground or other winter weather which prevents the excavation and completion of footings and foundation. It is agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty but that the above requirement that any "Force Majeure" shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when this settlement is unfavorable to it in the judgment of the party having the difficulty.

18. No Waiver or Relinquishment of Right to Enforce Agreement.

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

19. Village Approval or Direction.

Where Village approval or direction is required by this Agreement, this approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

20. Section Headings and Subheadings.

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of the provisions thereunder whether covered or relevant to such heading or not.

21. Authorization to Execute.

The officers of the Developer who have executed this Agreement warrant they respectively have been lawfully authorized by the Developer to execute this Agreement on behalf of Developer. The President and Clerk of the Village warrant that the Village Board of the Village have lawfully authorized them to execute this Agreement. Developer and Village shall deliver, upon request to each other, copies of all articles of incorporation, bylaws, minutes and other evidence of the authority to so execute this Agreement on behalf of the respective parties.

22. Amendment.

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between Developer and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties unless authorized under law and reduced to writing and signed by them.

23. Curing Default.

If there is any default under or violation of this Agreement, the party not in default or violation shall serve written notice upon the party or parties in default or violation, which notice shall be in writing and shall specify the particular violation or default. The parties shall use their best efforts to cure any violation of this Agreement or default by any of them within ninety (90) days from written notice of such default. Should the default continue throughout the ninety (90) day cure period, and the defaulting party has provided no evidence of a good faith effort to correct such default, then the Agreement shall be terminated, and the offending party shall be in default, and the non-defaulting party may revoke the site plan and building permits, authorize the escrowee to execute the Reverter Deed for re-acquisition of the Property, or take action at law or equity to enforce performance of the Agreement.. Should the defaulting party provide sufficient evidence of a good faith effort to correct the default within the initial ninety (90) day cure period, then the cure period shall be extended for a period not to exceed ninety (90) days or such reasonable time to cure said default, whichever is greater. If such default is so cured to the reasonable satisfaction of the parties within the cure period not exceeding ninety (90) days, all the terms of this Agreement shall remain in full force. Any obligation of the Village to make payments during any default period shall be stayed. Any period of default shall not extend the time limits set forth for payments.

24. Conflict Between the Text and Exhibits.

If a conflict in the provisions of the text of this Agreement and the exhibits attached hereto, the text of the Agreement shall control.

25. Severability.

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Village does not have the power to perform any such provision, such provision shall be considered excised here from and the invalidity thereof shall affect none of the other provisions contained herein, and such judgment or decree shall relieve Village from performance under such invalid provision of this Agreement; provided, however, if the judgment or decree relieves the Village of its obligations under Paragraph 5, then Developer will be relieved of its obligations.

26. Expiration and Termination.

The Agreement shall terminate upon its expiration or upon a default not otherwise cured if a default by one party occurs, the other party may also terminate this

Agreement by giving written notice of termination to the other party based upon that party's failure to cure the default as herein provided.

27. Recording of Agreement.

This Agreement may be recorded with the Cook County Clerk-Recording Division, at the Developer's expense.

28. Execution of Agreement and Counterparts.

This Agreement shall be signed last by the Village and the President of the Village shall affix the date on which he signs this Agreement on page 1 which date shall be the Effective Date of this Agreement. This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, this Agreement is entered into as of the date and year first above written.

Village of Homewood
an Illinois municipal corporation

A & R Screening, LLC

By: _____
Village President

Attest:

Village Clerk

By: _____
Its: _____

Attest:

By: _____
Its: _____

Exhibit A-Purchase and Sale Agreement

Exhibit B-TIF Reimbursable Costs

.

Exhibit C-Reverter Deed

REVERTER QUITCLAIM DEED

The Grantor, **A & R Screening, LLC**, and Illinois limited-liability company, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, and under authority given by its board of directors, CONVEYS and QUITCLAIMS to **the Village of Homewood**, an Illinois municipal corporation, 2020 Chestnut Rd., Homewood, Cook County, Illinois, all interest in the following real estate in Cook County, Illinois:

<insert legal description>

Permanent Index Numbers: <insert PINs>

Address of Real Estate: 1313 175th St.-1351 175th St., Homewood, Illinois 60430

Subject to:

1. General taxes not yet due.
2. Building and zoning laws and ordinances.
3. Other covenants, conditions and restrictions of record, which do not affect merchantability of title, or permitted uses under existing building codes and zoning laws and ordinances.
4. Public and utility easements, roads, highways and roadway easements, if any, provided said easements, roads, highways, and roadway easements are shown on the survey of the Property.
5. Rights-of-way of drainage tiles, ditches, laterals and feeders, provided, same are shown on the survey of the Property.
6. Easements, setback lines and other matters shown on the plat of consolidation.

IN WITNESS WHEREOF, said Grantor has caused its official corporate seal to be affixed, and has caused its name to be signed to these presents by _____, its _____, and attested by _____, its _____, on _____, 2026.

A & R Screening, LLC

By: _____
Printed Name: Title:

Attest: _____
Printed Name: Title:

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of **A & R Screening, LLC** and _____, personally known to me to be the _____ of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as _____ and _____ of said company, they signed this instrument under authority given by the shareholders of said corporation as their free and voluntary act, and as their free and voluntary act, and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on _____, 2026.

Notary Public

This instrument was prepared by: Christopher J. Cummings, Village Attorney, Village of Homewood, 2024 Hickory Rd., Suite 205, Homewood IL 60430.=

Mail Recorded Deed to:

Send subsequent tax bills to:

Exhibit D–Memorandum of Agreement

MEMORANDUM OF AGREEMENT

On _____, 2026, the VILLAGE OF HOMEWOOD, Cook County, Illinois (“VILLAGE”), and A & R Screening, LLC (referred to as the “DEVELOPER”), entered into a Redevelopment Agreement covering the following property:

<insert legal description>

Permanent Index Numbers: <insert PINs>

Address of Real Estate: 1313 175th St.–1351 175th St., Homewood, Illinois 60430

The Redevelopment Agreement provided for transfer of the said property from VILLAGE to DEVELOPER, construction of improvements by DEVELOPER on the property, and reimbursement of TIF eligible expenses to the DEVELOPER by the VILLAGE. See the Agreement for specific details.

Developer

A & R Screening, LLC

By: _____

Name:

Title:

Date: _____

Seller

Village of Homewood

By: _____

Richard A. Hofeld

Village President

Date: _____

This document prepared by and return to: Christopher J. Cummings,
Christopher J. Cummings, P.C., 2024 Hickory Rd., Suite 205, Homewood IL 60430.

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") is made this ____ day of _____, 2026, between A & R Screening, LLC, or its assignee ("Purchaser"), and the Village of Homewood ("Seller"). The date that the last party signs the Agreement and delivers a copy to the other party shall be the date filled in above and shall be referred to herein as the "Effective Date."

WITNESSETH:

THAT FOR and in consideration of the mutual covenants, agreements and undertakings herein set forth, and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell and convey to Purchaser and Purchaser agrees to purchase from Seller the real property described in Paragraph 1 below on the following terms:

1. Agreement of Purchase and Sale.

Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller:

1.1. The real property legally described in Exhibit A attached and as shown on Exhibit B attached, consisting of approximately 6.27 acres of land (collectively the "Land") at 1313-1351 175th Street, Homewood, Illinois, 60430.

1.2 All improvements on the Land, including without limitation the two-story building, landscaping, parking lot, and other improvements (collectively called the "Improvements").

1.3 All mineral, water, irrigation and other property rights of Seller, if any, running with or otherwise pertaining to such Land.

1.4 All of Seller's right, title and interest in any easements, covenants, declarations, reciprocal easement agreements, tenements, hereditaments, gaps, gores and appurtenances to the Land.

The property interests described in Sections 1.1 through 1.4 above are referred to as the "Property."

2. Purchase Price.

2.1 The Purchase Price for the Property (the "Purchase Price") shall be One Dollar (\$1.00).

2.2 The Purchase Price shall be payable by delivery by Purchaser to Seller at Closing of good federal funds by check or wire transfer in an amount equal to

the Purchase Price, subject to adjustment as provided herein and as set forth in the settlement statement.

3. Seller's Deliveries.

On or before the Effective Date, Seller shall deliver to Purchaser copies of all the items on Exhibit C attached (the "Due Diligence Materials") to the extent in Seller's possession. If Seller obtains new or updated information or documentation regarding the Property before Closing, Seller shall immediately notify Purchaser of such fact and will promptly deliver all such supplemental information and documentation to Purchaser. Seller is not aware of any inaccuracies or incomplete documents in the Due Diligence Materials and Seller warrants that the copies delivered are true, correct and complete copies of the documents.

4. Contingencies.

4.1. Inspection Period.

Prior to signing this Agreement, Purchaser acknowledges that it has been allowed full access to the Property to inspect the Property.

4.2. Redevelopment Agreement.

This contract is contingent upon the Village of Homewood (Seller), and A & R Screening, LLC, or its assignee ("Purchaser"), entering into a redevelopment agreement for the Property.

4.3 Alternate Proposal Solicitation.

Purchaser acknowledges that 65 ILCS 5/11-74.4-4 requires the Seller to solicit alternate proposals or bids for the disposition of the Property. The Village has completed this requirement.

5. Commitment for Title Insurance/Title and Survey Matters.

5.1 Within ten (10) days after the Effective Date, Seller, at its sole cost and expense, shall cause a mutually acceptable title insurance company underwritten by Chicago Title Insurance Company ("Title Company" and "Escrow Agent") to deliver to Purchaser a commitment for an ALTA owner's policy of title insurance (the "Commitment"), showing Seller as fee title owner, naming Purchaser as the insured in the amount of the Purchase Price (or minimum amount required), issued by the Title Company, insuring the Property, together with legible copies of all recorded title documents referred to in the Commitment ("Title Documents"). The Commitment shall be subject to only the: (i) "Permitted Exceptions" (defined in Section 5.2 below), (ii) any mortgages and similar liens of

a definite or ascertainable amount which must be paid by Seller out of the closing proceeds ("Monetary Encumbrances") and (iii) any matters not objected to by Purchaser. Seller shall also provide Purchaser with a current ALTA survey.

5.2 The term "Permitted Exceptions" shall mean: (i) all non-delinquent taxes and assessments not yet due at the time of Closing, and (ii) any other title matters not objected to, waived or deemed waived by Purchaser.

5.3 If Purchaser objects to the Commitment and/or any survey, Purchaser shall give written notice to Seller before the expiration of the Inspection Period, specifying Purchaser's objections to such title exceptions and/or survey matters (the "Unpermitted Exceptions"). Seller shall at its option have five (5) days from receiving such notice to notify Purchaser in writing of any Unpermitted Exceptions that Seller shall cure, insure over or have removed from the Commitment before Closing. If Seller notifies Purchaser within such five (5) day period, or fails to notify Purchaser, that it is unable or unwilling to have the Unpermitted Exceptions removed before Closing, Purchaser shall, as Purchaser's sole remedy, have the option either to (i) terminate this Agreement, whereupon neither party shall have any further liability or obligation to the other, except as expressly provided herein; or (ii) proceed with the Closing and accept title to the Property as reflected in the Commitment and survey, whereupon such exceptions shall be deemed Permitted Exceptions, other than Monetary Encumbrances which shall be paid by Seller out of Closing proceeds. Purchaser shall exercise such option by delivery of written notice of such exercise to Seller within five (5) days after the earlier of: (a) the expiration of Seller's notice period for responding to Purchaser's title and survey objections, or (b) the date Seller gives Purchaser notice of its unwillingness or inability to remove any the Unpermitted Exceptions. If any title exceptions or survey matters are disclosed or modified by updates of the Commitment and/or the survey or other title "date-downs" that affect the marketability or insurability of the title to the Property or that adversely affect the use of the Property for its intended purposes or are objectionable to Purchaser, then Purchaser may after the discovery thereof notify Seller in writing, in which event Seller shall promptly employ its good faith best efforts to procure a cure for same, as required above, and upon the failure of Seller to effectuate a cure or Seller's failure to respond to Purchaser in writing, then Purchaser may elect any of the options set forth in subclauses (i) and (ii) above. If Purchaser fails to notify Seller of Purchaser's election within the five-day period required for Purchaser's notification of its election, then Purchaser shall be deemed to have elected option (ii).

6. Closing, Possession and Conditions Precedent to Closing.

6.1 Closing. The closing (the "Closing") of the transaction contemplated shall take place on or before February 27, 2026. The date upon which the Closing

actually occurs shall be referred to herein as the "Closing Date." Seller shall give sole and exclusive possession of the Property to Purchaser at Closing, subject only to the Permitted Exceptions. The Closing shall take place at the Chicago office of the Title Company (which shall allow delivery of documents into escrow) by means of a "New York Style Closing" with the parties delivering their closing documents, the Title Company's concurrently delivering the closing documents, committing to delivery of the Title Policy described in Section 6.4(b) below to Purchaser, and the concurrent payment of the Purchase Price, all with no parties required to be present.

6.2 At Closing, Seller shall deliver to the Escrow Agent, with copies to Purchaser:

(a) A duly executed and acknowledged Special Warranty Deed (the "Deed") conveying to Purchaser the fee simple interest in the Property, subject only to the Permitted Exceptions.

(b) A duly executed affidavit of Seller, stating Seller's United States taxpayer identification number and that Seller is not a foreign person as defined in Internal Revenue Code § 1445.

(c) A MyDec transfer tax declaration in form customary for the State, County City of the Property ("Transfer Tax Declaration") and any municipal transfer tax declarations.

(d) An ordinance from Seller approving and authorizing it to sell the Property and granting authority to a specific person to bind the Seller.

(e) A settlement statement agreed to between Seller and Purchaser ("Settlement Statement"), signed by Seller, setting forth the Purchase Price, credits, prorations, and disbursements under this Agreement.

(f) An owner's affidavit.

(g) Documents requested by the title company for obligations required of Seller under this Agreement or to provide extended coverage, including, without limitation, Owner's Affidavit, Survey Affidavit of no change, if required by the Title Company to provide extended coverage, Gap Indemnity, and any other reasonable documentation.

6.3 At Closing, Purchaser shall deliver to the Escrow Agent:

- (a) The balance of the Purchase Price, subject to adjustment on the Settlement Statement, by wire transfer of federal funds.
- (b) The Settlement Statement signed by Purchaser, setting forth the Purchase Price, credits, prorations, and disbursements under this Agreement.
- (c) A counterpart of the Transfer Tax Declaration.
- (d) Payment for extended coverage and for any title insurance endorsements required by the Purchaser's lender.
- (d) Any other document requested by the Title Company to close the transaction.

6.4 Conditions to Obligations to Close. The obligations of Purchaser to consummate the transactions contemplated shall be subject to fulfilling these conditions ("Purchaser's Conditions"), any of which may be waived in writing by Purchaser in its sole and absolute discretion:

- (a) At Closing, Seller will cause the Title Company to issue (or commit irrevocably and unconditionally to issue) to Purchaser an owner's policy of title insurance in accordance with the requirements of the Commitment subject only to the Permitted Exceptions (the "Title Policy").
- (b) The representations and warranties of Seller in this Agreement shall be true on and as of the Closing Date with the same effect as though such representations and warranties had been made on and as of the Closing Date, and Seller will so certify.
- (c) Seller shall have performed the agreements, covenants and obligations made and contained in this Agreement to be performed or complied with by Seller on or before the Closing Date.
- (d) Delivery of sole and exclusive possession of the Property to Purchaser subject only to the Permitted Exceptions.

7. Prorations; Closing Adjustments.

7.1 All real estate taxes and assessments, due and owing or delinquent before Closing, whether or not they have become liens, shall be the responsibility of Seller and paid by Seller before the due date and at or before Closing. This obligation shall survive Closing. All real estate taxes not yet due and owing

through and including the day of Closing shall be paid by Seller as they become due.

7.2 In the event any special assessments, water or sewer assessment, code violations, fines or other assessments have been levied against the Property for any period on or before the Closing Date, Seller shall pay the same at or before Closing. These obligations shall survive Closing. All water, sewer, and other utility charges currently due shall be adjusted as of the Closing Date. Any of these payments due and owing as of the Closing Date shall be credited to Purchaser from Seller at Closing and any prepaid amounts shall be credited to Seller from Purchaser.

7.3 Seller shall pay: (i) the cost of the Title Commitment; (ii) the costs for the standard coverage portion of the Purchaser's owner's Title Policy premium; (iii) all State, County and municipal transfer taxes; (iv) half of all escrow and closing costs, and (v) all costs for any endorsements to cure, remove or insure over any title exceptions agreed to be cured by Seller. Purchaser shall pay: (i) the cost of the extended coverage portion of the Title Policy premium and all endorsements to the Title Policy requested by Purchaser; (ii) half of all escrow costs, and (iii) the cost to record the deed. The parties shall pay their respective attorney's fees. Any other costs and charges in connection with the Closing shall be paid by Seller or Purchaser, respectively, as is customary in the area in which the Property is located.

8. Representations, Warranties, Covenants and Agreements of Seller and Purchaser.

8.1 Seller represents, covenants and warrants to Purchaser and agrees, as of the date of this Agreement and, without further writing as of the Closing Date, as follows:

(a) Seller holds fee title to Parcels 1, 2, and 3 of the Property subject only to those rights-of-way, easements, conditions, covenants and restrictions of record. There are no persons in possession or occupancy of the Property or any part thereof, nor are there any persons who have possessory rights regarding the Property or any part thereof through written agreement, orally or by operation of law.

(b) All required payments of Seller have been made and there is no default by Seller, nor has Seller received any written notice of default from any property owner, tenant or other party under any reciprocal easement agreements or declarations or similar documents, nor are there any facts known to the Seller that would constitute a default by Seller or, to Seller's knowledge, by any property owner or tenant under any reciprocal easement agreements or declarations or similar documents.

(c) There is no lawsuit or similar proceeding filed, or to the best of Seller's knowledge, threatened to be filed, against Seller regarding the Property before any court, tribunal, mediator, arbitrator, governmental or administrative agency. Seller has received no notices and is not aware of any pending or threatened: (a) condemnation, eminent domain or similar proceeding against the Property, (b) special assessments against the Property, or any real estate tax protest, or similar proceeding; or (c) any public plans or proposals for changes in road grade, access or other municipal improvements or for any adjacent developments that may affect the Property. There is no bankruptcy, assignment for the benefit of creditor or insolvency proceedings filed against or by Seller wherein Seller is identified as the debtor.

(d) Seller has taken all required measures to approve the sale and has all requisite power and authority to enter into and perform Seller's obligations under this Agreement and to sell the Property. The execution of this Agreement has been duly authorized by all requisite actions and this Agreement is enforceable against Seller under its terms.

(e) To the best of the Seller's knowledge, the Property has utilities necessary for the operation of the Property and no fact or condition exists that would cause the termination of access to and from the Property or the cessation of utilities for the operation of the Property.

(f) Seller shall not, without the prior written consent of Purchaser, enter into, amend, extend or grant any concessions regarding any lease, reciprocal easement agreement, declaration or any other documents affecting the property, or accept any prepayment of rent for more than one month in advance. Seller shall promptly deliver to Purchaser a copy of any notice (including without limitation, a notice of default) received from any property owners under any easement agreements, declarations or from any governmental authority or from any tenant or adjacent property owners. Seller shall not intentionally do anything, or permit anything to be done, that would impair or modify the status of title as shown on the Commitment or the survey.

(g) Seller is not a foreign person or entity under the Foreign Investment and Real Estate Property Tax Act or the Tax Reform Act of 1984.

(h) As of the Closing Date, the Property will be clear of any encumbrances or liens of an ascertainable amount which can be removed by the payment of a liquidated amount of money, except for the Permitted Exceptions, and such encumbrances and liens as paid by Seller at Closing.

(i) From the Effective Date until Closing, Seller shall continue to manage and operate the Property in a reasonable manner consistent with other

similar commercial properties in Homewood, Illinois, including performing all maintenance and snow removal, paying all operating expenses, real estate taxes, insurance and utilities before their due date, keeping the Property free of liens and code violations, and maintaining property and liability insurance in commercially reasonable amounts.

(j) Except as set forth in the Due Diligence Materials, to the best of Seller's knowledge, the Property complies with all environmental laws relating to "hazardous materials or toxic materials or substances" (as those terms are defined under all applicable environmental laws, rules, regulations and ordinances in Illinois, , the United States, and by the United States Environmental Protection Agency (referred to as "Environmental Laws")) and Seller has received no notice from any person, property owner, or governmental agency that the Property is in violation or may violate any Environmental Laws or of any release or suspected release of hazardous materials on the Property or adjacent properties. There are no underground storage tanks at the Property. The Property is not being used, and to the best of Seller's knowledge, has never been used, for the storage or disposal of any hazardous materials or toxic waste or as a dump site, the Property is not currently subject to any grading, slope or drainage restrictions which would obligate or require any owner of the Property to accept, supply, deliver or collect drainage water, surface water or irrigation water to or from any real property within the reasonable vicinity of the Property and there are no unrecorded share expense agreements, repayment agreements, reimbursement agreements, tax increment financing or development agreements that affect all or any portion of the Property and that could require Purchaser to pay any money in full or partial satisfaction of any such agreements.

(k) Seller owns no personal property located on the Property or to the extent it does will remove it by Closing.

(l) Seller is not a party to any management, service or other contracts or agreements that will be binding on Purchaser or the Property after Closing.

(m) Seller will (1) continue to operate the Property as heretofore operated; (2) maintain the Property in its current condition and perform routine and required maintenance and replacements; (3) pay before Closing all sums due for work, materials or services furnished or otherwise incurred in the ownership, use or operation of the Property; (4) comply with all governmental requirements applicable to the Property; (5) not place or permit to be placed on any portion of the Property any new improvements of any kind or remove or permit any improvements to be removed from the Property; and (6) not cause or create any easements, encumbrances, or liens to arise or to be imposed upon the Property or to allow any amendment or modification to any existing easements or encumbrances.

(n) To Seller's knowledge, the Due Diligence Materials are true, correct, and complete in all material respects. Seller has delivered to Purchaser all Due Diligence Materials in its possession or control.

(o) There are no rights of first refusal or options to purchase the Property (or any part thereof) contained in any agreement affecting the Property (or any part thereof).

8.2 Seller shall indemnify and hold Purchaser harmless from and against any costs, fees, charges, penalties, or liabilities of any kind resulting from any "bulk sales" taxes, fees, or charges assessed by any applicable governmental authority or agency related solely to the period of Seller's ownership of the Property. This indemnification shall survive the Closing.

8.3 Purchaser represents and warrants to Seller, as of the date of this Agreement and without further writing as of the Closing that Purchaser is authorized and permitted to enter into this Agreement, to execute any documentation required, and to perform this Agreement, none of which conflicts with any provision of any law, rule, or regulation applicable to Purchaser. This Agreement is a valid and binding obligation of Purchaser under its terms.

8.4 All representations and warranties of Seller or Purchaser in this Agreement shall survive the Closing.

9. Damage or Condemnation.

9.1 In the event of any eminent domain or condemnation action before or on the Closing Date Seller shall immediately notify Purchaser and Purchaser may elect, in its sole discretion, to (a) terminate this Agreement, in which event neither party shall have any further liability under this Agreement except for those obligations which expressly survive the termination of this Agreement, or (b) proceed to Closing, whereupon at Closing Seller shall transfer the Property less any portion of the Property taken by eminent domain or condemnation or conveyed in lieu of condemnation. If Purchaser elects to close on the Closing Date, Seller shall assign to Purchaser, all of Seller's interest in any proceeds or awards that may thereafter be made for any taking or condemnation. The Purchase Price shall be reduced by any such proceeds or awards collected and retained by Seller before the Closing Date, provided, however, Seller shall not negotiate and agree to any settlement or payment without Purchaser's prior written approval, which shall not be unreasonably withheld or delayed.

9.2 If the Property suffers any damage or destruction before Closing, Purchaser may elect, at Purchaser's sole option, to: (a) proceed to Closing and take the Property subject to such damage or destruction and Seller shall assign

any insurance proceeds to Purchaser (but only to the extent of Seller's rights in same) and Purchaser shall receive a credit at Closing in the amount of any deductible being carried under such insurance policy, or (b) terminate this Agreement in which event neither party shall have any further liability under this Agreement except for those obligations which expressly survive the termination of this Agreement.

10. Brokerage.

Purchaser represents and warrants to the Seller, as of the date of this Agreement and without further writing as of the Closing, it has not engaged services of a real estate agent or broker who would be owed a commission or finder's fee in connection with this transaction. Seller represents and warrants to the Purchaser that it will be responsible for any broker commission or finder's fee in connection with this transaction for services contracted by the Seller. Each party agrees to indemnify the other party regarding any claim made for any commission or finder's fee arising out of the warranting party's conduct. This Section 10 shall survive the Closing.

11. Default.

11.1 If this transaction does not close due to Purchaser's default or Purchaser is otherwise in default of its obligations under this Agreement, then Seller shall have the right, as its sole and exclusive remedy, to terminate this Agreement by written notice to Purchaser and upon such termination this Agreement shall be of no further effect and neither party shall have any further rights, duties, or obligations except regarding the provisions hereof which expressly survive the termination of this Agreement. Purchaser shall not be liable to Seller for any punitive, speculative, incidental, consequential, or damages for loss of opportunity or lost profit if Purchaser's default occurs.

11.2 If this transaction is not closed due to a default of Seller or Seller is otherwise in default of its obligations under this Agreement, then Purchaser shall have the option of (i) terminating this Agreement by written notice to Seller, and neither party shall have any further liability under this Agreement, except for those obligations which expressly survive the termination of this Agreement, or (ii) enforcing this Agreement by specific performance, or (iii) Purchaser shall have all rights and remedies at law and in equity if any intentional default by Seller occurs that renders specific performance unavailable.

11.3 Before exercising any remedy under this Agreement, the non-defaulting party shall provide notice to the defaulting party, and the defaulting party shall have three (3) days to cure such default.

12. Notices.

All notices permitted or required under this Agreement may be made by a party or the party's attorney to the other party or the other party's attorney and shall be in writing and shall be served by one of these methods: (a) hand delivery, or (b) deposit thereof with Federal Express or other nationally recognized overnight delivery service for next day delivery, or (c) by facsimile transmission, or (d) by email transmission. All notices shall be addressed to the parties to whom such notices are intended as set forth below:

To the Village:

Village Manager
Village of Homewood
2020 Chestnut Road
Homewood, Illinois 60430

To the Developer:

John LaRoy
4611 136th Street
Crestwood IL 60418

With Copy to:

Christopher J. Cummings
Christopher J. Cummings, P.C.
2024 Hickory Road, Suite 205
Homewood, Illinois 60430

With Copy to:

Daniel Shapiro
Shapiro & Associates Law
618 Academy Drive, Unit B
Northbrook IL 60062

Either party may change its address by giving notice to the other under this Section. Notice sent by an attorney on behalf of their client shall be deemed proper notice from the party. Notice personally delivered shall be effective on the date of delivery. Notices sent by a nationally recognized overnight courier shall be effective on the date of delivery as indicated by the carrier's online record. Notice sent by facsimile shall be effective on the date of delivery during the hours of 8a.m. to 6p.m. CST, Monday through Friday, with proof of successful transmission which shall be retained by the sender. Notice sent by email shall be effective on the date of delivery during the hours of 8 a.m. to 6 p.m. CST, Monday through Friday.

13. Miscellaneous.

13.1 Section Headings. The Section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language thereof.

13.2 Entire Agreement. All previous negotiations and agreements between the parties, regarding the transaction set forth herein, are merged in this instrument

which alone fully and completely expresses the parties' rights and obligations. This Agreement is the entire agreement between the parties regarding the Property and supersedes any other prior agreements and understandings, whether written or oral, formal or informal.

13.3 Governing Law. This Agreement shall be governed by the internal laws of the State of Illinois without reference to its conflict of law provisions.

13.4 Invalidity of Terms. If any term or provision of this Agreement is held illegal, invalid or unenforceable as a matter of law, the remaining terms and provisions of this Agreement shall not be affected, but each such term and provision shall be valid and shall remain in full force.

13.5 Time/Dates. Time is of the essence of this Agreement. If any date in this Agreement for the delivery of any document or the happening of any event should, under the terms hereof, fall on a weekend or holiday, then such date shall be automatically extended to the next succeeding weekday that is not a holiday.

13.6 Dispute/Attorney's Fees. If a dispute arises between the parties regarding the enforcement of either party's obligations contained herein, the prevailing party shall be entitled to reimbursement of its reasonable attorney's fees, court costs, and expenses incurred in connection therewith. This Section 13.6 shall survive the early termination or closing of this transaction.

13.7 Amendment. This Agreement may be amended, modified or terminated only by a written instrument executed by Seller and Purchaser.

13.8 Termination at Closing. Except as expressly provided for herein, the provisions of this Agreement shall terminate with the Closing and shall be of no further force or effect.

13.9 Waiver of Rights. No right under this Agreement may be waived, except by written instrument executed by the party waiving such right. No waiver of any breach of any provision in this Agreement shall be deemed a waiver of any preceding or succeeding breach of that provision or of any other provision in this Agreement. No extension of time for performance of any obligations or acts shall be deemed an extension of the time for performance of any other obligations or acts.

13.10 Assignment. Purchaser may assign this Agreement to any assignee or single purpose entity; if: (i) such assignee shall expressly assume all of Purchaser's obligations; and (ii) Purchaser shall provide Seller with written notice of such assignment.

13.11 1031 Exchange. At either party's option and at no loss, cost, liability, or expense to the other party, both parties agree to cooperate with one another in closing this transaction as a like-kind exchange under Section 1031 of the Internal Revenue Code, if (a) no party making such accommodation shall be required to acquire any substitute property, (b) such exchange shall not affect the representations, warranties, liabilities and obligations of the parties to each other under this Agreement, (c) no party making such accommodation shall incur any additional cost, expense or liability in connection with such exchange (other than expenses of reviewing and executing documents required in connection with such exchange), and (d) no dates in this Agreement will be extended as a result thereof. Each party's right, title and interest under this Agreement, but not its obligations, shall be assignable to a "Qualified Intermediary" of its choice. For purposes of this Agreement, the term "Qualified Intermediary" shall have the same meaning as that found in Section 1.103(k)-(g)(4)(iii), Income Tax Regulations.

13.12 Binding Agreement. Purchaser and Seller acknowledge and agree that they intend this Agreement to be a binding and enforceable agreement, subject to the terms set forth herein, and each party waives any right to hereafter challenge the enforceability of this Agreement because the inspection and due diligence contingencies in this Agreement are not sufficient consideration to make this Agreement a valid contract. Purchaser agrees to use its good faith efforts to perform its due diligence activities regarding the Property. Seller agrees that Purchaser's due diligence efforts will require Purchaser to expend significant time and money, and that the expenditure of such time and money by Purchaser constitutes sufficient consideration to Seller for Seller granting Purchaser the time set forth in this Agreement to investigate and resolve all of its contingencies and agreeing to be bound by this Agreement.

13.13. Counterpart Signatures. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all such counterparts shall together constitute the same Agreement. Any counterparts of this Agreement and any subsequent amendments may be executed and delivered by any party by email transmission in portable document format "(PDF)" and any document so executed and delivered shall be considered an original for all purposes

14. Confidentiality.

14.1 Either party (the "Providing Party") may provide the other party (the "Receiving Party") with confidential or proprietary information, including intended future use site plans and identification of proposed future users, whether disclosed orally, in writing or upon inspection of documents or other tangible property (such information, together with any documents or records prepared by the Providing Party or Receiving Party or any of its affiliates, which

contain or otherwise reflect or are generated from such information, the “Confidential Information”). The term “Confidential Information” shall not include information that (i) is or becomes generally available to the public other than because of a disclosure by the Receiving Party; (ii) is specifically permitted in writing by the Providing Party, before any disclosure by the Receiving Party, to be so disclosed; or (iii) is disclosed in compliance with the requirements of any law, subpoena or administrative, regulatory or judicial process (provided that, to the extent reasonably feasible under the circumstances, prior written notice of such disclosure is furnished to the other party Providing Party to afford the Providing Party an opportunity to seek a protective order).

14.2 The Receiving Party’s review and inspection of the Confidential Information shall be undertaken solely to evaluate the transaction contemplated herein. The Receiving Party shall use the Confidential Information solely for such purpose. Except as specifically provided, the Receiving Party shall not disclose, and shall use reasonable efforts to prevent any other person or entity from disclosing, any Confidential Information to any other party without the Providing Party’s prior written consent; provided, however, that the Receiving Party may share Confidential Information with its advisors, consultants, attorneys, investors, accountants and lenders in connection with evaluating and financing the transaction contemplated.

14.3 If the Closing does not occur, the Receiving Party shall promptly deliver to the Providing Party or destroy all documents furnished by the Providing Party constituting Confidential Information.

14.4 Notwithstanding the foregoing, the parties acknowledge that Seller is a public body subject to the Illinois Freedom of Information Act (FOIA). If the Seller receives a FOIA request, Seller shall have the sole authority to determine what records concerning this transaction, if any, are responsive to the FOIA request and shall be tendered to the requestor. If Purchaser provides Seller with information, documents, or data it believes to be proprietary, privileged, or confidential as defined by Section 7, paragraph (1)(g) of the FOIA (5 ILCS 140/7(1)(g)), it shall identify them as such when tendered to the Seller.

(Signatures on next page)

IN WITNESS WHEREOF, this Agreement is entered into as of the date and year first above written.

Village of Homewood
an Illinois municipal corporation

A & R Screening, LLC

By:

Village President

Attest:

Village Clerk

By:

Its: _____

Attest:

By:

Its: _____

EXHIBIT A

Legal Description of Property

PARCEL 1 (1313 175th Street-office building)

Legal Description:

LOT 1 IN INDUSTRIAL SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1982 AS DOCUMENT NO. 26214942 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-32-101-047-0000

PARCEL 2 (1351 175th Street-vacant land)

LOT 1 IN INDUSTRIAL SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214941 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-32-101-048-0000

PARCEL 3 (1351 175th Street-vacant land)

LOTS 1, 2, 3 AND OUTLOT "D" IN BLOCK 4, ALL IN PRAIRIE LAKES BUSINESS CENTER, BEING A PLANNED UNIT DEVELOPMENT IN THE NORTHWEST 1/4, THE NORTHEAST 1/4, AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:

29-32-101-066-0000

29-32-101-067-0000

29-32-101-068-0000

29-32-101-076-0000

EXHIBIT B

Diagram of Property

INSERT SURVEYS

EXHIBIT C

Due Diligence Materials

1. A copy of any leases for the Property and all schedules, exhibits, riders, amendments, guaranties and memorandums of lease related thereto.
2. A copy of all vendor, property management and third-party agreements or contracts for the Property, including any maintenance agreements.
3. A copy of any and all environmental reports from Seller or its predecessor, in Seller's possession, including any existing phase I environmental site assessments reports, Phase II reports, asbestos reports, asbestos correspondence, and any other environmental reports, and correspondence with any governmental agencies relating to the Property.
4. Copies of any surveys of the Property.
5. Copies of any soils reports or geotechnical reports, and engineering studies, if any.
6. Copy of Seller's owner's title policy and any current title commitments for the Property and all recorded title documents referenced therein.
7. Copies of any plats or proposed plats related to the subdivision or consolidation of the Property and surrounding parcels.
8. Copies of the current real estate tax bills for the Property.
9. Copies of any declarations, reciprocal easement agreements, development agreements, easement agreements, use restrictions, deed restrictions, rights of first refusal, property owner's association documents, property owner's rules and regulations, bylaws and articles of organization.

ORDINANCE NO. M - 2397**AN ORDINANCE RE-ADOPTING ORDINANCE M-2319
TO AUTHORIZE A PLANNED DEVELOPMENT AT 1313-1351 175TH
STREET IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

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

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

WHEREAS, A & R Screening LLC DBA Apparel Redefined seeks to redevelop a four-acre vacant lot at 1351 175th Street with a 45,900-square-foot production facility and to renovate the 8,900-square-foot office building directly to the east at 1313 175th Street for its headquarters; and

WHEREAS, the subject property is a 277,900 square foot parcel (6.38 acres) located in the M-1, Limited Manufacturing zoning district; and

WHEREAS, on October 8, 2024, the Village Board passed Ordinance M-2319 approving a Planned Development for the subject property; and

WHEREAS, Section 44-06-07 of the Zoning Ordinance provides that the Planned Development ordinance shall be invalid if the recipient does not apply for a building permit within nine months of the date the ordinance was adopted; and

WHEREAS, Section 44-06-07 of the Zoning Ordinance provides that the Planned Development ordinance shall be invalid if the recipient does not commence construction within 15 months of the date the ordinance was adopted; and

WHEREAS, although the Developer diligently pursued financing since the Planned Development was approved, they only secured a financing commitment in December 2025 after the Planned Development approval had expired; and

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

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

SECTION One- Re-Adoption of Ordinance M-2319:

Ordinance M-2319, originally passed on October 8, 2024, approving the Planned Development for A & R Screening LLC, is hereby re-adopted in its entirety. Ordinance M-2319, attached to this ordinance as Exhibit A, is hereby incorporated into this ordinance in full.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

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

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

That part of vacated Throop Street lying East of Lot 1 in Industrial Subdivision Unit No. 2 for a measurement of 60 x 300 feet as depicted on the plat attached thereto, pursuant to ordinance M-1764 recorded December 2, 2008, as document 0833729009.

Lot 1 in Industrial Subdivision Unit No. 1, Being a Subdivision in the Northwest ¼ of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, According to the Plat Thereof Recorded April 28, 1982 as Document No. 26214942, in Cook County, Illinois.

Permanent Index Numbers: 29-32-101-068-0000

29-32-101-067-0000

29-32-101-066-0000

29-32-101-076-0000

29-32-101-047-0000

29-32-101-048-0000

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

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

The Homewood Village Board minutes of February 10, 2026, as they relate to the subject zoning.

SECTION FOUR– RECORDING:

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

PASSED and APPROVED this 10th Day of February, 2026.

Village President

Village Clerk

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

Exhibit A – (Attach ordinance M-2319)

ORDINANCE NO. M - 2319**AN ORDINANCE APPROVING THE APPLICATION OF A&R SCREENING LLC DOING BUSINESS AS APPAREL REDEFINED FOR A PLANNED DEVELOPMENT AT 1313-1351 175TH STREET IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

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

WHEREAS, A & R Screening LLC DBA Apparel Redefined (Apparel Redefined) has petitioned to redevelop a four-acre vacant lot at 1351 175th Street with a 45,900-square-foot production facility and to renovate the 8,900-square-foot office building directly to the east at 1313 175th Street for its headquarters; and

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

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

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

WHEREAS, Apparel Redefined has submitted an application for a planned development at 1313-1351 175th Street as required by the Homewood Zoning Ordinance; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the application at its regular meeting on September 12, 2024, and recommended approval of the planned development; and

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

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

SECTION ONE- PLANNED DEVELOPMENT:

The planned development is approved to permit construction of a 45,900-square-foot production facility and renovation of the 8,900-square-foot office building as shown on the documents listed in Section Four of this ordinance

SECTION TWO - LEGAL DESCRIPTION:

The subject property is legally described as follows:

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

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

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

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

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

SECTION THREE – USE RESTRICTIONS AND CONDITIONS:

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

- 1) Apparel Redefined shall submit documentation to the Cook County Assessor to consolidate the six (6) parcels of the subject property before a certificate of occupancy is issued.
- 2) The two public utility easements between PIN #29-32-101-076 and PIN #29-32-101-047 shall be vacated by the affected utilities according to plans approved by the Village Engineer, before a certificate of occupancy is issued.

SECTION FOUR – DOCUMENTS TO BECOME PART OF THIS ORDINANCE:

These documents are made a part of this ordinance:

- 1) Overall Site Plan and Future Expansion prepared by Bruce F. Roth Architect 10/24/2023;
- 2) Architectural Site Plan prepared by Bruce F. Roth Architect 10/24/2023;
- 3) Architectural Plans prepared by Bruce F. Roth Architect 10/24/2023;
- 4) Exterior Elevations prepared by Bruce F. Roth Architect 10/24/2023; and
- 5) Landscape Plan prepared by Metz & Company 10/18/2023.

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 September 12, 2024, as they relate to the subject zoning.

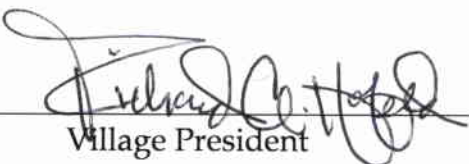
The Homewood Appearance Commission minutes of October 3, 2024 as they relate to the subject zoning.

The Homewood Village Board minutes of October 8, 2024, as they relate to the subject zoning.

SECTION SIX– RECORDING:

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

PASSED and APPROVED this 8th Day of October 2024.


Village President


Village Clerk

YEAS: 6 NAYS: 0 ABSTENTIONS: — ABSENCES: —



ORDINANCE NO. M- 2398

**AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE BIDS
AND PROPOSALS FOR THE SALE AND REDEVELOPMENT OF 1313-1351
175TH STREET WITHIN THE VILLAGE OF HOMEWOOD NORTHEAST TIF**

WHEREAS, the Village of Homewood ("Village") is contemplating the sale of real estate described in Section 1 of this Ordinance, currently located in the Northeast Redevelopment Project Area; and

WHEREAS, the Board of Trustees has selected a proposal (the "Proposal") for the redevelopment of municipally-owned properties described in Section 1 of this Ordinance, including the sale of the properties for a nominal amount; and

WHEREAS, before agreeing to sell the real estate as contemplated in the Proposal, Section 11-74.4-4 of the Illinois Municipal Code (65 ILCS 5/11-74.4-4) requires that the Village provide a reasonable opportunity for any other person to submit an alternate proposal or bid for the sale and redevelopment of this property.

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

SECTION ONE - SOLICITATION OF ALTERNATE BIDS AND PROPOSALS:

The Village Manager and staff are hereby directed to solicit alternate bids and proposals for the sale and redevelopment of the following described property owned by the Village of Homewood:

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

Lot 1 in Industrial Subdivision Unit No. 2, being a Subdivision in the Northwest ¼ of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 28, 1982, as Document No. 26214942 in Cook County, Illinois.

That part of vacated Throop Street lying East of Lot 1 in Industrial Subdivision Unit No. 2 for a measurement of 60 x 300 feet as depicted on the plat attached thereto, pursuant to ordinance M-1764 recorded December 2, 2008, as document 0833729009.

Lot 1 in Industrial Subdivision Unit No. 1, Being a Subdivision in the Northwest ¼ of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, According to the Plat Thereof Recorded April 28, 1982 as Document No. 26214942, in Cook County, Illinois.

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 29-32-101-048-0000

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

The Village Manager and staff shall publish the legal notice attached to this ordinance in a newspaper of general circulation within the Village of Homewood no later than February 11, 2026.

SECTION TWO - PROPOSAL AVAILABLE FOR INSPECTION

The Village Manager or his designee shall make the Proposal available for public review in the Village Clerk's office during regular business hours and on the Village website.

SECTION THREE - DUE DATE FOR ALTERNATE BIDS AND PROPOSALS:

Alternate bids and proposals for the sale and development of the property described in Section One above shall be submitted to the Village by 5:00 p.m. on Tuesday, February 24, 2026, at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois. Alternate bids and proposals will be presented at the Village Board meeting beginning at 7:00 p.m.

on Tuesday, February 24, 2026, at the Homewood Village Hall.

SECTION FOUR - EFFECTIVE DATE:

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

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

Village President

ATTEST:

Village Clerk

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

**LEGAL NOTICE
VILLAGE OF HOMEWOOD**

**SOLICITATION OF ALTERNATE BIDS AND PROPOSALS FOR THE SALE AND
DEVELOPMENT OF PROPERTY IN A TAX INCREMENT REDEVELOPMENT
PROJECT AREA**

Notice is hereby given that the Village of Homewood is soliciting bids and proposals for the sale and development of the following described municipally-owned property in the Northeast Redevelopment Project Area:

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

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

That part of vacated Throop Street lying East of Lot 1 in Industrial Subdivision Unit No. 2 for a measurement of 60 x 300 feet as depicted on the plat attached thereto, pursuant to ordinance M-1764 recorded December 2, 2008, as document 0833729009.

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 29-32-101-047-0000
 29-32-101-048-0000

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

The property consists of approximately 4 acres of vacant land and an adjacent 1.275 acre parcel improved with a two-story office building. The property is zoned M-1 limited manufacturing. The proposal calls for selling the property for \$1, rehabilitating the existing office building, and constructing a light manufacturing facility on the adjacent property.

Copies of the proposal are available for public review in the Village Clerk's office at the Homewood Village Hall, 2020 Chestnut Road, Monday through Friday, 8:00 a.m.

to 5:00 p.m., and on the village website: village.homewood.il.us.

Alternate proposals must be received at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by 5:00 p.m. on Tuesday, February 24, 2026. All such proposals will be presented at the Village Board meeting beginning at 7:00 p.m. on February 24, 2026.

Proposals shall include:

- a. Description of planned use(s).
- b. Timeline of construction period.
- c. Proposed site plan/ design.
- d. Estimated date of completion of improvements.
- e. Estimated date of occupancy and estimated date of commencing new business operations.
- f. Description of incentives requested by the Developer, if any.

Persons with questions may contact the Director of Economic & Community Development, Angela Mesaros, at (708) 206-3387.

Village Clerk

Village of Homewood

Date: February 11, 2026



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 10, 2026

To: Village President and Board of Trustees**Through:** Napoleon Haney, Village Manager**From:** Angela Mesaros, Director of Economic and Community Development**Topic:** Analysis of Proposals Submitted for the Redevelopment of Village-Owned Property at 2066 Ridge Road and 2024 Chestnut Road**PURPOSE**

The Village owns two properties in the downtown area: (1) 2066 Ridge Road (Matrix Building) in the B-1 Downtown Core zoning district and (2) 2024 Chestnut Road (Village Hall parking lot) in the B-2 Downtown Transition zoning district. Both properties are located within the current Downtown Transit-Oriented Development (TOD) Tax Increment Financing District (TIF) and the proposed Harwood TOD TIF district. The Village intends for the two properties to be developed.



Following the solicitation of proposals, the Village received six responses. Staff completed a review and evaluation of the proposals, and the methodology used for the evaluation and analysis is outlined in this memorandum.

The Village Board is requested to review the analysis, select one of the submitted proposals, and direct staff to proceed with the solicitation of alternate bids and proposals in response to the selected proposal.

PROCESS

In April 2022, the Village purchased the commercial office building located at 2066 Ridge Road (the Matrix Building) as part of a broader acquisition that also included 17900 Dixie Highway, which was necessary for the construction of a new elevated water tank. The intent of acquiring the property located at Ridge Road and Harwood Avenue was to market and sell the building to a developer for future mixed-use redevelopment.

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. 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, consistent with a key goal of the Village’s newly adopted Transit-Oriented Development Plan.

Initial Interest in the Properties

In 2022, the Village received a proposal from HCF Homewood LLC (the developer of the Hartford Building) to construct a five-story, 59-unit residential building on the Village Hall parking lot site. Since that time, HCF Homewood has withdrawn its proposal due to funding.

Proposals

In September 2025, the Village issued a Request for Proposals (RFP) to attract qualified developers for mixed-use and multi-family projects for the redevelopment of two downtown, Village-owned properties. The Village of Homewood received six proposals for the redevelopment of one or both properties. Collectively, the proposals reflect a diverse range of development concepts intended to support successful downtown revitalization, including new housing options, retail and restaurant uses, and community amenities such as public open space.

Staff presented a brief overview of all proposals at the Village Board meeting on December 9, 2025. Following that meeting, staff conducted a detailed review of each proposal and interviewed each development team. Based on applicable zoning requirements and the established evaluation criteria, staff identified four proposals to advance to the next phase of review.

Staff engaged Ryan LLC, the Village’s Tax Increment Financing (TIF) consultant, to perform a preliminary review of the submitted proposals. This analysis included an initial review of the return and budget analyses provided by each developer, both with and without Village assistance; a high-level evaluation of the incentive requests; and preliminary observations regarding the scope and apparent reasonableness of each proposal. Staff has applied Ryan’s verified financial figures in its analysis of the developers’ financial requests.

TIF Requirements to Transfer Village-owned Property

The properties are located within the current Downtown Transit-Oriented Development (TOD) Tax Increment Financing District (TIF) and the proposed Harwood TOD TIF district. According to the TIF statute, the Village may sell the property for a nominal amount under a redevelopment agreement. However, before doing so, the TIF Act requires the Village to solicit interested parties to submit alternate development proposals.



Staff Proposal Evaluation and Analysis Section

The Staff Review Committee included a diverse cross-section of professional staff areas:

- Terence Acquah, Assistant Village Manager
- Joshua Burman, Director of Public Works
- Lindsay Cabay, Assistant Finance Director
- Bob Grabowski, Fire Chief
- Brian Hankey, Project Coordinator, Public Works
- Thomas Johnson, Chief of Police
- Max Massi, Village Engineer
- Angela Mesaros, Director of Economic and Community Development
- Noah Schumerth, Assistant Director of Economic and Community Development
- Amy Zukowski, Finance Director

Below is a summary of each proposal.

1. Granite Realty Partners (GRP): A development team led by Granite Realty Partners LLC, a Chicago-based real estate investment and development firm, with design partner Arete Design Studio, Ltd., an architecture firm with a long history in Homewood. They propose residential-only development with parking on the ground floor at the Village Hall parking lot site and a mixed-use development at the Matrix property. Both projects offer market-rate apartments and amenities.



2. Southland Development Authority (SDA): In partnership with Kaufman Jacobs Investments and Edward Peck Design, SDA proposes a mixed-use development with market-rate apartments. The Southland Development Authority is a nonprofit public-private partnership launched in 2019 to promote economic growth in Chicago's south suburbs. For this proposal, SDA has assembled a development team with a broad range of experience in mixed-use, multi-family, and community-



focused development projects. This team is proposing a mixed-use development with market-rate apartments and a parking garage on the Village Hall parking lot site.



3. 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 forward mixed-use project” including a restaurant with outdoor seating or local grocery store on the ground floor.





4. 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 includes SEEK Design + Architecture (architect) and BOWA Construction (general contractor), who proposes a mixed-use development that includes commercial on the ground floor and both market-rate and affordable apartments.



Evaluation and Analysis Criteria

The Staff Review Committee evaluated each proposal using the following categories and criteria:

1. Positive Fiscal Impact (20%)
2. Addresses/Meets Housing Needs (15%)
3. Quality of Project Design (15%)
4. Manages Site Needs (15%)
5. Project Experience (10%)
6. Provides Open Space (10%)
7. Creates Highest and Best Use (10%)
8. Plan/Code Conformance (5%)
9. Project Timeline (5%)

1. Positive Fiscal Impact

Does this proposal maximize yield, including Village tax revenue (property tax, sales tax, etc.), property sale price, and TIF performance?

In this category, the goal is to analyze the financial benefit of each project to the Village and the community, i.e., the return on investment (ROI). Staff has reviewed the total cost of the project, projected



tax revenue to the Village, any ancillary and indirect revenue, and requested incentives for the development.

Financing Intent of Potential Owners

Criteria	Granite Realty Partners (GRP)	Southland Development Authority (SDA)	Holladay	Far South CDC
Property sale price	\$1	\$1	\$1	\$1,000,000
TIF Request (as percentage of Increment)	\$12,000,000	100% (75% increment for building + 25% for parking garage)	75% of this project's increment	\$8,000,000 (coverage of eligible expenses)
Estimated Developer share of TIF Increment	\$12,000,000*	\$11,896,357	\$11,470,312	\$4,510,956
Estimated Village share of TIF Increment	\$2,681,820	\$0	\$3,824,437	\$0
Project Cost	\$44,000,000	\$40,000,000	\$46,500,000	\$80,000,000

*The TIF reimbursement request from GRP is intended as a TIF loan. They have requested 100% of the TIF increment until the loan is paid off. According to projections from Ryan LLC (TIF Consultant), payout will occur in year 21.

Criteria Outcome:

- Holladay Properties** – The proposal offers the greatest TIF increment back to the Village and is projected to generate the highest long-term Equalized Assessed Valuation (EAV).
- Granite Realty Partners (GRP)** – The proposal offers a TIF increment back to the Village.
- Southland Development Authority (SDA)** – The proposal requests 100% of the increment in exchange for providing a public parking garage.
- Far South CDC** – The projected increment is not sufficient to cover the total estimated project costs of \$8,000,000.

2. Meets Housing Needs

Does this project increase housing supply, provide new housing options, or support transit-accessible housing in the region?



Criteria	GRP	SDA	Holladay	Far South CDC
Type of Housing	Rental, Market Rate	Rental, Market Rate	Rental, Market Rate	Rental, Market Rate, and Affordable
Unit Size	1BR: 650-750 SF 2BR: 950-1,000 SF	Studio: 380 SF 1BR: 580 SF 2BR: 1,075 SF 3BR: 1,300 SF	Studio: 486 SF 1BR: 715-845 SF 1BR + Den: 906-1,345 SF 2BR: 997-1,090 SF 2 BR + Den: 1,652 SF	1BR - 780 SF 2BR - 981-1,024 SF 3BR - 1,258 SF 4BR - 1,372 SF
Rental Rate	\$2.40 - \$2.60 per square ft. (psf)	\$2.83 psf	\$2.60 - \$3.20 psf	\$1.97 psf average (the market rate unit rent is significantly higher than the subsidized affordable units)
New Housing Options	No (all 1/2BR)	Yes, studios and 3 BR units	Yes, studios and 1BR+DEN and 2BR+DEN larger units	Yes (3BR + 4BR rental options),+ affordable housing

Criteria Outcome:

1. **Far South CDC** – The proposal includes affordable housing as an option.
2. **Holladay** – The proposal provides a wide range of unit sizes, ranging from 486 studio to 1,600 square feet 2 BR + den.
3. **SDA** – The proposal offers a mix of studios and three-bedroom units.
4. **GRP** – The proposal provides unit sizes similar to those in the Hartford building.

3. Quality of Project Design

Does the proposal provide a suitable design for a pedestrian-friendly downtown environment? Does this project improve the character of Downtown Homewood?

In this category, Staff evaluated the following design goals/standards:

- Provides high architectural design/material quality – the design should include Tier 1 materials:
 - brick
 - terra cotta
 - manufactured stone
 - concrete masonry units (decorative block face)
- Context-appropriate massing (height, building setbacks)
- Interaction between buildings and sidewalk/streetscape



Criteria Outcome:

1. **Holladay** – The proposal incorporates high-quality design and materials throughout the project.
2. **GRP** – The proposal incorporates high-quality design and materials; however, the Village Hall site has limited interaction with the sidewalk and street, as the entire ground floor is dedicated to parking.
3. **Far South CDC** – The proposal provides moderate design quality and materials relative to the other submissions.
4. **Southland Development Authority (SDA)** – The proposal provides fewer details in the design.

4. Manages Site Needs

Does this proposal effectively manage site needs, including parking, site access (pedestrian and vehicle), utilities, etc.?

Criteria	GRP	SDA	Holladay	Far South CDC
TOTAL Proposed Parking	112 spaces	176 spaces	163 spaces	121 spaces
(Private) Residential Parking	92	110	163	107
Spaces per Residential Unit	<1 space: 1 unit	1 space: 1 unit	1.2 spaces: 1 unit	1 space: 1 unit
Public Parking	20 spaces in covered parking area	56 spaces in the parking garage	None - but open to adding with land assembly	14 spaces in the rear of Village Hall
Public Safety Parking	Yes	Yes	Yes	Yes
Commercial Parking	Street parking	Garage and street parking	Street parking	Street parking

Criteria Outcome:

1. **Southland Development Authority (SDA)** – The proposal includes a parking structure that provides publicly accessible parking.
2. **Holladay** – The proposal provides the highest residential parking ratio among the submissions.
3. **GRP** – As proposed, the project does not meet the targeted residential parking ratio.
4. **Far South CDC** – The proposed amount of commercial space could place additional strain on existing public parking resources.

5. Project Experience

Does the development team have experience working with similar projects? Is the proposal backed with sufficient capital to complete the entire project?



Criteria	GRP	SDA	Holladay	Far South CDC
Development Team Experience	<ul style="list-style-type: none"> ▪ River Street Plaza, Aurora ▪ Condominiums at Batavia ▪ Madison Place Apartments ▪ Frankfort Townhouses ▪ Glenwood Mixed-Use ▪ Tinley Park Mixed-Use ▪ Orland Park Mixed-Use ▪ South Street, Tinley Park ▪ Amberley Woods ▪ Element Condominiums 	N/A	<ul style="list-style-type: none"> ▪ Burlington Station, Downers Grove ▪ Quincy Station, Westmont ▪ Lilac Station, Lombard ▪ Glenwood Station, Glen Ellyn ▪ Itasca Station, Itasca ▪ Northwood Station, Wood Dale ▪ The Promenade, Portage, IN ▪ Fifty Four Flats Nashville, TN ▪ The Factory, Franklin, TN ▪ The Vine, Hinsdale 	<ul style="list-style-type: none"> ▪ Fifteen Michigan Station, Chicago ▪ Morgan Park Commons, Chicago ▪ The Rise on Halsted, Chicago ▪ POP! Heights Park, Chicago
Development Member (individual experience)	N/A	<p><u>David Agosto (Developer Lead)</u></p> <ul style="list-style-type: none"> ▪ The CUBES, Country Club Hills (industrial) ▪ Michael Reese Re-Development ▪ ASPIRE South Loop <p><u>Edward Peck (Architect)</u></p> <ul style="list-style-type: none"> ▪ Riverfront Fort Wayne (open space project) ▪ Landmark West Loop (31 story building) ▪ PALMtower, Phoenix, AZ 	N/A	<p><u>SEEK Design (Architect)</u></p> <ul style="list-style-type: none"> ▪ Tiny Giants Daycare + Residences, Irving Park, Chicago ▪ Northwest Center, Belmont Cragin, Chicago ▪ XS Hotel + Residences, Washington Park, Chicago ▪ Bella Noir Community Wellness Hub, Bronzeville, Chicago <p><u>BOWA Construction (General Contractor)</u></p> <ul style="list-style-type: none"> ▪ Wind Creek ▪ Joint Public Safety Training Academy ▪ Lathrop (affordable and market-rate apartments) ▪ Gately Indoor Track & Field Facility ▪ Homan Square (housing) ▪ Roosevelt Square (mixed-income apartments)



Criteria	GRP	SDA	Holladay	Far South CDC
Demonstrated ability to complete similar infill mixed-use projects	Yes	None	Yes	Yes, in the City of Chicago
Funding Source	<ul style="list-style-type: none"> Construction Loan 70% Private Equity 30% 	Monarch Fund* – not yet funded	<ul style="list-style-type: none"> Construction Loan 70% Private Equity 30% 	<ul style="list-style-type: none"> Mortgage Low Income Housing Tax Credits (LIHTC) IL Building IL Bond Fund ComEd Grant Donations

*The Monarch Fund is the SDA's newly established funding mechanism. The fund is an equity investment vehicle operated by the SDA to attract large-scale capital investments while ensuring that capital continues to recirculate within the Southland upon project completion. With a fundraising goal of \$100 million by 2027. The TOD projects would be among the first developments funded.

Criteria Outcome:

- Holladay** – The development team has completed numerous transit-oriented development projects in the Chicago suburbs and northwest Indiana, and the project's funding is secure.
- GRP** – The team has experience with transit-oriented development projects, though to a lesser extent than Holladay, and the project's funding is secure.
- Far South CDC** – The team's experience is primarily concentrated on the south side of Chicago within the city limits. The proposed funding structure relies heavily on grants and donations.
- SDA** – This would be the first development project undertaken by SDA as a team; however, the individual members have comparable experience. Project funding is dependent on continued fundraising through the SDA Monarch Fund.

6. Provides Open Space

Does this project create new open spaces or other public areas in Downtown? Does this project create new private open space opportunities?

Criteria	GRP	SDA	Holladay	Far South CDC
Public Open Space	No	Yes, large plazas on both properties	Yes, small plaza on the corner of Village Hall property and outdoor seating at Matrix property	Yes, large public courtyard on Village Hall property



Criteria	GRP	SDA	Holladay	Far South CDC
Private Open Space	Yes, recessed covered balconies, private terraces for some units, large amenity deck	No balconies, amenity deck	Yes, private balconies for units and large amenity deck	Yes, roof terraces and some private terraces

Criteria Outcome:

1. **Holladay** – The project provides both private balconies for each residential unit and publicly accessible open space.
2. **SDA** – The proposal includes two large public plazas but does not provide private balconies.
3. **Far South CDC** – The project includes a large public courtyard and limited private terraces.
4. **GRP** – The proposal does not include public open space.

7. Creates Highest and Best Use

Does this proposal provide an efficient use of high-value, transit-accessible property? Does the project maximize positive benefits for the downtown area?

The Village seeks the “highest and best use” for the property. This means that the use will positively affect the immediate area and the community as a whole. Staff considered zoning compliance, the goals of the Comprehensive Plan, and the effects/demands on municipal services.

Proposed Uses

	GRP	SDA	Holladay	Far South CDC
TOTAL Residential Units	122	107	146	111
Village Hall Residential Units	78	85	118	72
Matrix Residential Units	44	22	28	39
TOTAL Commercial	6,000 SF	4,400 SF	8,000 SF	18,000 SF

Criteria Outcome:

1. **Holladay** – The proposal provides the greatest number of residential units and is projected to result in the highest increase in Equalized Assessed Valuation (EAV).
2. **Far South CDC** – The proposal provides the largest amount of commercial space.
3. **GRP** – The proposal provides a moderate mix of residential and commercial space relative to the other submissions.



4. **SDA** – The proposal provides the lowest residential density and the least amount of commercial space.

8. Plan/Code Conformance

Does this project conform to the goals and recommendations of the Downtown TOD Master Plan and other Village plans?

The Village's recently adopted Transit-Oriented Development (TOD) Plan includes recommendations for both properties. The Village Hall site is recommended for repurposing as a mixed-use development. The proximity to downtown and the Metra station makes it an ideal walkable location for housing employees of local businesses. "By adding a ground floor retail with potential options like a café offering quick bites or a casual gathering spot, the Village Hall site serves tenants, nearby employees and neighbors." The Matrix building site is recommended for a mixed-use development incorporating a small, local grocery store.

Criteria Outcome:

1. **All four projects conform to the goals and recommendations of the Village's plans.**

9. Project Timeline

The Village values property owners who are invested in the community and have a long-term commitment. However, the proposals vary in their construction schedules and respective long-term plans for the center.

Criteria	GRP	SDA	Holladay	Far South CDC
Phasing	Phase 1: Village Hall Phase 2: Matrix	Phase 1: Village Hall Phase 2: Matrix	Phase 1: Village Hall Phase 2: Matrix	Phase 1: Matrix Phase 2: Village Hall
Construction Timeline	2026 – permitting 2027 - construction Village Hall site 2028 - construction Matrix site	TBD: permitting & construction will begin when funded	2026 – permitting 2027 - construction Village Hall site 2028 - construction Matrix site	2027 - funding stack complete (LITHC, Rebuild Illinois) 2028 – Permit/construction begins on Matrix site 2029 - Matrix site complete, construction begins on Village Hall site 2031 - Village Hall site complete
Project Completion	2029	TBD	2029	2031



Criteria	GRP	SDA	Holladay	Far South CDC
Long-term	Develop & sell		Develop, keep long-term, in-house management	

Criteria Outcome:

- Holladay** – The proposal includes an expedited development timeline, and the developer intends to retain ownership of the property and manage it long term.
- GRP** – The proposal includes a development timeline similar to Holladay’s; however, the developer intends to construct the project and sell the property upon completion.
- SDA** – The proposal includes a longer and less defined development timeline compared to the higher-ranked proposals.
- Far South CDC** – The proposal includes the longest and least certain development timeline among the submissions.

OUTCOME

Overall Criteria Disposition:

Criteria	GRP	SDA	Holladay	Far South CDC
Positive Fiscal Impact			✓	
Meets Housing Needs				✓
Quality of Project Design			✓	
Manages Site Needs (parking)		✓		
Provides Open Space (public and private)			✓	
Creates Highest and Best Use			✓	
Plan/Code Conformance	✓	✓	✓	✓
Project Experience	✓		✓	
Timeline			✓	

Based on the evaluation of proposals across all criteria—including development experience, financial capacity, project scope, public benefits, design quality, and projected fiscal impact—staff finds that Holladay Properties’ proposal demonstrates the strongest overall balance of development experience, financial capacity, project readiness, design quality, and long-term fiscal benefit to the Village.

Alternatively, the Southland Development Authority’s proposal offers a public parking component through the construction of a parking garage that would accommodate Village staff and public events. Consideration of public parking is warranted, as the proposed development would eliminate an existing public parking lot, which has an impact on the community.



Staff recommends that the Village Board identify a preferred developer from among the recommended two (2) proposals. Upon selection of a preferred developer, staff further requests direction to proceed with the solicitation of alternate bids and proposals, in accordance with the requirements of the Tax Increment Financing (TIF) Act.

Alternate bids and proposals for the sale and development of the property must be submitted to the Village by **5:00 p.m. on Tuesday, February 24, 2026**. Any alternate bids and proposals received will be presented to the Village Board at its regularly scheduled meeting on **February 24, 2026, at 7:00 p.m.**, in the Village Hall Board Room. Should additional proposals be received, staff will evaluate the submissions and return to the Village Board at a future meeting with a recommendation for final developer selection.

FINANCIAL IMPACT

- **Funding Source:** No Financial Impact
- **Budgeted Amount:** N/A
- **Cost:** \$0

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

After reviewing the Staff Review Committee's analysis, the Village Board is requested to take the following actions:

- 1) Select one of the proposals as the preferred developer, and
- 2) Pass an ordinance directing the Village Manager to solicit alternate bids and proposals for the sale and redevelopment of the properties located at 2024 Chestnut Road and 2066 Ridge Road.

ATTACHMENT(S)

Resolution

ORDINANCE NO. M-2399

**AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE BIDS
AND PROPOSALS FOR THE SALE AND REDEVELOPMENT OF
2066 RIDGE ROAD AND 2024 CHESTNUT ROAD WITHIN THE VILLAGE
OF HOMEWOOD DOWNTOWN TOD TIF**

WHEREAS, the Village of Homewood ("Village") is contemplating the sale of real estate described in Section 1 of this Ordinance, currently located in the Downtown TOD Redevelopment Project Area and also within the proposed Harwood Transit Oriented Development Redevelopment Project Area; and

WHEREAS, the Board of Trustees has selected a proposal (the "Proposal") for the redevelopment of municipally-owned properties described in Section 1 of this Ordinance, including the sale of the properties for a nominal amount; and

WHEREAS, before agreeing to sell the real estate as contemplated in the Proposal, Section 11-74.4-4 of the Illinois Municipal Code (65 ILCS 5/11-74.4-4) requires that the Village provide a reasonable opportunity for any other person to submit an alternate proposal or bid for the sale and redevelopment of this property.

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

SECTION ONE - SOLICITATION OF ALTERNATE BIDS AND PROPOSALS:

The Village Manager and staff are hereby directed to solicit alternate bids and proposals for the sale and redevelopment of the following described property owned by the Village of Homewood:

All of Lot 4 and Lot 5 and 6 (except the easterly 50 feet of said Lots 5 and 6) and the north 45 feet of Lot 10 in Block "B" in the Village of Hartford now called Homewood, a subdivision of the Northeast ¼ of the Southwest

¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification No: 29-31-307-004, 29-31-307-005, 29-31-307-015

Common Address: 2066 Ridge Road, Homewood, Illinois

and the following described property:

Lots 1 through 6, both inclusive, in Block "C" in Village of Hartford (now called Homewood) Subdivision of the Northeast Quarter of the Southwest Quarter of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification Number: 29-31-305-018

Common Address: 2024 Chestnut Road, Homewood, Illinois

The Village Manager and staff shall publish the legal notice attached to this ordinance in a newspaper of general circulation within the Village of Homewood no later than January 14, 2026.

SECTION TWO - PROPOSAL AVAILABLE FOR INSPECTION

The Village Manager or his designee shall make the Proposal available for public review in the Village Clerk's office during regular business hours and on the Village website.

SECTION THREE - DUE DATE FOR ALTERNATE BIDS AND PROPOSALS:

Alternate bids and proposals for the sale and development of the property described in Section One above shall be submitted to the Village by 5:00 p.m. on Tuesday, February 24, 2026, at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois. Alternate bids and proposals will be presented at the Village Board meeting beginning at 7:00 p.m. on Tuesday, February 24, 2026, at the Homewood Village Hall.

SECTION FOUR - EFFECTIVE DATE:

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

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

Village President

ATTEST:

Village Clerk

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

**LEGAL NOTICE
VILLAGE OF HOMEWOOD**

**SOLICITATION OF ALTERNATE BIDS AND PROPOSALS FOR THE SALE AND
DEVELOPMENT OF PROPERTY IN A TAX INCREMENT REDEVELOPMENT
PROJECT AREA**

Notice is hereby given that the Village of Homewood is soliciting bids and proposals for the sale and development of the following described municipally-owned property currently in the Downtown TOD Redevelopment Project Area and also within the proposed Harwood Transit Oriented Development Redevelopment Project Area:

All of Lot 4 and Lot 5 and 6 (except the easterly 50 feet of said Lots 5 and 6) and the north 45 feet of Lot 10 in Block "B" in the Village of Hartford now called Homewood, a subdivision of the Northeast ¼ of the Southwest ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification No: 29-31-307-004, 29-31-307-005, 29-31-307-015

Common Address: 2066 Ridge Road, Homewood, IL 60430

The property is a vacant one-story commercial structure in the B-1 downtown core district. The proposal calls for the property to be sold for \$1, for the existing structure to be demolished, and for the construction of a mixed-use commercial and residential building.

and the following described property:

Lots 1 through 6, both inclusive, in Block "C" in Village of Hartford (now called Homewood) Subdivision of the Northeast Quarter of the Southwest Quarter of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Identification No: 29-31-305-018

Common Address: 2024 Chestnut Road, Homewood, IL

The property is a public parking lot and is zoned B-2 downtown transition district. The proposal calls for selling the property for \$1 and constructing a mixed-use commercial and residential building.

Copies of the proposal are available for public review in the Village Clerk's office at the Homewood Village Hall, 2020 Chestnut Road, Monday through Friday, 8:00 a.m. to 5:00 p.m., and on the village website: village.homewood.il.us.

Alternate proposals must be received at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by 5:00 p.m. on

Tuesday, February 24, 2026. All such proposals will be presented at the Village Board meeting beginning at 7:00 p.m. on February 24, 2026.

Proposals shall include:

- a. Description of planned use(s).
- b. Timeline of construction period.
- c. Proposed site plan/design.
- d. Estimated date of completion of improvements.
- e. Estimated date of occupancy and estimated date of commencing new business operations.
- f. Description of incentives requested by the Developer, if any.

Persons with questions may contact the Director of Economic & Community Development, Angela Mesaros, at (708) 206-3387.

Village Clerk

Village of Homewood

Date: February 11, 2026



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Liquor license request – Bevdas Wine & Spirits

PURPOSE

BEVDAS TWO CORP, doing business as Bevdas Wine & Spirits, has requested a Class 2 liquor license for their proposed location at 3043 183rd Street. A Class 2 liquor license permits the retail sale of any alcoholic liquor in the original package only for off-premises consumption.

PROCESS

Bevdas 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. Bevdas 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.

If the Board is in favor of the request from Bevdas for a Class 2 liquor license, staff should be directed to begin the application process. After successfully completing all of the steps required for obtaining a Village of Homewood liquor license, an ordinance to increase the number of allowed Class 2 liquor licenses for Bevdas Wine & Spirits will be presented at a Board meeting for approval.

OUTCOME

Approval of this request will enable Bevdas Wine & Spirits to begin the application process for a liquor license to offer the sale of alcoholic liquor in the original package only to its patrons for off-premises consumption.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required



RECOMMENDED BOARD ACTION

After discussion, if the Board is in favor of granting the request for a liquor license to Bevdas Wine & Spirits, staff should be directed to prepare an ordinance to increase the allowed number of Class 2 liquor licenses for the proposed Bevdas Wine & Spirits location at 3043 183rd Street. 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 from Bevdas

Date: 28th January 2026

Village of Homewood
Mayor - Richard Hofeld
2020 Chestnut Road
Homewood IL 60430

Reg: New Liquor License for 3043 183rd St Homewood -BEVDAS TWO CORP (dba Bevdas Wine & Spirits)

Sir
Mayor Richard Hofeld

I Shivangi Patel would like to request the Liquor License for BEVDAS TWO CORP addressing at 3043 183rd st Homewood IL 60430. We are planning to open mid March and therefore start prepping by March 1st.

Please advise us on the process and secure the license in a timely manner.
Thanking you in anticipation

Yours Sincerely,

Shivangi p

Shivangi Patel
President - Bevdas Two Corp.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Liquor license request – Maison Des Fleurs

PURPOSE

The owner of Maison Des Fleurs has requested a Class 5 restaurant without bar liquor license for their location at 1916 Ridge Road. A Class 5 liquor license is available to establishments primarily serving meals prepared in the establishment's kitchen, having a seating capacity for the service of meals at tables or counters, permitting the retail sale of alcoholic liquor for on-premises consumption only, having no bar.

PROCESS

Maison Des Fleurs has been operating at 1916 Ridge Road since August 2025, offering decadent herbs and botanicals, a savory light fare, and fresh and delicious pastries. They are now seeking a liquor license solely to use alcohol as an ingredient in approved tea-infused beverages. This request is not for bar operations and does not include bottle sales or bar-style service.

If the Board is in favor of the request from Maison Des Fleurs for a Class 5 liquor license, staff should be directed to begin the application process. After successfully completing all of the steps required for obtaining a Village of Homewood liquor license, an ordinance to increase the number of allowed Class 5 liquor licenses for Maison Des Fleurs will be presented at a Board meeting for approval.

OUTCOME

Approval of this request will enable Maison Des Fleurs to begin the application process for a liquor license to offer the sale of alcohol-infused tea beverages.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required



RECOMMENDED BOARD ACTION

After discussion, if the Board is in favor of granting the request for a liquor license to Maison Des Fleurs, staff should be directed to prepare an ordinance to increase the allowed number of Class 5 liquor licenses for the Maison Des Fleurs location at 1916 Ridge Road. 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)

Request from Maison Des Fleurs

From: Maison Des Fleurs Chicago <maisondesfleurschicago@gmail.com>

Date: January 31, 2026 at 10:47:54 PM CST

Subject: Written Confirmation to Proceed | Maison des Fleurs

Dear Mayor Hofeld,

Thank you again for taking the time to speak with us regarding our request to offer a very limited extension of the tea program at Maison des Fleurs.

I truly appreciate your thoughtful consideration and your verbal support. As discussed, this request is **not** for bar operations and does **not** include bottle sales or bar-style service. Alcohol would be used strictly as an ingredient within a small number of curated, tea-forward offerings.

As we prepare for the next step of the process, I wanted to respectfully ask if you would be comfortable providing **written confirmation of your support to proceed** prior to our presentation before the Village Board. This will help ensure clarity and proper record-keeping as we move forward.

For reference, the request remains intentionally limited in scope:

- Alcohol used **solely as an ingredient** in approved tea-infused beverages
- **No bottle sales** and no bar-style service
- Service aligned with our **existing café operations**
- Beverages served **in conjunction with food offerings**
- Alcohol stored **securely in a locked, out-of-sight location**, accessible only to trained staff
- All staff involved in alcohol service are trained and **BASSET-certified**
- No change to the overall character of the business

We are committed to full compliance with all local and state requirements and to operating in a manner that aligns with Homewood's values and community standards.

Thank you again for your guidance and support. Please let me know if an email acknowledgment is sufficient or if there is a preferred format you would recommend.

Warm regards,

Lanise Swarn

Owner, Maison des Fleurs

maisondesfleurschicago@gmail.com