

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

August 13, 2024

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes: Consider a motion to approve the following minutes:
 - A. From the 183rd West TIF Public Hearing held on July 23, 2024.
 - B. From the Bond Issue Notification Act Public Hearing held on July 23, 2024.
 - C. From the regular meeting of the Board of Trustees held on July 23, 2024.
6. Claims List:

Consider a motion to approve the Claims List of Tuesday, August 13, 2024 in the amount of \$1,095,579.08.
7. Hear from the Audience
8. Meet Your Merchants
9. Appointment(s): Consider a motion to approve the appointments of the following:
 - A. James Gannon as Village Treasurer.
 - B. Jeannette LaPlante to the Beautification Committee for a five-year term ending on August 13, 2029.
 - C. Robert Lynch to the Tree Committee for a three-year term ending on August 13, 2027.
10. Presentation(s):

President Hofeld will issue a proclamation congratulating the Homewood Fire Department on 50 years of Emergency Medical Service in the Village of Homewood.
11. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Acceptance of Proposal/Passageway Lighting/Chicago Lightworks: Waive competitive bidding and accept the lowest quote received from Chicago Lightworks, of Lisle, IL; and, authorize the

purchase of ten (10) Color Kinetics Red, Green, Blue, White (RGBW) lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, in an amount not to exceed \$27,228.

- B. Purchase Approval/Village Hall Uplighting/Chicago Lightworks: Waive competitive bidding due to the inability to identify a vendor that could provide reasonable pricing for the equipment and technical assistance; and, authorize the purchase of twenty-three (23) Illumipanel Red, Green, Blue, Lime (RGL) LED lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for a total amount not to exceed \$49,758. Labor/installation and electrical work will be handled by Public Works staff.
- C. M-2300/Special Use Permit/ReLax Massage/18719 Dixie Highway: Pass an ordinance granting a Special Use Permit for a massage therapy use in the B-3 General Business zoning district for ReLax Massage at 18719 Dixie Highway.
- D. MC-1082/Zoning Ordinance Text Amendment/Indoor Commercial Places of Assembly: Pass an ordinance amending the Homewood Zoning Ordinance to allow indoor commercial places of assembly as a special use in the M-1 zoning district and revising parking requirements for commercial and non-commercial places of assembly and schools.
- E. M-2301/Special Use Permit/Variance/Soulistic 360/17811 Bretz Drive: Pass an ordinance regarding the property at 17811 Bretz Drive granting a special use permit to allow the operation of an indoor commercial place of assembly in the M-1 zoning district; and approving a variance from the Homewood Zoning Ordinance by allowing an indoor commercial place of assembly to be located on a local road.
- F. R-3193/Class 8 Classification/Wind Creek, LLC/17420 Halsted Street: Pass a resolution supporting a proposed Class 8 classification for certain property within the Village of Homewood and the Village of East Hazel Crest, within the Northeast Tax Increment Redevelopment Project Area in Homewood and the Halsted Street redevelopment project area in the Village of East Hazel Crest for the property at 17420 Halsted Street owned by Wind Creek, LLC.
- G. R-3194/Class 8 Classification/1005 175th Street: Pass a resolution supporting a Class 8 classification under the Cook County real property assessment classification ordinance for real estate at 1005 175th Street.
- H. Redevelopment Agreement/Ford of Homewood/3233 183rd Street: Authorize the Village President to enter into a redevelopment agreement with Steve Phillipos, owner of Ford of Homewood of Homewood, IL for up to \$2,451,422 in incentive payments to be paid over the remaining 20-year life of the Kedzie Gateway Tax Increment Financing District for the property located at 3233 183rd Street.
- I. Budget Amendment/Emergency Storm Debris Removal: Waive competitive bidding due to costs attributable to an emergency event; approve a budget amendment and transfer of \$68,670.88 from the Contingency Fund line item to the Public Works Landscape and Maintenance Budget in order to pay invoices for emergency storm debris removal performed by Winkler Tree and Lawn Care of LaGrange Park, IL and to rent commercial-grade equipment from Steve Piper and Sons, Inc. of Naperville, IL to dispose of storm debris for a total amount not to exceed \$68,670.88.
- J. Authorization of Payment/Traffic Signal Maintenance/Meade, Inc.: Waive competitive bidding due to utilizing a vendor currently under contract for traffic signal maintenance; and,

authorize payment in the amount of \$25,111 to Meade, Inc. of Willowbrook, IL for the replacement of traffic control handholes located at the intersections of 183rd and Dixie Highway and 183rd and Harwood Avenue.

- K. R-3195/Dissolution/E-COM Emergency Telephone System Board: Pass a resolution suspending the operations and dissolving the E-COM Emergency Telephone System Board.

12. Old Business:

- A. M-2302/Amendment/Kedzie Gateway Tax Increment Financing Redevelopment Project Area: Pass an ordinance amending the Redevelopment Plan and Project for the Kedzie Gateway Tax Increment Financing Redevelopment Project Area.
- B. M-2303/183rd West Tax Increment Financing Redevelopment Project Area: Pass an ordinance approving the redevelopment plan and project for the 183rd West Tax Increment Financing Redevelopment Project Area.
- C. M-2304/183rd West Redevelopment Project Area: Pass an ordinance designating the 183rd West Redevelopment Project Area.
- D. M-2305/Tax Increment Allocation Financing/183rd West Tax Increment Financing Redevelopment Project Area: Pass an ordinance adopting Tax Increment Allocation Financing for the 183rd West Tax Increment Financing Redevelopment Project Area.

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
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VILLAGE OF HOMEWOOD
PUBLIC HEARING-PROPOSED 183RD STREET WEST TIF DISTRICT
TUESDAY, JULY 23, 2024
VILLAGE HALL BOARD ROOM

CALL TO ORDER: The public hearing on the proposed development of the 183rd Street West Tax Increment Financing District was called to order at 7 p.m.

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

President Hofeld said the proposed Tax Increment Financing District will help the Village redevelop two properties – the former Brunswick Bowling Alley and the strip mall commonly referred to as the Great American Bagel Plaza. He invited Phil McKenna of Ryan LLC, the village’s TIF consultant, to address the board.

Mr. McKenna said the property has been privately owned until the Village stepped in and purchased the sites with the intention of redevelopment. Without this TIF, he doesn’t believe the property would be redeveloped. The site is on the Village’s Comprehensive Master Plan as part of the Kedzie Gateway TIF district. The Village is splitting these two properties off for this 183rd West TIF district.

TIF requires a development or redevelopment. In this case, it is considered a conservation redevelopment because the plan is to improve on buildings that are more than 35 years old; are vacant or nearly vacant; and are in a deteriorating condition.

Mr. McKenna estimated the current value of the two properties is about \$3 million in equalized assessed valuation. With improvements, he estimates that will jump to between \$10 million and \$15 million. It is estimated TIF expenses will be \$17 million over the 23-year life of the TIF. Most of that will be for land acquisition, site preparation and utilities.

Ryan LLC sent the required notices to property owners adjacent to the two sites.

President Hofeld asked Director of Community and Economic Development Director Angela Mesaros for a report from the Joint Review Board called with the other taxing bodies that will be affected by the TIF. All unanimously supported the project.

President Hofeld asked if anyone in the audience had comments. None was offered. There were no comments from the Trustees.

President Hofeld said the TIF District is necessary to get these sites on the west end of the Village redeveloped.

A motion was made by Trustee Heiferman and seconded by Trustee Roman to adjourn the public hearing on the 183rd Street West TIF District.

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

The public hearing adjourned at 7:10 p.m.

Respectfully submitted,

Nerissa Major
Deputy Village Clerk

VILLAGE OF HOMEWOOD
PUBLIC HEARING-BOND ISSUE NOTIFICATION ACT
TUESDAY, JULY 23, 2024
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the public hearing on the proposed sale of \$2.8 million in general obligation limited tax bonds to order at 7:10 p.m.

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

Finance Director Amy Zukowski told the Trustees that on July 11, 2024, a published notice of the hearing appeared in the Daily Southtown.

The Village is proposing to sell \$2.8 million in bonds to underwrite major projects in the village, including infrastructure repairs, the purchase of police vehicles and updating technology equipment. The board has, in the past, sold \$2 million in bonds with a three-year issuance. Because the equalized assessed valuation of property in Homewood for 2023 shows an increase, the Village this year will be able to sell between \$2.6 million and \$2.8 million. Director Zukowski said the items already on the list total about \$2.3 million. The additional revenue would cover expected cost increases.

Raphaliata McKenzie from Speer Financial Services told the Trustees the Village can sell the entire amount at once or split it to \$2 million immediately and the remainder later. She expects an interest rate of around 4 percent.

She outlined the various bond sales – public and private. President Hofeld said Homewood has had a private placement and he hopes this sale will also be a private placement. Ms. McKenzie said the last sale went to BMO Harris Bank. On the market today, BMO Harris would likely give a rate of between 3.75 and 4.10 percent. Other lenders she checked with have rates of between 4 and 4.95 percent.

When asked, Acting Clerk Major said no written communication on the bond sale was received. President Hofeld asked if anyone in the audience had a comment on the bond sale. No comments were offered. Trustees thanked Finance Director Zukowski and Ms. McKenzie for their presentations.

Finance Director Zukowski said she expects to have the bond sale on the Village Board agenda for the September 10, 2024, meeting and the bonds would be sold by the end of September.

A motion was made by Trustee Opyd and seconded by Trustee Roman to adjourn the bond hearing.

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

The meeting ended at 7:20 p.m.

Respectfully submitted,

Nerissa Major
Deputy Village Clerk

VILLAGE OF HOMEWOOD
 BOARD OF TRUSTEES MEETING
 TUESDAY, JULY 23, 2024
 VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:20 p.m.

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

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

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

MINUTES: The minutes of the July 9, 2024, regular Village Board meeting were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$413,558.64 was presented. There were no questions from the Trustees.

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

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

President Hofeld said three items totaled 58% of the Claims List: \$96,290.32 for E-COM, \$88,621.57 for Thorn Creek Basin Sanitary District, and \$55,732.04 to Universal Concrete Grind for sidewalk repairs.

HEAR FROM THE AUDIENCE: President Hofeld invited any audience member to address the board on any subject not on the agenda.

Laura Alexander a resident of the senior development north of 175th Street and west of Halsted Street came to voice her concerns about the casino construction and how it is impacting her quality of life. She said the exhaust from heavy trucks and the tar and other products used to lay a new road may have a negative impact on her health. She also raised a concern about how new traffic signals will be timed so that residents of her subdivision can easily access 175th Street.

Tasia Little of Mr. Bowaz said she is a small business owner renting a second-floor space on Ridge Road. She needs more space and asked the board to reconsider the 2018 Ridge Road property sale. She said the space would be perfect for her needs. President Hofeld told her the Board has already approved a contract for the sale of the vacant storefront at 2018 Ridge Road. Trustee Opyd told Ms. Little that she would work with her to find the space her business needs.

PRESENTATION: Assistant Village Manager Acquah gave the Trustees an update on a new emergency system RAVE/Smart 911 that will be going into effect as Homewood's emergency service E-COM merges with South-Com. The new RAVE system offers more features at a lesser cost compared to the current system. It will allow the Village to send text, email and phone messages throughout the Village, or to select neighborhoods. The Smart 911 system allows residents to input personal information, such as health issues, disability-mobility issues, number of persons and pets at a residence, so that emergency staff know how they can best assist on an emergency call. He said the Village will begin a promotional period to increase subscribers into the new system.

OATH OF OFFICE: Acting Clerk Major administered the oath of office to Valerie Spada who was promoted to a full-time finance clerk position, and to Joshua Burman, the new Director of Public Works.

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

- A. Reappointments/Appearance Commission/Economic Development Committee: Approve the reappointments of Jack Hrymak and Kalinda Preston to the Appearance Commission for a three-year term ending on July 23, 2027; and Terry Keigher and Craig Schmidt to the Economic Development Committee for a two-year term ending on July 23, 2026.
- B. Bid Award/HVAC Replacement/Jones Environmental Control, Inc.: Award a bid to Jones Environmental Control, Inc. of Mokena, IL, the lowest responsible bidder, in the amount of \$41,878 to replace the HVAC rooftop unit located at the Village of Homewood Auditorium, 2010 Chestnut Road.
- C. Bid Award/Street Sweeping Services/ Advance Sweeping Services: Authorize the Village Manager to engage the services of Advance Sweeping Services of Rockford, IL, the only responsible bidder, for contract sweeping services for five residential and 15 commercial sweeps in an amount not to exceed \$8,366.66 per residential sweep, and \$833.33 per commercial sweep.
- D. Purchase/Passageway Lighting/Chicago Lightworks: Waive competitive bidding due to the nature of the purchase and authorize the purchase of ten (10) Color Kinetics Red, Green, Blue, White (RGBW) lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for an amount not to exceed \$27,228.
- E. Waive Competitive Bidding/Contract Approval/Tivoli Lighting/F.H. Paschen: Waive competitive bidding due to only one vendor available for this project and, approve a contract with F.H. Paschen, of Chicago, IL for the purchase and installation of Tivoli lights along both sides of Martin Avenue, from Chestnut Road to Martin Square, in the amount of \$170,978.94 with a contingency amount of \$8,000 to cover the costs for any unforeseen and/or underground construction issues for a total amount of \$178,978.94.
- F. Agreement/Public Parking Lot Signage/ROEDA Signs: Authorize the Village President to enter into an agreement with ROEDA Signs of Lynwood, IL the only bidder due to the technical nature of this project. Competitive bidding would be impractical. The contract

calls for illuminated public parking lot entry signs and parking directional signs in the amount of \$64,463.

- G. Redevelopment Agreement Amendment/Wind Creek IL LLC: Authorize the Village President to enter into an amendment to the redevelopment agreement with Wind Creek IL LLC.

Before the vote, Item D was deferred for further consideration.

Attorney Cummings addressed a question from the floor on Item G. He explained that the Village already has a redevelopment agreement with the Village of East Hazel Crest and the developers of Wind Creek Casino. Rather than consider it as one project, this amendment is dividing it into two parts because there is a possibility of a second hotel tower and additional parking. The first phase is what's now under construction – the entertainment venue, the tower and the parking garage. Only the parking garage is in the boundary of Homewood. The amended agreement doesn't change the compensation or tax revenue agreements.

Trustee Opyd asked if the Village would be using any grant money for the HVAC at the auditorium. Manager Haney said at this time the Village has not received the Department of Community and Economic Opportunity grant funding. Because of the 30-year age of the current HVAC unit, the Village needed to replace it immediately and couldn't wait to learn if it would be a reimbursable DCEO expense.

She also mentioned that the funding for the Tivoli lights will be funded from federal COVID-19 economic stimulus dollars provided through the American Rescue Plan Act.

A motion was made by Trustee Roman and seconded by Trustee Harris-Jones to approve the Omnibus Report, with the exception of Item D.

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

NEW BUSINESS:

Finance Director Zukowski presented a liquor license application for Board consideration. Mitchell and Michaels Plat Du Jour will be taking over the vacant space at 18031 Dixie Highway. The owners are asking for a Class 4A liquor license.

David Mitchell, the chef and part owner of the business, told the Board the concept is for food to be ordered for either carry-out or eat-in as a cafeteria-style operation. The business also will be offering catering services and will be able to open the space for special events, such as weddings, showers and birthday parties. He hopes to have comedy shows in the evenings.

A motion was made by Trustee Willis and seconded by Trustee Roman to direct staff to prepare a license for Mitchell and Michaels for consideration at a future Village Board meeting.

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

GENERAL BOARD DISCUSSION: Trustees praised village staff, police, fire and public works for all that they did to assist residents after the tornado hit on July 15. The Public Works Department was able to get assistance from surrounding communities. Trustee Opyd said having food trucks in the

Southgate area was “brilliant” and much appreciated by residents, especially those still without power four days after the storm. President Hofeld said ComEd crews should also be commended for their outstanding efforts.

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

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

The meeting adjourned at 8:16 p.m.

Respectfully submitted,

Nerissa Major
Deputy Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
1ST AYD CORPORATION	BUILDING MAINT SUPPLIES	PUBLIC WORKS	195.81
Total 1ST AYD CORPORATION:			195.81
ADVANCED AUTO PARTS	TRUCK SUPPLIES	PUBLIC WORKS	50.74
Total ADVANCED AUTO PARTS:			50.74
AIR ONE EQUIPMENT INC	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	429.00
Total AIR ONE EQUIPMENT INC:			429.00
ALL TYPES ELEVATORS INC	PW ELEVATOR MAINTENANCE	PUBLIC WORKS	1,920.00
Total ALL TYPES ELEVATORS INC:			1,920.00
ALLIANCE LAUNDRY DISTRIBU	SERVICE CALL	FIRE DEPARTMENT	297.25
Total ALLIANCE LAUNDRY DISTRIBUTION LLC:			297.25
ALPHA PRIME WIRELESS COM	PW RADIOS	PUBLIC WORKS	73,511.68
ALPHA PRIME WIRELESS COM	PW RADIOS	PUBLIC WORKS	73,511.68
Total ALPHA PRIME WIRELESS COMMUNICATIONS:			147,023.36
ALTA EQUIPMENT COMPANY	WATER DEPT REPAIR PARTS	PUBLIC WORKS	115.01
ALTA EQUIPMENT COMPANY	PUBLIC WORKS TIRES	PUBLIC WORKS	4,299.69
Total ALTA EQUIPMENT COMPANY:			4,414.70
AMAZON CAPITAL SERVICES IN	MARKETING MATERIALS	MANAGER'S OFFICE	27.98
AMAZON CAPITAL SERVICES IN	COMMUNITY OUTREACH	MANAGER'S OFFICE	20.35
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	69.19
AMAZON CAPITAL SERVICES IN	BATTERY BACK UP FD	MANAGER'S OFFICE	874.00
AMAZON CAPITAL SERVICES IN	REPLACEMENT BATTERY BACKUP	MANAGER'S OFFICE	86.85
AMAZON CAPITAL SERVICES IN	NATIONAL NIGHT OUT SUPPLIES	MANAGER'S OFFICE	15.98
AMAZON CAPITAL SERVICES IN	CHALK THE WALK	MANAGER'S OFFICE	113.89
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	MANAGER'S OFFICE	26.80
AMAZON CAPITAL SERVICES IN	FILTERS	PUBLIC WORKS	249.98
Total AMAZON CAPITAL SERVICES INC:			1,485.02
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	50.00
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	75.00
Total AMERICAN LAWN LLC:			125.00
AMERICAN TEST CENTER	LADDER TESTING	FIRE DEPARTMENT	750.00
Total AMERICAN TEST CENTER:			750.00
ANDREW MORENO	FARMERS MARKET ENTERTAINMENT	MANAGER'S OFFICE	400.00
Total ANDREW MORENO:			400.00
ANDREWS PRINTING	VILLAGE PRESIDENT SYMPATHY CARDS	MANAGER'S OFFICE	197.00
ANDREWS PRINTING	VILLAGE PRESIDENT BUSINESS CARDS	MANAGER'S OFFICE	540.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total ANDREWS PRINTING:			737.00
ARTISTIC ENGRAVING	BADGES	POLICE DEPARTMENT	669.73
Total ARTISTIC ENGRAVING:			669.73
AURELIO'S PIZZA INC	FOOD ALLOWANCE	PUBLIC WORKS	30.52
Total AURELIO'S PIZZA INC:			30.52
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	7,960.00
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	9,702.00
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	8,212.50
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	1,772.00
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	2,295.07
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	3,043.26
Total AVALON PETROLEUM COMPANY:			32,984.83
B ALLAN GRAPHICS	BUSINESS CARDS	MANAGER'S OFFICE	65.00
B ALLAN GRAPHICS	BUSINESS CARDS - ECD COMMITTEE	MANAGER'S OFFICE	65.00
Total B ALLAN GRAPHICS:			130.00
BATTERIES PLUS	BATTERIES	PUBLIC WORKS	33.85
BATTERIES PLUS	BATTERY BACKUP	PUBLIC WORKS	88.22
BATTERIES PLUS	BATTERY BACKUP	PUBLIC WORKS	85.95
BATTERIES PLUS	BATTERY BACKUP	PUBLIC WORKS	60.12
Total BATTERIES PLUS:			268.14
BHFX LLC	DRAFTING SUPPLIES	PUBLIC WORKS	79.76
Total BHFX LLC:			79.76
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	205.18
Total BOUND TREE MEDICAL LLC:			205.18
BRENNTAG GREAT LAKES LLC	CAUSTIC SODA	PUBLIC WORKS	3,853.00
Total BRENNTAG GREAT LAKES LLC:			3,853.00
BRITES TRANSPORATION LTD	STONE	PUBLIC WORKS	807.07
BRITES TRANSPORATION LTD	SPOIL HAUL OUT	PUBLIC WORKS	2,744.50
BRITES TRANSPORATION LTD	SPOIL HAUL OUT	PUBLIC WORKS	1,497.00
BRITES TRANSPORATION LTD	SPOIL HAUL OUT	PUBLIC WORKS	2,523.50
Total BRITES TRANSPORATION LTD:			7,572.07
BRUCE POLLMACHER	CREDIT BALANCE REFUND	PUBLIC WORKS	23.55
Total BRUCE POLLMACHER:			23.55
C & M PIPE SUPPLY	STORM SEWER - TERRACE PARKING LOT	PUBLIC WORKS	600.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total C & M PIPE SUPPLY:			600.00
C & T LAWN AND LANDSCAPE	CBD LIST	PUBLIC WORKS	1,381.00
Total C & T LAWN AND LANDSCAPE:			1,381.00
CALUMET CITY PLUMBING	EMERGENCY VALVE REPAIR	PUBLIC WORKS	2,465.00
Total CALUMET CITY PLUMBING:			2,465.00
CENTER FOR INTERNET SECU	CROWD STRIKE SUBSCRIPTION	MANAGER'S OFFICE	625.00
Total CENTER FOR INTERNET SECURITY INC:			625.00
CERTIFIED LABORATORIES	OPERATING SUPPLIES - PW	PUBLIC WORKS	435.95
Total CERTIFIED LABORATORIES:			435.95
CHANDLER SERVICES INC	MAINTENANCE AGREEMENT	FIRE DEPARTMENT	2,891.64
Total CHANDLER SERVICES INC:			2,891.64
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHARLES MARTIN	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	564.80
Total CHARLES MARTIN:			564.80
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	11,691.36
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,760.00
CHRISTOPHER J CUMMINGS P	NE TIF GENERAL LEGAL	PUBLIC WORKS	1,481.68
CHRISTOPHER J CUMMINGS P	KEDZIE TIF LEGAL EXPENSES		237.07
Total CHRISTOPHER J CUMMINGS PC:			15,170.11
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 6/1/2024-6/30/2024	PUBLIC WORKS	339,793.70
Total CITY OF CHICAGO HEIGHTS:			339,793.70
COMCAST BUSINESS CORP	INTERNET VH & NETWORK PW	MANAGER'S OFFICE	1,736.29
COMCAST BUSINESS CORP	PRI TELEPHONE SERVICE	MANAGER'S OFFICE	2.68
Total COMCAST BUSINESS CORP:			1,738.97
COMED	UTILITIES	PUBLIC WORKS	958.63
Total COMED:			958.63
COOK COUNTY TREASURER	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	1,131.28
Total COOK COUNTY TREASURER:			1,131.28
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	3,644.06
CORE & MAIN LP	2 INCH METER HEAD	PUBLIC WORKS	3,510.00

Name	Description	DEPARTMENT	Net Invoice Amount
CORE & MAIN LP	3 INCH METER HEADS	PUBLIC WORKS	3,531.48
Total CORE & MAIN LP:			10,685.54
CORE INTEGRATED MARKETIN	PROMOTIONAL MATERIALS	MANAGER'S OFFICE	225.00
Total CORE INTEGRATED MARKETING:			225.00
CURRIE MOTORS	VEHICLE PARTS - F-450	FIRE DEPARTMENT	1,037.99
CURRIE MOTORS	VEHICLE PARTS - F-450	FIRE DEPARTMENT	1,387.25
Total CURRIE MOTORS:			2,425.24
CURRIE MOTORS (PARTS)	STREET DEPT REPAIR PARTS	PUBLIC WORKS	271.37
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	74.87
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	91.80
Total CURRIE MOTORS (PARTS):			438.04
CVB	HOTEL TAX - JUNE 2024	ASSETS	880.33
Total CVB:			880.33
D CONSTRUCTION INC	ASPHALT	PUBLIC WORKS	460.29
D CONSTRUCTION INC	ASPHALT	PUBLIC WORKS	581.56
Total D CONSTRUCTION INC:			1,041.85
DACRA ADJUDICATION LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	1,548.00
Total DACRA ADJUDICATION LLC:			1,548.00
DAILY SOUTHTOWN	NEWSPAPER SUBSCRIPTION	MANAGER'S OFFICE	97.99
Total DAILY SOUTHTOWN:			97.99
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	119.20
Total DANA ROBINSON:			119.20
DAVID NELSON	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	129.99
Total DAVID NELSON:			129.99
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	27.00
DELTA SONIC CAR WASH	POLICE VEHICLE WASHES	PUBLIC WORKS	359.82
Total DELTA SONIC CAR WASH:			386.82
DMC SECURITY SERVICES INC	ALARM MONITORING	PUBLIC WORKS	66.00
Total DMC SECURITY SERVICES INC:			66.00
EBELS HARDWARE #4 INC	KEYS	PUBLIC WORKS	8.97
Total EBELS HARDWARE #4 INC:			8.97

Name	Description	DEPARTMENT	Net Invoice Amount
ECO CLEAN MAINTENANCE	JANITORIAL SERVICE	PUBLIC WORKS	4,073.35
ECO CLEAN MAINTENANCE	JANITORIAL SERVICE	PUBLIC WORKS	4,073.35
Total ECO CLEAN MAINTENANCE:			8,146.70
EJ USA INC	HYDRANT REPAIR PARTS	PUBLIC WORKS	1,339.53
Total EJ USA INC:			1,339.53
EMMA LYONS-WEBER	BOOT REIMBURSEMENT - LM	PUBLIC WORKS	49.99
Total EMMA LYONS-WEBER:			49.99
EQUIPMENT MANAGEMENT	HEAVY RESCUE CLASS	FIRE DEPARTMENT	1,050.00
Total EQUIPMENT MANAGEMENT:			1,050.00
ERIC BUJAK	SSERT EQUIPMENT	POLICE DEPARTMENT	731.62
Total ERIC BUJAK:			731.62
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	517.72
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	179.76
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	179.76
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	425.90
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	39.32
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	300.80
Total EXPERT CHEMICAL:			1,643.26
FASTENAL COMPANY	STREET DEPT OPERATING SUPPLIES	PUBLIC WORKS	371.87
Total FASTENAL COMPANY:			371.87
FEDERAL EXPRESS	EXPRESS POSTAGE FEES	MANAGER'S OFFICE	26.36
FEDERAL EXPRESS	EXPRESS POSTAGE FEES	MANAGER'S OFFICE	77.90
FEDERAL EXPRESS	EXPRESS POSTAGE FEES	MANAGER'S OFFICE	7.91
FEDERAL EXPRESS	EXPRESS POSTAGE FEES	MANAGER'S OFFICE	80.01
Total FEDERAL EXPRESS:			192.18
FERNO WASHINGTON INC	AMBULANCE SUPPLIES	FIRE DEPARTMENT	557.30
Total FERNO WASHINGTON INC:			557.30
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	57.49
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	84.38
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	229.96
FORD OF HOMEWOOD	VEHICLE PARTS - FD	FIRE DEPARTMENT	41.25
FORD OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	114.98
FORD OF HOMEWOOD	ADMIN REPAIR PARTS	PUBLIC WORKS	23.34
Total FORD OF HOMEWOOD:			551.40
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	103.50

Name	Description	DEPARTMENT	Net Invoice Amount
Total GALLAGHER MATERIALS:			103.50
GBJ SALES LLC	OPERATING SUPPLIES PW	PUBLIC WORKS	190.45
GBJ SALES LLC	OPERATING SUPPLIES - LM	PUBLIC WORKS	1,955.25
Total GBJ SALES LLC:			2,145.70
GERALD TIENSTRA	PLUMBING INSPECTIONS	FIRE DEPARTMENT	2,000.00
Total GERALD TIENSTRA:			2,000.00
GFC LEASING	MONTHLY AGREEMENT	MANAGER'S OFFICE	944.23
Total GFC LEASING:			944.23
GRAINGER INC	OPERATING SUPPLIES PW	PUBLIC WORKS	269.60
GRAINGER INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	418.54
Total GRAINGER INC:			688.14
GW BERKHEIMER CO INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	194.94
GW BERKHEIMER CO INC	RETURN ITEM	PUBLIC WORKS	80.25-
GW BERKHEIMER CO INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	1,108.31
GW BERKHEIMER CO INC	HVAC REPAIRS	PUBLIC WORKS	880.00
GW BERKHEIMER CO INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	132.67
Total GW BERKHEIMER CO INC:			2,235.67
HARRY BOEREMA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	468.80
Total HARRY BOEREMA:			468.80
HAWKINS INC	CHLORINE TANK RENTAL	PUBLIC WORKS	90.00
Total HAWKINS INC:			90.00
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	152.23
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	11.26
HELSEL JEPPERSON ELECTRI	TRUCK STOCK	PUBLIC WORKS	246.07
Total HELSEL JEPPERSON ELECTRICAL:			409.56
HINCKLEY SPRINGS	WATER	PUBLIC WORKS	206.80
Total HINCKLEY SPRINGS:			206.80
HOME CLEANING CENTER OF	BCTC MONTHLY CLEANING	FIRE DEPARTMENT	300.00
Total HOME CLEANING CENTER OF AMERICA:			300.00
HOMEWOOD DISPOSAL	KEDZIE MAIN BREAK SWEEPING	PUBLIC WORKS	717.80
Total HOMEWOOD DISPOSAL:			717.80
HOMEWOOD-FLOSSMOOR CH	CHRONICLE AD	MANAGER'S OFFICE	316.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total HOMEWOOD-FLOSSMOOR CHRONICLE:			316.00
HR GREEN INC	PLAN REVIEWS FOR JUNE 2024	FIRE DEPARTMENT	6,932.75
Total HR GREEN INC:			6,932.75
IEPA	NPDES PERMIT MS4 STORMWATER	PUBLIC WORKS	1,000.00
Total IEPA:			1,000.00
INTOXIMETERS	INTOXILYZER SUPPLIES	POLICE DEPARTMENT	55.00
Total INTOXIMETERS:			55.00
IPBC	AUGUST INSURANCE PREMIUM	MANAGER'S OFFICE	3,667.41
IPBC	AUGUST INSURANCE PREMIUM	MANAGER'S OFFICE	2,965.46
IPBC	AUGUST INSURANCE PREMIUM	MANAGER'S OFFICE	5.60
IPBC	AUGUST INSURANCE PREMIUM	MANAGER'S OFFICE	1,933.04
IPBC	AUGUST INSURANCE PREMIUM	MANAGER'S OFFICE	1,996.33
IPBC	AUGUST INSURANCE PREMIUM	MANAGER'S OFFICE	989.44
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	650.41
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	5,955.23
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	2,304.10
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	4,590.50
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	3,115.38
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	1,259.54
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	4,070.23
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	6,995.25
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	8,399.23
IPBC	AUGUST INSURANCE PREMIUM	FIRE DEPARTMENT	32,011.65
IPBC	AUGUST INSURANCE PREMIUM	FIRE DEPARTMENT	6,174.84
IPBC	AUGUST INSURANCE PREMIUM	FIRE DEPARTMENT	2,832.60
IPBC	AUGUST INSURANCE PREMIUM	POLICE DEPARTMENT	52,116.50
IPBC	AUGUST INSURANCE PREMIUM	POLICE DEPARTMENT	13,675.54
IPBC	AUGUST INSURANCE PREMIUM	POLICE DEPARTMENT	3,489.67
IPBC	AUGUST INSURANCE PREMIUM	POLICE DEPARTMENT	5,005.43
IPBC	AUGUST INSURANCE PREMIUM	MANAGER'S OFFICE	60,757.64
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	1,887.43
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	10,756.89
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	5,606.33
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	7,340.17
IPBC	AUGUST INSURANCE PREMIUM	MANAGER'S OFFICE	472.50
IPBC	AUGUST INSURANCE PREMIUM	PUBLIC WORKS	3,909.15
Total IPBC:			254,933.49
JAMES FINFROCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	468.80
Total JAMES FINFROCK:			468.80
JASON BALDAUF	BIRD CITY USA ENDORSEMENT	PUBLIC WORKS	200.00
Total JASON BALDAUF:			200.00
JILLIAN B ADAMS	FARMERS MARKET ENTERTAINMENT	MANAGER'S OFFICE	150.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total JILLIAN B ADAMS:			150.00
JOHN ZARLENGO ASPHALT PA	ASPHALT PATCH DRIVEWAY	PUBLIC WORKS	1,460.00
Total JOHN ZARLENGO ASPHALT PAVING CO:			1,460.00
JONES PARTS & SERVICE INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	58.52
JONES PARTS & SERVICE INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	74.00
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	355.68
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	311.76
Total JONES PARTS & SERVICE INC:			799.96
JUSTIN BLACKBURN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	148.50
JUSTIN BLACKBURN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	571.00
JUSTIN BLACKBURN	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	220.00
Total JUSTIN BLACKBURN:			939.50
KEVIN W SHAUGHNESSY	POLICE APPLICANT POLYGRAPH	MANAGER'S OFFICE	1,500.00
Total KEVIN W SHAUGHNESSY:			1,500.00
LANER MUCHIN LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	3,666.67
Total LANER MUCHIN LTD:			3,666.67
LAUTERBACH & AMEN LLP	4/30/2024 FIRE PENSION ACTUARIAL REPORT	MANAGER'S OFFICE	3,230.00
LAUTERBACH & AMEN LLP	4/30/2024 POLICE PENSION ACTUARIAL REPORT	MANAGER'S OFFICE	3,230.00
Total LAUTERBACH & AMEN LLP:			6,460.00
LAW OFFICES OF DENNIS G GI	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	555.00
Total LAW OFFICES OF DENNIS G GIANOPOLUS PC:			555.00
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	870.00
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	205.00
Total LBM TOOLS LLC:			1,075.00
LEAKS DENNIS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	114.97
Total LEAKS DENNIS:			114.97
LEE ENTERPRISES	VILLAGE KEY SPRING 2024	MANAGER'S OFFICE	3,088.00
Total LEE ENTERPRISES:			3,088.00
LEEPS SUPPLY CO INC	PIPE THREADING DIES	PUBLIC WORKS	175.40
Total LEEPS SUPPLY CO INC:			175.40
LIBERTY FLAG & BANNER	FLAG & POLE UPGRADES	PUBLIC WORKS	1,085.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total LIBERTY FLAG & BANNER:			1,085.00
LUVINIE BUCKLEY	WATER RENTAL DEPOSIT REFUND	ASSETS	5.97
Total LUVINIE BUCKLEY:			5.97
LYNWOOD TIRE & AUTO SERVI	2801 - VEHICLE MAIN	FIRE DEPARTMENT	48.00
LYNWOOD TIRE & AUTO SERVI	2801 - VEHICLE PARTS	FIRE DEPARTMENT	95.17
LYNWOOD TIRE & AUTO SERVI	2801 - VEHICLE TIRES	FIRE DEPARTMENT	70.00
Total LYNWOOD TIRE & AUTO SERVICE:			213.17
M & M AUTO GLASS	WATER DEPT REPAIR PARTS	PUBLIC WORKS	350.00
M & M AUTO GLASS	L&M DEPT REPAIR PARTS	PUBLIC WORKS	350.00
Total M & M AUTO GLASS :			700.00
M E SIMPSON CO INC	WATER LEAK DETECTION	PUBLIC WORKS	965.00
M E SIMPSON CO INC	WATER LEAK SURVEY	PUBLIC WORKS	25,425.00
Total M E SIMPSON CO INC:			26,390.00
MACKAY METERS INC	PAY STATION KIOSK	MANAGER'S OFFICE	1,980.00
Total MACKAY METERS INC:			1,980.00
MALINDA NORWOOD	WATER DEPOSIT REFUND	ASSETS	59.82
Total MALINDA NORWOOD:			59.82
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MARIAN KIEPURA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	338.06
Total MARIAN KIEPURA:			338.06
MCMASTER CARR SUPPLY	BUILDING MAINTENANCE	PUBLIC WORKS	51.51
MCMASTER CARR SUPPLY	BUILDING MAINTENANCE	PUBLIC WORKS	46.80
Total MCMASTER CARR SUPPLY:			98.31
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,667.07
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	EXPENSES	185.23
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,481.84
Total MEADE ELECTRIC CO INC:			3,334.14
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	21.26
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	66.96
Total MENARDS INC:			88.22
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	300.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total METROPOLITAN INDUSTRIES INC:			300.00
MICHAEL NICKOLAOU	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	188.06
Total MICHAEL NICKOLAOU:			188.06
MIDLAND EQUIPMENT COMPA	HAMMER DRILL FOR TRUCK 24	PUBLIC WORKS	611.60
Total MIDLAND EQUIPMENT COMPANY OF MI INC:			611.60
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	22.98
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	20.36
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	43.10
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	31.02
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	46.44
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	58.82
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	9.77
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	29.12
MONARCH AUTO SUPPLY INC	ADMIN REPAIR PARTS	PUBLIC WORKS	60.00
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	106.06
Total MONARCH AUTO SUPPLY INC:			427.67
NICOLE FISHER	FARMERS MARKET MANAGER	MANAGER'S OFFICE	4,862.50
Total NICOLE FISHER:			4,862.50
NICOR	UTILITIES	PUBLIC WORKS	1,163.26
NICOR	UTILITIES	PUBLIC WORKS	192.18
NICOR	UTILITIES	PUBLIC WORKS	44.51
NICOR	UTILITIES	PUBLIC WORKS	282.53
NICOR	UTILITIES	PUBLIC WORKS	141.06
Total NICOR:			1,823.54
O'HERRON CO	POLICE BARRIER TAPE	POLICE DEPARTMENT	93.46
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	990.10
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	987.93
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	288.10
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,354.38
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,353.48
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,374.73
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	960.40
Total O'HERRON CO:			7,402.58
PROSHRED SECURITY	SHREDDING	POLICE DEPARTMENT	80.32
Total PROSHRED SECURITY:			80.32
RAYMOND MCCALLUM	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	592.46
Total RAYMOND MCCALLUM:			592.46
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	195.49

Name	Description	DEPARTMENT	Net Invoice Amount
Total RED WING BUSINESS ADVANTAGE:			195.49
REGINA ALEXANDER	WATER RENTAL DEPOSIT REFUND	ASSETS	31.12
Total REGINA ALEXANDER:			31.12
ROEDA INC	VEHICLE MAINT DEPT SUPPLIES	PUBLIC WORKS	125.02
Total ROEDA INC:			125.02
SAMUEL PEREZ	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	448.00
Total SAMUEL PEREZ:			448.00
SCHINDLER ELEVATOR CORPO	ELEVATOR MAINTENANCE	PUBLIC WORKS	668.19
Total SCHINDLER ELEVATOR CORPORATION:			668.19
SERVICE SANITATION INC	FARMERS MARKET PORTABLE SANITATION	MANAGER'S OFFICE	262.20
Total SERVICE SANITATION INC:			262.20
SHERWIN WILLIAMS	PAINT SUPPLIES	PUBLIC WORKS	26.99
Total SHERWIN WILLIAMS:			26.99
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	53.47
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	85.99
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	103.50
Total SHOREWOOD HOME AND AUTO INC:			242.96
SIDWELL COMPANY	SIDWELL MAP UPDATES	FIRE DEPARTMENT	100.00
Total SIDWELL COMPANY:			100.00
SIRCHIE FINGER PRINT LABS	EVIDENCE BAGS	POLICE DEPARTMENT	173.54
Total SIRCHIE FINGER PRINT LABS:			173.54
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	242.00
Total SOUTH SUBURBAN PADS:			242.00
STANARD & ASSOCIATES INC	POLICE APPLICANT PSYCHOLOGICAL EXAM	MANAGER'S OFFICE	2,970.00
Total STANARD & ASSOCIATES INC:			2,970.00
STANDARD EQUIPMENT CO	STREET DEPT REPAIR PARTS	PUBLIC WORKS	420.87
Total STANDARD EQUIPMENT CO:			420.87
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	2,067.50
Total SUBURBAN LABORATORIES INC:			2,067.50

Name	Description	DEPARTMENT	Net Invoice Amount
SUNSET SEWER & WATER INC	EMERGENCY SANITARY SEWER REPAIR	PUBLIC WORKS	18,458.75
Total SUNSET SEWER & WATER INC:			18,458.75
SWIFT SAW & TOOL SUPPLY	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	13.38
SWIFT SAW & TOOL SUPPLY	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	990.00
Total SWIFT SAW & TOOL SUPPLY:			1,003.38
SYLVIA ALEXANDER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	63.96
Total SYLVIA ALEXANDER:			63.96
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	125.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	FIRE DEPARTMENT	126.00
Total TERMINIX PROCESSING CNTR:			251.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	99.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	225.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	310.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	48.00
Total THE EAGLE UNIFORM CO INC:			682.00
THE STUTTLEY GROUP LLC	ADMINISTRATIVE HEARING OFFICER/JUNE & JULY	MANAGER'S OFFICE	1,050.00
Total THE STUTTLEY GROUP LLC:			1,050.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	974.00
Total THOMPSON ELEVATOR INSPECTION:			974.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	89,432.07
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	8.07-
Total THORN CREEK BASIN SAN DISTRICT:			89,424.00
T-MOBILE	T-MOBILE CELL PHONES AND IPADS	MANAGER'S OFFICE	996.51
Total T-MOBILE:			996.51
TPI BUILDING CODE CONSULT	PLAN REVIEWS JULY 2024	FIRE DEPARTMENT	1,086.50
Total TPI BUILDING CODE CONSULTANTS:			1,086.50
TRAFFIC CONTROL & PROTEC	SIGN MATERIALS	PUBLIC WORKS	2,753.05
Total TRAFFIC CONTROL & PROTECTION LLC:			2,753.05
TRAINING CONCEPTS INC	CPR TRAINING MATERIALS	PUBLIC WORKS	360.00
Total TRAINING CONCEPTS INC:			360.00
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	140.00
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	140.00
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	568.16

Name	Description	DEPARTMENT	Net Invoice Amount
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	175.77
Total TRL TIRE SERVICE:			1,023.93
TRONC	LEGAL NOTICES	MANAGER'S OFFICE	531.00
Total TRONC:			531.00
ULINE	BUILDING MAINT SUPPLIES	PUBLIC WORKS	270.83
ULINE	BUILDING MAINT SUPPLIES	PUBLIC WORKS	192.73
ULINE	BUILDING MAINT SUPPLIES	PUBLIC WORKS	295.36
Total ULINE:			758.92
UNITED LABORATORIES INC	SEWER GREASE CONTROL	PUBLIC WORKS	4,271.70
Total UNITED LABORATORIES INC:			4,271.70
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	242.47
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	79.93
Total UTERMARK & SONS QUALITY LAWN CARE CO:			322.40
VALERIE SPADA (HSA)	NEW ENROLLEE VILLAGE HSA CONTRIBUTION	ASSETS	1,500.00
Total VALERIE SPADA (HSA):			1,500.00
VERIZON CONNECT NWF INC	PUBLIC WORKS GPS	PUBLIC WORKS	249.47
Total VERIZON CONNECT NWF INC:			249.47
VERIZON WIRELESS SVCS LLC	MOBILE PHONE SERVICE-ALL DEPTS	MANAGER'S OFFICE	1,169.10
Total VERIZON WIRELESS SVCS LLC:			1,169.10
VESTIS GROUP INC	JUL 2024	PUBLIC WORKS	111.40
VESTIS GROUP INC	JUL 2024	PUBLIC WORKS	129.70
VESTIS GROUP INC	JUL 2024	PUBLIC WORKS	133.76
VESTIS GROUP INC	JUL 2024	PUBLIC WORKS	331.44
VESTIS GROUP INC	JUL 2024	PUBLIC WORKS	518.60
VESTIS GROUP INC	JUL 2024	PUBLIC WORKS	15.00
VESTIS GROUP INC	JUL 2024	PUBLIC WORKS	97.50
VESTIS GROUP INC	JUL 2024	PUBLIC WORKS	1,352.50
VESTIS GROUP INC	JUL 2024	PUBLIC WORKS	198.48
Total VESTIS GROUP INC:			2,888.38
VIGILANT SOLUTIONS LLC	ANNUAL SUBSCRIPTION RENEWAL FEE	POLICE DEPARTMENT	1,092.00
Total VIGILANT SOLUTIONS LLC:			1,092.00
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	17.78
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	150.68
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	109.39
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	90.30
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	26.64
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	187.32

Name	Description	DEPARTMENT	Net Invoice Amount
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	103.72
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	29.60
Total WAREHOUSE DIRECT OFFICE PDTS:			715.43
WENTWORTH TIRE SERVICE IN	AMBULANCE 28 TIRES	FIRE DEPARTMENT	1,059.00
Total WENTWORTH TIRE SERVICE INC:			1,059.00
WEST SIDE TRACTOR SALES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	386.63
Total WEST SIDE TRACTOR SALES:			386.63
WEX BANK	POLICE DEPT FUEL	PUBLIC WORKS	530.23
Total WEX BANK:			530.23
WISCO	OXYGEN - FD	FIRE DEPARTMENT	91.64
Total WISCO:			91.64
WRIGHT MATERIALS LLC	BLACK DIRT	PUBLIC WORKS	200.00
WRIGHT MATERIALS LLC	BLACK DIRT	PUBLIC WORKS	250.00
Total WRIGHT MATERIALS LLC:			450.00
WS DARLEY & CO	RUBBER BOOTS	PUBLIC WORKS	427.93
Total WS DARLEY & CO:			427.93
ZOLL MEDICAL CORPORATION	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	868.38
Total ZOLL MEDICAL CORPORATION:			868.38
Grand Totals:			1,095,579.08

Dated: _____

Village Clerk: _____

PROCLAMATION

50th Anniversary of Emergency Medical Service in the Village of Homewood

WHEREAS, the Emergency Medical Service provided by the Village of Homewood Fire Department was established in 1974 with the first paramedic call being responded to on November 16, 1974; and

WHEREAS, donations totaling more than \$535,000 have been raised for the purchase of ambulances and medical equipment since the inception of the program; these donations were raised through the leadership of the Homewood Fire Department, the Homewood Chamber of Commerce, and the Homewood Fire Department Association; and

WHEREAS, during these 50 years of service, Homewood Paramedics and Emergency Medical Technicians have responded to more than 64,000 calls for service; and

WHEREAS, the Homewood Fire Department is staffed by Paramedics, Firefighters, Chief, Deputy Chief, and secretary and is assisted by Homewood Police Officers and E-Com Dispatchers, all of whom are dedicated to saving lives and assisting the injured; and

WHEREAS, Paramedics not only provide emergency medical services to the sick and injured, but also provide public education presentations and participate in a variety of community events.

NOW, THEREFORE, I, Richard A. Hofeld, President of the Village of Homewood, do hereby congratulate the Homewood Fire Department, its members past and present, on the

50th Anniversary of Emergency Medical Service in the Village of Homewood

In witness whereof, I have set my hand and caused the seal of the Village of Homewood to be affixed hereto this 13th day of August, 2024.

Village President



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Hartford Building Light Installation Project

PURPOSE

Staff is requesting the Village Board to waive competitive bidding in order to purchase outdoor LED lighting fixtures and materials that will transform an alley way into a downtown focal point and destination. The construction of the Hartford Building created an alley way in the downtown that connects a south parking lot to the sidewalks along Ridge Road to the north. The goal is to light the alleyway creating a safe and secure passage, while also providing an aesthetic and colorful lighting experience. The lighting will also accentuate a proposed mural that will be installed in the alley way. To accomplish this lighting design, the Village would need to acquire ten (10) Color Kinetics Red, Green, Blue, White (RGBW) lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for a total amount not to exceed \$27,228. Public Works staff will install electrical conduit and secure the lights resulting in a significant labor-cost savings to the Village. The Village budgeted \$40,000 for this work through American Rescue Plan Act (ARPA) funds. The lights will be installed 16-feet high along the alley wall of the recently completed Hartford Building at 2033 Ridge Road. This purchase requires Board approval.

PROCESS

In September 2023, Flaherty and Collins Properties completed construction of the Hartford Building at 2033 Ridge Road, formerly the site of the Triumph Building. Upon completion, a passageway was established between 2033 Ridge Road (Hartford Building) and 2049 Ridge Road (Loulou Belle) to improve access from Ridge Road to the parking lot at the back of the buildings. This created an empty alley-way space, which raised concerns about potential loitering. A request was shared to identify a way to enhance the passageway's appeal and align it with the Downtown area's characteristics, thus birthing the idea for an artistic installation.

In order to move forward with the idea, the Village engaged in discussions with the property owners of both buildings, Tim Flanagan of 2033 Ridge Road and Danijela Savic of 2049 Ridge Road, seeking permission to create an interactive art installation in the passageway. Both property owners agreed to the artistic concepts and the installations that would be required.



Alley Way Mural

Prior to commencing the mural portion of the project, the property owner of 2049 Ridge Road agreed to complete repairs of a downspout on the side of the building where the mural will be installed. A redevelopment agreement (RDA) will be drafted to utilize Tax Increment Financing (TIF) funds to reimburse the owner for these repairs. The repairs are estimated to cost around \$500.00.

Artistic Lighting Solicitation

Staff solicited and received quotes for the *passageway LED lighting project* from Chicago Lightworks of Lisle, IL in the amount of \$27,228, and Helsel-Jepperson Electrical Inc. of Chicago Heights, IL in the amount of \$31,459. Staff made the decision to recommend Chicago Lightworks for this project due to their lower quote amount and the technical assistance and training they will provide to assist Village staff with programming the light controller. Helsel-Jepperson would only provide the light fixtures. Also, the Village would be responsible for significant freight cost with Helsel-Jepperson, while freight cost are included with the quote from Chicago Lightworks.

Village staff will be responsible for the installation of the ten (10) RGBW lights, however, a Chicago Lightworks technician will provide guidance throughout the process, specifically in setting up the control systems. The lights are Blast Powercore gen5 high-performance LED luminaires that combine white lights with rich, saturated color and color-changing effects. Blast Powercore gen5 offers a range of accessories that allow customizable beam angles for floodlighting, spotlighting, wall washing, and grazing, along with the efficiency and cost-effectiveness of Powercore technology in a rugged die-cast aluminum housing. The lighting system has a simplified installation process and will be managed through a wireless Pharos cloud-based controller, enabling operators to control the lights remotely. The cloud-based controller requires a yearly subscription fee of \$544 that will be included in our annual budget.

Concurrently, while the lights are being procured and installed, Village staff is preparing to present mural options from artist Nate Otto of Chicago, IL to the Appearance Commission in the coming weeks. Once a mural is selected, staff will collaborate with Mr. Otto to determine a commencement date for the painting. It is hoped that the integration of both the lights and mural will transform the passageway, echoing the ambiance of renowned art installations in cities like Milwaukee, WI (Black Cat Alley), Wichita, KS (Gallery Alley), and Downtown Iowa City, IA (Fall Gallery Walk).

OUTCOME

The dynamic color-changing lights will illuminate the alleyway at 2049 Ridge Road, enhancing the area to provide an aesthetic and interactive experience to downtown visitors and residents while enriching the overall charm of downtown Homewood.



The project will make the Hartford Building passageway an interactive space where patrons can admire the art, and will also be a tourist attraction for individuals visiting the Village. It will serve as an attractive lighting enhancement along the downtown Ridge Road area.

FINANCIAL IMPACT

- **Funding Source:** American Rescue Plan Act (ARPA) Funds
- **Budgeted Amount:** \$40,000.
- **Cost:** \$27,228.

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Waive competitive bidding and accept the lowest quote received from Chicago Lightworks, of Lisle, IL; and authorize the purchase of ten (10) Color Kinetics Red, Green, Blue, White (RGBW) lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for an amount not to exceed \$27,228.

ATTACHMENT(S)

- Quote from Chicago Lightworks
- Photometric Design
- Color Kinetics light fixture specifications
- Pharos Controller specifications
- Quote from Helsel-Jepperson



Project HARTFORD BUILDING ALLEY
ILLUMINATION HOMEWOOD - BUDGET
1 - REQUESTED DB 6.25.24
Location HOMEWOOD IL
Quote CLW24-28280-2

Phone:
Fax:
From: Rob Robinson
Quoter Ph:
Email: rrobinson@chicagolightworks.com

To: Terence Acquah
Homewood
EMail: tacquah@homewoodil.gov
For
Bid Date Jul 5, 2024
Expires Aug 4, 2024

QTY	Type	MFG	Part	Price	UQ	ExtPrice
FIXTURES						
10		COLOR KINETI	423-000027-01 COLORBLAST GEN5 POWERCORE, RGBW, CLEAR LENS, BLACKHOUSING, UL/CE	\$1,415.00		\$14,150.00
10		COLOR KINETI	120-000185-10 ACCESSORY, BLAST GEN4 POWERCORE, DIFFUSER, 60 DEGREE WIDEFLOOD (WFL)	\$67.00		\$670.00
10		COLOR KINETI	120-000185-01 ACCESSORY, BLAST GEN4 POWERCORE, DIFFUSER TRIM RING, BLACK	\$67.00		\$670.00
1		COLOR KINETI	106-000004-00 DATA ENABLER PRO, UL	\$718.00		\$718.00
Total for: FIXTURES						\$16,208.00
CONTROLS - RECOMMENDED						
Note	<i>BUDGETARY ONLY, REQUIRED QUANTITY OF OPTOS DEPENDENT ON CIRCUITING AND WIRING DETAIL.</i>					
Note	<i>IT IS RECOMMENDED THAT FIXTURE POWER BE ON TIMECLOCK CONTROL. IF NOT EXISTING IN BUILDING CAN BE ADDED TO QUOTE.</i>					
1	CTRL	SSL	PHAROS XPC2 Expert Controller; 1024 channels of eDMX/DMX	\$1,657.00		\$1,657.00
1	POE	SSL	PHAROS XPS Expert switch, 4 port POE	\$634.00		\$634.00
1	CLOUD	SSL	PHAROS CLOUD 1 YEAR SUBSCRIPTION TO PHAROS CLOUD SOFTWARE	\$544.00		\$544.00
Line Note: COST ESTIMATED, DEPENDENT ON CONFIRMED # OF DEVICES.						
1		TMB	ENCLOSURE BUDGET budget only, sizing dependent on optos required.	\$3,837.00		\$3,837.00
2	PROG	ARCHETYPE	FULL DAY 8 hours tech on site	\$2,174.00		\$4,348.00
Total for: CONTROLS - RECOMMENDED						\$11,020.00
Total:						\$27,228.00

Mfg Terms:

Archetype Services Freight allowed on orders over \$5,000 per published list price.

Freight Allowance
Total

\$4,348.00



Project HARTFORD BUILDING ALLEY
ILLUMINATION HOMEWOOD - BUDGET
1 - REQUESTED DB 6.25.24

Location HOMEWOOD IL

Quote CLW24-28280-2

Phone:
Fax:
From: Rob Robinson
Quoter Ph:
Email: rrobinson@chicagolightworks.com

Late Delivery. Any time quoted by Archetype for delivery is an estimate only. Archetype is not liable for any loss or damage arising from any delay in filling any order, failure to deliver or delay in delivery. However, if Seller delays shipment of all or any Goods for more than 30 days after the estimated delivery date (the "Delayed Shipment Date"), then Buyer may, as its sole remedy, cancel the related Purchase Order with respect to the delayed Goods by giving Archetype Notice within 10 days of the Delayed Shipment Date. No delay in the shipment or delivery of any Goods relieves Buyer of its obligations under this Agreement, including without limitation accepting delivery of any remaining installment(s) of Goods.

Signify	Freight Allowed \$3,000. Orders under \$3,000 are subject to a \$200 shipping/handling charge. To avoid \$200 shipping/handling charge, supply freight carrier and account number on PO. A \$75 surcharge will be added to the following regardless of whether you provide your own freight account info: *Expedited Orders (same day shipments) *Change Order Fee (any order changes requested after 24 hours of original submission) *Small Order Handling Fee (any orders below \$200) A \$300 surcharge will be added to orders of 5 poles or less regardless of whether you provide your own freight account information.	Freight Allowance Total \$16,208.00
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SOLID STATE LUMINAIRE	TERMS: FC Lighting, Inc., Solid State Luminaires and Paramount Industries (FC, SSL & Paramount) standard product purchase invoices are net 30 days for approved customers. All orders are subject to approval by our credit department. The 30 day term begin from the time purchased product is dispatched from our manufacturing facility. After 30 days, a 1.5% late charge will be applied to any remaining balance All orders are subject to approval by our credit department. Minimum order amount is \$500.00. Orders purchased using a credit card are subject to fees incurred by FC & SSL from the	Freight Allowance Total \$2,835.00
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Project HARTFORD BUILDING ALLEY
ILLUMINATION HOMEWOOD - BUDGET
1 - REQUESTED DB 6.25.24
Location HOMEWOOD IL
Quote CLW24-28280-2

Phone:
Fax:
From: Rob Robinson
Quoter Ph:
Email: rrobinson@chicagolightworks.com

originating credit card company. All shipments at or over \$3500.00 are freight allowed except for shipments outside the 48 contiguous states. Shipments to Canada at or over \$5000.00 are freight allowed - taxes and other charges will be added to the invoice. Charges for partial shipments, requested by the purchaser, will be the purchaser's responsibility.

PAINT FEES: A lot charge of \$500.00 for RAL colors and \$700.00 for all non-standard color options will be applied. Additional per unit costs and lead times on specialty colors may vary. Standard colors not incurring a lot set up fee include FC's standard Black, White, Silver, and Bronze.

TMB	Freight - PPD and ADD. Pre-Paid Proforma required for ALL orders.	Freight Allowance	
		Total	\$3,837.00



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Blast Powercore gen5, RGBW

Exterior versatile and customizable luminaire with intelligent RGBW light

Blast Powercore gen5 high-performance LED luminaires combine white and rich, saturated, color and color-changing effects with simplified installation. Blast Powercore gen5 offers a range of accessories that allow customizable beam angles for floodlighting, spotlighting, wall washing, and grazing, along with the efficiency and cost-effectiveness of Powercore technology in a rugged die-cast aluminium housing.

Toggle view





Product Summary and Specification Sheets

[Download Product Summary](#)

Beam Angles	10° (Native), 20°, 40°, 60°, 80°, 10° x 40°	Input Voltage	100 to 277 VAC, auto-ranging, 50/60 Hz via Data Enabler Pro
Lumens All Channels Full On	1,733 to 2,547	Power Consumption	46.4 W
Efficacy (lm/W) All Channels Full On	36.7 to 54.0	Weight	3.9 kg (8.2 lb)
LED Channels	Red/Green/Blue/White	Housing Material	Die-cast aluminium, powder-coated finish
Applications	Flood Lighting, Spot Lighting, Wall Washing	Approbations	UL/cUL, FCC Class A, CE, PSE, CQC, RCM
Warranty	Limited 5 year warranty	Technologies	Chromacore Chromasync Optibin Powercore
		Environment	Dry/Damp/Wet Location, IP66

Luminaire Specification Sheets

In addition to the standard Blast luminaires shown below numerous custom configurations are available. These include single color LEDs, single white CCTs with CRI up to 90, and custom LED mixes, a full range of RAL housing colors (with matching accessories), internal and external diffusers, and custom leader cable lengths. Please contact your [Color Kinetics Lighting sales rep.](#)

Specification Sheet	Item Number	Item Number 2	12NC	12NC 2	Availability
100 – 277 VAC, 10° Native (no spread lens), White Housing, UL/CE/CQC	423-000027-00		912400137697		Ships within 48 hours in US
100 – 277 VAC, 20° Spread Lens, White Housing, UL/CE/CQC	423-000027-00	120-000185-08	912400137697	912400130344	
100 – 277 VAC, 40° Spread Lens, White Housing, UL/CE/CQC	423-000027-00	120-000185-09	912400137697	912400130345	
100 – 277 VAC, 60° Spread Lens, White Housing, UL/CE/CQC	423-000027-00	120-000185-10	912400137697	912400130346	
100 – 277 VAC, 80° Spread Lens, White Housing, UL/CE/CQC	423-000027-00	120-000185-11	912400137697	912400130347	

100 – 277 VAC, 10° x 40° Asymmetric Spread Lens, White Housing, UL/CE/CQC	423-000027-00	120-000185-12	912400137697	912400130348	
100 – 277 VAC, 10° Native (no spread lens), Black Housing, UL/CE/CQC	423-000027-01		912400137698		Ships within 48 hours in US
100 – 277 VAC, 20° Spread Lens, Black Housing, UL/CE/CQC	423-000027-01	120-000185-08	912400137698	912400130344	
100 – 277 VAC, 40° Spread Lens, Black Housing, UL/CE/CQC	423-000027-01	120-000185-09	912400137698	912400130345	
100 – 277 VAC, 60° Spread Lens, Black Housing, UL/CE/CQC	423-000027-01	120-000185-10	912400137698	912400130346	
100 – 277 VAC, 80° Spread Lens, Black Housing, UL/CE/CQC	423-000027-01	120-000185-11	912400137698	912400130347	
100 – 277 VAC, 10° x 40° Asymmetric Spread Lens, Black Housing, UL/CE/CQC	423-000027-01	120-000185-12	912400137698	912400130348	
100 – 277 VAC, 10° Native (no spread lens), Gray Housing, UL/CE/CQC	423-000027-04		912400137699		
100 – 277 VAC, 20° Spread Lens, Gray Housing, UL/CE/CQC	423-000027-04	120-000185-08	912400137699	912400130344	
100 – 277 VAC, 40° Spread Lens, Gray Housing, UL/CE/CQC	423-000027-04	120-000185-09	912400137699	912400130345	
100 – 277 VAC, 60° Spread Lens, Gray Housing, UL/CE/CQC	423-000027-04	120-000185-10	912400137699	912400130346	
100 – 277 VAC, 80° Spread Lens, Gray Housing, UL/CE/CQC	423-000027-04	120-000185-11	912400137699	912400130347	
100 – 277 VAC, 10° x 40° Asymmetric Spread Lens, Gray Housing, UL/CE/CQC	423-000027-04	120-000185-12	912400137699	912400130348	

* Trim Ring required for mounting spread lens. Must be ordered separately.

Easy Accessory options

Choose from a full line of field-installed accessories, from spread lenses, louvers, full and half glare shields, rock guards, mounting arms, and wiring compartments for all Blast luminaires. Color Kinetics high-quality accessories make project customization simple. And these optional secondary accessories—combined with precise (and simple) aiming—let you get the look and performance necessary for any project.





Accessory Specification Sheets

PDF Download	Item Number	12NC	Availability
Data Enabler Pro, 3/4 in / 1/2 in NPT (US trade size conduit), UL	106-000004-00	910503701210	Ships within 48 hours in US
Data Enabler Pro, PG21/PG13 (metric size conduit), 100-277 VAC	106-000004-01	910503701211	
Wiring Compartment, 4 in Diameter, Black Housing (CE)	106-000011-40	910503703275	
Wiring Compartment, 4 in Diameter, Silver/Gray Housing (CE)	106-000011-42	910503703277	
Wiring Compartment, 4 in Diameter, White Housing (CE)	106-000011-41	910503703276	
Wiring Compartment, 4 in Diameter, Black Housing (UL/cUL)	106-000011-30	910503704147	
Wiring Compartment, 4 in Diameter, Silver/Gray Housing (UL/cUL)	106-000011-32	910503704149	
Wiring Compartment, 4 in Diameter, White Housing (UL/cUL)	106-000011-31	910503704148	

Downloads

Documentation			
Product Guide	Product Summary	<ul style="list-style-type: none"> Blast Powercore Accessories, Installation Instructions ColorBlast Powercore gen4/gen5 Installation Instructions Mounting Arm Accessory Installation Instructions 	QuickPlay Pro 2 Commissioning Guide <ul style="list-style-type: none"> Color Kinetics Installation Checklist Config Calc - Run length and power calculation tool IP ratings for LED Lighting Systems LED mix descriptions Thermal protection and Color Kinetics luminaires Understanding Corrosion Resistance Understanding Surge Protection For LED Lighting Systems

IES Files	Full On
Blast Powercore gen5, RGBW 10° Native (no spread lens)	10° native (no spread lens)
Blast Powercore gen5, RGBW 10° x 40° Asymmetric Spread Lens	10° x 40° asymmetric spread lens
Blast Powercore gen5, RGBW 20° Spread Lens	20° spread lens

Blast Powercore gen5, RGBW 40° Spread Lens	40° spread lens
Blast Powercore gen5, RGBW 60° Spread Lens	60° spread lens
Blast Powercore gen5, RGBW 80° Spread Lens	80° spread lens

Wiring Diagrams

Blast Powercore : Data Enabler Pro : Antumbra iColor Keypad	PDF
Blast Powercore : Data Enabler Pro : ColorDial Pro	PDF
Blast Powercore : Data Enabler Pro : iPlayer 3	PDF
Blast Powercore : Data Enabler Pro : iPlayer 4	PDF

Revit Files[Blast Powercore gen5, RGBW Revit File](#)**Drawings**

Blast gen4/gen5 Luminaire and Accessories - Full Set	PDF
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Features

- Expands customization with a wide range of new accessory options. In addition to the native 10° lens, five different spread lenses can customize the luminaire to produce 20°, 40°, 60°, 80°, and 10° x 40° (asymmetric) beam angles. Three housing color choices (black, gray, and white) – plus the option to add or combine a louver, rock guard, full glare shield, and half glare shield – create new aesthetic possibilities for designers and architects.
- Meets ASTM B117 standard for > 1,500 hours of corrosion resistance and ANSI C136.31-2010 standard with a 3G vibration rating.
- Improves durability with new flat lens that prevents water from pooling into the luminaire, keeping the LEDs protected and secure over the course of a luminaire's lifetime.
- Universal power input range of 100 to 277 VAC.
- Works seamlessly with the complete Color Kinetics line of controllers, including ColorDial Pro, iPlayer 3, and Light System Manager – as well as third-party controllers.
- Improves color consistency between all LED luminaires in a family with Chromasync technology. During the manufacturing process a calibrated light measurement device creates an algorithm to define a common color gamut for an entire family of LED luminaires. When Chromasync is enabled, color consistency between luminaires is achieved without having to manually adjust color points on each luminaire.
- Features an innovative optical system that improves the quality of light from each LED, enhancing the color uniformity and color mixing capabilities of each Blast Powercore gen5 luminaire.
- Integrates patented Powercore technology that controls power output to luminaires directly from line voltage – rapidly, efficiently, and accurately. The Color Kinetics Data Enabler Pro merges line voltage with control data and delivers them to luminaires over a single standard cable, dramatically simplifying installation and lowering total system cost.

Related Products



Blast Powercore gen5, IntelliHue

Item 11. A.



Related cases



Michigan Lottery Falls Hotel and Casino



Denon Main

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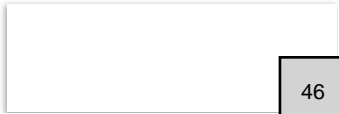


0.0 ★★★★★
No rating available

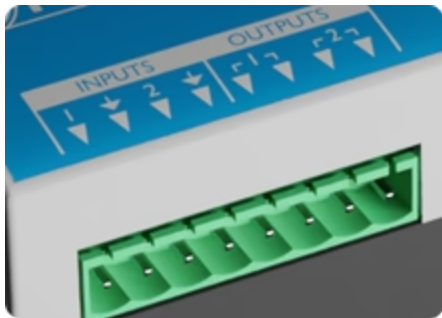
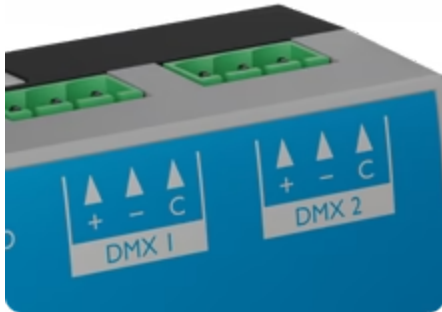
Item 11. A.



Item 11. A.

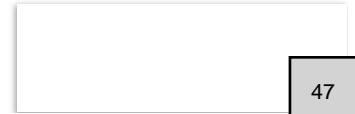


Item 11. A.



Pharos XPC 2 Expert Control 2 - 1024 Channels eDMX/DMX, Dali, IO, Stand Alone Ethernet Controller

Expert Control XPC 2



PHAROS

\$1,295.00

Shipping calculated at checkout.

Stock: 2

Quantity

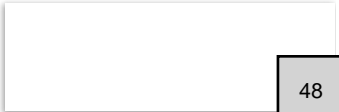
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Benefit from the Pharos' expertise in dynamic architectural lighting with an all-new, practical, straightforward control solution centered around a single, reliable Set-and forgets controller. With DMX, DALI, and a couple of convenient contact closures and relays all on board, Expert Control 2 provides up to 1024 channels and is just the job for architectural lighting that requires the benefits of dynamic movement and color in a cost-effective and user-friendly package.

Expert Software helps and guides you through programming the controller. Also available are a companion 5" touchscreen; the elegant Expert Touch, and completing the range is two accessories: Expert Repeat, which is a convenient DMX splitter for output distribution and Expert Switch for PoE networking.

With the reliability you expect from Pharos and our expertise in dynamic lighting in architecture and entertainment: an easy-to-install, easy-to-use control solution.

Main Features

Supported Fixtures:

- LEDs: LEDs in any color configuration (RGB, RGBW, RGBA, 8-bit, 16-bit, tunable white)
- Generic: Downlights, spotlights, Uplights, etc. via controllable dimmers and relays
- DALI: Ballasts are supported, such as single channel, RGBWAF, Tc, and XY

Output:

- Output: 1024 DMX Channels (2 ports)
- RDM: Supports discovery and addressing via Designer Software
- sACN: USITT E1.31 (with per fixture priority) standard
- Art-Net: ArtNet, ArtNet II, and ArtNet III (configurable broadcast overrides)
- KiNET: KiNET V1 (DMX out) and V2 (Port out); PDS/Data Enabler discovery
- DALI: Support for a single channel, Tc, XY and RGBWAF
- Simultaneous: Multiple protocols can be in operation simultaneously. Limited by patched channels, not universes used

Interfaces:

- Rotary Dial: A rotating dial for switching to customizable preprogrammed states or test setups
- Ethernet: RJ45 socket for 10/100Base-TX Ethernet Link/Data LEDs; Static IP or DHCP; Dual IP address for eDMX
- DMX512: Two isolated DMX ports, RDM compatible
- Inputs: Two inputs, individually selectable operating mode for contact closure, digital or analog input
- Relay Outs: Two individually isolated (1KV) relay outputs (48V 250mA)

Specifications:

- Power: 9V to 48V DC * or PoE (IEEE802.3af, Class 2) 4W typical
- Data Storage: Removable MicroSD card (provided)
- Temperature: 0°C to 50°C (32°F to 122°F)
- IP Rating: IP40
- Warranty: 5 years
- Certifications: CE compliant, ETL/cETL listed, UKCA compliant

Documents

- [Datasheet](#)

Item 11. A.



Item 11. A.



Pharos XPC 2 Expert Control 2 - 1024 Channels eDMX/DMX, Dali, IO, Stand Alone Ethernet Controller

Benefit from the Pharos' expertise in dynamic architectural lighting with an all-new, practical, straightforward control solution centered around a single, reliable Set-and forgets controller. With DMX, DALI, and a couple of convenient contact closures and relays all on board, Expert Control 2 provides up to 1024 channels and is just the job for architectural lighting that requires the benefits of dynamic movement and color in a cost-effective and user-friendly package.

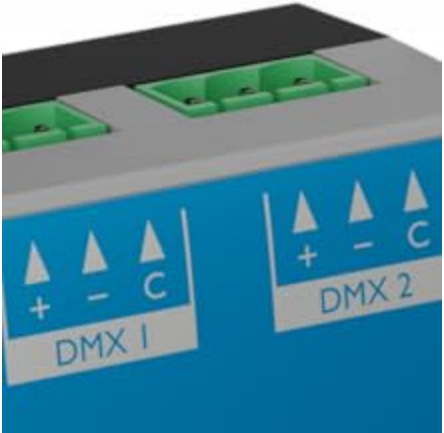


Expert Software helps and guides you through programming the controller. Also available are a companion 5" touchscreen; the elegant Expert Touch, and completing the range is two accessories: Expert Repeat, which is a convenient DMX splitter for output distribution and Expert Switch for PoE networking.

With the reliability you expect from Pharos and our expertise in dynamic lighting in architecture and entertainment: an easy-to-install, easy-to-use control solution.

Supported Fixtures:

- LEDs: LEDs in any color configuration (RGB, RGBW, RGBA, 8-bit, 16-bit, tunable white)
- Generic: Downlights, spotlights, Uplights, etc. via controllable dimmers and relays
- DALI: Ballasts are supported, such as single channel, RGBWAF, Tc, and XY

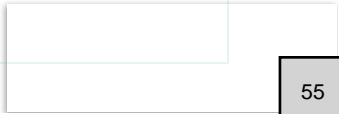
Item 11. A.

		
<p>DMX512</p> <p>Two isolated DMX ports, RDM compatible</p>	<p>Ethernet</p> <p>RJ45 socket for 10/100Base-TX Ethernet Link/Data LEDs; Static IP or DHCP; Dual IP address for eDMX</p>	<p>Inputs</p> <p>Two inputs, individual operating mode: digital or analog</p>



Output

Output	1024 DMX Channels (2 ports)
RDM	Supports discovery and addressing via Designer Software



sACN	USITT E1.31 (with per fixture priority) standard
Art-Net	ArtNet, ArtNet II, and ArtNet III (configurable broadcast overrides)
KiNET	KiNET V1 (DMX out) and V2 (Port out); PDS/Data Enable discovery
DALI	Support for a single channel, Tc, XY and RGBWAF
Simultaneous	Multiple protocols can be in operation simultaneously. Limited by patched channels, not universes used

Specifications

Power	9V to 48V DC * or PoE (IEEE802.3af, Class 2) 4W typical
Data Storage	Removable MicroSD card (provided)
Temperature	0°C to 50°C (32°F to 122°F)
IP Rating	IP40

Certifications

CE compliant, ETL/cETL listed, UKCA compliant

YOU MAY ALSO LIKE



Pharos XPC 1 Expert Control 1 - 512 Channels eDMX/DMX, Dali, IO, Stand Alone Ethernet Controller

Expert Control XPC 1

\$895.00



Chromateq CQSA-E 1024 USB DMX Ethernet Stand Alone Multiprotocol Interface & Software (Download Only)

CQSA-E 1024

\$559.00 ~~\$671.00~~

SALE



Chromateq CQSA 1024 USB DMX Stand Alone Interface & Software (Download Only)

CQSA 1024

\$499.00 ~~\$599.00~~

SALE



Pharos XPS Expert Switch / DIN rail Ethernet switch with 4 Port, Class 2 PoE, 24V DC

Expert Switch XPS

\$495.00

SIRS-E {semiconductor • illumination • research • solutions} - The core of our business is the manufacturing of LED linear lighting and DMX decoders, [read more](#)

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eldoLED (OSRAM)

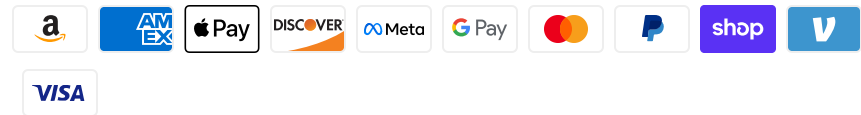
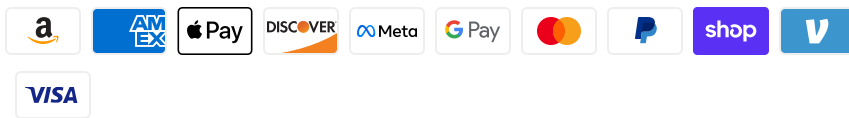
SIRS-E

Madrix

Swisson

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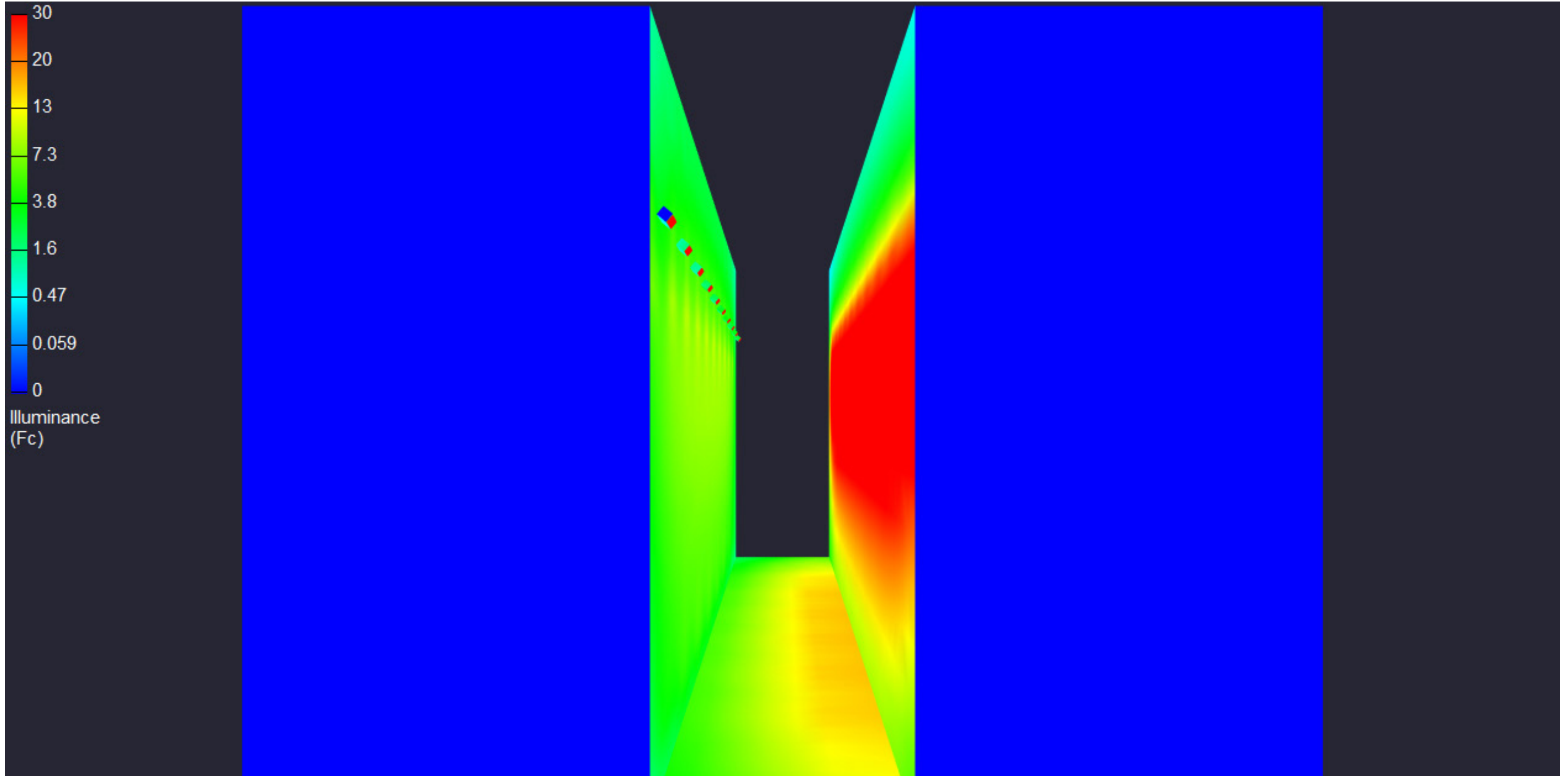
Village of Homewood

Ally

Blast

Photometric Rendering

Pseudo Color

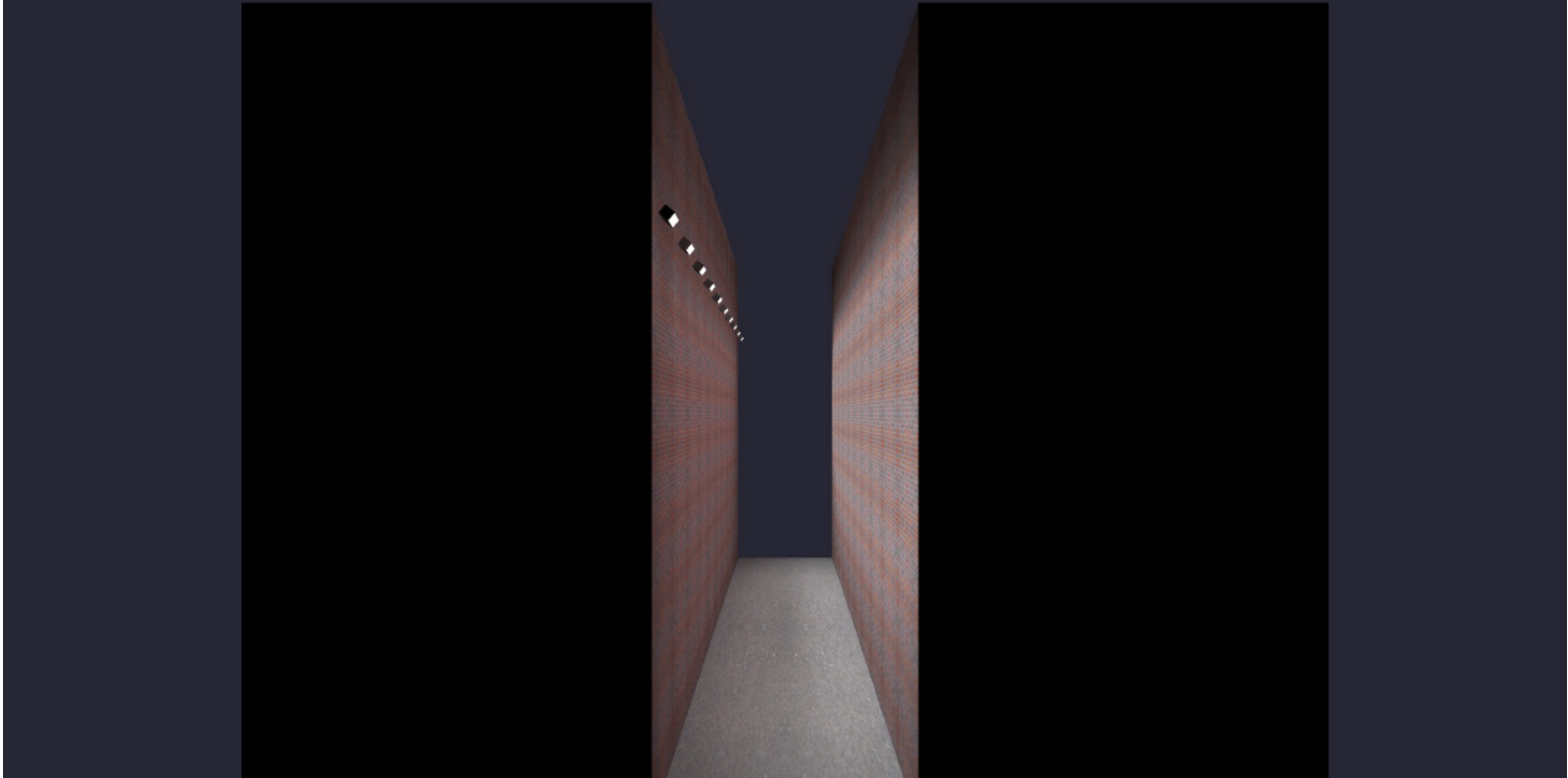


Notes:

- Renderings are for conceptual purposes only.
- Mockup is recommended to ensure design intent is met.

Photometric Rendering

Black and White

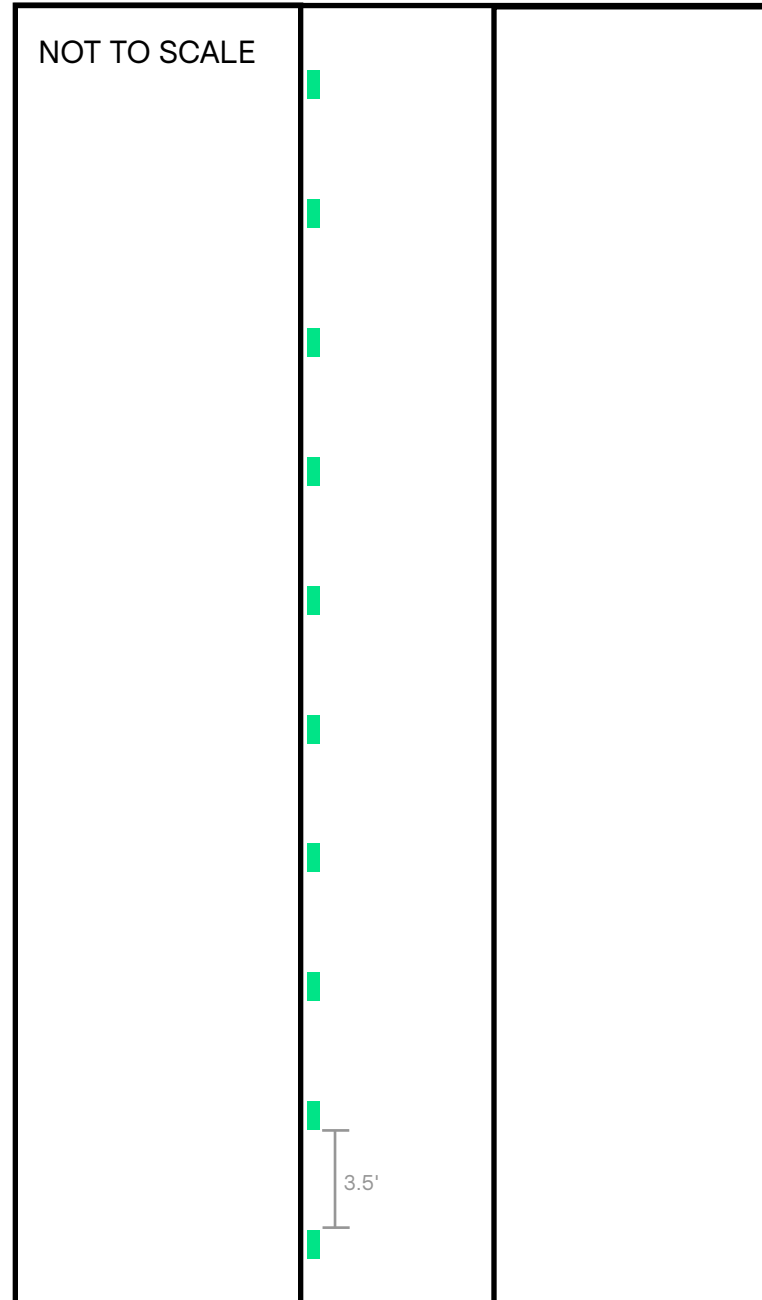


- Notes:
- Renderings are for conceptual purposes only.
 - Mockup is recommended to ensure design intent is met.

Fixture Placement

Top View

KEY	QTY	FIXTURE DESCRIPTION	BEAM ANGLE
■	10	Blast Powercore gen5, IntelliHue	60°



Notes:

- Renderings are for conceptual purposes only.
- Mockup is recommended to ensure design intent is met.

QUOTE
 Hesel-Jepperson Electrical, Inc.
 103 N. Halsted Street
 Chicago Heights, IL 60411
 708-756-5600

Item 11. A.

PROJECT NAME: HARTFORD ALLEY

LOCATION: HOMEWOOD, IL

SPECIFIER:

DATE: JULY 19, 2024

***TAX IS NOT INCLUDED ON THIS QUOTATION**

***CUSTOMER IS RESPONSIBLE FOR INCOMING FREIGHT - CHARGED PER VENDOR'S FREIGHT TERMS**

***IT IS THE CUSTOMER'S RESPONSIBILITY TO REVIEW THIS BOM FOR ACCURACY**

***PRICES ARE VALID PER VENDORS APPROVAL - AFTER WHICH WILL REQUIRE A REQUOTE**

TYPE	QTY	CATALOG NUMBER	MFR	PRICE	EXT PRICE	REP
		BOM NEEDS TO BE REVIEWED ONCE LAYOUT IS AVAILABLE				
	10	LFM CR UL 120_277 48 22W MRGBW40K 60X60 FR NF LT NVR WMC1 XD BK NA	LUMENPULSE	\$1,700.00	\$17,000.00	KSA
	1	LFLC CR/CH UL 120_277 150FT XC3P3D 180D BK	LUMENPULSE	\$263.00	\$263.00	KSA
	9	LFJC UL 120_277 5FT XC3P3D 180D BK	LUMENPULSE	\$85.00	\$765.00	KSA
	1	LTL 100/277 DMX BK UL	LUMENPULSE	\$374.00	\$374.00	KSA
	1	PHAROS U1 BB SBB	LUMENPULSE	\$3,438.00	\$3,438.00	KSA
	1	LMS ONSS COMM	LUMENPULSE	\$3,484.00	\$3,484.00	KSA
	1	LMC P 324	LUMENPULSE	\$6,135.00	\$6,135.00	KSA
				TOTAL	\$31,459.00	



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Village Hall Uplighting Replacement Project

PURPOSE:

The Village Hall is staple and focal point of Homewood’s downtown. The classic building serves as a gateway and welcomes visitors by rail (Metra and Amtrak) and roadway (Dixie Highway). The Village Hall uplighting installed many years ago has reached its useful life and is no longer fully functional. The light fixtures surrounding Village Hall are in need of replacement because they have suffered water damage and have a defective controller panel. Staff is requesting that the Village Board waive competitive bidding in order to acquire twenty-three (23) Illumipanel Red, Green, Blue, Lime (RGLB) LED lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for a total amount not to exceed \$49,758. The Village budgeted \$50,000 for this work through American Rescue Plan Act (ARPA) funds.

Included in the price is a consultation fee for Chicago Lightworks to assist Village staff with installing the lights and programming the controller. Staff was unable to identify another vendor that could provide both reasonable pricing for the equipment and technical assistance.

PROCESS

In June 2013, the Village Board approved \$32,829 for the installation of lighting and landscaping in front of Village Hall, with F.H. Paschen selected as the contractor for the project. The original plan detailed the installation of thirteen (13) traditional LED landscaping lights (15 watts) and included laying conduit around the building. However, over time, water infiltration and years of use have led to the deterioration of the existing fixtures and controller. To achieve the desired aesthetic for Village Hall, it was determined that installing commercial light fixtures would be the most effective solution. The primary goal of this upgrade is to significantly enhance the appeal of Village Hall, while providing an energy-efficient lighting solution that underscores the Village’s commitment to sustainability.

Request for Proposals for New Lighting

In the Fall of 2023 staff developed a request for proposals (RFP) for the installation of new lighting and lighting control system for the Village Hall. The RFP was advertised on October 13, 2023 and closed on November 28, 2023. The Village received various “out of sync” responses that ranged



from \$67K to \$200K. The lower end responses attempted to convince the Village that “landscape-grade” low voltage lighting would suffice in lighting the Village Hall; but we would need to purchase 40+ fixtures to achieve the illumination that we desired as referenced by the submitted design below.



Direct Solicitation

In December of 2023, Village staff contacted a well-respected and reputable lighting company (Courtesy Electric of Chicago, IL) who provided an on-site evaluation and subsequent proposal for **\$447,500**.

Direct Discussion with Vendors

Village staff combed through the 2023 submissions and contacted the most reasonably priced vendor. Chicago Lightworks initially submitted a proposal for \$67k. After much discussion, the vendor agreed to meet on site and shared their interest in working with the Village to accommodate our extremely tight funding parameters. Chicago Lightworks then, revamped their proposal and resubmitted a more reasonable quote.

Cost Savings

In order to bring this project within budget, Village staff will be responsible for the (labor) installation of the twenty-three (23) (RGBL) (240 watts) lights, with support from a Chicago Lightworks technician to provide guidance throughout the process, especially in setting up the control systems. The Illumipanel ML from Illuminarc is a large-format LED architectural unit. Perfect for washing the sides of buildings in bold, beautiful colors, it includes a range of easy-to-install beam spread filters to fit any size application. Installation is fast and simple, while the sleek chassis blends into the environment. Precision optics eliminate multicolored shadows, and the



(RGLB) four-in-one LEDs output clean, true whites and a nearly unlimited palette of striking colors. Included with the fixtures are two waterproofing cables. The lighting system will be managed through a wireless Pharos cloud-based controller, enabling operators to control the lights via mobile application. The cloud-based controller requires a yearly subscription of \$544.

The benefits of these new light fixtures include the following:

- Allows for seasonal displays, which can create a festive atmosphere during holidays or special occasions
- Enhances the visual appeal of Village Hall and its surrounding landscaping, making Village Hall attractive and inviting
- Utilizes energy-efficient LED fixtures, which can reduce energy consumption and costs while promoting sustainability
- Assists the public in navigation to Village Hall, making it easier for residents and visitors to find important events
- Improves visibility at night, ensuring safer environments for pedestrians and visitors

OUTCOME

The dynamic, color-changing lights will illuminate Village Hall, enhancing the area to provide an interactive and captivating experience for patrons while enriching the overall charm of downtown Homewood.

FINANCIAL IMPACT

- **Funding Source:** American Rescue Plan Act (ARPA) Funds
- **Budgeted Amount:** \$50,000.
- **Cost:** \$49,758.

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Waive competitive bidding due to the inability to identify any vendors that could provide reasonable pricing for the equipment and technical assistance; and, authorize the purchase of twenty-three (23) Illumipanel Red, Green, Blue, Lime (RGLB) LED lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for a total amount not to exceed \$49,758. Labor/installation and electrical work will be handled by Public Works staff.

ATTACHMENT(S)

- Quote
- Illumipanel specifications
- Pharos Controller specifications

ILUMIPANEL ML

Item 11. B.



PRELIMINARY SPECIFICATIONS

OPTICAL

- Light Source: 12 LEDs (quad-color RRGB) 20 W, (1 A)
- Light Source Lifespan: 50,000 hours based on LED manufacturer's specifications
- Installed Optics: 6°
- Optional Optics: medium Filter, wide Filter, very wide Filter,
60° x 10° Filter
- Beam Angle: 6.5°
- Beam Angle: 19.7° (medium Filter)
- Beam Angle: 32.8° (wide Filter)
- Beam Angle: 33.5° (very wide Filter)
- Beam Angle: 34.9° x 11.8° (60°x10° asymmetric filter)
- Field Angle: 11.6°
- Field Angle: 41.1° (medium Filter)
- Field Angle: 65.7° (wide Filter)
- Field Angle: 73.6° (very wide Filter)
- Field Angle: 66° x 28.5° (60° x 10° Filter)
- Cutoff Angle: 19.9°
- Cutoff Angle: 61.5° (medium Filter)
- Cutoff Angle: 162.1° (wide Filter)
- Cutoff Angle: 168.7° (very wide Filter)
- Cutoff Angle: 162.4° x 51.2° (60° x 10° Filter)
- Lumens: 7,045
- Lumens (w/medium Filter): 6,022

- Lumens (w/wide Filter): 5,086
- Lumens (w/very wide Filter): 5,006
- Lumens (w/60x10° filter): 5,884
- Base Illuminance: 10,926 lux @ 5 m
- Base Illuminance (w/medium Filter) : 1,244 lux @ 5 m
- Base Illuminance (w/wide Filter): 350 lux @ 5 m
- Base Illuminance (w/very wide Filter): 266 lux @ 5 m
- Base Illuminance (w/60x10° filter): 967 lux @ 5 m
- Efficacy @ Full: 38 lm/W
- Color Temperature Presets: Built-in

CONSTRUCTION/PHYSICAL

- Dimensions: 20.9 x 7.9 x 10.1 in (530 x 200 x 256 mm)
- Weight: 27.6 lb (12.6 kg)
- Fixture Color: Off white
- Housing Material: Cast aluminum
- Lens Cover: Impact resistant glass
- Mounting Options: Bracket, Hole Diameter 13M

CONTROL SPECIFICATIONS

- Control Protocol: USITT DMX-512a, RDM
- Operating Modes: Selectable personalities
 - o Solid (1-Channel)
 - o Arc 1 (3-Channel)
 - o Arc 1+D (4-Channel)
 - o Arc 2 (4-Channel)
 - o Arc 2+D (5-Channel)
 - o Arc Full (8-Channel)
 - o Special 1 (15-Channel)
 - o Special 2 (9-Channel)
- Standalone Control: Yes
- Fixture setup: RDM Only
- Recommended control cable specification: Gepco DLC224
- Data Connection: 6.25 ft (1.9 m) Waterproof cable Bare-wired to hard-wired

ELECTRICAL SYSTEM SPECIFICATIONS

- Input Voltage: 100 to 277 VAC, 50/60 Hz (auto-ranging)
- Power and Current:
 - o 184 W, 1.54 A @ 120 V, 60 Hz, PF: 0.98
 - o 178 W, 0.93 A @ 208 V, 60 Hz, PF: 0.91
 - o 177 W, 0.84 A @ 230 V, 50 Hz, PF: 0.90
 - o 177 W, 0.79 A @ 277 V, 50 Hz, PF: 0.79

- Power Supply: Electronic internal
- Dimmer: Electronic
- Power Connection: 6.25 ft (1.9 m)
Waterproof cable
Bare-wired to hard-wired
- Recommended Power Cable: 14 AWG (3x 2.08 mm²)

THERMAL SPECIFICATIONS

- Cooling: Convection
- Startup Temperature Range: -4 °F to 113 °F
(-20 °C to 45 °C)
- Operating Temperature Range: -40 °F to 113 °F
(-40 °C to 45 °C)
- Maximum Surface Temperature: 167 °F (75 °C)
- Minimum Distance to Illuminated Surface: 3.28ft (1 m)
- Minimum Distance to Flammable Surface: 0.98ft (0.3 m)
- BTU Ratings:
 - o 628 BTUs/hr @ 120 V, 60 Hz
 - o 607 BTUs/hr @ 208 V, 60 Hz
 - o 604 BTUs/hr @ 230 V, 50 Hz
 - o 604 BTUs/hr @ 277 V, 50 Hz

REGULATORY & VOLUNTARY QUALIFICATION

- Certification Listings: MET, CE, RoHS, FCC, CB
- Environment: IP67, outdoor/wet, with pressure equalizing M12 GORE valve
 - o Please refer to the User Manual for more detailed information on installation.
- Warranty: 36-month manufacturer's limited warranty (for covered regions only)
- Installation Orientation: Any

ACCESSORIES

- Required: RDM Device
- Included: Filter Frame
- Optional: 20° Filter (medium), 40° Filter (wide), 55° Filter (very wide), 60 °x 10° Asymmetric Filter



Project VILLAGE OF HOMEWOOD - Requested
07-16-24
Location HOMEWOOD IL
Quote CLW24-28719-1

Phone:
Fax:
From: Rob Robinson
Quoter Ph:
Email: rrobinson@chicagolightworks.com

To: Terence Acquah
Homewood
EMail: tacquah@homewoodil.gov

For
Bid Date Jul 17, 2024
Expires Aug 16, 2024

QTY	Type	MFG	Part	Price	UQ	ExtPrice
INITIAL PHASE FIXTURES						
Note			<i>FIXTURES COME WITH 2 WATERPROOF CABLES COMING OUT OF THE UNIT. ONE IS POWER AND THE OTHER IS DMX, BOTH ARE 6.25 FEET IN LENGTH</i>			
Note			<i>CABLE BETWEEN FIXTURE JUNCTION BOXES TO BE PROVIDED BY EC</i>			
13	FIXT	CHAUVET	ILUMIPANELML Illumipanel ML RGBL, 6 Optics, IP67	\$1,821.00		\$23,673.00
1		CHAUVET	RDM2GO RDM/DMX Tool, IP20			
Total for: INITIAL PHASE FIXTURES						\$23,673.00
CONTROLS - RECOMMENDED						
Note			<i>BUDGETARY ONLY, REQUIRED QUANTITY OF OPTOS DEPENDENT ON CIRCUITING AND WIRING DETAIL.</i>			
Note			<i>IT IS RECOMMENDED THAT FIXTURE POWER BE ON TIMECLOCK CONTROL. IF NOT EXISTING IN BUILDING CAN BE ADDED TO QUOTE.</i>			
1	CTRL	SSL	PHAROS XPC2 Expert Controller; 1024 channels of eDMX/DMX	\$1,657.00		\$1,657.00
1	SCREEN	SSL	PHAROS XPT-5-W Expert Touch Panel; 5" Display in White	\$1,401.00		\$1,401.00
1	OPTO	SSL	PHAROS XPR Expert Repeat (DMX Splitter with 1 in 4 out, 24V DC)	\$1,465.00		\$1,465.00
1	POE	SSL	PHAROS XPS Expert switch, 4 port POE	\$634.00		\$634.00
1	CLOUD	SSL	PHAROS CLOUD 1 YEAR SUBSCRIPTION TO PHAROS CLOUD SOFTWARE	\$544.00		\$544.00
		Line Note:	COST ESTIMATED, DEPENDENT ON CONFIRMED # OF DEVICES.			
1		TMB	ENCLOSURE BUDGET budget only, sizing dependent on optos required.	\$3,837.00		\$3,837.00
4	PROG	ARCHETYPE	FULL DAY 8 hours tech on site	\$2,174.00		\$8,696.00



Project VILLAGE OF HOMEWOOD - Requested
07-16-24
Location HOMEWOOD IL
Quote CLW24-28719-1

Phone:
Fax:
From: Rob Robinson
Quoter Ph:
Email: rrobinson@chicagolightworks.com

QTY	Type	MFG	Part	Price	UQ	ExtPrice
Total for: CONTROLS - RECOMMENDED						\$18,234.00
Total:						\$41,907.00

Mfg Terms:

Archetype Services

Freight allowed on orders over \$5,000 per published list price.
Late Delivery. Any time quoted by Archetype for delivery is an estimate only. Archetype is not liable for any loss or damage arising from any delay in filling any order, failure to deliver or delay in delivery. However, if Seller delays shipment of all or any Goods for more than 30 days after the estimated delivery date (the "Delayed Shipment Date"), then Buyer may, as its sole remedy, cancel the related Purchase Order with respect to the delayed Goods by giving Archetype Notice within 10 days of the Delayed Shipment Date. No delay in the shipment or delivery of any Goods relieves Buyer of its obligations under this Agreement, including without limitation accepting delivery of any remaining installment(s) of Goods.

Freight Allowance \$0.00
Total \$8,696.00

Chauvet

Ground freight included on orders over \$2,000 in continental US. Minimum order is \$100.00. There is a \$10 processing fee for orders under \$100.

Freight Allowance \$0.00
Total \$23,673.00

SOLID STATE LUMINAIRE

TERMS: FC Lighting, Inc., Solid State Luminaires and Paramount Industries (FC, SSL & Paramount) standard product purchase invoices are net 30 days for approved customers. All orders are subject to approval by our credit department. The 30 day term begin from the time purchased product is dispatched from our manufacturing facility. After 30 days, a 1.5% late charge will be applied to any remaining balance All orders are subject to approval by our credit department. Minimum order amount is \$500.00. Orders purchased using a credit card are subject to fees incurred by FC & SSL from the originating credit card company. All shipments at or over \$3500.00 are freight allowed except for shipments outside the 48 contiguous states. Shipments to Canada at or over \$5000.00 are freight allowed - taxes and other charges will be added to the invoice.

Freight Allowance \$3,500.00
Total \$5,701.00



Project VILLAGE OF HOMEWOOD - Requested
07-16-24
Location HOMEWOOD IL
Quote CLW24-28719-1

Phone:
Fax:
From: Rob Robinson
Quoter Ph:
Email: rrobinson@chicagolightworks.com

Charges for partial shipments, requested by the purchaser, will be the purchaser's responsibility.

PAINT FEES: A lot charge of \$500.00 for RAL colors and \$700.00 for all non-standard color options will be applied. Additional per unit costs and lead times on specialty colors may vary. Standard colors not incurring a lot set up fee include FC's standard Black, White, Silver, and Bronze.

TMB	Freight - PPD and ADD. Pre-Paid Proforma required for ALL orders.	Freight Allowance	\$0.00
		Total	\$3,837.00



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-16: Special Use Permit for Massage Therapy, ReLax Massage

PURPOSE

The applicant, Fei Li of ReLax Massage, requests a special use permit to operate a massage therapy establishment in the Southgate Shopping Center at 18719 Dixie Highway. The business is located in the B-3 General Business zoning district. The Homewood Zoning Ordinance classifies massage therapy uses as a special use in the B-3 District which allows the Planning and Zoning Commission to evaluate each requested special use permit individually, to consider the impact of the proposed use on neighboring properties and the public need for the proposed use at the subject location.

PROCESS

The subject property is a multi-tenant shopping center occupied by a range of office and personal service uses with 80 parking spaces on-site. The use will operate in a 1,200-square-foot tenant space within the shopping center previously occupied by a pet grooming business. The business will provide four rooms designed to accommodate various types of massage services, and additional supporting spaces including a bathroom, shower, and laundry. Other uses in the building include Cold Stone Creamery, Excuse Free Fitness, Edward Jones, Nail Salon and Kryo Spa.

As provided by the applicant, the business operations will be the following:

- Services provided are foot, full body, Swedish, and other professional massage services.
- Hours of operation will be Monday through Sunday 10:00 am – 9:00 pm
- The applicant will start as the sole practitioner and expects to hire one additional person in the future. The business will see up to 2-3 customers at any one time.

On July 11, 2024, the Planning and Zoning Commission considered the special use permit in a public hearing. Commission members present and voted unanimously (6-0) to recommend approval of the special use permit.



OUTCOME

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

1. The subject property at 18719 Dixie Highway is zoned B-3 (General Business).
2. The applicant, Fei Li, is to be the business operator of the proposed use. Jason Diamond of Mega Properties, LLC is the property owner.
3. The applicant, Fei Li, has requested a Special Use Permit in the B-3 zoning district to operate a massage therapy facility, as required per Table 44-03-04 of the Village Zoning Ordinance.
4. The proposed use will occupy a tenant space with a total of 1,200 square feet of gross floor area, located within an existing building classified as a multi-tenant commercial center.
5. The existing property provides 84 marked parking spaces. The property exceeds the parking requirements per the Zoning Ordinance.
6. The commercial center meets Village of Homewood requirements for ingress/egress, exterior lighting, and utility access and is suitable for supporting the proposed use.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a massage therapy use in the B-3 General Business zoning district for ReLax Massage at 18719 Dixie Highway.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2300

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
MASSAGE THERAPY AT 181719 DIXIE HIGHWAY IN HOMEWOOD,
COOK COUNTY, ILLINOIS.**

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

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

WHEREAS, a request has been received for a special use permit for massage therapy at 18719 Dixie Highway; and

WHEREAS, the proposed use is to be located within a multi-tenant shopping center; and

WHEREAS, the subject property is located in the B-3, General Business zoning district; and

WHEREAS, massage therapy is allowed as a special use in the B-3 General Business zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on July 11, 2024, and recommended approval of a special use permit to allow the operation of massage therapy; and

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

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

SECTION ONE - FINDINGS OF FACT:

1. The subject property at 18719 Dixie Highway is zoned B-3 (General Business).

2. The applicant, Fei Li, is to be the business operator of the proposed use. Jason Diamond of Mega Properties, LLC is the property owner.
3. The applicant, Fei Li, has requested a Special Use Permit in the B-3 zoning district to operate a massage therapy facility, as required per Table 44-03-04 of the Village Zoning Ordinance.
4. The proposed use will occupy a tenant space with a total of 1,200 square feet of gross floor area, located within an existing building classified as a multi-tenant commercial center.
5. The existing property provides 80 parking spaces. The property exceeds the parking requirements per the Zoning Ordinance.
6. The commercial center meets Village of Homewood requirements for ingress/egress, exterior lighting, and utility access and is suitable for supporting the proposed use.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The North 32 feet of Lot 87 and Lots 88, 89, 90, 91, 92, and 93 in O. Reuter and Company’s Idelwild Terrace, being a Subdivision of the North ½ of the Southeast ¼ of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 32-06-400-003-0000

Common Address: 18719 Dixie Highway
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to ReLax Massage, applicant Fei Li to operate massage therapy at the above-described property.

SECTION FOUR – 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 July 11, 2024, as they relate to the subject zoning.

The Homewood Village Board minutes of August 13, 2024, as they relate to the subject zoning.

SECTION FIVE- 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 13th Day of August, 2024.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Text Amendment – Indoor Commercial Place of Assembly Uses in the M-1 Zoning District

PURPOSE

A music production facility has applied to occupy a vacant space on Bretz Drive. A music production facility is typically a moderately sized, multi-room audio mixing and mastering space having post-musical production audio and hardware. The facility generally features space and equipment for rehearsals and live recording of electro-acoustic music as well as audio mixing and video editing. This use is classified as an *indoor commercial place of assembly* in the Homewood Zoning Ordinance and is not currently permitted in the underlying zoning district (M-1 Limited Manufacturing). To allow an *indoor commercial place of assembly* in the M-1 district, an amendment to the zoning ordinance is required.

To allow this use at the proposed location, two related amendments to the zoning ordinance are proposed: (1) the addition of *indoor commercial places of assembly* as a special use in the M-1 district; and (2) amendments to the parking requirements for *place of assembly* uses.

PROCESS

In 2023, the Village adopted a new Zoning Ordinance. One element of this rewrite was the combination of a range of uses into a single category, “*Place of Assembly*” uses. There are four types of places of assembly in the Zoning Ordinance: Commercial Places of Assembly – Indoor and Outdoor (examples include recreation establishments, event facilities, theaters, art galleries, learning centers, and experiential retail); and Non-Commercial Places of Assembly – Indoor and Outdoor (such as community centers, civic organizations, religious institutions, libraries, museums).

“Place of assembly” use is not currently allowed in the M-1 district. An amendment to the zoning ordinance is required to permit *indoor commercial places of assembly* in the M-1 district. Staff recommends that the use be added as a special use. A special use allows the Village to consider the impact of the use on neighboring lands and the public need at the subject location. In addition, staff reviewed parking regulations for place of assembly uses and recommends changes to the code related to parking.



Prior to making recommendations to the Planning and Zoning Commission, staff consulted peer communities, engineering standards, input from other practitioners, and guidance on best practices.

At its regular meetings, on June 13, 2024, and June 27, 2024, the Homewood Planning and Zoning Commission reviewed the proposed text amendments with the standards established in Section 44-07-10 of the Homewood Zoning Ordinance.

The Commissioners determined that the proposed amendment to allow *commercial places of assembly* as a special use in the M-1 district meets the standards for the following reasons: this use aligns with the purpose of the M-1 district. Many areas zoned M-1 are suitable and economically viable for this use. Buildings in the M-1 district can accommodate this use. Allowing assembly uses encourages the desirable reuse of buildings. The designation as a special use permit allows each proposed use to be considered individually for suitability of its location respective to other properties.

The amendment to the parking regulations addresses issues with the reduction of parking for places of assembly in the new 2023 zoning ordinance. The amendments address the high peak parking demand at places of assembly in alignment with best practices for parking regulation. The amendments ensure consistency in the regulation of all places to assemble. Parking requirements for schools are not addressed in the current zoning ordinance. Since schools follow unique patterns of use and site demands, parking amendments have been broken out separately for schools in alignment with approved engineering standards, peer communities, and best planning practices.

OUTCOME

After consideration at a public hearing, the Planning and Zoning Commission, with six members present, unanimously voted to recommend approval of the following amendments to the zoning ordinance:

1) Table 44-03-04 to permit *Indoor Commercial Place of Assembly, <5,000 Square Feet* and *Indoor Commercial Place of Assembly, >5,000 Square Feet* uses in the M-1 Limited Manufacturing zoning district as a special use;

2) Table 44-05-02 to replace off-street parking requirements for places of assembly use for all *places of assembly* use. To reflect the following:

- One space per 250 square feet, OR one space for four fixed seats, whichever is greater; and

Add three new parking categories:



- High schools: one space per employee AND one space per four students based on stated enrollment over 15 years; and
- Junior high schools: one space per employee AND one space per 10 students based on stated enrollment over 15 years; and
- Elementary schools: one space per employee AND one space per 10 students based on stated enrollment over 15 years.

Approval of the amendments allows a new business to open in a vacant commercial unit, and establishes specific parking regulations for different uses.

FINANCIAL IMPACT

Funding Source: No Financial Impact

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass the attached ordinance amending the Homewood Zoning Ordinance related to *Place of Assembly Uses* allowing for the proposed music production facility to occupy a vacant space on Bretz Drive.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. MC- 1082

AN ORDINANCE AMENDING THE HOMEWOOD ZONING ORDINANCE TO ALLOW INDOOR COMMERCIAL PLACES OF ASSEMBLY AS A SPECIAL USE IN THE M-1 ZONING DISTRICT AND REVISING PARKING REQUIREMENTS FOR COMMERCIAL AND NON-COMMERCIAL PLACES OF ASSEMBLY AND SCHOOLS.

WHEREAS, the Illinois Municipal Code authorizes the President and Board of Trustees of the Village of Homewood to regulate by ordinance the use and development of land within the Village to promote public health, safety, comfort, and welfare; and

WHEREAS, notice of a public hearing of the Planning and Zoning Commission called to consider such change was published on May 30, 2024, in accordance with 65 ILCS 5/11-12-7; and

WHEREAS, a public hearing was held before the Homewood Planning and Zoning Commission on June 13, 2024, and continued to June 27, 2024, and that body voted 6-0 to recommend text amendments related to Place of Assembly Uses; and

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

SECTION ONE – FINDINGS OF FACT:

In connection with this ordinance and based upon the record of the public hearing before the Planning and Zoning Commission and the Village Board of Trustees, and based upon the evidence presented at said public hearing, the President and Board of Trustees make the following findings of fact:

1. The Village of Homewood Zoning Ordinance was adopted on January 11, 2023;
2. Section 44-03-04 of the Homewood Zoning Ordinance lists all *place of assembly* use categories, including *indoor commercial place of assembly, outdoor commercial place of assembly, indoor non-commercial place of assembly and outdoor non-commercial place of assembly*, as prohibited uses in the M-1 Limited Manufacturing zoning district.

3. This proposed amendment to Table 44-03-04 of the Homewood Zoning Ordinance permits the operation of *indoor commercial place of assembly* uses in the M-1 Limited Manufacturing zoning district.
4. *Outdoor commercial place of assembly, indoor non-commercial place of assembly, and outdoor non-commercial place of assembly* uses will remain prohibited in the M-1 Limited Manufacturing zoning district.
5. All *indoor commercial place of assembly* uses permitted in the M-1 Limited Manufacturing zoning district as amended would be required to comply with applicable use-specific standards set forth in Section 44-04-04 and Section 44-08-11 of the Homewood Zoning Ordinance to receive approval of a special use permit by the Board of Trustees.
6. Section 44-05-01(C) of the Homewood Zoning Ordinance lists all *place of assembly* use categories as subject to a parking requirement of 1 parking space per 300 square feet of gross floor area.
7. The Village of Homewood consulted peer communities, engineering standards, input from other practitioners, and guidance on best practices to assess this amendment.
8. The proposed text amendment is an outcome of meetings of the Planning and Zoning Commission, conducted on June 13, 2024, and June 27, 2024.

SECTION TWO – AMENDMENT TO ZONING ORDINANCE:

The Village’s Zoning Ordinance is hereby amended as follows:

* * *

- A. Table 44-03-04 Permitted Limited and Special Uses is amended as follows: (additions underlined, deletions ~~strike through~~):

Table 44-03-04. Permitted Limited and Special Uses													
Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Place of Assembly Uses</i>		<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>M-1</i>	<i>M-2</i>	<i>PL-1</i>	<i>PL-2</i>
Indoor Commercial Place of Assembly													
<i>Less than 5,000 sq ft</i>	44-04-04(B)					<u>S</u>	<u>S</u>	P	P	<u>S</u>			
<i>5,000 sq ft or more</i>	44-04-04(B)					<u>S</u>	<u>S</u>	P	P	<u>S</u>			
Outdoor Commercial Place of Assembly	44-04-04(C)					S	S	S	S				
Indoor Non-Commercial Place of Assembly													
<i>Less than 5,000 sq ft</i>	44-04-04(B)	P	P	P	P								P
<i>5,000 sq ft or more</i>	44-04-04(B)	S	S	S	S								S
Outdoor Non-Commercial Place of Assembly	44-04-04(C)	S	S	S	S								S

B. Table 44-05-01(C) Minimum Parking Requirements is amended as follows: (additions underlined, deletions ~~strike through~~):

Table 44-05-01(C): Minimum Parking Requirements	
Use	Minimum Parking Requirement
<i>Place of Assembly Uses</i>	
Indoor Commercial Place of Assembly	
<i>Less than 5,000 sq ft</i>	1 / 300 sq ft
<i>5,000 sq ft or more</i>	<u>1 / 250 sq ft, or 1 / 4 fixed seats,</u>
Outdoor Commercial Place of Assembly	<u>whichever is greater</u>
Indoor Non-Commercial Place of Assembly	
<i>Less than 5,000 sq ft</i>	1 / 300 sq ft
<i>5,000 sq ft or more</i>	<u>1 / 250 sq ft, or 1 / 4 fixed seats,</u>
Outdoor Non-Commercial Place of Assembly	<u>whichever is greater</u>
<u>High Schools</u>	<u>1 / employee and 1 / 4 students based on stated enrollment over 15 years</u>
<u>Junior High/Middle Schools</u>	<u>1 / employee and 1 / 10 students based on stated enrollment over 15 years</u>
<u>Elementary Schools</u>	<u>1 / employee and 1 / 10 students based on stated enrollment over 15 years</u>

SECTION THREE - ADDITIONAL MATERIALS TO BECOME PART OF ORDINANCE:

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

Homewood Planning and Zoning Commission minutes of June 13, 2024, and June 27, 2024, as they relate to the subject text amendment.

Homewood Village Board minutes of August 13, 2024, as they relate to the subject text amendment.

SECTION FOUR - EFFECTIVE DATE:

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

PASSED and APPROVED this 13th day of August 2024.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit and Zoning Variance for Indoor Commercial Assembly, Soulistic 360

PURPOSE

The applicant, Arnell Newman of Soulistic 360, requests a special use permit to operate a professional film and music production studio in a vacant commercial condominium in Building C in the Homewood Business Park Condominium at 17811 Bretz Drive. The proposed use falls within the definition of *indoor commercial places of assembly*. A film and music production facility is typically a moderately sized, multi-room audio/video mixing and mastering space having post-musical and video production audio and hardware. The facility generally features space and equipment for video recording, rehearsals and live recording of electro-acoustic music as well as audio mixing and video editing and production.

The Homewood Zoning Ordinance classifies indoor commercial assembly as a special use in the M-1 Limited Manufacturing District. A special use allows the Planning and Zoning Commission to evaluate each requested special use permit individually, to consider the impact of the proposed use on neighboring properties and the public need for the proposed use at the subject location.

Additionally, a variance from Section 44-04-04 of the Zoning Ordinance is required. A *place of assembly use* requires the location to be on collector or arterial streets and is prohibited on local streets. The proposed location, Bretz Drive, is a local street (not a collector or arterial). Therefore, a variance is required.

PROCESS

The applicant has proposed music and film production in two existing tenant spaces at 17811 Bretz Drive. The space will encompass approximately 3,000 square feet of gross floor area. Other uses in the building include a plumbing contractor, a baseball academy, a crematorium, a brewery and taproom, and a baseball bat manufacturer (Homewood Bat).

The facility will provide an open floor area dedicated to production space, primarily for camera carts, recording applications, or storage. A production stage will be located on the eastern end of the large open space with a curved LED wall along the back wall. Additional secondary spaces



include a control room/production office, a soundproofed music production studio, and dedicated staff offices. A small lounge and break room for staff will be provided on a mezzanine floor constructed above the ground floor open space.

The primary use of the space will be for two types of activities:

1. The production of video, short film, and music products with crews and production staff
2. Assembly for training sessions and other small speaking gatherings

The hours of operation are seven days a week, with access to the workspace from 10:00 a.m.-2:00 a.m. The applicant stated that most production teams work weekdays between 10:00 a.m. and 6:00 – 7:00 p.m. Industry labor restrictions make work after 7:00 p.m. – 8:00 p.m. difficult. Peak hours will be between 11:00 a.m. and 3:00 p.m., as these are the primary hours for most intensive production work involving live filming, recording, or other production services.

In addition to production services, the applicant will host events, which include training sessions for production staff and crews, private screenings of film and other media productions, training seminars for local students attending theatre and music programs, live audience recordings, private events/presentations through local music association, and the Soulistic 360 “Vinyl Exchange” event. Larger “invite only” events will be restricted to Saturdays and Sundays when the center has lower traffic volumes and production uses are not occurring.

On July 11, 2024, the Planning and Zoning Commission reviewed the request in a public hearing. The Commission, with six members present, voted 5-1 to recommend approval of the special use and variance. The Commissioner who voted against this application expressed concerns about parking and the capacity of the events.

OUTCOME

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

1. The subject property is located at 17811 Bretz Drive in the M-1 Limited Manufacturing zoning district.
2. The applicant, Arnell Newman, is the business operator of the proposed use.
3. The applicant has requested a Special Use Permit in the M-1 Limited Manufacturing zoning district to operate *an indoor commercial place of assembly* use, as required per Table 44-03-04 of the Village Zoning Ordinance.
4. The applicant has requested a Variance from Section 44-04-04(b) of the Homewood Zoning Ordinance, which states that *indoor commercial places of assembly* use “shall be



located on collector or arterial streets.” Bretz Drive is classified as a local street on street classification maps.

5. The proposed use will occupy a tenant space with 3,000 square feet of gross floor area, located within an existing building classified as a *multi-tenant commercial center*.
6. The use is located in a business condominium with 142 marked parking spaces, which exceeds the Homewood Zoning Ordinance parking requirements set forth in Section 44-05-01.
7. The proposed special use is in alignment with the Special Use Standards set forth in Section 44-07-11.
8. The proposed variance is due to unique circumstances and will not harm the health, safety, or public welfare of the surrounding community.
9. The proposed use will require the issuance of a Business Operation Certificate to operate.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a variance from Section 44-04-04(b) of the Homewood Zoning Ordinance, and a special use permit allowing the operation of an *indoor commercial place of assembly* use in the M-1 Limited Manufacturing district at 17811 Bretz Drive, on a local street.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2301

**AN ORDINANCE REGARDING PROPERTY AT 17811 BRETZ DRIVE IN
HOMWOOD, COOK COUNTY, ILLINOIS (1) GRANTING A SPECIAL USE
PERMIT TO ALLOW THE OPERATION OF AN INDOOR COMMERCIAL
PLACE OF ASSEMBLY IN THE M-1 ZONING DISTRICT; AND (2)
APPROVING A VARIANCE FROM THE HOMWOOD ZONING
ORDINANCE BY ALLOWING AN INDOOR COMMERCIAL PLACE OF
ASSEMBLY TO BE LOCATED ON A LOCAL ROAD.**

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

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

WHEREAS, a request has been received for a special use permit from Arnell Newman of Soulistic 360 to operate a film and music production studio classified as by Ordinance as an indoor commercial place of assembly at 17811 Bretz Drive; and

WHEREAS, the proposed use is to be located within an existing structure classified as a commercial condominium; and

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

WHEREAS, indoor commercial places of assembly are allowed as a special use in the M-1, Limited Manufacturing zoning district; and

WHEREAS, use-specific regulations in Section 44-04-04 of the Village of Homewood Zoning Ordinance require that all commercial indoor places of assembly requiring a special use permit be located along a street classified as an arterial or collector; and

WHEREAS, the subject property is located on Bretz Drive, a local roadway, and requires a variance from the zoning ordinance; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on July 11, 2024, and recommended approval of a special use permit to allow indoor commercial assembly use on a local roadway; and

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

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

SECTION ONE – FINDINGS OF FACT:

1. The subject property is located at 17811 Bretz Drive in the M-1 Limited Manufacturing zoning district.
2. The applicant, Arnell Newman, is the business operator of the proposed use.
3. The applicant has requested a Special Use Permit in the M-1 Limited Manufacturing zoning district to operate *an indoor commercial place of assembly* use, as required per Table 44-03-04 of the Village Zoning Ordinance.
4. The applicant has requested a Variance from Section 44-04-04(b) of the Homewood Zoning Ordinance, which states that *indoor commercial places of assembly* “shall be located on collector or arterial streets.” Bretz Drive is classified as a local street on street classification maps.
5. The proposed use will occupy a tenant space with 3,000 square feet of gross floor area, located within an existing building classified as a *multi-tenant commercial center*.
6. The use is located in a business condominium with 142 marked parking spaces, which exceeds the Homewood Zoning Ordinance parking requirements set forth in Section 44-05-01.
7. The proposed special use is in alignment with the Special Use Standards set forth in Section 44-07-11.
8. The proposed variance is due to unique circumstances and will not harm the health, safety, or public welfare of the surrounding community.
9. The proposed use will require the issuance of a Business Operation Certificate to operate

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Unit C-3 together with its undivided percentage interest in the common elements in Homewood Business Park Condominium as delineated and defined in the Declaration recorded as Document No. 0923210013, as amended from time to time in the Southwest ¼ of the Northwest ¼ of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number: 29-33-100-067-1001

Common Address: 17811 Bretz Drive
Homewood, IL 60430

SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Arnell Newman, Soulistic 360 to operate an indoor commercial place of assembly at the above-described property.

SECTION FOUR - GRANTING OF VARIATION:

The following variations are granted to the petitioner:

1. A variation from Section 44-04-04(b) of the Homewood Zoning Ordinance, allowing the operation of an indoor commercial place of assembly use on a street classified as a local street.

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 July 11, 2024, as they relate to the subject zoning.

The Homewood Village Board minutes of August 13, 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 13th day of August 2024.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Cook County Class 8 Incentive – 17420 Halsted Street

PURPOSE

The Village of Homewood and the Village of East Hazel Crest are working to facilitate the redevelopment of properties north of 175th Street, west of Halsted Street to allow for the construction of a casino, hotel, parking structure, and related infrastructure. Wind Creek LLC is the owner of the properties. The redevelopment agreement acknowledges that the developer intends to request a Cook County Class 8 Tax Incentive from the Office of the Assessor of Cook County, with Village support of the incentive.

The Village is being asked to approve a resolution supporting a Class 8 property tax designation for this property to make it feasible for the developer to construct and operate the proposed redevelopment. The Class 8 program encourages commercial development throughout Cook County by stimulating expansion, retaining existing businesses, and increasing employment opportunities.

PROCESS

In June 2023, the Village Board approved a redevelopment agreement with Wind Creek LLC. The agreement acknowledges the developer's intent to request a Cook County Class 8 Tax Incentive with the Village's support.

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

The Cook County tax system has placed a heavy tax burden on commercial properties that must compete with the lower tax rates in adjacent counties and in Indiana where the property tax rate is as much as 45% less. Cook County has recognized the property tax issue for the Chicago Southland and created the Class 8 Cook County Tax Incentive Program. The program identifies



five (5) Cook County townships that have automatic certification for the incentive; the subject property is located in Thornton Township, one of the five (5) designated townships.

OUTCOME

With the Class 8 incentive, buildings for the casino project will be assessed at 10% of market value for 10 years, 15% in the 11th year and 20% in the 12th year. This is a significant reduction from the standard assessment level of 25% for industrial and commercial properties.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the property at 17420 Halsted Street owned by Wind Creek, LLC.

ATTACHMENT(S)

Resolution

**VILLAGE OF HOMEWOOD
RESOLUTION R-3193**

**A RESOLUTION SUPPORTING A PROPOSED CLASS 8 CLASSIFICATION
FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF HOMEWOOD AND THE VILLAGE OF
EAST HAZEL CREST, WITHIN THE NORTHEAST TAX INCREMENT REDEVELOPMENT
PROJECT AREA IN HOMEWOOD AND THE HALSTED STREET REDEVELOPMENT
PROJECT AREA IN THE VILLAGE OF EAST HAZEL CREST
PINS: 29-29-404-009-0000; 29-29-404-010-0000; 29-29-404-011-0000; 29-29-404-013-0000;
29-29-404-014-0000; 29-29-409-012-0000; 29-29-409-013-0000; 29-29-409-025-0000; 29-29-
411-026-0000; 29-29-411-027-0000**

WHEREAS, the Cook County Board of Commissioners has determined it to be in the best interests of the community to create a variety of real property classifications, in accordance with the nature and extent of residential, commercial and/or industrial uses, which classifications encourage development within the County; and

WHEREAS, the Office of the Assessor of the County of Cook (“Assessor”), State of Illinois is tasked with administering various programs offering specific real estate tax incentives as set forth in the Cook County Real Property Assessment Classification Ordinance, Cook County Code of Ordinances Chapter 74, Article II, Division 2, Sec 74 et al. (“County Ordinance”), including Class 8, as a tool for the attraction of residential, commercial and/or industrial investment capital for the purpose of new construction and/or the reinvestment of capital in existing residential, commercial, and industrial facilities; and

WHEREAS, the Cook County Board of Commissioners has determined a need for special marketing emphasis and/or tax reactivation programs including via the Class 8 designation within portions of the County that have been certified as in need of substantial revitalization in accordance with the County Ordinance for Class 8 classification, to act as a vehicle for the creation of new jobs and the retention of existing jobs within Cook County’s commercial and industrial sectors; and

WHEREAS, the County Ordinance expressly states that any development occurring within Thornton Township is qualified for a Class 8 classification because the Cook County

Board of Commissioners considers this area of the County to be in need of substantial revitalization, and

WHEREAS, the Village of Homewood (“Village”) corporate limits lie within the boundaries of Thornton Township, an area designated as being economically depressed; and

WHEREAS, specific buildings, facilities, and/or parcels of land within the Village zoned for commercial/industrial uses remain vacant, contributing to the economic conditions which warrant the granting of Class 8 classification to the Project referenced herein; and

WHEREAS, the Village has undertaken a program for the redevelopment of certain property within the Village, pursuant to 65 ILCS 5/11-74.4-1 et seq., as amended, the Tax Increment Allocation Redevelopment Act; and

WHEREAS, the Village entered into that certain Intergovernmental Agreement with the Village of East Hazel Crest dated November 27, 2012 pursuant to which the Village also entered into that certain Redevelopment Agreement (“RDA”) by and among the Village, the Village of East Hazel Crest and WIND CREEK IL LLC (“Applicant”) dated June 27, 2023 to provide tax increment financing to the Applicant and to support, endorse and assist in the Class 8 classification of the Subject Property referenced herein, all in order to induce and make feasible the Applicant’s development of the Subject Property with new improvements as described in the RDA (including without limitation, a land-based casino and hotel project and adjacent garage and surface parking in Phase 1, and as a potential Phase 2 a second hotel tower, an entertainment venue and additional parking), as the RDA may be amended (the “Project”); and

WHEREAS, the Applicant substantiated for the Village, with the submission to the Village of Project information including but not limited to an economic feasibility analysis prior to entering into the RDA and commencement of construction of the Project, that but for the benefit

of the tax increment financing and Class 8 classification of the Subject Property, it would not be economically feasible for the Applicant to undertake the proposed development Project; and

WHEREAS, the Applicant, prior to entering into the RDA and commencement of construction of the Project, submitted a feasibility study related to the Project indicating that the Applicant would not undertake the Project in the absence of availability of tax increment financing and Class 8 classification of the Subject Property, and such analysis and study was reviewed by the Village; and

WHEREAS, as set forth in the RDA, the Village determined that the development of the Subject Property will create significant benefit for the Village and that the development of the Subject Property would be appropriate for a Class 8 classification and that the Applicant would not develop the Subject Property with the Project but for the benefits of tax increment financing and a Class 8 classification; and

WHEREAS, the Board of Trustees of the Village of Homewood finds that the Applicant entered into the RDA and commenced construction of the redevelopment of the Subject Property in reliance upon obtaining the benefits of tax increment financing and the Class 8 classification of the Subject Property;

WHEREAS, the Board of Trustees of the Village of Homewood finds that the re-occupation, through redevelopment per the RDA, of the property described with a common address of 17300 South Halsted Street, PINS 29-29-404-009-0000; 29-29-404-010-0000; 29-29-404-011-0000; 29-29-404-013-0000; 29-29-404-014-0000; 29-29-409-012-0000; 29-29-409-013-0000; 29-29-409-025-0000; 29-29-411-026-0000; 29-29-411-027-0000, ("Subject Property") warrants the Class 8 Tax Incentive, as authorized by the County Ordinance.

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

SECTION 1: The Village has thoroughly reviewed the development proposal for the Project put forth by the Applicant per the RDA and the Village has thoroughly reviewed the economic feasibility analysis submitted to it by the Applicant prior to commencement of construction of the Project, and based on such review the Village finds the incentive provided by the Cook County Class 8 Tax Incentive is necessary for development of the Project to occur on the Subject Property.

SECTION 2: The Economic Disclosure Statement, as defined in the County Ordinance, has been received and filed by the Village.

SECTION 3: The Village has determined that the construction and operation of the Project will result in substantial improvement of the Subject Property that will be consistent with the Village's plans for rehabilitation of the Subject Property area, as induced by the changing of the Subject Property's property tax classification to Class 8, thereby enhancing the Village's overall tax base.

SECTION 4: The Village has determined that the Applicant's Project will create and/or retain a number of employment opportunities for the residents of the Village, thereby contributing to the local and regional economy in an area previously determined to be economically challenged and designated as an area targeted for tax classification assistance.

SECTION 5: The Village has determined that without the re-classification and designation of a Class 8 tax incentive for the Subject Property by the Assessor, the Applicant's Project would not have been undertaken and that the Applicant proceeded with the Project in reliance on obtaining Class 8 classification and corresponding assessment of value.

SECTION 6: Based on its review of the materials submitted to it by the Applicant including materials referenced herein, the Village has determined that the Class 8 classification and corresponding assessment are necessary incentives that allowed the Project to be undertaken in the Village and that said Class 8 classification is necessary for the Project to be completed and operated and, furthermore, based on such review, the Village expressly finds

that but for the Class 8 classification, construction of said Project would not have been undertaken by the Applicant, resulting in the loss of property tax revenues, as well as a projected loss of valued full-time and/or part-time employment opportunities and other economic benefits within the Village.

SECTION 7: Through passage of this Resolution, the Village, pursuant to its obligation and authority to manage its property tax base per the County Ordinance, expressly supports and consents to the application of Applicant to the Assessor for Class 8 classification of the Subject Property for the commercial development, as referenced in the RDA, and requests and directs that the Cook County Assessor reclassify the Subject Property to the Class 8 classification upon request of the Applicant via administrative appeal to the Assessor.

SECTION 8: This Resolution shall be in full force and effect upon its passage.

PASSED BY THE FOLLOWING ROLL CALL VOTE this ____ day of _____, 2024.

NAYS: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2024.

_____, President

ATTEST:

_____, Village Clerk



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Cook County Class 8 Incentive – 1005 175th Street

PURPOSE

William I. Sandrick/Homewood 175th LLC purchased the former Girl Scouts of America building property at 1005 175th Street. The Village is being asked to support a Class 8 property tax designation for this property. Upgrades to the building utilities and substantial interior renovations have been necessary, thus enhancing the commercial viability of the Village by improving commercial infrastructure.

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

PROCESS

Homewood 175th LLC recently purchased the 11,800-square-foot office building which was vacant at the time of the real estate closing. Under the previous ownership, the property was tax exempt. The property is currently under building permit for construction and is eligible for a Cook County Class 8 Tax Incentive.

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



The Cook County tax system places a heavy tax burden on commercial properties. These properties are in competition with the lower tax rates in adjacent counties and in Indiana where the property tax rate is as much as 45% less. Cook County recognized the property tax issue for the Chicago Southland and created the Class 8 Cook County Tax Incentive Program. The program identifies five (5) Cook County townships that have automatic certification for the incentive; the subject property is located in Thornton Township, one of the five designated townships.

OUTCOME

The property taxes for 1005 175th Street, without an incentive, would be approximately \$96,446 annually. With a Class 8 incentive, property taxes for the property would be reduced to \$38,457 annually, resulting in an annual savings of \$57,989. The office space would add 27 new full-time jobs and relocate 16 existing jobs to Homewood.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the property owned by Homewood 175th, LLC at 1005 175th Street.

ATTACHMENT(S)

- Resolution
- Request for Class 8

RESOLUTION NO. R-3194

A RESOLUTION SUPPORTING CLASS 8 STATUS UNDER THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE FOR REAL ESTATE AT 1005 175th STREET, HOMEWOOD, COOK COUNTY, ILLINOIS

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

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

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

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

WHEREAS, Homewood 175th LLC, is the purchaser of the property at 1005 175th Street, Homewood, Cook County, Illinois, legally described in the attached Exhibit A; and

WHEREAS, the Village of Homewood had prior conversations with the purchaser in 2023 regarding property tax incentives. The Village indicated they would support a Class 8 Tax Incentive for the property located at 1005 W. 175th Street.

WHEREAS, the subject property has been vacant for longer than 24 continuous months; and

WHEREAS, the Applicant has applied for a Class 8 real estate tax incentive and has demonstrated to this Board that the incentive is necessary for the continued development and growth of the property.

WHEREAS, the acquisition and revitalization of the property is not economically feasible without this incentive.

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

1. The above recitations are incorporated herein as if fully restated.
2. The Board of Trustees of the Village of Homewood supports and consents to the application to have the property described in Exhibit A declared eligible for the Class 8 real estate tax incentive, in that the incentive is necessary for continued development and growth of the property.
3. The proposed project is consistent with the overall plan for the area.
4. The President, Village Clerk, and other appropriate Village of Homewood officials are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed this 13th day of August 2024.

Village President

ATTEST:

Village Clerk

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

EXHIBIT A

Legal Description

Parcel 1:

Lot 1 in Office Research Subdivision Unit Number 2, being a Subdivision in the Northeast $\frac{1}{4}$ of Section 32, Township 36 North, Range 14 West of the Third Principal Meridian, according to the plat thereof recorded as Document Number 26366160 in Cook County, Illinois.

Parcel 2:

Non-exclusive easement appurtenant to and for the benefit of Parcel 1 for ingress and egress, as created by Easement Agreement dated October 8, 1982 and recorded October 12, 1982 as Document Number 26377575 from Providence Insurance Company to South Cook County Girls Scouts, Incorporated, over, upon and across a 60 foot wide strip of land lying south of the South line of 175th Street dedicated; west of the West Line of Lot 1 in State Farm Subdivision as per plat thereof recorded as Document Number 25688152; east of the East line of Lot 1 in Office Research Subdivision Unit Number 2 as per plat thereof recorded as Document 26366160; and north of the South line of said Lot 1 extended east to the West line of said Lot 1 in State Farm Subdivision, all in Cook County, Illinois.

Property Index Number: 29-32-200-016-0000

Common Address: 1005 175th Street, Homewood, Illinois 60430.

SANDRICK LAW FIRM LLC

A DIVISION OF KOVITZ SHIFRIN NESBIT

Item 11. G.

July 19, 2024

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

Re: Request for Class 8 Property Tax Incentive
Address: 1005 W. 175th Street, Homewood
PINs: 29-32-200-016
Applicant: Homewood 175th, LLC

Dear Angela:

Our client, Homewood 175th, LLC, purchased the approximate 11,800 square foot office building located at 1005 W. 175th, Homewood. The building was vacant at the time of Closing. The property is under permit and eligible for a Class 8 Tax Incentive. We are, therefore, respectfully requesting that the Village of Homewood issue a Resolution supporting Class 8 status for the subject property.

In order to have a chance of being economically feasible as an office space on the tax rolls, tax relief in any form is needed. A Class 8 allows our client to add 27 new full-time jobs and relocate 16 existing jobs to this area.

I have attached a copy of the Class 8 Eligibility Application we will file with the Cook County Assessor's office.

We are, therefore, respectfully requesting that the Village of Homewood issue a Resolution supporting a Class 8 Property Tax Incentive for the subject property finding that "But For" the Class 8 Property Tax Incentive, the subsequent re-occupancy is not viable.

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

Sincerely,

SANDRICK LAW FIRM, LLC



Adam E. Dotson
Director of Economic Development



CLASS 8
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, **a filing fee of \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: William I. Sandrick Telephone: (312) 867-1515
Company: Homewood 175th, LLC
Address: 16475 Van Dam Road
City: South Holland State: IL Zip Code: 60473
Email: wsandrick@sbtaxlaw.com

Contact Person (if different than the Applicant)

Name: Adam E. Dotson Telephone: (312) 867-1515
Company: Sandrick Law Firm
Address: 16475 Van Dam Road
City: South Holland State: IL Zip Code: 60473
Email: adotson@sbtaxlaw.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 1005 W. 175th Street
Permanent Real Estate Index Number: 29-32-200-016
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____

City: Homewood ZIP: 60430
Township: Thornton Existing Class: 5-17

Class 8 application is based upon the location of the property in:

- ___ 1) An area which has been certified for Class 8
- X** ___ 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
- ___ 3) Property obtained through the Cook County Tax Reactivation Program

Identification of Person Having an Interest in the Property

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

Property Use

Type of Development: Industrial or Commercial (**Please circle one**)

General Description of Proposed Property Usage Office

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

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

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? _____

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 16 Part-time: _____

How many new permanent full-time jobs will be created by this proposed development? 27

How many new permanent part-time jobs will be created by this proposed development? 0

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- Occupation of Abandoned Property - (**CEERM**)
(Read and Complete Section C AND CEERM Supplemental Application)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction

Commencement (*excluding demolition, if any*): _____

Estimated date of construction completion: _____

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

- 1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

YES NO

When and by whom was the subject property last occupied prior to the purchase for value?
2020 Girl Scouts of America Exempt Property

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

- 2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: Summer 2024
Date of Purchase: 4/24/23
Name of purchaser: Homewood 175th, LLC
Name of seller: SBS Properties, LLC
Relationship of purchaser to seller: None

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 12 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____

Date of purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 12 or greater continuous months (*Eligible for Special Circumstance*)
- 3 continuous months and maintain/create 250 Employees (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

LOCAL APPROVAL

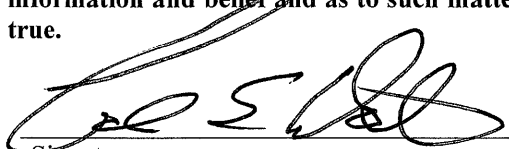
A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

FINALIZING THE INCENTIVE PROCESS

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website (www.cookcountyassessor.com) to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a \$100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 8 designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

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



Signature

ANNE E. DOTSON

Print Name

7/19/24

Date

AGENT FOR APPLICANT

Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

Revised 4/1/22



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Redevelopment Agreement for Property at 3233 183rd Street (Ford of Homewood)

PURPOSE

Steve Phillipos owner of Homewood Ford Inc. proposes to expand the dealership and parking lot area, remodel the facility, and make site improvements including substantial stormwater drainage enhancements for the property at 3233 183rd Street (formerly Van Drunen Ford). Mr. Phillipos has requested financial assistance for the property improvements. The Village agrees to reimburse TIF-eligible incentives by approving a redevelopment agreement.

PROCESS

Steve Phillipos, who also owns Chevrolet of Homewood on Halsted Street, purchased Van Drunen Ford in June 2021. Van Drunen Ford was a family-owned dealership established in 1930. In July 2021, the Village Board passed a resolution approving a 15-year/\$1M sales tax sharing agreement to reimburse Mr. Phillipos for his costs associated with the acquisition of the property.

Incentive Considerations

On October 12, 2021, the Village established a new Tax Increment Financing (TIF) District (Kedzie Gateway TIF) for the area at Kedzie Avenue and 183rd Street, which includes the Ford dealership. Mr. Phillipos has requested reimbursement of TIF-eligible expenses to assist with the remodel and expansion. Mr. Phillipos obtained bids totaling \$4,902,843 in TIF-Eligible costs/expenses for the expansion, renovation and remodeling of the property. The Village’s incentive consideration would be to reimburse 50% of TIF eligible expenses up to a maximum of **\$2,451,422** over the remaining 20-years of the Kedzie Gateway TIF. An initial upfront payment of \$200k would be available to the developer, leaving a remaining incentive of \$2,251,422 to be reimbursed over the life of the TIF.

The Incentive

Developer’s Eligible TIF Expenses	\$4,902,843
Village’s Incentive Consideration (50% of Eligible TIF Expenses)	\$2,451,422
Incentive Payment Paid after Construction	- \$200,000
TIF Increment from Property Tax paid out over 20 years of TIF	\$2,251,422



The proposed incentive summary detail is listed below.

1. The Village agrees to provide the developer with \$200,000 within 30 days of project completion. *This payment is available from the Village's "assigned fund balance." These are funds available outside of and separate from the Village's 5-months of "Reserves." These funds are authorized by the Board to be used for Economic Development Incentives.*
2. After completion of construction, the Village would annually reimburse 100% of the incremental property taxes generated by Homewood Ford, not to exceed \$2,251,422.
 - a. Based on the increment analysis performed by the Village's TIF consultant, Ryan LLC, Homewood Ford could reach the maximum reimbursement amount (\$2.2M) in approximately 14 -15 years.

OUTCOME

Mr. Phillipos plans to invest in the property through expansion of the facility and improvements to the property. The dealership employs approximately 150 individuals. According to sales data of regional Ford dealerships, Chevrolet of Homewood (owned by Mr. Phillipos) is ranked fourth in the region. Mr. Phillipos plans to improve performance at the Ford dealership to make this store one of the best in the Midwest.

FINANCIAL IMPACT

- **Funding Source:** Kedzie Gateway Tax Increment Financing (TIF) Fund
- **Budgeted Amount:** \$0
- **Cost:** \$2,451,422

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Authorize the Village President to enter into a redevelopment agreement with Steve Phillipos, owner of Ford of Homewood of Homewood, IL for up to \$2,451,422 in incentive payments at 3233 183rd Street.

ATTACHMENT(S)

Redevelopment Agreement

**REDEVELOPMENT AGREEMENT BETWEEN
FORD OF HOMEWOOD INC.
AND THE VILLAGE OF HOMEWOOD**

This Redevelopment Agreement is executed effective as of _____, 2024 (the “Effective Date”) by the Village of Homewood, Cook County, Illinois, an Illinois municipal corporation (the “Village”) and Ford of Homewood, Inc., an Illinois corporation (“Dealership”) , and Ford of Homewood Properties, LLC, an Illinois limited liability company (“Property Owner”) (the Dealership and the Property Owner being collectively referred to as the “Developer”). Capitalized terms used shall have the meaning ascribed in the Redevelopment Agreement unless expressly modified herein, or if the context 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.

Among the matters of mutual inducement to this Agreement are the following:

(a) The Village, in 2021, established the Kedzie Gateway Tax Increment Financing Redevelopment Project Area (Kedzie Gateway TIF) to encourage commercial development.

(b) Developer has requested financial assistance from the Village for improvements to an existing old commercial building at 3233 W. 183rd Street, Homewood, in the Village’s B-3 General Business District (the “Property”) as described in Exhibit A.

(c) Developer has obtained bids totaling \$4,902,843 for expansion, renovation, and remodeling of the Property to continue operation of a full service motor vehicle dealership selling new and used vehicles and service (the “Project”).

(d) Developer represents and warrants that the Project requires economic assistance from the Village and the Project as contemplated would not be economically viable without such assistance.

(e) The Village supports the Developer’s plans to update and expand the Property, thereby enhancing the property tax base, providing additional employment opportunities, and generating additional commercial activity within the redevelopment project area.

2. Village Authority.

The Property 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 *l 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 commence on the day succeeding the date of execution first written above and shall end when the maximum Incentive Amount listed in Section 5 below is paid to the Developer, or expiration of the Kedzie Gateway TIF, whichever occurs first.

4. Conditions Precedent to the Undertakings by the Village.

All undertakings by the Village under this Agreement are subject to the Developer satisfying these conditions:

(a) Developer shall have obtained approval from the Village Fire Chief, Village Public Works Director, and any other necessary agency, board, or commission for the Project, it being understood that the Village as a municipal corporation has sole discretion to approve all plans for development within the Village, and the Village shall not be deemed 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) Within one year of the Effective Date, Developer shall have caused the Project to be substantially constructed in accordance with the plans prepared by Developer and approved by the Village. These documents shall be attached as Exhibit B to this Agreement (the "Plans and Specifications"), subject, however, to any "Force Majeure" event, as defined in this Agreement.

(c) Prior to issuance of a Certificate of Completion by the Village, Developer shall deliver to the Village a certified statement of all costs it seeks reimbursement for under this Agreement.

5. Undertakings by the Village.

Upon Developer's timely completion of all the conditions precedent and issuance of a Certificate of Completion, the Village agrees to reimburse Fifty Percent (50%) of the Developer's TIF eligible expenses, up to a maximum of Two Million Four Hundred Fifty-One Thousand, Four Hundred Twenty-Two Dollars (\$2,451,422, referred to as the "Incentive Amount") as follows:

(a) Upon completion of the Project, the Village will pay the Dealership on behalf of the Developer Two Hundred Thousand Dollars (\$200,000) within thirty (30) days thereof.

(b) The balance of Incentive Amount shall be equal to 100% of the incremental property taxes paid by the Dealership on behalf of the Property Owner per a lease between said parties, and deposited into the Kedzie Gateway TIF Special Tax Allocation Fund after completion of the Project.

(c) The Village shall make each incentive payment to the Dealership on behalf of the Developer annually within sixty (60) days after the Developer pays all property taxes in full for that year and payment is received by the Village from Cook County. Annual payments shall continue until the maximum Incentive Amount (\$2,451,422) is paid to the Dealership on behalf of the Developer, or expiration of the Kedzie Gateway TIF, whichever occurs first.

(d) The Village shall make no incentive payment in any year until the Developer pays 100% of the property taxes billed in that year for all four tax parcels comprising the Property.

(e) The Village shall make no incentive payment in any year if there are unpaid or delinquent taxes from previous years until all taxes for all four tax parcels comprising the Property are current.

(f) If the Developer fails to pay property taxes in a timely manner but later pays all delinquent and current taxes due and provides proof of payment(s), the Village shall make pay to Developer any accrued but unpaid incentive amount within thirty (30) days of such presentation.

(g) If the Developer fails to pay property taxes in a timely manner and the taxes are sold, the Village shall make no incentive payment until the Developer has redeemed the unpaid taxes.

(h) If a person or entity not a party to this Agreement obtains a tax deed for any portion of the Property, this Agreement shall immediately terminate.

(i) If the Developer files an appeal with the Cook County Board of Review, the Illinois Property Tax Appeal Board, or any other governing body that results in their receiving a refund of taxes already paid, the amount of the refund attributable to the incremental taxes for the Project shall be deducted from the outstanding Incentive Amount due to the Developer.

(j) Incentive payments authorized by this Agreement are payable solely from incremental tax revenues paid by the Developer and deposited in the Kedzie Gateway TIF Special Tax Allocation Fund. The incentive payments authorized by this Agreement

are not general obligations of the Village of Homewood. The costs to be reimbursed to the Developer are listed in Exhibit C.

- (k) The City agrees to waive applicable City permit fees and development impact fees.

For purposes of this Agreement, all incentive payments on behalf of Developer shall be made to the Dealership.

6. Undertakings on the Part of Developer.

(a) Developer shall complete the Project 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. Approvals shall not be unreasonably withheld, delayed, or denied by the Village.

(b) Promptly upon completing the Project, Developer shall request a certificate from the Village certifying that Developer has completed the Project in material and substantial conformance with the Cost Estimates (the "Certificate of Completion"), and the Village shall not unreasonably withhold or delay issuance of such Certificate of Completion. Denial of such Certificate of Completion by the Village shall be made within sixty (60) days from receipt of Developer's request for certification, and shall include the specific elements of completion required for such certificate to be issued. Developer shall have sixty (60) days or such reasonable time to comply with the terms of the denial and to issue a new request for certification. 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 request of the Village, provide final lien waivers for of all the work. Developer acknowledges that it must comply with Village codes and ordinances regarding issuing building and occupancy permits.

(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 deemed 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 such 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 seven (7) business days to notify the Village in writing that it consents or refuses to consent to release of the information. If Developer refuses or fails to consent to disclosing such proprietary information within seven (7) business days, the Village may refuse to disclose the information requested, and if because of such 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 such information, Developer shall, except to the extent attributable to the acts or negligence of the Village, its officers, agents and employees 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 such action. Developer acknowledges that the Village must comply with any court order requiring the release of any confidential or proprietary information and that the Village has no obligation to appeal such court order.

(d) 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, except to the extent attributable to the acts or negligence of the Village, its officers, agents and employees.

(e) Prior to the Village's annual incentive payment to the Developer, the Developer shall provide proof that it has paid the taxes for all parcels comprising the Property.

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, as heretofore stated, the Project as contemplated would not be economically viable.

(b) Developer represents and warrants that the Project shall be constructed and completed at a cost no less than the Cost Estimates, subject to Developer's right to obtain cost savings during construction, and Developer shall make no reduction therein without the reasonable approval of the Village.

(c) Developer represents and warrants that 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.

(d) Developer represents and warrants that the approximate cost of the Project (excluding interest payments) shall not be less than \$6,000,000.

(e) Developer represents and warrants that 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, contained 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, or if no cure period is provided, then within ninety (90) days of receipt of written notice from the Village, provided such default has a material impact on the Project.

(b) Except for any force majeure event, failure to comply with any material term, provision or condition within the times herein specified, provided however, that such 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 contained herein is not true and correct in any material respect, 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 that has not been cured within any applicable cure period, 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 effect. After an uncured default, the non-defaulting party may exercise remedies available to it under the Agreement. The remedies shall include but are not limited to, revoking the site plan and building permits, authorizing payment to the Village of any funds held in escrow, or taking whatever action at law or in equity as may appear necessary or desirable to enforce performance and observance of any obligation, undertaking, covenant or agreement of the non-defaulting party in Sections 4, 5, and 6 of this Agreement.

Provided, however, the Village shall be required to perform its obligations under Section 5 if the 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:

Steve Phillipos
Ford of Homewood
3233 183rd St.
Homewood, Illinois 60430

With Copy to:

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

With Copy to:

Joseph S. Kayne, Esq.
Hardt, Stern, & Kayne, P.C.
2610 Lake Cook Road, Suite 200
Riverwoods, Illinois 60015
jkayne@hsklaw.com

or at 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 in accordance with the laws of the State of Illinois.

11. 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 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 such 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 demonstrate financial responsibility. Such 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.

12. 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.

13. 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.

14. Limitation of Liability and Indemnification.

(a) No recourse under or upon any obligation, covenant or provision of this Agreement 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) Except to the extent attributable to the acts or negligence of the Village, its officers, agents and employees, 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 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 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 injury or damage to persons or property brought by third parties arising out of the construction or operation of the Project by Developer.

15. Reimbursement for Legal Fees and Expenses.

If 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.

16. Force Majeure.

In case 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 such 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 understood and 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 such settlement is unfavorable to it in the judgment of the party having the difficulty.

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

Failure of any party to this Agreement to insist upon 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.

18. Village Approval or Direction.

Where Village approval or direction is required by this Agreement, such 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.

19. 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.

20. Authorization to Execute.

The officers of 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.

21. 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.

22. Curing Default.

If 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. 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.

23. 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.

24. 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 deemed 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.

25. 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.

26. Recording of Agreement.

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

27. 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 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**

**Ford of Homewood, Inc.,
an Illinois corporation**

By: _____
Village President

By: _____
Its: President

Attest:

Village Clerk

**Ford of Homewood Properties LLC,
an Illinois limited liability company**

By: _____
Its: Manager

Exhibit A**Description of the Property**

Legal Description:

Parcel 1:

The North 463.0 feet of the East ½ of Lot 6, and the North 463.0 feet of Lots 7 and 8 the perimeter of which is described as follows:

Beginning at the Northeast Corner of Lot 8 aforesaid; thence South 0 degrees 28 minutes 07 seconds east along the East Line thereof 463.0 feet; thence due west parallel with the North Line of Lots 6 to 8 aforesaid 330.0 feet to the West Line of the East ½ of Lot 6 aforesaid; thence north 0 degrees 28 minutes 07 seconds west along said West Line 463.0 feet to the North Line of Lot 6 aforesaid; 330.0 feet to the Point of Beginning all in Homewood Garden Acres No 1 a subdivision of the North ½ of the Northeast ¼ of the Northeast ¼ of Section 2, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The west half of Lot 6 (except the south 360 feet thereof) in Homewood Gardens Acres No 1, a subdivision of the North ½ of the Northeast ¼ of the Northeast ¼ of Section 2, Township 35 North Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent index number:

31-02-201-026-0000

31-02-201-039-0000

31-02-201-041-0000

31-02-201-046-0000

Address of Real Estate: 3233 183rd Street, Homewood, Illinois 60430

Exhibit B
Plans and Specifications

Exhibit C

TIF Reimbursable Costs

Description of Work	Cost
Parking Lot Expansion, including excavation, storm drainage, lighting, landscaping, engineering	\$ 644,314.00
Site Work	\$ 981,939.00
Facility Expansion & Remodeling	\$3,164,670.00
Signage	\$ 111,920.00
TOTAL	\$4,902,843.00



E. ANTHONY, INC.
Complete Construction Services

Phone: 708.802.8230

Fax: 708.802.8233

March 6, 2024

HOMEWOOD FORD
8233 W 183rd St.
Homewood, IL. 60430

VILLAGE OF HOMEWOOD TIF APPLICATION REQUEST DATA

PROJECT PLAN

Retrofit, expand and remodel existing	32,625 SF	Ford Dealership and site on 3.85 AC.
Add Customer Service Write Up Building	(+ 2,221 SF)	
Add Service Building Expansion	(+ 4,827 SF)	
Add Celebration Delivery Bays	(+ 1,350 SF)	
Revised Facility Area	41,023 SF	

All areas of the facility interior are being fully updated and remodeled with state-of-the-art finishes and MEP upgrades throughout as defined by the project drawings submitted for permit with VOH at this time.

AREA IMPROVEMENT FROM FACILITY UPGRADE & EXPANSION

Homewood Ford (formerly known as "Van Drunen Ford" has been an institutional fixture in the Village of Homewood since 1930, or (94 Years). In this time the Ford dealership has held residency in several locations that include the SE Corner of Dixie Hwy and 183rd St. in uptown Homewood, and the Ford Body Shop facility on Harwood Ave., now known as Aurelio's Pizza.

For the last forty years, the Ford dealership has been located at the Western gateway entrance to the Village of Homewood at 3233 West 183rd St. just west of the corner of Kedzie Ave. & 183rd St. In addition, the previous Owner (Van Drunen) had chosen not to remodel the facility since the original construction in 1974. Presently, along with the complete remodeling and expansion of the dealership structures, the Owner has plans to expand the parking lot on unimproved property in the existing Ford dealership land area (on the Northwest corner) requiring substantial storm water drainage improvements that impact reasonable development costs for an existing auto dealership facility. In addition to the required storm water improvements, the entire property of the dealership will be re-paved and finished into a fresh "new" condition in the area of Homewood that is commercially depressed, providing a substantial boost to the Village image with improved aesthetics necessary to display development progress. The completion of the Ford of Homewood facility remodeling is an opportunity to enhance this area with combined participation between the Village and local commerce investment.

It should also be noted that Homewood Ford will be making an investment into this property that will be more than double in cost of the present Appraisal Market Value of (\$2,120,000.00) as per the Appraisal report attached with this submittal and the proposed Project Construction budget of (\$ 5.5 MIL) (see attached.)

ANNUAL SALES

Current Homewood Ford Facility Performance Data is in the possession of Dennis Bubenik (VOH – Finance Director)
2023 \$ 25,427,729.00
2024 \$ 28,000,000.00 (projected)

March 6, 2024
Homewood Ford TIF Application
Page Two

INCREASE IN ESTIMATED VALUE

As previously clarified, the current appraised property market value is (\$2,120,000.00).
Assuming fair value of the investment cost of the improvements in this location assume value at (\$8,000,000.00).

ANNUAL SALES TAX REVENUE – Refer to Dennis Bubenik – Finance Director (VOH).

PROJECTED REVENUE FOR VOH FROM SALES TAX – Refer to Dennis Bubenik – Finance Director (VOH)

ADDITIONAL JOBS CREATED - (20 – 25) Sales / Service employees

Please note that there are reference attachments included with this submittal for review.

Respectfully Submitted,



Edward A Gierczyk
Vice President



E. ANTHONY, INC.
Complete Construction Services

Phone: 708.802.8230

Fax: 708.802.8233

November 16, 2023

HOMEWOOD FORD
8233 W 183rd St.
Homewood, IL. 60430

PHASE ONE VILLAGE OF HOMEWOOD TIF REQUEST- PROJECT BUDGET

PARKING LOT EXPANSION – 66' x 228'

PROJECT BIDDING DOCUMENT LOG: PRELIMINARY DOCUMENTS – Ridgeland Associates
Sheet DD#.0R dated 8/22/23; CBMC Site Lighting Plan – SLP – dated 11/9/23; CONTECH System
Package including (4) sheets dated 10/31/23

CONSTRUCTION BUDGET

Tree Removal		\$ 30,000.00
Excavation		24,000.00
Storm Drainage	Contech Detention System	153,000.00
	Installation	164,000.00
Curb	750LF – 300LF @ 6/24 – 400IF @ 6/12	36,000.00
Paving	Profile = 12" stone, 2" binder, 2" surface	78,950.00
Site Lighting	(8) Poles & fixtures per CMBC SLP	48,000.00
Landscape	(15) Trees @ 3", (65) shrubs @ 30", 46 CY Mulch	20,000.00
Fencing	294LF Galvanized Chain Link	10,584.00
Engineering	MWRDGC Permitting	5,000.00
	Expansion design	7,000.00
Construction Total		\$ 576,534.00
General Conditions & Coordination		31,127.00
Insurance		5,971.00
Fee (5%)		30,682.00
Preliminary Project Budget Total		\$ 644,314.00

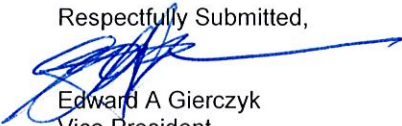
PROJECT QUALIFICATIONS

- ~ This project budget has been assembled pursuant to the current construction documents issued for estimating and not approved to date.
- ~ The Contractor assumes no liability or responsibility for cost and/or schedule delay impact created by the current COVID -19 and/or market supply chain delays or by Owner contractors or suppliers delay out of the control of the Contractor.
- ~ It is understood that there are specific performance requirements and conditions from Suppliers and Contractors for this project that must be included in the Owner/Contractor Agreement.
- ~ Permits, fees, or bond expenses by Owner
- ~ No costs above allowance value provided for any line as shown in the budget.
- ~ No excess facility charges from any utility company or gov't. Agency for service at this facility.
- ~ No utility or service bills accrued from any utility company or gov't. Agency for this facility.
- ~ No additional items as may be required by the State of IL, Village of Homewood, Cook County, or any other governmental authority Including but not limited to the State Fire Marshal, County Agencies, IEPA, etc., during or after permit issuance.
- ~ No excess fill removal and/or replacement above and beyond the standard depths as stipulated within this proposal.
- ~ No removal of concealed poor soil conditions.
- ~ No identification, removal, transportation, or disposal of any substance which is controlled or regulated by law, statute, ordinance, or regulation of any substance designated as hazardous waste or hazardous substance under the Resource Conservation and Recovery Act (RCRA) and/or the Comprehensive Environmental Response Compensation and Liability act (CERCLA).
- ~ No Rock Excavation.
- ~ No Winter Conditions support expenses if required

November 16, 2023
Homewood Ford Parking Lot Expansion Budget
Page Two

- ~ No Builder's Risk Insurance (By Owner) / No Insurance coverage above EAI/COI standard limits
- ~ No Signage.
- ~ Any items not described or included in this proposal, and/or A&E scope documents provided by Owner.

Respectfully Submitted,



Edward A Gierczyk
Vice President



E. ANTHONY, INC.
Complete Construction Services

Phone: 708.802.8230

Fax: 708.802.8233

January 12, 2024

HOMWOOD FORD
8233 W 183rd St.
Homewood, IL. 60430

PHASE 2 VILLAGE OF HOMWOOD TIF REQUEST PROJECT BUDGET

EXISTING PARKING LOT STORM DRAINAGE & PAVEMENT REVISIONS

PROJECT BIDDING DOCUMENT LOG: Jos. Schudt & Assoc., Civil Engineers Project # 16-052 including sheets # 1 thru #14 dated 12/15/23.

CONSTRUCTION BUDGET

Demolition / Excavation	(per scope including silt fence & trucking)	\$ 95,750.00
Site Utilities		83,833.00
Concrete	(includes ramp / flatwork / retaining wall)	34,600.00
Paving		213,810.00
Engineering	MWRDGC Permitting	5,000.00
	Expansion design	12,000.00
Construction Total		\$444,993.00
General Conditions & Coordination		22,250.00
Insurance		4,672.00
Fee (5%)		23,596.00
Preliminary Project Budget Total		\$495,511.00

PROJECT QUALIFICATIONS

- ~ This project budget has been assembled pursuant to the current construction documents issued for estimating and not approved to date.
- ~ The Contractor assumes no liability or responsibility for cost and/or schedule delay impact created by the current COVID -19 and/or market supply chain delays or by Owner contractors or suppliers delay out of the control of the Contractor.
- ~ It is understood that there are specific performance requirements and conditions from Suppliers and Contractors for this project that must be included in the Owner/Contractor Agreement.
- ~ Permits, fees, or bond expenses by Owner
- ~ No costs above allowance value provided for any line as shown in the budget.
- ~ No excess facility charges from any utility company or gov't. Agency for service at this facility.
- ~ No utility or service bills accrued from any utility company or gov't. Agency for this facility.
- ~ No additional items as may be required by the State of IL, Village of Homewood, Cook County, or any other governmental authority Including but not limited to the State Fire Marshal, County Agencies, IEPA, etc., during or after permit issuance.
- ~ No excess fill removal and/or replacement above and beyond the standard depths as stipulated within this proposal.
- ~ No removal of concealed poor soil conditions.
- ~ No identification, removal, transportation, or disposal of any substance which is controlled or regulated by law, statute, ordinance, or regulation of any substance designated as hazardous waste or hazardous substance under the Resource Conservation and Recovery Act (RCRA) and/or the Comprehensive Environmental Response Compensation and Liability act (CERCLA).
- ~ No Rock Excavation.
- ~ No Winter Conditions support expenses if required

January 12, 2024
Homewood Ford Phase 2 Parking Lot Budget
Page Two

- ~ No Builder's Risk Insurance (By Owner) / No Insurance coverage above EAI/COI standard limits
- ~ No Signage.
- ~ Any items not described or included in this proposal, and/or A&E scope documents provided by Owner.

Respectfully Submitted,



Edward A Gierczyk
Vice President



E. ANTHONY, INC.
Complete Construction Services

Phone: 708.802.8230

Fax: 708.802.8233

February 19, 2024

HOMEWOOD FORD- HOMEWOOD, IL. / FACILITY EXPANSION & REMODELING – PROJECT BUDGET

PROJECT BIDDING DOCUMENT LOG: CIVIL ENGINEERING SHEETS #1 THRU #14 BY JOSEPH A. SCHUDT & ASSOC., PROJECT # 16-052 DATED 12/15/23 ; ARCHITECTURAL & ENGINEERING SHEETS BY RIDGELAND ASSOC., PROJECT # 22083 DATED 1/15/24 INCLUDING: SHEETS T1.0; D1.0, D2.0, A1.0 – A1.8, A2.0-A2.7, A3.0 - A3.2, A4.0, A5.0, A6.0; S0.0,S1.0,S1.1,S2.0,S2.1,S3.0,S3.1,S4.0,S4.1,S5.0; M0.1, M1.0, M1.1, M2.0,M3.0; P0.1,P1.0, P1.1,P2.0,P3.0; E0.1,E1.0,E1.2,E2.0,E2.1,& E3.0

SITWORK

Temporary Construction Security Fencing – (8) Month duration	\$	10,000.00 *
Fencing / Gates		12,000.00 *
Tree Removal		15,000.00 *
Storm Detention		343,350.00
Storm Sewer / Site Utilities		83,833.00
Site Excavation – Parking Lot Regrade		58,890.00
Site Concrete		123,050.00
Site Lighting		37,000.00 *
Paving & Repair		263,816.00
Landscaping Allowance		35,000.00 *
Sitework Total	\$	981,939.00

BUILDING

Asbestos Remediation	\$	-0-
Demolition – Exterior canopies, flooring, partitions, glazing, floor cutting		101,000.00 *
Building Excavation		41,650.00
Building Concrete		245,400.00
Masonry		130,000.00 *
Steel		210,000.00
Roofing		305,000.00 * (1)
HVAC Unit Roof Screening		-0-
Construction Testing & Engineering Allowance		10,000.00 *
Caulking / Sealants		16,000.00 *
Carpentry/ Framing / Drywall		374,000.00
Temporary Construction / Wall Closures – OSHA		10,000.00
Acoustical Ceilings		64,000.00
Doors / Hardware		26,000.00 *
OH Doors / Shutter		76,029.00
Glazing		138,000.00 *
ACM		258,000.00
Flooring		160,000.00 *
Epoxy Floor Painting		86,880.00 * (2)
Painting		128,000.00 * (3)
Cabinetry / Countertops		6,370.00 *
Toilet Partitions & Accessories		6,000.00
Specialties – Fire Extinguishers / Changing Stations /Signage		10,000.00
Fire Protection - Includes new Backflow Valve		76,000.00 (4)
Plumbing		90,000.00 *
HVAC		175,000.00
Electrical		372,000.00 *
Fire Alarm		26,235.00 *
IT Structured Wiring		23,106.00 *
Building Total	\$	3,164,670.00

February 19, 2024
E. Anthony, Inc.
Homewood Ford / Project Budget
Page Two

CONSTRUCTION TOTAL		\$ 4,146,609.00
General Conditions & Coordination	(see detailed breakdown below)	280,610.00
Insurance		44,132.00
Fee (4%)		178,294.00
PRELIMINARY CONSTRUCTION BUDGET TOTAL		\$ 4,649,645.00

OWNER FURNITURE FIXTURES & EQUIPMENT (FF&E)

Encon	Custom Casework & Cabinetry	\$ 145,334.00
idX	Ford Casework & Graphics Package incl. tax	48,456.00
ewi	Ford Accessories Display	5,169.00
Panasonic	Ford TV Media Kits	18,927.00
AGI	Ford Brand Halo W05 & Lighting Rafts (4) w/o LABOR	17,705.00
Marxmoda	Ford Furniture Package w/o LABOR	105,512.00
EAI	Installation Coordination & Furniture Assembly	21,000.00
TOTAL FF&E		\$ 362,103.00

FORD SIGNAGE PROGRAM

AGI	PENDING	\$	TBD
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SERVICE EQUIPMENT BUDGET

OWNER VENDORS – Air System, Lifts, Car Wash & Level 3 EV Station	\$	200,000.00
Oil Tanks & Distribution / Brake Lathe / Tire Machine		By Owner
TOTAL	\$	200,000.00

GENERAL CONDITIONS BREAKDOWN**(ALL PHASES)****(8) – MONTH DURATION ASSUMPTION**

010001	Project Supervision	\$ 166,250.00	(\$ 95.00 hr) X (50) X (35) Weeks
010002	Project Manager (MWS)	35,000.00	(\$100.00 hr) X (10) X (35) Weeks
	(EAG)	9,600.00	(\$120.00 hr) X (10) X (08) Months
010004	Project Support (Clerical)	3,960.00	(\$ 55.00 hr) X (08) X (08) Months
010001	Mobilization	-0-	
010020	License & Bonds Allowance	-0-	
010034	Bluelines / Printing	2,000.00	
010035	Postage / Messenger	500.00	
010037	Travel / Tolls / Parking	-0-	
010050	Legal	2,000.00	
010070	Permits / Fees	By Owner	
010082	Small Tools	2,000.00	
010094	Winter Protection Allowance	-0-	
012000	Excess Utility Charges	By Owner	
013306	Survey / Layout Allowance	14,000.00	
013800	Progress Photos / Drone film	1,000.00	
015100	Temporary Utilities	By Owner	
015302	Barricades / Safety Control	5,000.00	
015400	Watchman / Security	By Owner	
015500	Temporary Roads / Entrances	-0-	
015600	Tarps / Visqueen / Floor protection	2,500.00	
015800	Project Sign	-0-	
015900	Field Office	-0-	
015901	Field Office Utilities	-0-	
015902	Telephone	2,400.00	
015903	Temporary Toilets	2,400.00	
015904	Field Office Supplies / Equip.	1,000.00	
016460	Lifts / Hoists / Forklift	10,000.00	
016490	Dewater / Pumping Allowance	-0-	
017001	General Clean Up	-0-	
017002	Dumpsters Allowance	15,000.00	(30) @ \$500.00
017100	Final Cleaning / Showroom	6,000.00	
019001	Project Petty Cash	-0-	
TOTAL	GENERAL CONDITIONS	\$ 280,610.00	



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Budget Amendment for Emergency Costs – Contractor Support/ Post Storm Cleanup

PURPOSE

As a result of the EF-1 tornado that occurred on July 15, 2024, the Village has incurred emergency costs for cleanup of the debris. This cost could not have been anticipated during the budget process; therefore, staff requests a budget amendment to reallocate funds from the Contingency Funds line item in the Finance Department's budget, to the Lawn and Maintenance Emergency Tree Removal-Contractual line item and Rental Equipment line item in the Public Works Department's budget. This adjustment is needed to cover cleanup assistance costs for Winkler Tree & Lawn Service of LaGrange Park, IL, who aided in the post-storm cleanup efforts. As a result of collecting tree debris, Public Works must also rent a commercial-grade tub grinder/mulcher from Steve Piper & Sons, Inc. (scheduled for arrival in September 2024) to mulch all of the collected storm debris that is stored behind the Brian Carey Training Center.

PROCESS

On July 15, 2024, Homewood was struck by an EF-1 tornado (100 m.p.h. winds). Public Works responded immediately, working tirelessly to reopen roads for emergency vehicles and clear storm debris from parkways. Due to the extent and locations of the fallen branches, a crane truck was utilized to safely remove storm debris. It became quickly apparent that Public Works needed assistance in this storm cleanup effort.

Winkler Tree & Lawn Care is currently the Village's contractor contracted to perform tree trimming and emergency tree removal. Winkler Tree was called on July 16, 2024 to provide assistance with the clean-up efforts. Winkler Tree & Lawn Care worked alongside Village staff until July 23, 2024.

The mulching and disposal of the collected storm debris is scheduled for late September 2024. Public Works staff will need to rent heavy equipment for mulching branches and chippings that are currently being stored at the Brian Carey Training Center, located at 1023 W. 191st. Staff contacted Steve Piper & Sons, Inc. of Naperville, IL for the rental of a large tub grinder (18 wheeler trailer device and grapple). Tub grinders are often used in forestry and recycling industries to



process materials like wood, brush, and agricultural waste. By reducing the size of these materials, tub grinders can turn them into valuable products like mulch, compost, and boiler fuel. Tub grinders/mulchers can also reduce the volume of materials, which can save on transportation and dumping costs.



Large Tub Grinder/Mulcher

Winkler Tree & Lawn Care provided two (2) invoices for payment. One totaling \$40,606.92 and the other \$14,617.96, for a grand total of \$55,224.88. The rental of heavy equipment from Steve Piper & Sons, Inc. which will be used to dispose of the collected storm debris in late September 2024 will be \$13,446.

OUTCOME

This budget amendment will allow the Village to cover the emergency costs associated with the removal and disposal of storm debris from the July 15, 2024 tornado.

FINANCIAL IMPACT

- **Funding Source:** General Fund Contingency/ Emergency Funds
- **Budgeted Amount:** \$0 (not anticipated during normal budget process)
- **Budget Amendment:** \$68,670.88
- **Costs:**

Emergency Storm Cleanup	\$55,224.88 (Winkler Tree Service)
Tub Grinder/Mulcher	\$13,446 (Steve Piper & Sons, Inc.)
Total: \$68,607.88	

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Approve a budget amendment and transfer of \$68,670.88 from the Contingency Fund line item to the Public Works Landscape & Maintenance Budget; and waive competitive bidding due to an emergency event and pay invoices for emergency storm-debris removals performed by Winkler Tree and Lawn Care of LaGrange Park, IL; and for the renting of commercial-grade rental equipment from Steve Piper and Sons, Inc. of Naperville, IL to dispose of storm debris for a total amount not to exceed \$68,670.88.

ATTACHMENT(S)

- Winkler Tree & Lawn Care Invoices
- Steve Piper & Sons, Inc. Quote



PO Box 1154
La Grange Park, IL 60526
Call or text at 708-544-1219
clientservices@winklertree.com

INVOICE

Sales Rep Pat Leatherman
Invoice Number 4093
Invoice Date 07/19/24
Payment Terms Net 30

Bill To

Lisa Syren
Village of Homewood
17755 S Ashland Ave
Homewood, IL 60430

Property Address

17755 S Ashland Ave
Homewood, IL 60430

Description	Amount
-------------	--------

Proposal #4727 - Homewood Emergency Response

Storm Damage Response and Clean-Up - Fri, Jul 19	\$40,606.92
--	-------------

Total	\$40,606.92
Credits/Payments	(\$0.00)
Balance Due	\$40,606.92

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$40,606.92	\$0.00	\$0.00	\$0.00	\$0.00



PO Box 1154
La Grange Park, IL 60526
Call or text at 708-544-1219
clientservices@winklertree.com

INVOICE

Sales Rep Pat Leatherman
Invoice Number 4251
Invoice Date 07/23/24
Payment Terms Net 30

Bill To

Lisa Syren
Village of Homewood
17755 S Ashland Ave
Homewood, IL 60430

Property Address

17755 S Ashland Ave
Homewood, IL 60430

Description	Amount
Proposal #4892 - Homewood - Hanger and brush cleanup	
Storm Damage Response and Clean-Up - Mon, Jul 22	\$5,718.70
Storm Damage Response and Clean-Up - Tue, Jul 23	\$7,167.88
Storm Damage Response and Clean-Up - Mon, Jul 22	\$1,731.38

Total	\$14,617.96
Credits/Payments	(\$0.00)
Balance Due	\$14,617.96

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$55,224.88	\$0.00	\$0.00	\$0.00	\$0.00



Steve Piper & Sons, Inc.

Tree Service

31W320 Ramm Drive

Naperville, IL 60564

630-898-6050 info@stevepiperandsons.com

Bid Date: 1/23/2024

Village of Homewood

bdoerr@homewoodil.gov

Bryon 708-805-7101

2024 Tub Grind

Morbark model 1300 tub grinder 8 hour minimum $\$427.50/\text{hr} = \$10,260.00$
Includes operator, fuel and permits.

8hr per day for 3 days

Mobilization fee – one time charge $\$545.00$

Does not include loader or loader operator – to be provided by city.

Optional: Grapple truck with operator, 8 hr minimum $\$110/\text{hr} = \$2,640.00$
8hr per day for 3 days

Note: Customer ensures that all foreign material including but not limited to: concrete, rocks, metal pieces or metal of any kind have been removed. These are damaging to the equipment and must be removed or charges will incur for the possible expensive repairs to the equipment.

You are authorized to do the work as specified. I understand that the only services to be rendered are those detailed on this proposal. I agree to pay the fees set forth on this proposal in full upon completion of the work. I agree to pay all necessary collection costs, including attorney's fees for payments not received within 90 days of completion of the foregoing services.

Signed:

Steve Piper
Steve Piper and Sons, Inc.

Acceptance:

Printed Name

Signature

Date

\$ 13,446.00



Steve Piper & Sons, Inc.

Tree Service

31W320 Ramm Drive

Naperville, IL 60564

630-898-6050 info@stevepiperandsons.com

Item 11. I.

Bid Date: 1/23/2024

Village of Homewood

bdoerr@homewoodil.gov

Bryon 708-805-7101

2024 Tub Grind

Morbark model 1300 tub grinder 8 hour minimum \$427.50/ hr
Includes operator, fuel and permits.

Mobilization fee – one time charge \$545.00

Does not include loader or loader operator – to be provided by city.

Optional: Grapple truck with operator, 8 hr minimum \$110/hr

Note: Customer ensures that all foreign material including but not limited to: concrete, rocks, metal pieces or metal of any kind have been removed. These are damaging to the equipment and must be removed or charges will incur for the possible expensive repairs to the equipment.

You are authorized to do the work as specified. I understand that the only services to be rendered are those detailed on this proposal. I agree to pay the fees set forth on this proposal in full upon completion of the work. I agree to pay all necessary collection costs, including attorney's fees for payments not received within 90 days of completion of the foregoing services.

Signed:

Steve Piper
Steve Piper and Sons, Inc.

Acceptance:

Napoleon Maney
Printed Name

Napoleon Maney
Signature

7/31/2024
Date



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Traffic Control Handhole Replacement

PURPOSE

Traffic control handholes or underground electrical pull boxes are essential components of modern infrastructure. They provide easy access points for maintenance, inspection, and management of underground utilities like electrical cables, telecom lines, and water pipes. The importance of handholes in ensuring the smooth operation of energy infrastructure and communication systems cannot be overstated. They come in various types, including utility vaults, junction boxes, and telecom handholes, each serving a specific purpose.

There are two intersections within Homewood that require replacement of these critical components. The cost of this replacement requires Board approval. Traffic signal lights are the responsibility of the local jurisdiction regardless of the jurisdiction of the roadway. Because the handhold structures are part of the traffic signal light infrastructure, Homewood is responsible for the maintenance and repair of the infrastructure.

PROCESS

The Village of Homewood has a traffic signal maintenance agreement with Meade, Inc. of Willowbrook, IL for traffic signals at several locations within the Village boundaries. During the budgeting process, the Utilities Division brought up the need to replace the traffic control handholes located at 183rd and Dixie Highway and 183rd and Harwood Avenue due to the collapsing of and damage to the underground boxes from heavy road traffic. Both of these locations are intersections which Meade services.

Staff requests the Village Board waive competitive bidding due to utilizing a vendor currently under contract for traffic signal maintenance, and further recommend the Village Board authorize payment for work performed by Meade, Inc. in a total amount of \$25,111. This was for the replacement of traffic control handholes located at the intersections of 183rd and Dixie Highway and 183rd and Harwood Avenue.

OUTCOME



Staff obtained one (1) price quote from Meade, Inc. since we have a current maintenance agreement with this company. The quote was in the amount of \$25,111. Funds to cover this work will be paid from the Capital Project line item for Traffic Control Handhole Replacement, which was budgeted in the amount of \$30,000. This project was \$4,889 under budget.

FINANCIAL IMPACT

- **Funding Source:** Capital Project – Traffic Control Handhole Replacement
- **Cost:** \$25,111

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Waive competitive bidding due to utilizing a vendor currently under contract for traffic signal maintenance; and, authorize payment in the amount of \$25,111 to Meade, Inc. of Willowbrook, IL for the replacement of traffic control handholes located at the intersections of 183rd and Dixie Highway and 183rd and Harwood Avenue.

ATTACHMENT(S)

Meade Invoice



625 Willowbrook Center Pkwy Willowbrook, IL 60527
 Phone (708) 588 -2500 Fax (708) 588 -2501

INVOICE

T
O

VILLAGE OF HOMEBWOOD
 2020 CHESTNUT ROAD
 HOMEBWOOD, IL 60430

REMIT TO:
MEADE, INC.
P.O. BOX 74631
CHICAGO, ILLINOIS 60675-4631

ATTENTION: ACCOUNTS PAYABLE
purchasing@homewoodil.gov

TERMS: NET 45 DAYS

INVOICE NO.
 PLEASE REFER TO THIS
 NUMBER WHEN
 REMITTING
709283

CUSTOMER CODE	YOUR ORDER NO.	JOB NO.	DISPATCH TICKET	INVOICE DATE	
13325		320-1485-2415	24-4307	July 18, 2024	
DESCRIPTION					AMOUNT
RE	TRAFFIC SIGNAL				
LOCATION	183RD & DIXIE & 183RD & HARWOOD				
COMPLETED:	July 11, 2024				
	TO FURNISH ALL MATERIAL, LABOR, AND EQUIPMENT NEEDED TO BREAKDOWN AND RECAP 3 HEAVY DUTY HANDHOLES. COST INCLUDED NEW HEAVY DUTY COVERS AND FRAMES.				
	Original Proposal Amount			\$25,111.00	
	Change Orders to Date				
	Revised Proposal Amount			\$25,111.00	
	Total Earned to Date			\$25,111.00	
	Less: Previous Requests for Payment				
	Net Amount Due This Invoice.....				\$25,111.00

WORK ORDERS BY DAY	GROUNDMAN / HELPER			LINEMAN / JOURNEYMAN			FOREMAN			DAILY
AND NAME	ST	O/T	D/T	ST	O/T	D/T	ST	O/T	D/T	TOTAL
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
GRAND TOTALS	0	0	0	0	0	0	0	0	0	0

DESCRIPTIONS	RATES	TOT HRS
GROUNDMAN / HELPER ST	\$108.51	0
GROUNDMAN / HELPER O/T	\$161.59	0
GROUNDMAN / HELPER D/T	\$214.70	0
LINEMAN / JOURNEYMAN HRS ST	\$139.14	0
LINEMAN / JOURNEYMAN HRS O/T	\$207.16	0
LINEMAN / JOURNEYMAN HRS D/T	\$275.23	0
FOREMAN HRS ST	\$148.44	0
FOREMAN HRS O/T	\$220.98	0
FOREMAN HRS D/T	\$293.54	0

LIST ALL MATERIALS TO BE BILLED:

DESCRIPTION	QTY	UNIT TYPE	UNIT PRICE	EXTENDED TOTAL
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
TOTAL ALL MATERIALS				\$0.00

LIST ALL EQUIPMENT TO BE BILLED

DESCRIPTION	HRS	PRICE PER HR	EXTENDED TOTAL
SERVICE TRUCK		\$30.27	\$0.00
BUCKET TRUCK (42')		\$48.88	\$0.00
AERIAL TRUCK (55')		\$57.59	\$0.00
AERIAL TRUCK (55'-70')		\$64.01	\$0.00
DUMP TRUCK		\$42.87	\$0.00
AUGER TRUCK		\$63.10	\$0.00
BACKHOE		\$45.62	\$0.00
TRENCHER		\$29.91	\$0.00
DIRECTIONAL BORE MACHINE		\$187.00	\$0.00
LOOP TRUCK		\$56.84	\$0.00
AIR COMPRESSOR		\$25.15	\$0.00
CONCRETE SAW		\$17.30	\$0.00
ARROWBOARD		\$4.15	\$0.00
TAG TRAILER		\$7.25	\$0.00
MINI-EXCAVATOR		\$29.91	\$0.00
TOTAL ALL EQUIPMENT			\$0.00



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: A Resolution Suspending the Operations and Dissolving the E-COM Emergency Telephone System Board

PURPOSE

Homewood is a member of E-COM. E-COM is a nine (9) community, intergovernmental agency that provides 911-emergency and non-emergency police and fire dispatching services for nine communities. Similarly, SOUTHCOM is a four (4) member community that provides the same emergency call and dispatch services. Since January 2023, the E-COM and SOUTHCOM Boards of Directors have consistently met to finalize the joining of the two dispatching agencies. The combined 911 Board is ready to begin the process of merging E-COM and SouthCOM into a centralized dispatch and communication system known as E-COM/SOUTHCOM JOINT EMERGENCY TELEPHONE SYSTEM BOARD. In order to perfect the establishment of the Joint Emergency Telephone System Board, the Illinois Statewide 9-1-1 Administrator requires all member communities to suspend the operation and participation in its local Joint Emergency Telephone System Board; thus dissolving the two individual agencies to accommodate the formal establishment of the new joint board.

PROCESS

The Petition for Consolidation of E-COM and SouthCOM is under review by the Statewide 9-1-1 Administrator. On Friday, July 19th, the Administrator informed the Executive Directors of both ECOM and SouthCOM that the Petition requires evidence that the individual members of E-COM and SouthCOM have taken the necessary steps to dissolve their respective current Emergency Telephone System Boards. To address the Statewide 9-1-1 Administrator's requirement, each municipal entity that is a member of E-COM and SouthCOM will have to adopt a Resolution formally dissolving E-COM or SouthCOM respectively.

Each municipality must pass the attached resolution which effectively terminates their respective membership in either the E-COM or SouthCOM Joint Emergency Telephone System Board and receive approval of the Illinois Statewide 9-1-1 Administrator as evidenced by an order of the Illinois Statewide 9-1-1 Administrator to once again operate as a Joint Emergency Telephone System Board and receive surcharge funds collected pursuant to its approved 9-1-1 surcharge referendum.



Member List of E-COM/SOUTHCOM JOINT EMERGENCY TELEPHONE SYSTEM BOARD

E-COM Communities	Population*	South-COM Communities	Population*
Village of South Holland	21,465	Village of Park Forest	21,632
Village of Homewood	19,463	Village of Matteson	19,073
City of Country Club Hills	16,775	Village of Richton Park	12,775
Village of Hazel Crest	13,382	Village of Olympia Fields	4,718
Village of Riverdale	10,663		
Village of Flossmoor	9,704		
Village of Glenwood	8,662		
Village of Thornton	2,386		
Village of East Hazel Crest	1,297		
	103,797		58,198

OUTCOME

Once all municipal resolutions are passed by the respective municipal boards, the resolutions will be forwarded to the Statewide 9-1-1 Administrator for further processing and evaluation.

FINANCIAL IMPACT

N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution of the Village of Homewood Suspending the Operations and Dissolving the E-COM Emergency Telephone System Board.

ATTACHMENT(S)

Resolution

RESOLUTION NO. 3195

**A RESOLUTION OF THE VILLAGE OF HOMEWOOD
SUSPENDING THE OPERATIONS AND DISSOLVING THE
E-COM EMERGENCY TELEPHONE SYSTEM BOARD**

WHEREAS the Village of Homewood established (became a member of) an Emergency Telephone System Board pursuant to referendum (Intergovernmental Cooperation Agreement) (Resolution) and the terms of the Emergency Telephone System Act, 50 ILCS 750 *et seq.*; and

WHEREAS the E-COM Emergency Telephone System Board became a joint 9-1-1 system under ICC Docket No. 05-045 and has a previously established Emergency Telephone System Board hereinafter referred to as the "E-COM JOINT ETSB"; and

WHEREAS on July 25, 2023 the Board of Trustees of the Village of Homewood approved and adopted an Intergovernmental Cooperation Agreement (hereinafter referred to as IGA); which joined the E-COM JOINT ETSB into a centralized dispatch and communication system known as E-COM/SOUTHCAM JOINT EMERGENCY TELEPHONE SYSTEM BOARD for the purpose of providing facilities, equipment, personnel, software, data processing and all other services necessary or incidental to the provisions of emergency and/or municipal dispatch and communication services to its members; and,

WHEREAS the IGA establishes the E-COM/SOUTHCAM JOINT EMERGENCY SYSTEM BOARD in conformity with Section 15.4 of the Illinois Emergency Telephone Act, 50 ILCS 750/1 *et seq.* and defines the duties and powers of the JETSBS in compliance with the Illinois Emergency Telephone Act 50 ILCS 750/1 *et seq.*; and

WHEREAS upon the E-COM/SOUTHCAM JOINT EMERGENCY TELEPHONE SYSTEM BOARD becoming jointly operational and providing enhanced emergency fire and police dispatching to its members and upon approval of the Illinois Statewide 9-1-1 Administrator as evidenced by an order of the Administrator, the IGA provides that the Village of Homewood shall suspend the operation and participation in its local Joint Emergency Telephone System Board; and

WHEREAS the E-COM Joint Emergency Telephone System Board shall not operate as a Joint Emergency Telephone System Board unless and until they would terminate their membership in the E-COM/SOUTHCOM Joint Emergency Telephone System Board and receive approval of the Illinois Statewide 9-1-1 Administrator as evidenced by an order of the Illinois Statewide 9-1-1 Administrator to once again operate as a Joint Emergency Telephone System Board and receive surcharge funds collected pursuant to the its approved 9-1-1 surcharge referendum.

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

SECTION 1: Recitals. The foregoing recitals are a material part of this Resolution and incorporated herein as if they were fully set forth in this section.

SECTION 2: Suspension and Dissolution of the E-COM Joint Emergency Telephone System Board; Transfer of E-COM Joint Emergency Telephone System Board Funds to the E-COM/SOUTHCOM Joint Emergency Telephone System Board. The E-COM (SOUTHCOM) Joint Emergency Telephone System Board shall suspend operation as a Joint Emergency Telephone System Board as of the date the Illinois Statewide 9-1-1 Administrator permits it to operate as a member of the E-COM/SOUTHCOM JOINT EMERGENCY TELEPHONE SYSTEM BOARD. The E-COM Joint Emergency Telephone System Board shall not again operate as a Joint Emergency Telephone System Board and receive surcharge funds collected pursuant to the E-COM Joint Emergency Telephone System Board surcharge referendum. All surcharge funds currently held in the surcharge account of the E-COM Joint Emergency Telephone System Board shall be transferred to the E-COM/SOUTHCOM JOINT EMERGENCY TELEPHONE SYSTEM BOARD.

SECTION 3: Repealer. The specific terms and conditions of this Resolution shall prevail against other existing ordinances or resolutions of the Village of Homewood to the extent there may be any conflict. All existing resolutions of the Village of Homewood which directly conflict with the terms of this resolution are herein repealed.

SECTION 4: Effective Date. This Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED THIS 13th DAY OF AUGUST, 2024.

AYES: _____

NAYS: _____

ABSENT: _____

Village President, Richard Hofeld

ATTEST:

Village Clerk, Marilyn Thomas

(seal)



BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 13, 2024

To: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Proposed Designation of 183rd West TIF District

PURPOSE

The proposed 183rd West Tax Increment Financing (TIF) Redevelopment Project Area consists of two parcels currently located in the Kedzie Gateway TIF District, established by the Village of Homewood in 2021. The Village has determined that this area would not be redeveloped in a coordinated manner without adopting a Tax Increment Financing (TIF) Redevelopment Plan. Staff has engaged Ryan LLC (formerly Kane, McKenna & Associates) to assist in a redevelopment plan for the two (2) parcels comprised of approximately eight (8) acres and two (2) buildings - the former Brunswick Zone/Big Lots building (3043-3055 183rd Street) and the Park West Plaza (3003-3025 183rd Street) to establish the 183rd West TIF District.

PROCESS

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

The Joint Review Board (JRB) met on January 25, 2024. The JRB consists of representatives from each taxing district within the boundaries of the new TIF District. The JRB voted affirmatively to recommend the Village Board approval of the creation of the 183rd West TIF District.

On July 23, 2024, the Village held a public hearing. Ryan LLC presented the redevelopment project and plan, Village strategic and fiscal planning, TIF qualifying factors, and the key elements of the TIF Plan. The plan and project presented at the public hearing support the qualification as a “conservation area.”

OUTCOME

Tax Increment Financing is an economic development tool that uses future tax revenues to finance redevelopment activity. The intersection of Kedzie and 183rd is an important gateway into the Village. The 183rd West TIF district would allow the Village to use tax increment financing to alleviate conditions that deter private investment in the area.



FINANCIAL IMPACT

Funding Source: No Financial Impact

- **Budgeted Amount:** N/A
- **Cost:** \$0

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance amending the Kedzie Gateway TIF (to remove the two parcels); and, approve three ordinances creating the 183rd West Tax Increment Financing District: (1) approving the redevelopment plan, (2) designating the redevelopment project area, and (3) adopting tax increment allocation financing.

ATTACHMENT(S)

- Ordinance amending the Kedzie Gateway TIF
- Ordinance approving the redevelopment plan
- Ordinance designating redevelopment project area
- Ordinance adopting tax increment allocation financing

ORDINANCE M-2302**AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, AMENDING THE REDEVELOPMENT PLAN AND PROJECT FOR THE KEDZIE GATEWAY TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

WHEREAS, On October 12, 2021, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, (the "Village") adopted ordinances M-2196, M-2197, and M-2198 approving the redevelopment plan and project, designating the redevelopment project area, and adopting tax increment allocation financing for the Kedzie Gateway TIF; and

WHEREAS, the President and Board of Trustees find it desirable to amend the redevelopment plan and project by removing parcels from the redevelopment project area; and

WHEREAS, Section 11-74.4-5(c) of the Tax Increment Allocation Redevelopment Act authorizes the Village to amend the redevelopment plan and project without convening the joint review board, conducting a public hearing, or provided other notice required by the TIF Act, provided the changes do not (1) add additional parcels of property to the redevelopment project area, (2) substantially change the general land uses proposed in the redevelopment project area, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost by more than 5% after adjustment for inflation, (5) add additional redevelopment project costs to those set out in the redevelopment plan, or (6) increase the number of residential units to be displaced from the redevelopment project area.

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

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

Section 2. Finding. The Corporate Authorities find that amending the redevelopment plan and project as provided in this ordinance by removing parcels of property from the redevelopment project area does not require any of the notice, public hearing, or joint review board requirements found in Section 11-74.4-5(c) of the Act.

Section 3. Amendment of Plan and Project. The Plan and Project for the Kedzie Gateway Tax Increment Financing Redevelopment Project Area originally approved October 12, 2021, is amended by removing from the redevelopment project area the parcels of property legally described in Exhibit A and depicted in Exhibit B. The remaining redevelopment project area is depicted in Exhibit C.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

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

Section 6. Clerk to Notify Affected Taxing Districts and Interested Parties Registrants and Publish. No later than 10 days following adoption of this Ordinance, the Village Clerk shall (1) mail a copy of this Ordinance to each affected taxing district; (2) mail a copy of this Ordinance to all registrants on the Kedzie Gateway TIF interested parties registry; and (3) publish a copy of this ordinance without Exhibits B and C in a newspaper of general circulation within the Redevelopment Project Area.

ATTACHMENTS:

EXHIBIT A - Legal Description of parcels removed from the Redevelopment Project Area

EXHIBIT B - Map of parcels removed from the Redevelopment Project Area

EXHIBIT C - Map of Amended Redevelopment Project Area

PASSED on August 13, 2024.

AYES _____ NAYS _____ ABSENT _____

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN UPHAM SUBDIVISION, RECORDED JULY 28, 1970 AS DOCUMENT NUMBER 21221730 IN BOOK 824 OF PLATS, PAGE 24;

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

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, SAID EAST LINE ALSO BEING THE EAST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN UPHAM SUBDIVISION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

MAP OF PARCELS REMOVED
FROM THE REDEVELOPMENT PROJECT AREA

EXHIBIT C

Map of Amended Redevelopment Project Area

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

After the roll being called, the following Trustee voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on August 13, 2024, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the 183rd West Tax Increment Financing Redevelopment Project Area

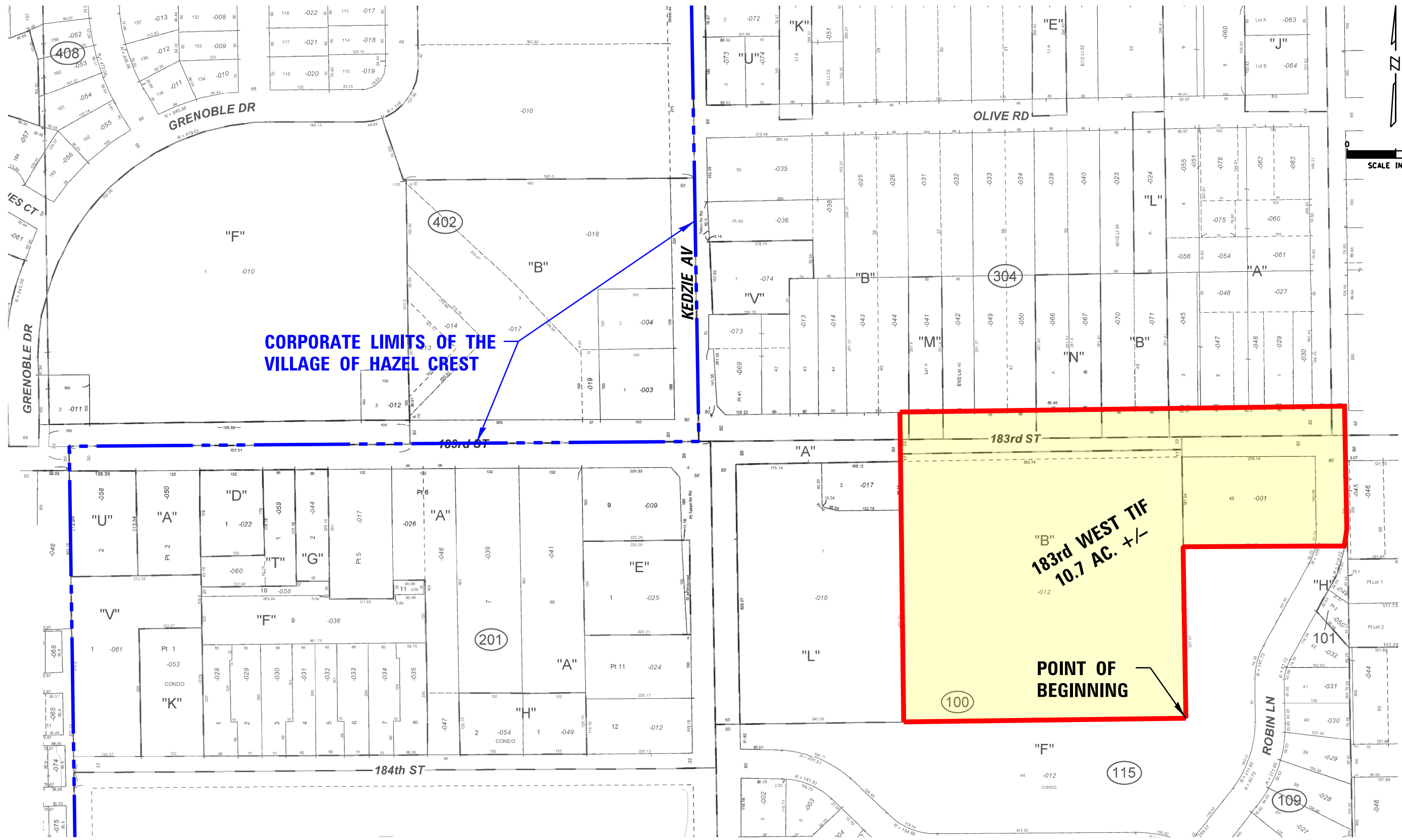
a true, correct and complete copy of which said ordinance as adopted at the meeting appears in the foregoing transcript of the minutes of the meeting.

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

IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on _____, 2024.

Village Clerk

(SEAL)



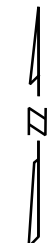
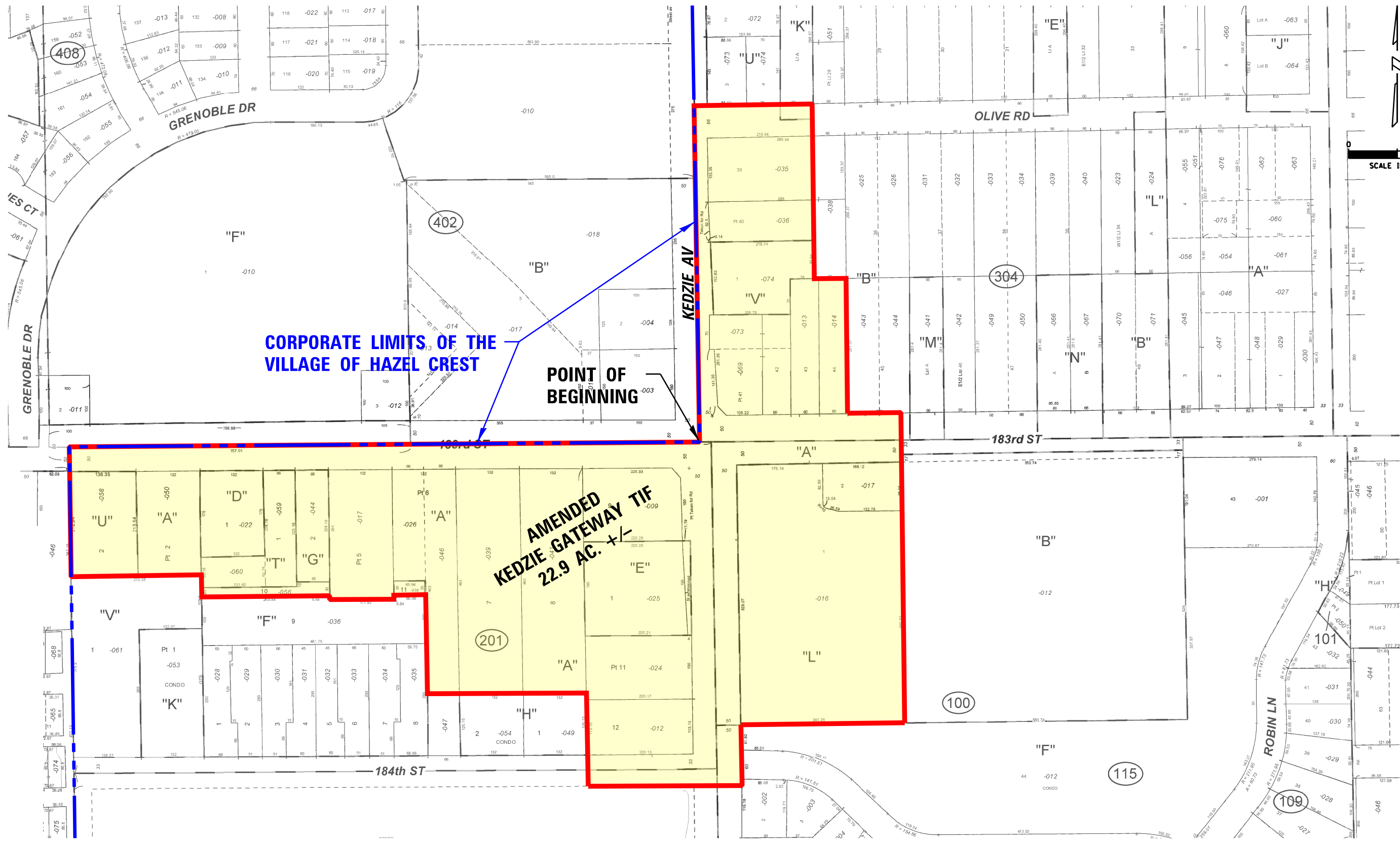
CORPORATE LIMITS OF THE VILLAGE OF HAZEL CREST

"B" 183rd WEST TIF 10.7 AC. +/-
POINT OF BEGINNING

CB
CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 9575 West Higgins Road
 Suite 600, Rosemont, Illinois 60018
 (847) 823-0500

183rd WEST TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	210319
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	11-27-2023	TIF21319B



CB
CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 9575 West Higgins Road
 Suite 600, Rosemont, Illinois 60018
 (847) 823-0500

AMENDED KEDZIE GATEWAY TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	210319
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	06-17-2021	TIF21319A

REVISED: 07-16-2021, 11-27-2021

HOMEWOOD\210319\SURVEY\TIF210319A.SUR

ORDINANCE M-2303

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE 183RD WEST TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the "Act"), for a proposed redevelopment project area known as the 183rd West Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the "Area"), which Area is in the aggregate more than one and one-half acres, as described in Section 2(a) of this Ordinance, to be developed pursuant to a proposed "redevelopment plan" (as that term is defined in the Act) (the "Plan"), which includes a proposed "redevelopment project" (as that term is defined in the Act) (the "Project") and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the "Corporate Authorities") on January 9, 2024 adopted an ordinance proposing the establishment of the Area and calling a public hearing for March 12, 2024 concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

First Ordinance

WHEREAS, due notice regarding this hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by Certified Mail on January 10 , 2024, by publication in the Daily Southtown on February 13, 2024 and February 15, 2024, and by Certified Mail to taxpayers within the Area on January 12 , 2024; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on January 25, 2024, at the time and location described in this notice, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board’s recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “conservation area” set forth under the Act; and are generally informed of the conditions existing in the Area; and

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

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

First Ordinance

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

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

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

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

- Section 2. Findings. The Corporate Authorities make these findings:
- a. The Area is legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached and incorporated herein as if set out in full by this reference.
 - b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act.
 - c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably expected to be developed without the adoption of the Plan.

First Ordinance

d. The Plan and Project conform to the comprehensive plan for the development of the Village.

e. As stated in the Plan, it is anticipated that the estimated date of completion of this Redevelopment Project and retirement of obligations issued to finance redevelopment project costs shall not be later than December 31 of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements on them that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 3. Plan and Project Approved. The Plan and Project, which were the subject of the public hearing convened on March 12, 2024, continued to June 25, 2024, and concluded on July 23, 2024 are adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached and incorporated as if set out in full by this reference.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

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

ATTACHMENTS:

EXHIBIT A - Legal Description

EXHIBIT B - General Street Location

EXHIBIT C - Map of Redevelopment Project Area

EXHIBIT D - Redevelopment Plan and Project

PASSED on August 13, 2024.

AYES _____ NAYS _____ ABSENT _____

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN UPHAM SUBDIVISION, RECORDED JULY 28, 1970 AS DOCUMENT NUMBER 21221730 IN BOOK 824 OF PLATS, PAGE 24;

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

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, SAID EAST LINE ALSO BEING THE EAST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN UPHAM SUBDIVISION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

GENERAL STREET LOCATION

The redevelopment project area is located in the southwest portion of the Village and consists of two (2) tax parcels east of the intersection of Kedzie Avenue and 183rd Street, south of 183rd Street and west of Robin Lane.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

After the roll being called, the following Trustee voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on August 13, 2024, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the 183rd West Tax Increment Financing Redevelopment Project Area

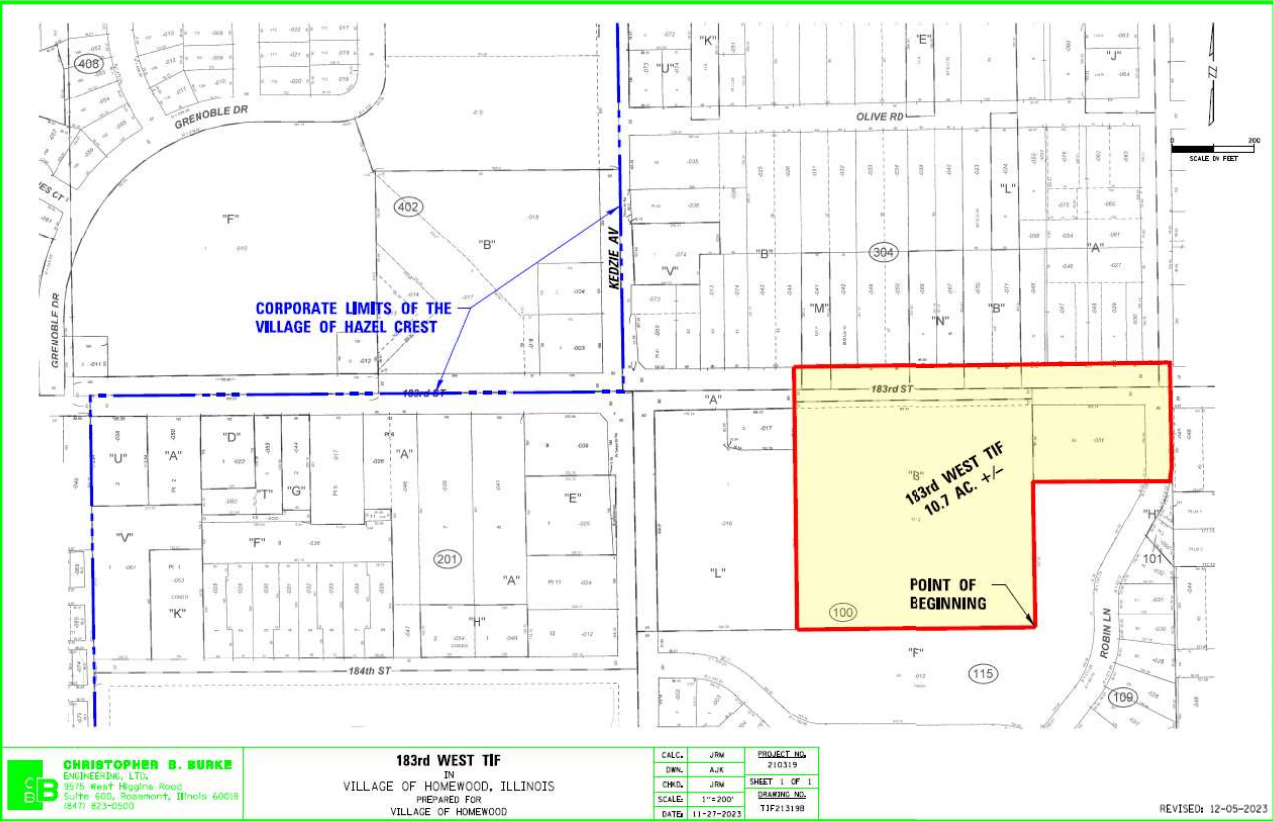
a true, correct and complete copy of which said ordinance as adopted at the meeting appears in the foregoing transcript of the minutes of the meeting.

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

IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on _____, 2024.

Village Clerk

(SEAL)



CHRISTOPHER B. BURKE
 ENGINEER, LTD.
 2575 West Higgins Road
 Suite 600, Rosemont, Illinois 60018
 (847) 823-0500

183rd WEST TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 VILLAGE OF HOMEWOOD

CALC.	JRM	PROJECT NO.	210319
DRN.	AJK	SHEET 1 OF 1	
CHKD.	JRM	DRAWING NO.	TJF213198
SCALE:	1"=200'	DATE:	11-27-2023

REVISED: 12-05-2023

S:\HOMEWOOD\2023\TIF SURVEY\TIF183R.BUR

Draft Date: 12/19/23

**VILLAGE OF HOMEWOOD, ILLINOIS
183rd WEST TIF DISTRICT REDEVELOPMENT
PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

Prepared By:

**Village of Homewood, Illinois
&
Ryan, LLC**

March 2024

VILLAGE OF HOMEWOOD
183rd WEST TIF DISTRICT TIF REDEVELOPMENT PLAN
TABLE OF CONTENTS

- I. Introduction..... 1
 - A. Overview of Tax Increment Financing (TIF) 2
 - B. The Redevelopment Plan 2
 - C. Findings Pursuant to the TIF Act 3
- II. Redevelopment Project Area 4
 - A. Redevelopment Project Area Summary 4
 - B. Legal Description of Redevelopment Project Area..... 4
- III. Redevelopment Goals 5
 - A. Village Goals..... 5
 - B. Redevelopment Project Area Goals 6
- IV. Evidence of Lack of Development and Growth 7
 - A. Qualification Report..... 7
 - B. Findings..... 7
- V. Assessment of Fiscal Impact on Affected Taxing Districts..... 8
- VI. Housing Impact Study..... 9
- VII. Redevelopment Project 10
 - A. Redevelopment Activities 10
 - B. General Land Use Plan..... 11
 - C. Additional Design and Control Standards..... 11
 - D. Eligible Redevelopment Project Costs..... 11
 - E. Sources of Funds to Pay Redevelopment Project Costs..... 20
 - F. Nature and Term of Obligations 20
 - G. Most Recent and Anticipated Equalized Assessed Value (EAV)..... 21
- VIII.. Scheduling of Redevelopment Project..... 22
 - A. Redevelopment Project 22
 - B. Commitment to Fair Employment Practices and Affirmative Action..... 22
 - C. Completion of Redevelopment Project 23
- IX. Provisions for Amending the Redevelopment Plan and Project..... 24
- Exhibit 1 Boundary Map 24
- Exhibit 2 Legal Description..... 24
- Exhibit 3 Qualification Report..... 24
- Exhibit 4 Existing Land Use Map 24
- Exhibit 5 Proposed Land Use Map..... 24

I. Introduction

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

The proposed 183rd West TIF Redevelopment Project Area consists of two parcels currently located in the Kedzie Gateway Tax Increment Financing Redevelopment Project Area (“Kedzie Gateway TIF District”), established by the Village of Homewood in 2021 at, and around the intersection of Kedzie Avenue and 183rd Street. The intersection of 183rd Street and Kedzie Avenue is considered by the Village to be a key gateway into the Village. The Village’s 1999 Comprehensive Plan (the “1999 Comprehensive Plan”) recognizes 183rd Street as “a major east/west entryway into the Village allowing for a southern grand access-way to the Downtown”. The 1999 Comprehensive Plan also notes that regional retail market shifts “will create the need for additional local retail shopping within the Downtown and along 183rd Street”. Programmed commercial development is recommended as part of the 1999 Comprehensive Plan calling for “expansion of the existing commercial pattern of commercial uses within the northeastern quadrant of 183rd and Kedzie Avenue”. Proximity of the Kedzie and 183rd Street intersection to the commuter rail station and the existing Downtown Transit Oriented Development Tax Increment Financing District (“TOD TIF District”) is also important for coordination and planning for integrated uses, infrastructure, and continuity.

The Village, with the assistance of Ryan, has commissioned this Redevelopment Plan (the “Redevelopment Plan”) in order to alleviate those conditions which deter private investment in the area and to meet the Village’s redevelopment goals and objectives. Specifically, the Village intends to amend the Kedzie Gateway TIF to remove these two parcels to create a new “183rd West TIF “This represents an opportunity to enhance the approximately 33 acres of property located at the gateway, and to better position the area in relation to marketplace trends impacting both retail and auto industry uses.

Given these conditions, the Village has determined that the proposed TIF District would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan.

A. Overview of Tax Increment Financing (TIF)

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

B. The Redevelopment Plan

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

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

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

C. Findings Pursuant to the TIF Act

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

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

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

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

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

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA consists of two (2) tax parcels generally located on the south side of 183rd Street, east of Kedzie Avenue and west of Robin Lane. Existing land uses within the RPA include commercial, and retail uses. Please see Exhibit 1 for a boundary map of the RPA.

B. Legal Description of Redevelopment Project Area

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

III. Redevelopment Goals

A. Village Goals

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

An important underlying document is the Comprehensive Plan, which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarizes goals in the 1999 Comprehensive Plan that are applicable to the 183rd West RPA.

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

Element	Goals/Objectives
Provide commercial districts which will serve the needs of area residents and enhance the overall quality of life in the community	Promote commercial development on vacant or under-utilized land parcels only where it will serve to strengthen existing commercial districts
	Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas
	Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on the specifics of the proposal
	Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements.

Source: Village of Homewood 1999 Comprehensive Plan (2015)

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

B. Redevelopment Project Area Goals

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

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

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

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

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

IV. Evidence of Lack of Development and Growth

A. Qualification Report

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

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

B. Findings

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

Factors which constitute evidence of the property as a “conservation area” and which impair sound growth in the RPA are: (i) lag in EAV, (ii) excessive vacancies, (iii) deterioration of structures or site improvements, (iv) presence of structures below minimum code standards, and (v) obsolescence.

V. Assessment of Fiscal Impact on Affected Taxing Districts

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

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

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

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

VI. Housing Impact Study

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

A housing impact study is not required to be completed because the Village will certify that it will not displace ten or more residential units and no residential uses are located within the RPA.

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

VII. Redevelopment Project

A. Redevelopment Activities

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

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

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

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

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

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

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

B. General Land Use Plan

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

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

C. Additional Design and Control Standards

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

D. Eligible Redevelopment Project Costs

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

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

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

or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

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

housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of

1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. *Library Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure

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

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

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

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

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

13. *Job Training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. *Interest Costs* – incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
 - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the

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

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

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

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

The TIF Act prohibits certain costs, including the following:

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

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

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

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

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

Table 2. Redevelopment Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land and Property Acquisition and Assembly Costs (including Relocation Costs)	\$ 3,500,000
Site Preparation, Demolition, and Environmental Cleanup.	\$ 3,500,000
Public Works or Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	\$ 5,500,000
Rehabilitation of Existing Structures	\$ 2,500,000
Professional Service Costs (Including without limitation Planning, Legal, Engineering, Architectural, Financial, Administrative, Annual Reporting and Marketing) Redeveloper Interest Costs Pursuant to the Act	\$ 1,000,000
Interest Rate Rebate (30% of annual private investments costs per the TIF Act)	\$ 1,000,000
School Tuition/Library Costs/Capital Improvements (per the TIF Act)	\$ 0
Job Training	\$ 500,000
TOTAL ESTIMATED TIF BUDGET	\$17,500,000

Notes:

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

E. Sources of Funds to Pay Redevelopment Project Costs

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

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

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

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

F. Nature and Term of Obligations

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

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

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from

time to time in order to implement this Redevelopment Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

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

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

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

The most recent estimate of equalized assessed valuation (EAV) for tax year 2022 of the property within the RPA is approximately \$3,010,653. This is only an estimate and is to be certified by the County subsequent to adoption of the Village’s TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$10,000,000 to \$15,000,000.

VIII. Scheduling of Redevelopment Project

A. Redevelopment Project

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

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

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

B. Commitment to Fair Employment Practices and Affirmative Action

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

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

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

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

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

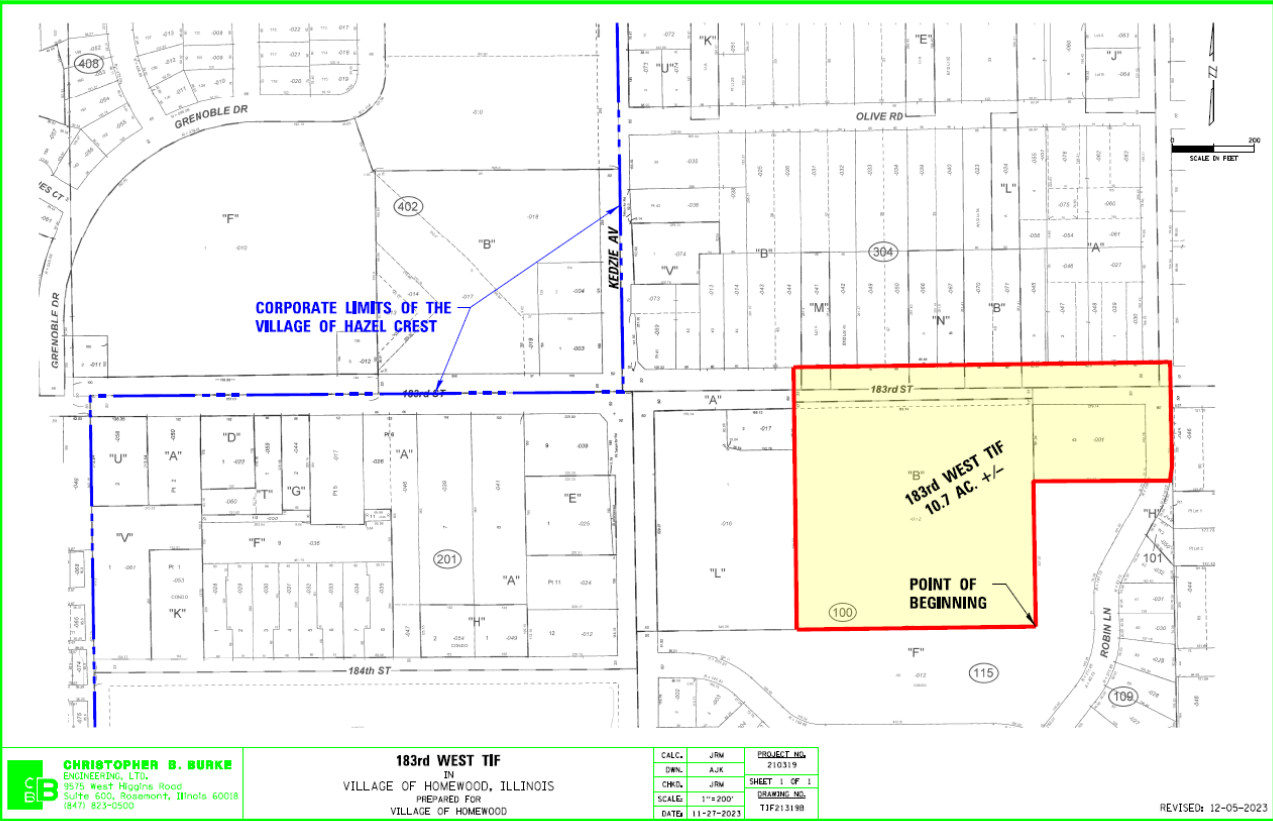
C. Completion of Redevelopment Project

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

IX. Provisions for Amending the Redevelopment Plan and Project

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

EXHIBIT 1
BOUNDARY MAP



CB
CHRISTOPHER B. BURKE
ENGINEERING, LTD.
3215 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

183rd WEST TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
VILLAGE OF HOMEWOOD

CALC.	JRM	PROJECT NO.	210319
DRAWN	AJK	SHEET 1 OF 1	
CHKD.	JRM	DRAWING NO.	TIF213198
SCALE	1"=200'		
DATE	11-27-2023		

REVISED: 12-05-2023

S:\HOMEWOOD\210319\SURVEY\TIF213198.SUP

EXHIBIT 2
LEGAL DESCRIPTION

183RD WEST TIF – VILLAGE OF HOMEWOOD, ILLINOIS

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN UPHAM SUBDIVISION, RECORDED JULY 28, 1970 AS DOCUMENT NUMBER 21221730 IN BOOK 824 OF PLATS, PAGE 24;

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

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, SAID EAST LINE ALSO BEING THE EAST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN UPHAM SUBDIVISION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT 3
QUALIFICATION REPORT

**VILLAGE OF HOMEWOOD
TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT
PROPOSED 183rd WEST TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

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

Prepared For: Village of Homewood, Illinois

Prepared By: Ryan

March, 2024

**VILLAGE OF HOMEWOOD
TIF QUALIFICATION REPORT
183rd WEST TIF DISTRICT
REDEVELOPMENT PROJECT AREA**

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
I.	Introduction and Background	1
II.	Qualification Criteria Used	3
III.	The Study Area	6
IV.	Methodology of Evaluation	7
V.	Qualification of Proposed RPA Findings of Eligibility	8
VI.	Summary of Findings and Overall Assessment of Qualification	11

Appendix I - TIF District Boundary Map

Appendix II - Tax Parcels

I. INTRODUCTION AND BACKGROUND

In considering the designation of the proposed 183rd West TIF District Redevelopment Project Area (“TIF District”), the Village of Homewood (the “Village”) has authorized the study of the area indicated in the map attached hereto as Appendix I (the “Study Area”) to determine whether it qualifies for consideration as a “redevelopment project area” (“TIF”) pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“TIF Act” or the “Act”). Ryan has agreed to undertake the study of the Study Area. The Study Area consists of two (2) tax parcels (as described in Appendix II) comprised of approximately eight (8) acres and two (2) buildings. The proposed TIF designation will serve to improve the Village’s western gateway along 183rd Street.

The proposed TIF District was found to have various qualification factors that would enable the Village to designate the Study Area as a “conservation area” as defined in the TIF Act. Both of the two (2) buildings within the Study Area, or one hundred percent (100%), are thirty-five (35) years in age or older. These building ages qualify the Study Area as a “conservation” area. Additional qualifying factors in the Study Area include obsolescence, deterioration, excessive vacancies, lagging or declining EAV and structure below minimum code standards.

Village Objectives

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

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

Source: Village of Homewood Comprehensive Plan

Given these Village objectives under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote the immediate redevelopment of the proposed TIF District in response to currently proposed redevelopment activities. The Village had previously identified the Study Area as one of the Village’s economic development target areas and included it in the Village’s Kedzie Gateway Tax Increment Financing Redevelopment Project Area (“the Kedzie Gateway TIF”) established in 2021, as a larger area that had experienced trending upward vacancies over the prior few years. Now, the Village intends to amend the Kedzie Gateway TIF to remove these two parcels with which to create a new 183rd West TIF District Redevelopment Project Area and to implement a new, separate “redevelopment plan” as defined in the TIF Act (the “TIF Redevelopment Plan”) by undertaking certain redevelopment proposals to accelerate an increase of the tax base for these two parcels.

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

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Ryan examined the Study Area from November 2023 thru the date of this report, and reviewed information collected for the Study Area to determine the presence or absence of appropriate qualifying factors listed in the TIF Act. The relevant sections of the TIF Act are found below. The TIF Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a “redevelopment project area” is:

“an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area.”

Under the TIF Act, a “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of 3 or more of the factors identified below may be considered as a “conservation area”.

Conservation Area

In accordance with the TIF Act, Ryan assessed the following factors to determine qualification of the Study Area as a “conservation area”. Pursuant to the TIF Act, such an area qualifies as a “conservation area” provided that:

If improved, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

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

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface

cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lagging or Declining EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Study Area consists of two (2) tax parcels generally located on the south side of 183rd Street, east of Kedzie Avenue and west of Robin Lane.

IV. METHODOLOGY OF EVALUATION

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

- 1) A site survey of the area was undertaken by representatives from Ryan.
- 2) Ryan completed an exterior evaluation of structures, as part of the review. Additionally, Ryan assessed 2017 through 2022 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). Ryan reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- 4) The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The area was examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of Ryan’s evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of part of the proposed TIF District as a “conservation area”.

A. Conservation Area Threshold Factors

Age

According to building permit data provided by Village staff and data from the Cook County Assessor’s office, both of the two structures, or one hundred percent (100%), will be 35-years of age or older upon adoption of the proposed ordinances creating the TIF District by the Village Board.

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

1. Lag or Decline in EAV:

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

The table below indicates that the total EAV of the Redevelopment Project Area has been increasing at an annual rate that is less than the annual CPI for three (3) of the last five (5) calendar years for which information is available.

	2022	2021	2020	2019	2018	2017
Total	3,010,653	3,092,003	3,319,267	2,697,370	3,940,974	3,639,514
%change from Previous Year	-2.63%	-6.85%	23.06%	-31.56%	8.28%	
Village of Homewood	375,659,471	382,833,761	415,209,742	358,598,079	361,124,411	372,186,168
Balance of Village EAV	372,648,818	379,741,758	411,890,475	355,900,709	357,183,437	368,546,654
Percent increase/decrease	-1.87%	-7.81%	15.73%	-0.36%	-3.08%	
CPI-All Urban Consumers	8.00%	4.70%	1.20%	1.80%	2.40%	

2. Excessive Vacancies:

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

Both of the properties within the Study Area suffer from extensive vacancies. For example, the property located at 3055 183rd Street consists of a former approximately 54,000 square-foot Brunswick Zone bowling facility and Big Lots retail store. The Brunswick Zone facility was abruptly closed in January 2015 and has been vacant since that time. The Big Lots retail store closed in October 2021, and it has been vacant since. The second property within the Study Area, located at 3003-3029 W. 183rd Street consists of an approximately 12,000 square foot “Park West Plaza” retail strip shopping center. Five (5) of its nine (9) commercial units, or fifty-five percent (55%) are currently vacant. One of these five commercial units has been vacant since 2012, another two of these five vacancies date back to 2013, another has been vacant since 2014, and the fifth has been vacant since 2022. All of these vacancies, taken together, represent almost sixty-four percent (64%) of the eleven (11) total commercial units within the Study Area, and have therefore become a significant adverse influence on the area due to both their duration and extent.

3. Deterioration of Site Improvements and Structures

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration of building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

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

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

Deterioration such as that described above has been documented by the Village in multiple notices of code enforcement violations to property owners within the Study Area over the last several years, including for potholes, parking lot pavement sealing, parking lot striping paint, weed growth, roof leaks, painting, signage, retaining walls, debris removal, and tuckpointing.

4. Presence of Structures Below Minimum Code Standards:

Pursuant to the Act, structures below minimum code standards are structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

The Brunswick/Big Lots property was issued a demolition order by the Village in January 2020 citing dilapidation that is “so out of repair as to be dangerous and unsafe for human occupancy” and was “declared a nuisance and dangerous to public safety.” The Village subsequently condemned the property and, in October 2022, acquired this property pursuant to a settlement agreement with the property owner who had failed to address any code violations cited by Village staff over time. Currently, this property continues to have outstanding fire safety code violations. In addition, the Park West Plaza retail center currently has such violations as unsafe electrical systems, inadequate fire separation assemblies, and Village-mandated roof replacement. In addition to these life and safety code violations, both properties have also been cited with various maintenance violations.

5. Obsolescence:

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

Functional obsolescence can be present due to age, physical condition, poor layout and building orientation. As mentioned previously, the Brunswick property is 45 years old and the retail strip center property is 35 years old. These advanced ages, along with their associated deterioration described previously, contribute to their obsolescence in comparison to contemporary construction and development standards.

Another example of functional obsolescence is the now eight-year-old vacancy of the Brunswick Zone space and the now complete vacancy (attributable to the closing of the Big Lots retail store) as of October 2022. These vacancies are evidence of the obsolescence of older, larger, limited-use buildings like this, given recent trends in marketplace competition and newer retail trends. In addition, the 55% vacancy rate at the Park West Plaza retail center contributes to its potential obsolescence. These vacancy patterns suggest that these structures are no longer well suited for their original intended use.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

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

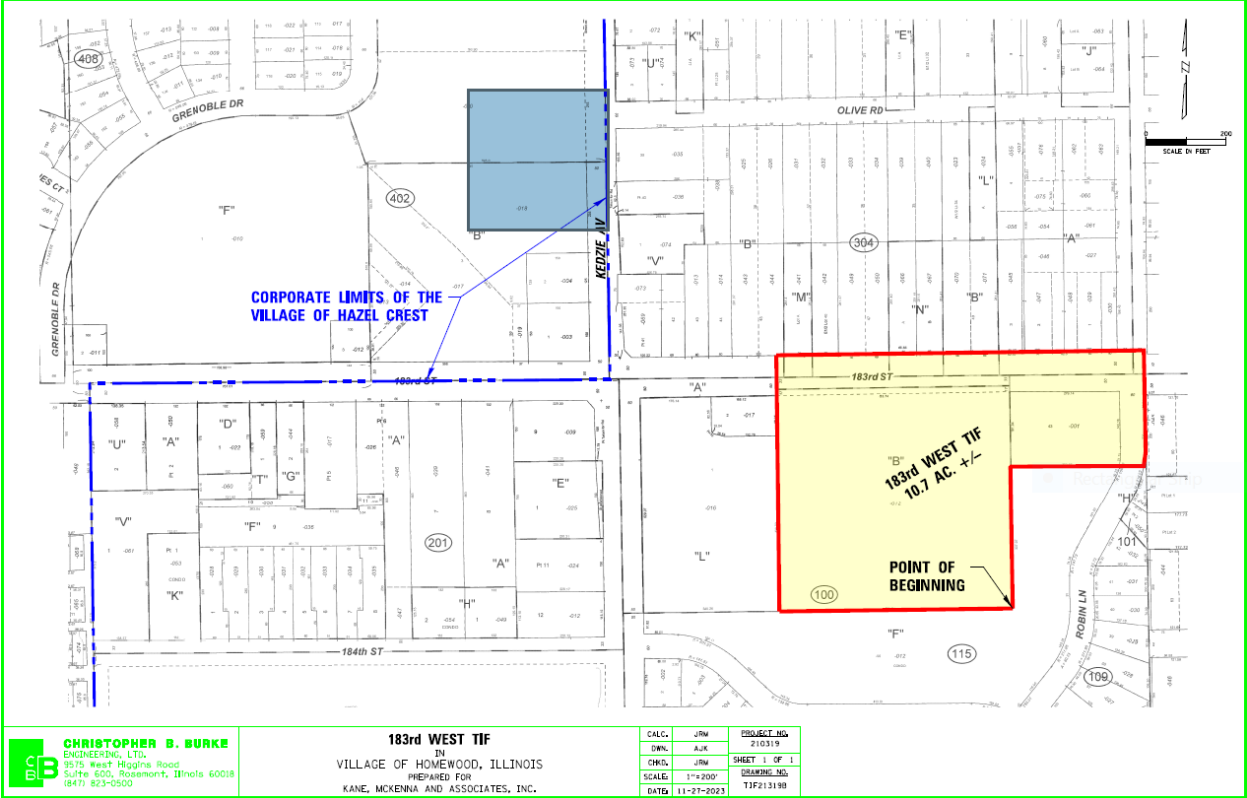
1. The area is contiguous and is greater than 1½ acres in size;
2. The area qualifies as a “conservation area;”;
3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of Ryan, provide the Village with sufficient justification to consider designation of the area as a TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction and retention as well as the coordination of redevelopment efforts for modern uses. These efforts will be important to the area’s continued improvement and preservation of tax base.

APPENDIX I

TIF DISTRICT BOUNDARY MAP



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Suite 600, Rosemont, Illinois 60018
1847) 823-0500

183rd WEST TIF
IN
VILLAGE OF HOMEWOOD, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRW	PROJECT NO.	210319
DWN.	AJK	SHEET 1 OF 1	
CHKD.	JRW	DRAWING NO.	TIF21319B
SCALE	1"=200'		
DATE	11-27-2021		

APPENDIX II
TAX PARCELS

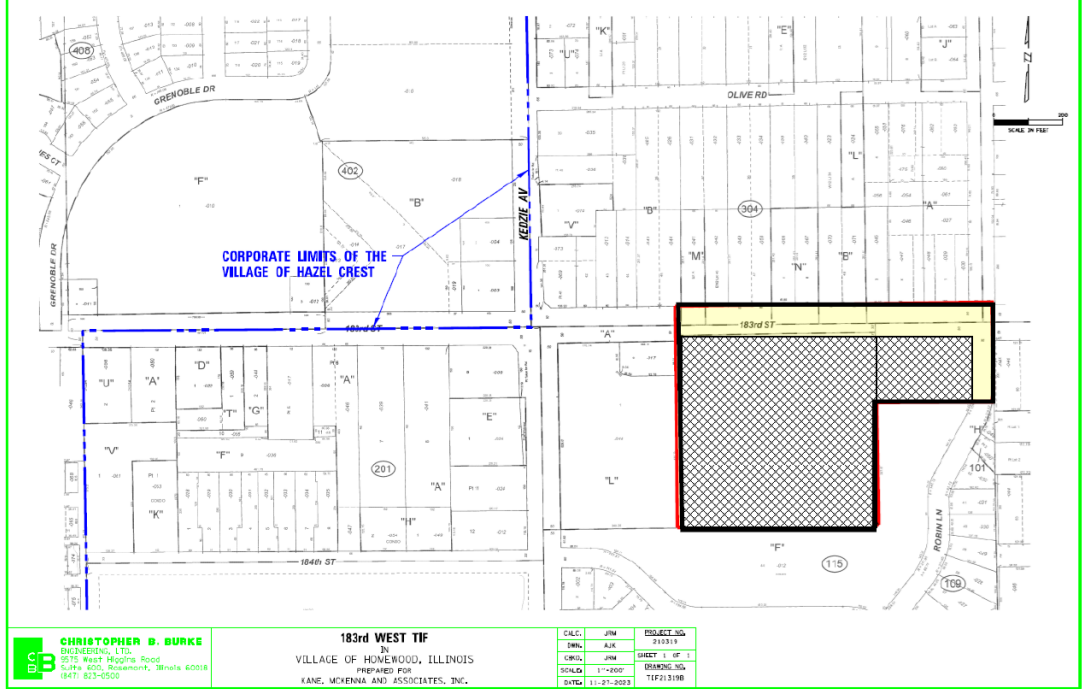
31-01-100-012
31-01-115-001


EXHIBIT 4
EXISTING LAND USE MAP

Existing Land Use Map

Village of Homewood

183rd West RPA



-  Proposed Boundary
-  Parcels
- Existing Land Use**
-  Commercial

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183rd WEST TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 KANE, MICHENK AND ASSOCIATES, INC.

DATE	BY	PROJECT NO.
DATE	BY	SHEET # OF #
SCALE		DRAWING NO.
DATE		TIF#

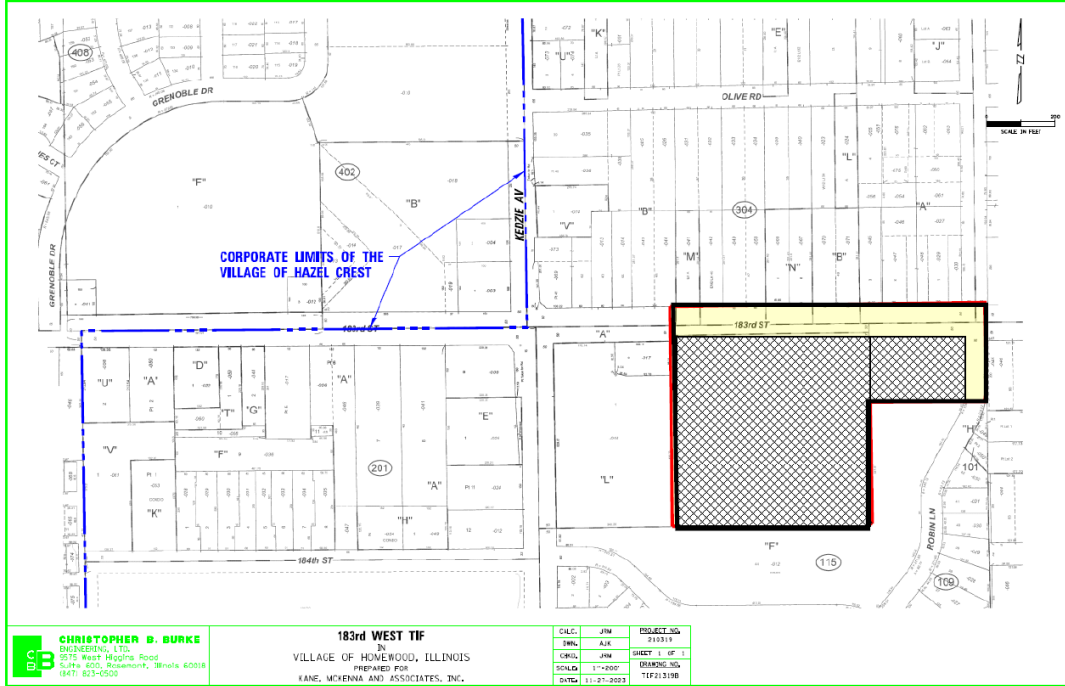
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
EXHIBIT 5
PROPOSED LAND USE MAP

Proposed Future Land Use Map

Village of Homewood

183rd West RPA



-  Proposed Boundary
-  Parcels
- Proposed Land Use**
-  Commercial

CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 5075 West Higgins Road
 Suite 600, Rosemont, Illinois 60018
 847-633-6500

183rd WEST TIF
 IN
 VILLAGE OF HOMEWOOD, ILLINOIS
 PREPARED FOR
 KANE, MCKENNA AND ASSOCIATES, INC.

DATE	JUN	PROJECT NO.
DRAWN	AJK	113313
CHECKED	JWM	SHEET 1 OF 1
SOLD	3-7-2007	DRAWING NO.
DATE	11-21-2003	TIF#13198

S:\HOMWOOD\183RD SURVEY\TIF\183RPA.DWG

ORDINANCE M-2304

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, DESIGNATING THE 183RD WEST REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the “Act”), for a proposed redevelopment project area known as the 183rd West Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area is in the aggregate more than one and one-half acres, as described in Exhibit A of this Ordinance, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”) and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on January 9, 2024 adopted an ordinance proposing the establishment of the Area and calling a public hearing for March 12, 2024 concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

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

Second Ordinance

Commerce and Economic Opportunity of the State of Illinois by Certified Mail on January 12, 2024 by publication in the Daily Southtown on February 13, 2024 and February 15, 2024 and by Certified Mail to taxpayers within the Area on January 12, 2024; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on January 25, 2024, at the time and location described in this notice, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board’s recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “conservation area” set forth under the Act; and are generally informed of the conditions existing in the Area; and

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

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

WHEREAS, the Corporate Authorities have heretofore approved the Plan and Project, which was identified in An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the 183rd West Tax Increment Financing Redevelopment Project Area.

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

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

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

Section 3. Findings. The Corporate Authorities make these findings:

1. As required pursuant to Section 5/11-74.4-3(p) of the Act:
 - a. the Area is not less, in total, than one and one-half (1-1/2) acres in size; and
 - b. there exist conditions within the Area that cause the Area to be classified as a "Conservation Area," as defined in the Act and more particularly described in the Plan, which is incorporated herein by reference; and
 - c. the Area would not be reasonably developed without tax increment allocation financing and incremental revenues generated by tax increment allocation financing in the Area will be exclusively used for the redevelopment of the Area; and

2. As required pursuant to Section 5/11-74.4-4(a) of the Act, the Area includes only those contiguous parcels of real property and improvements on them substantially benefited by the proposed Project.

Section 4. Area Designated. The Area is designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of this section, paragraph, or provision shall affect none of the remaining provisions of this Ordinance.

Section 6. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict shall be, and the same are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately on its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A - Legal Description

EXHIBIT B - General Street Location

EXHIBIT C - Map of Redevelopment Project Area

EXHIBIT D - Redevelopment Plan and Project

Second Ordinance

PASSED on August 13, 2024.

AYES _____ NAYS _____ ABSENT _____

VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A**LEGAL DESCRIPTION**

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN UPHAM SUBDIVISION, RECORDED JULY 28, 1970 AS DOCUMENT NUMBER 21221730 IN BOOK 824 OF PLATS, PAGE 24;

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

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, SAID EAST LINE ALSO BEING THE EAST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN UPHAM SUBDIVISION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B
GENERAL STREET LOCATION

The redevelopment project area is in the southwest portion of the Village and consists of two (2) tax parcels east of the intersection of Kedzie Avenue and 183rd Street, south of 183rd Street and west of Robin Lane.

EXHIBIT C
MAP OF REDEVELOPMENT PROJECT AREA

EXHIBIT D
REDEVELOPMENT PLAN AND PROJECT

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustee voted AYE: _____

The following Trustee voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on August 13, 2024, insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois Designating the 183rd West Redevelopment Project Area

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

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

IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on _____, 2024.

Village Clerk

(SEAL)

ORDINANCE M-2305

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE 183RD WEST TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Homewood, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the “Act”), for a proposed redevelopment project area known as the 183rd West Tax Increment Financing Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area is in the aggregate more than one and one-half acres, as described in Exhibit A of this Ordinance, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”) and is attached as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on January 9, 2024 adopted an ordinance proposing the establishment of the Area and calling a public hearing for March 12, 2024 concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act; and

WHEREAS, due notice regarding this hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by Certified Mail on January 12, 2024, by publication in the Daily Southtown on February 13, 2024 and February 15, 2024, and by Certified Mail to taxpayers within the Area on January 12, 2024; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on January 25, 2024, at the time and location described in this notice, to review the Plan and Project, as required by and in compliance with the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board’s recommendation that the Plan and Project be approved, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “conservation area” set forth under the Act; and are generally informed of the conditions existing in the Area; and

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

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

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

WHEREAS, the Village has heretofore approved the Plan and Project as required by the Act, which was identified in An Ordinance of the Village of Homewood, Cook County, Illinois, Approving the Redevelopment Plan and Project for the 183rd West Tax Increment Financing Redevelopment Project, and has heretofore designated the Area as a “redevelopment project area” defined by the Act by passing An Ordinance of the Village of Homewood, Cook County, Illinois, Designating the 183rd West Redevelopment Project Area, and has otherwise complied with all other conditions precedent required by the Act.

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

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

Section 2. Tax Increment Financing Adopted. Tax increment allocation financing is adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as stated in the Plan within the Area as legally described in Exhibit A attached and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached and incorporated herein as if set out in full by this reference.

Section 3. Allocation of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes arising from the levies on taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations financing economic development costs incurred under the Act issued in respect thereto have been paid, shall be divided as follows:

a. That portion of taxes levied on each taxable lot, block, tract, or parcel of real property attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to (and when collected shall be paid by the county collector to) the respective affected taxing districts in the manner required by law absent the adoption of tax increment allocation financing.

b. That portion of such taxes attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Village treasurer, who shall deposit said taxes into a special fund, created and designated the "183rd West Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes shall be used to pay redevelopment project costs and obligations incurred in the payment thereof.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity

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

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

ATTACHMENTS:

EXHIBIT A - Legal Description

EXHIBIT B - General Street Location

EXHIBIT C - Map of Redevelopment Project Area

EXHIBIT D - Redevelopment Plan and Project

PASSED on August 13, 2024.

AYES _____ NAYS _____ ABSENT _____

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

EXHIBIT A**LEGAL DESCRIPTION**

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN UPHAM SUBDIVISION, RECORDED JULY 28, 1970 AS DOCUMENT NUMBER 21221730 IN BOOK 824 OF PLATS, PAGE 24;

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

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 183RD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 183RD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ROBIN LANE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, RECORDED NOVEMBER 14, 1988, AS DOCUMENT NUMBER 88524235;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 TO A POINT ON THE EAST LINE OF THE WEST 974 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, SAID EAST LINE ALSO BEING THE EAST LINE OF SAID LOT 1 IN UPHAM SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN UPHAM SUBDIVISION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B
GENERAL STREET LOCATION

The redevelopment project area is in the southwest portion of the Village and consists of two (2) tax parcels east of the intersection of Kedzie Avenue and 183rd Street, south of 183rd Street and west of Robin Lane.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

EXHIBIT D
REDEVELOPMENT PLAN AND PROJECT

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the President declared the motion carried and the ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Trustees of the Village of Homewood, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of the ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on August 13, 2024 insofar as same relates to the adoption of an ordinance entitled:

An Ordinance of the Village of Homewood, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the 183rd West Tax Increment Financing Redevelopment Project Area

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

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

IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on _____, 2024.

Village Clerk

(SEAL)