

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

September 30, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes:
Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on Tuesday, September 9, 2025.
6. Claims List:
Consider a motion to approve the Claims List of Tuesday, September 30, 2025 in the amount of \$589,168.12.
7. Appointment(s): Consider a motion to approve the following appointments:
 - A. Marilyn Thomas and Deborah Morton to the Ethics Commission for a three-year term ending on September 30, 2028.
 - B. Lawrence Love to the Events Committee for a three-year term ending on September 30, 2028.
8. Hear from the Audience
9. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Reappointments/Appeal Commission/Fire and Police Commission/Senior Advisory Committee: Approve the reappointments of Brian Quirke and James Scheffke to the Appearance Commission for a three-year term ending on September 30, 2028; Paul Jordan to the Fire and Police Commission for a three-year term ending on September 30, 2028; and, Kathy Austin and Raymond Pierre to the Senior Advisory Committee for a three-year term ending on September 30, 2028.
 - B. M-2370/Special Use Permit/Ascential Healing Massage/17956 Halsted Street: Pass an ordinance granting a Special Use Permit for massage therapy within Essence Salon Suites in the B-4 Shopping Center zoning district to Jamie Cole of Ascential Healing Massage at 17956 Halsted Street.

- C. MC-1091/Grocery Tax Amendment: Pass an amended ordinance approving the implementation of a 1% municipal grocery retailers' occupation tax and a 1% municipal grocery service occupation tax effective January 1, 2026.
- D. M-2371/Surplus Equipment/V-box Salt Spreaders: Pass an ordinance declaring two (2) V-box salt spreaders as surplus property; and, authorize the Village Manager to sell, trade in, or dispose of two (2) V-box salt spreaders.
- E. Redevelopment Agreement Amendment/Ford of Homewood/3233 183rd Street: Authorize the Village President to execute an amendment to the redevelopment agreement between Ford of Homewood, IL, and the Village of Homewood to provide reimbursement for tax increment financing eligible expenses to correct existing drainage issues at 3233 183rd Street, in an amount not to exceed \$9,935.
- F. M-2372/Fee Schedule Amendment/Water Rates/Acceptance of Water Study: Accept the Water Rate Study Report completed by Burns & McDonnell of Chicago, IL; and, pass an ordinance amending the "Public Works Fees" section of the Homewood Fee Schedule to reflect the change in the monthly fixed charge to be based on meter size and the increase in volumetric rate billed per 1,000 gallons of water usage to \$11.74 in 2026 and an increase of 7.75% to the monthly fixed charges and volumetric rate in 2027.

10. Old Business:

Update/Direction to Staff/Lead Service Line Replacement Program: After discussion, direct staff to implement the selected restoration policy for the Lead Service Line Replacement Program.

11. New Business:

Discussion/Liquor License Request/My Way Holdings, LLC/2057-2059 Ridge Road: Discuss a liquor license request from My Way Holdings, LLC; and, direct staff to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one for My Way Holdings, LLC for their proposed location at 2057-2059 Ridge Road, and to issue a permit for outdoor sales, subject to completion of the requirements for a Village of Homewood liquor license and permit for outdoor sales.

12. General Board Discussion

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

Setting of a price for sale or lease of property owned by the public body under 5 ILCS 120/2(c)6.

14. Adjourn

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, SEPTEMBER 9, 2025
VILLAGE HALL BOARD ROOM

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

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

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

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

MINUTES: The minutes of August 26, 2025, were presented. There were no comments or corrections.

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

Roll Call: AYES --Trustees Willis, Heiferman, Siemsen, Roman and President Hofeld. NAYS – None.

CLAIMS LIST: The Claims List in the amount of \$1,465,237.21 was presented. There were no questions from the Trustees.

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

Roll Call: AYES --Trustees Willis, Heiferman, Siemsen, Roman and President Hofeld. NAYS – None.

President Hofeld said three items totaled 52 percent of the Claims List: \$94,000 for pavement markings, \$380,000 to the City of Chicago Heights for water, and \$290,000 for employee health insurance.

HEAR FROM THE AUDIENCE: Allisa Opyd representing Anew (formerly South Suburban Family Shelter), a domestic violence crisis center who is celebrating 45 years with a Sneaker Ball on October 3, asked for sponsorship through ticket sales and donations to aid in helping people in crisis.

Amy Crump read passages from the book “On Tyranny: Twenty Lessons from the Twentieth Century” by Timothy Snyder.

Caroline Chose, a resident of 183rd Street, said there is continued support from the community for the road diet on 183rd Street. Residents have been requesting more yard signs to show their support.

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

- A. R-3234/Retirement/Steve Foley: Pass a resolution honoring Steve Foley on his retirement and 35 years of service to the Village of Homewood.
- B. M-2368/Multiple Raffle License/Tim Early Foundation: Pass an ordinance authorizing the issuance of a multiple raffle license to The Tim Early Foundation with the following exception: waive the limit of conducting a raffle to once in any seven-day period between October 18, 2025 and November 23, 2025 at 18400 Governors Highway.
- C. M-2369/Traffic Regulation Schedule/Stop Signs/Yield Signs: Pass an ordinance revising the Village of Homewood Traffic Regulation Schedule to add stop signs along Poplar Avenue between 183rd Street and 187th Street and remove yield signs at the intersection of Poplar Avenue and Birch Road.
- D. Contract/Roof Restoration/Weatherproofing Technologies, Incorporated: Waive competitive bidding due to utilizing a cooperative purchasing program; and, authorize the Village President to enter into two (2) contracts with Weatherproofing Technologies, Incorporated (WTI), for roof restoration at the Landscape and Maintenance Building located at 18355 Pierce Avenue and the Police and Fire Facility located at 17950 Dixie Highway, in a total amount not to exceed \$542,460.89.
- E. R-3235/Class 8 Real Estate Tax Classification/3003-3025 183rd Street: Pass a resolution supporting a Class 8 Cook County real estate tax classification for the property located at 3003-3025 183rd Street, owned by PWP Homewood LLC.
- F. Redevelopment Agreement Amendment/CIG 2020 Homewood LLC/2018-2020 Ridge Road: Authorize the Village President to execute an amendment to the redevelopment agreement between CIG 2020 Homewood, LLC and the Village of Homewood to provide reimbursement for tax increment financing eligible expenses for improvements to the shared sanitary sewer connection at 2018-2026 Ridge Road, in an amount not to exceed \$75,000.

President Hofeld asked Joshua Burman if references were checked for the roofing company on Item D. Joshua Burman stated that many of the references were contacted and gave positive feedback about the company.

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

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

Roll Call: *AYES --Trustees Willis, Heiferman, Siemsen, Roman and President Hofeld. NAYS – None.*

OLD BUSINESS: Napoleon Haney recapped the presentation that was given by staff at the August 26 Board meeting concerning the 1% non-home rule local sales tax. He said this is an opportunity

that has been afforded to the Village by the State of Illinois to implement a 1% non-home rule tax without requiring a referendum.

Homewood resident, Kim Beatty, asked about the estimated amount to be generated from this tax. Napoleon Haney answered that conservatively it would be about \$3.4 million dollars.

Craig Frank said the 1% sales tax would be a death nail for small businesses. Napoleon Haney said the tax would put the Village of Homewood in parity with other communities. Trustee Roman stated that small business owners in Flossmoor, who recently experienced the implementation of a 1% non-home rule sales tax, were contacted and owners shared that the 1% tax had not negatively affected their business.

President Hofeld said the tax would be on an equal basis with surrounding towns. Trustee Siemsen said this tax would allow the Village to receive a return on investments from non-residents. Trustee Heiferman said it would be hard to imagine that this tax would negatively affect a purchasing decision because of an additional 1% in cost. Trustees Willis and Siemsen expressed their support of the 1% sales tax.

A motion was made by Trustee Heiferman and seconded by Trustee Willis to pass an ordinance approving the implementation of a 1% non-home rule sales tax effective January 1, 2026.

Roll Call: AYES --Trustees Willis, Heiferman, Siemsen, Roman and President Hofeld. NAYS – None.

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming out. Trustee Siemsen is looking forward to future discussions on the 183rd Street traffic resolution. Trustee Roman wanted to let everyone know that not only are there conversations being had and heard - from residents in the Board room, but elected officials are also having conversations with and hearing from numerous residents in the community. Trustee Roman also shared that School District 153 is searching for new superintendent and there is community survey online if anyone would like to add some input.

President Hofeld commended Steve Foley on his retirement and thanked him for his thirty-five years of service.

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

Roll Call: AYES --Trustees Willis, Heiferman, Siemsen, Roman and President Hofeld. NAYS – None.

The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk



PUBLIC COMMENTS –
for the Tuesday, September 9, 2025 Board Meeting

From: Anonymous
Sent: Wednesday, August 27, 2025 8:58 PM
To: PublicComments
Subject: Crosswalks and Stop Signs

We need crosswalks and stop signs at 187th and Ashland and better crosswalks with buttons at Regiel and 187th. Cars are going way too ***** fast and the cops aren't doing *****!

From: Amy Crump
Sent: Thursday, September 4, 2025 9:15 PM
To: PublicComments
Subject: request
Dear Mayor Hofeld and Village Trustees,

I am reaching out to each of you to request that the Village of Homewood host a town hall meeting on the topic of 183rd Street. As you have seen at recent Village Board meetings, the public is very much interested in discussing the options further with you. In light of the proposed sales tax for capital improvements that include 183rd Street (as well as other projects), it could be beneficial to have community input.

Amy Crump

Name	Description	DEPARTMENT	Net Invoice Amount
1ST AYD CORPORATION	OPERATING SUPPLIES PW	PUBLIC WORKS	154.84
Total 1ST AYD CORPORATION:			154.84
ADVANCE SWEEPING SERVICE	STREET SWEEPING	PUBLIC WORKS	1,731.66
ADVANCE SWEEPING SERVICE	STREET SWEEPING	PUBLIC WORKS	9,558.79
ADVANCE SWEEPING SERVICE	STREET SWEEPING	PUBLIC WORKS	1,731.66
Total ADVANCE SWEEPING SERVICES INC:			13,022.11
AIRYS INC	PRAIRIE LAKES DRAIN CLEANING	PUBLIC WORKS	2,795.70
Total AIRYS INC:			2,795.70
AJA SYLVAIN	WATER RENTAL DEPOSIT REFUND	ASSETS	94.11
Total AJA SYLVAIN:			94.11
ALECK PLUMBING INC	SANITARY SEWER REPAIR-SPRUCE	PUBLIC WORKS	14,980.00
Total ALECK PLUMBING INC:			14,980.00
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	PUBLIC WORKS	98.99
AMAZON CAPITAL SERVICES IN	CLOCK	FIRE DEPARTMENT	31.83
AMAZON CAPITAL SERVICES IN	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	168.71
AMAZON CAPITAL SERVICES IN	PROMOTIONAL MATERIALS	FIRE DEPARTMENT	41.98
AMAZON CAPITAL SERVICES IN	EVENT MATERIALS	PUBLIC WORKS	399.90
AMAZON CAPITAL SERVICES IN	FALL FEST PUMPKIN DECORATING MATERIALS	MANAGER'S OFFICE	193.40
AMAZON CAPITAL SERVICES IN	PROMOTIONAL MATERIALS	FIRE DEPARTMENT	336.87
AMAZON CAPITAL SERVICES IN	PHONE ACCESSORIES	PUBLIC WORKS	84.98
AMAZON CAPITAL SERVICES IN	CHILI COOK OFF MATERIALS	MANAGER'S OFFICE	473.85
AMAZON CAPITAL SERVICES IN	EVENT MATERIALS	PUBLIC WORKS	599.85
AMAZON CAPITAL SERVICES IN	BUILDING MAINTENANCE	PUBLIC WORKS	271.38
AMAZON CAPITAL SERVICES IN	FALL DECOR - CBD	PUBLIC WORKS	180.00
Total AMAZON CAPITAL SERVICES INC:			2,881.74
ANTONIA STEINMILLER	3CMA CONFERENCE REIMBURSEMENT	MANAGER'S OFFICE	450.22
Total ANTONIA STEINMILLER:			450.22
ASC INDUSTRIES	STREET DEPT REPAIR PARTS	PUBLIC WORKS	53.52
Total ASC INDUSTRIES:			53.52
AURELIOS PIZZA INC	NETWORK 3 MEETING	POLICE DEPARTMENT	140.35
Total AURELIOS PIZZA INC:			140.35
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	8,813.44
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	7,772.28
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	2,526.75
Total AVALON PETROLEUM COMPANY:			19,112.47
B ALLAN GRAPHICS	BUSINESS CARDS	FIRE DEPARTMENT	65.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total B ALLAN GRAPHICS:			65.00
BERLANDS HOUSE OF TOOLS	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	504.94
Total BERLANDS HOUSE OF TOOLS:			504.94
BEST TECHNOLOGY SYSTEMS	ANNUAL POLICE RANGE MAINTENANCE	PUBLIC WORKS	5,505.00
BEST TECHNOLOGY SYSTEMS	ANNUAL POLICE RANGE HAZARDOUS DISPOSAL	PUBLIC WORKS	1,640.00
Total BEST TECHNOLOGY SYSTEMS INC:			7,145.00
BK EQUIPMENT CO	FUEL ISLAND PARTS	PUBLIC WORKS	1,036.75
Total BK EQUIPMENT CO:			1,036.75
BLOCKER ARLA	BEAUTIFICATION AWARDS SUPPLIES	PUBLIC WORKS	28.98
Total BLOCKER ARLA:			28.98
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	892.56
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	606.42
Total BOUND TREE MEDICAL LLC:			1,498.98
BRENNTAG GREAT LAKES LLC	CAUSTIC SODA	PUBLIC WORKS	4,102.23
Total BRENNTAG GREAT LAKES LLC:			4,102.23
BRITES TRANSPORTATION LTD	STONE	PUBLIC WORKS	5,437.44
BRITES TRANSPORTATION LTD	SPOIL HAUL OUT	PUBLIC WORKS	3,510.00
Total BRITES TRANSPORTATION LTD:			8,947.44
BULTEMA FARMS & GREENHO	CBD FLOWERS	PUBLIC WORKS	620.00
Total BULTEMA FARMS & GREENHOUSE INC:			620.00
BURNS & MCDONNELL ENGINE	WATER RATE STUDY	PUBLIC WORKS	17,250.00
BURNS & MCDONNELL ENGINE	WATER RATE STUDY	PUBLIC WORKS	5,500.00
Total BURNS & MCDONNELL ENGINEERING CO INC:			22,750.00
C & M PIPE SUPPLY	SHOP STOCK	PUBLIC WORKS	1,654.00
C & M PIPE SUPPLY	SEWER MATERIALS	PUBLIC WORKS	530.00
C & M PIPE SUPPLY	SEWER MATERIALS	PUBLIC WORKS	275.00
Total C & M PIPE SUPPLY:			2,459.00
C & T LAWN AND LANDSCAPE	FENCE LINE TREE TRIMMING	PUBLIC WORKS	5,489.00
C & T LAWN AND LANDSCAPE	KRONER LOT VEAGATATION	PUBLIC WORKS	2,435.00
Total C & T LAWN AND LANDSCAPE:			7,924.00
CALUMET CITY PLUMBING	EMERGENCY SEWER CLEANING	PUBLIC WORKS	1,428.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total CALUMET CITY PLUMBING:			1,428.00
CDW GOVERNMENT INC	NETWORK 3 EXPENSE -- GLENWOOD PD	POLICE DEPARTMENT	41,670.00
Total CDW GOVERNMENT INC:			41,670.00
CHARLES MARTIN	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	654.40
Total CHARLES MARTIN:			654.40
CHEVROLET OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	37.54
CHEVROLET OF HOMEWOOD	ADMIN REPAIR PARTS	PUBLIC WORKS	72.84
Total CHEVROLET OF HOMEWOOD:			110.38
CHICAGO COMMUNICATIONS L	PD QUARTERLY RADIO MAINTENANCE	POLICE DEPARTMENT	75.00
Total CHICAGO COMMUNICATIONS LLC:			75.00
COLLEGE OF DUPAGE	TAYLOR - PARAMEDIC III	FIRE DEPARTMENT	1,874.00
Total COLLEGE OF DUPAGE:			1,874.00
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	4,130.81
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	14,466.16
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	9,916.82
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	664.06
CONSTELLATION NEWENERGY	ENERGY	PUBLIC WORKS	40.18
Total CONSTELLATION NEWENERGY INC:			29,218.03
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	2,816.00
Total COOK COUNTY CLERK:			2,816.00
CORE & MAIN LP	WATER MAIN SUPPLIES	PUBLIC WORKS	6,165.82
Total CORE & MAIN LP:			6,165.82
CORE INTEGRATED MARKETIN	BEAUTIFICATION YARD SIGNS	PUBLIC WORKS	535.00
CORE INTEGRATED MARKETIN	HOLIDAY LIGHTS AND FALL FEST SIGNS	MANAGER'S OFFICE	117.00
Total CORE INTEGRATED MARKETING:			652.00
CRETEX SPECIALTY PRODUCT	MANHOLE RINGS	PUBLIC WORKS	3,708.58
Total CRETEX SPECIALTY PRODUCTS:			3,708.58
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	281.23
CURRIE MOTORS	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	203.23
CURRIE MOTORS	ADMIN REPAIR PARTS	PUBLIC WORKS	57.13
Total CURRIE MOTORS:			541.59
CVB	HOTEL TAX - AUGUST 2025 LA BANQUE	ASSETS	988.76

Name	Description	DEPARTMENT	Net Invoice Amount
Total CVB:			988.76
DACRA ADJUDICATION LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	2,079.00
Total DACRA ADJUDICATION LLC:			2,079.00
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	539.73
Total DELTA SONIC CAR WASH:			539.73
DEPENDENT SPECIALISTS INC	DEPENDENT VERIFICATION AUDIT	MANAGER'S OFFICE	1,150.00
Total DEPENDENT SPECIALISTS INC:			1,150.00
DMC SECURITY SERVICES INC	SECURITY MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	SECURITY MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	ALARM MONITORING SERVICE CALL	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	SECURITY MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	SECURITY MONITORING	PUBLIC WORKS	66.00
DMC SECURITY SERVICES INC	SECURITY MONITORING	PUBLIC WORKS	66.00
Total DMC SECURITY SERVICES INC:			396.00
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	474.00
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	233.47
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	302.49
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	302.50
Total DYNEGY ENERGY SERVIC:			1,312.46
EBELS ACE HARDWARE	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	39.57
EBELS ACE HARDWARE	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	4.13
Total EBELS ACE HARDWARE:			43.70
ERIC BUJAK	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	944.00
Total ERIC BUJAK:			944.00
ERIC MYERS	WATER RENTAL DEPOSIT REFUND	ASSETS	52.92
Total ERIC MYERS:			52.92
EVT TECH	VEHICLE UPFIT	PUBLIC WORKS	1,300.00
Total EVT TECH:			1,300.00
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	FIRE DEPARTMENT	789.22
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	532.30
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	312.12
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	167.25
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	85.50
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	1,474.72
Total EXPERT CHEMICAL:			3,361.11

Name	Description	DEPARTMENT	Net Invoice Amount
EXPRESS GREEN TREE & LAN	BACKYARD DIG RESTORATION	PUBLIC WORKS	3,700.00
Total EXPRESS GREEN TREE & LANDSCAPE:			3,700.00
FEST SURE OVATION	PAINTING CAPTAINS OFFICE	FIRE DEPARTMENT	3,100.00
FEST SURE OVATION	PAINT VILLAGE FENCE	FIRE DEPARTMENT	1,700.00
Total FEST SURE OVATION:			4,800.00
FLEET SAFETY SUPPLY	VEHICLE MAINT - PW	PUBLIC WORKS	113.22
FLEET SAFETY SUPPLY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	295.02
FLEET SAFETY SUPPLY	STREET DEPT REPAIR PARTS	PUBLIC WORKS	177.78
FLEET SAFETY SUPPLY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	366.04
Total FLEET SAFETY SUPPLY:			952.06
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	229.95
FORD OF HOMEWOOD	OPERATING SUPPLIES PW	PUBLIC WORKS	95.28
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	322.50
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	57.49
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	9.54
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	211.10
FORD OF HOMEWOOD	WATER DEPT REPAIR PARTS	PUBLIC WORKS	31.76
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	174.98
Total FORD OF HOMEWOOD:			1,132.60
FOSTER COACH SALES INC	OPERATING SUPPLIES	FIRE DEPARTMENT	91.73
Total FOSTER COACH SALES INC:			91.73
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	761.15
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	856.70
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	1,795.95
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	731.25
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	538.85
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	471.25
Total GALLAGHER MATERIALS:			5,155.15
GBJ SALES LLC	SHOP SUPPLIES	PUBLIC WORKS	1,178.85
Total GBJ SALES LLC:			1,178.85
GOLDY LOCKS INC	REPLACEMENT KEYS	PUBLIC WORKS	29.30
Total GOLDY LOCKS INC:			29.30
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	168.00
Total GRAINGER INC:			168.00
HARRY BOEREMA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	544.00
Total HARRY BOEREMA:			544.00
HARRY HAMMOCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	518.18

Name	Description	DEPARTMENT	Net Invoice Amount
Total HARRY HAMMOCK:			518.18
HAWKINS INC	CHLORINE TANK RENTAL	PUBLIC WORKS	90.00
Total HAWKINS INC:			90.00
HEIDI KLEKAMP	BEAUTIFICATION AWARDS	PUBLIC WORKS	11.98
Total HEIDI KLEKAMP:			11.98
HELSEL JEPPERSON ELECTRI	STREET LIGHT SUPPLIES	PUBLIC WORKS	229.55
Total HELSEL JEPPERSON ELECTRICAL:			229.55
HERNAN BANUELOS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,000.00
Total HERNAN BANUELOS:			1,000.00
HFS BUREAU OF FISCAL OPER	VILLAGE SHARE OF GEMT OWED TO STATE	ASSETS	89,009.30
Total HFS BUREAU OF FISCAL OPERATIONS - GEMT:			89,009.30
HINCKLEY SPRINGS	WATER	PUBLIC WORKS	575.98
Total HINCKLEY SPRINGS:			575.98
HISKES, DILLNER, O'DONNELL	CONTRACT/CONSULTING SERVICE	MANAGER'S OFFICE	537.50
Total HISKES, DILLNER, O'DONNELL:			537.50
HOME CLEANING CENTER OF	BCTC CLEANING	FIRE DEPARTMENT	300.00
Total HOME CLEANING CENTER OF AMERICA:			300.00
HOMER TREE CARE INC	TREE FARM BRUSH MOWING	PUBLIC WORKS	7,000.00
HOMER TREE CARE INC	TREE AND LOG REMOVALS	PUBLIC WORKS	3,500.00
Total HOMER TREE CARE INC:			10,500.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	80.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	80.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	160.00
Total HOMEWOOD DISPOSAL:			320.00
HOMEWOOD-FLOSSMOOR CH	CHRONICLE AD	MANAGER'S OFFICE	420.00
Total HOMEWOOD-FLOSSMOOR CHRONICLE:			420.00
HR GREEN INC	ENGINEERING DESIGN	PUBLIC WORKS	2,160.00
HR GREEN INC	PLAN REVIEWS FOR AUGUST 2025	FIRE DEPARTMENT	5,470.25
HR GREEN INC	ENGINEERING DESIGN	PUBLIC WORKS	8,358.00
Total HR GREEN INC:			15,988.25
ILLINOIS CHAPTER IAA	TREE FELLING CLASSES AND TRAINING	PUBLIC WORKS	550.00

Name	Description	DEPARTMENT	Net Invoice Amount
ILLINOIS CHAPTER IAA	TREE IDENTIFICATION TRAINING	PUBLIC WORKS	480.00
Total ILLINOIS CHAPTER IAA:			1,030.00
J & L DOORS INC	FD DOORS	PUBLIC WORKS	328.82
Total J & L DOORS INC:			328.82
JACQUELINE ALLOSSE	WATER RENTAL DEPOSIT REFUND	ASSETS	41.16
Total JACQUELINE ALLOSSE:			41.16
JAMES STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	225.65
Total JAMES STRAYER:			225.65
JDM COATINGS INC	POWDER COAT	PUBLIC WORKS	820.00
Total JDM COATINGS INC:			820.00
JODY APPELGATE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	126.69
Total JODY APPELGATE:			126.69
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	311.86
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	33.80
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	3,704.51
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	3,865.80
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	231.62
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	39.97
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	602.13
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	1,800.52
Total JONES PARTS & SERVICE INC:			10,590.21
K BROTHERS FENCE INC	FENCE REPAIRS AT VIADUCT	PUBLIC WORKS	700.00
Total K BROTHERS FENCE INC:			700.00
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	383.88
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	305.46
Total KANKAKEE TRUCK EQUIPMENT:			689.34
KAREN GALLAGHER	BEAUTIFICATION AWARDS CEREMONY	PUBLIC WORKS	37.87
Total KAREN GALLAGHER :			37.87
LAURIE KLUPCHAK	BEAUTIFICATION AWARDS CEREMONY	PUBLIC WORKS	12.98
Total LAURIE KLUPCHAK:			12.98
LEXISNEXIS RISK DATA MANAG	BACKGROUND CHECKS	POLICE DEPARTMENT	200.00
Total LEXISNEXIS RISK DATA MANAGEMENT:			200.00
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	65.79

Name	Description	DEPARTMENT	Net Invoice Amount
Total LOTT #1 INC:			65.79
M E SIMPSON CO INC	VALVE MAINTENANCE PROJECT	PUBLIC WORKS	9,961.00
M E SIMPSON CO INC	LEAK DETECTION	PUBLIC WORKS	5,115.00
Total M E SIMPSON CO INC:			15,076.00
MARY ANN MURPHY	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	3,794.40
Total MARY ANN MURPHY:			3,794.40
MARY OLMSTEAD	WATER RENTAL DEPOSIT REFUND	ASSETS	58.81
Total MARY OLMSTEAD:			58.81
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	97.76
Total MEADE ELECTRIC CO INC:			97.76
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	14.99
MENARDS INC	OFFICE SUPPLIES	FIRE DEPARTMENT	33.75
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	55.96
MENARDS INC	OPERATING SUPPLIES	FIRE DEPARTMENT	525.72
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	13.30
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	28.87
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	95.06
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	54.94
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	111.42
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	116.79
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	48.44
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	193.43
MENARDS INC	WATER PLANT 1 SUPPLIES	PUBLIC WORKS	73.94
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	228.01
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	53.38
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	50.45
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	197.39
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	6.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	55.65
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	59.99
MENARDS INC	LIFT STATION 9 SUPPLIES	PUBLIC WORKS	363.00
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	7.59
MENARDS INC	LIFT STATION 9 SUPPLIES	PUBLIC WORKS	43.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	114.62
MENARDS INC	LIFT STATION 9 SUPPLIES	PUBLIC WORKS	91.92
MENARDS INC	BRINE TANK MATERIAL	PUBLIC WORKS	41.81
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	23.69
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	116.69
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	137.59
MENARDS INC	BATTERIES	FIRE DEPARTMENT	22.87
MENARDS INC	LIFT STATION 9 SUPPLIES	PUBLIC WORKS	20.95
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	36.51
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	65.92
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	40.70
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	45.96
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	52.25
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	165.36

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	38.82
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	35.97
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	48.98
MENARDS INC	FD DOORS	PUBLIC WORKS	577.57
MENARDS INC	FD DOORS	PUBLIC WORKS	81.92
MENARDS INC	WATER SAMPLE SUPPLIES	PUBLIC WORKS	3.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	69.85
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	16.21
MENARDS INC	FLAG SUPPLIES	PUBLIC WORKS	229.95
Total MENARDS INC:			4,513.13
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	300.00
Total METROPOLITAN INDUSTRIES INC:			300.00
MICHAEL NICKOLAOU	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	218.96
Total MICHAEL NICKOLAOU:			218.96
MIDWEST ENGINEERING CONS	AUDITORIUM	PUBLIC WORKS	4,335.00
Total MIDWEST ENGINEERING CONSULTANTS :			4,335.00
MIDWEST TIME RECORDER	ANNUAL MAINTENANCE FEE	MANAGER'S OFFICE	1,444.75
Total MIDWEST TIME RECORDER:			1,444.75
MONARCH AUTO SUPPLY INC	PARTS RETURN CREDIT	PUBLIC WORKS	154.00-
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	26.94
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	16.16
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	1,160.28
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	232.43
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	1.76
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	13.96
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	66.36
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	15.72
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	58.50
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	9.66
MONARCH AUTO SUPPLY INC	POLICE REPAIR PARTS	PUBLIC WORKS	27.92
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	195.68
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	46.92
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	39.96
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	26.94
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	41.60
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	8.65
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	353.22
Total MONARCH AUTO SUPPLY INC:			2,188.66
MULTISYSTEM MANAGEMENT	JANITORIAL SERVICES VILLAGE WIDE	PUBLIC WORKS	3,466.65
Total MULTISYSTEM MANAGEMENT COMPANY:			3,466.65
MUNICIPAL CLERKS OF S&W S	MEMBERSHIP-VIL CLRK/DEP CLRK	MANAGER'S OFFICE	30.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total MUNICIPAL CLERKS OF S&W SUBURBS:			30.00
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- ABC	POLICE DEPARTMENT	195.28
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- MOVE	POLICE DEPARTMENT	647.95
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- P/C TICKETS	POLICE DEPARTMENT	212.50
Total MUNICIPAL COLLECTION SERVICES:			1,055.73
NICOLE GLEESON	BEAUTIFICATION AWARDS CAKE	PUBLIC WORKS	62.36
Total NICOLE GLEESON:			62.36
NIX NAX	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	45.00
Total NIX NAX:			45.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	123.25
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	421.40
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	121.54
Total O'HERRON CO:			666.19
OLD NATIONAL BANK/FD	OPERATING SUPPLIES	FIRE DEPARTMENT	82.74
OLD NATIONAL BANK/FD	CREDIT	FIRE DEPARTMENT	279.65
OLD NATIONAL BANK/FD	BANNERS	FIRE DEPARTMENT	229.55
Total OLD NATIONAL BANK/FD:			32.64
OLD NATIONAL BANK/FIN	PWX CONFERENCE	PUBLIC WORKS	50.00
OLD NATIONAL BANK/FIN	PWX CONFERENCE	PUBLIC WORKS	50.00
OLD NATIONAL BANK/FIN	2025 CIVIC SYMPSIUM REGISTRATION	MANAGER'S OFFICE	1,350.00
OLD NATIONAL BANK/FIN	CIVIC SYMPSIUM LODGING	MANAGER'S OFFICE	308.66
OLD NATIONAL BANK/FIN	CIVIC SYMPOSIUM LODGING	MANAGER'S OFFICE	308.66
OLD NATIONAL BANK/FIN	CIVIC SYMPOSIUM LODGING	MANAGER'S OFFICE	308.66
OLD NATIONAL BANK/FIN	CIVIC SYMPOSIUM LODGING	MANAGER'S OFFICE	387.22
OLD NATIONAL BANK/FIN	CIVIC SYMPOSIUM LODGING	MANAGER'S OFFICE	387.22
OLD NATIONAL BANK/FIN	ORGANIZATIONAL BOARD	PUBLIC WORKS	1,528.68
Total OLD NATIONAL BANK/FIN:			4,679.10
OLD NATIONAL BANK/MO	SYMPATHY GIFT	MANAGER'S OFFICE	79.99
OLD NATIONAL BANK/MO	MARKETING MATERIALS	MANAGER'S OFFICE	743.50
OLD NATIONAL BANK/MO	NOTARY RENEWAL	MANAGER'S OFFICE	98.57
OLD NATIONAL BANK/MO	APPLE MUSIC AUGUST 2025	MANAGER'S OFFICE	10.99
OLD NATIONAL BANK/MO	SD CARDS FOR SECURITY CAMERAS	MANAGER'S OFFICE	43.18
OLD NATIONAL BANK/MO	ECONOMIC DEVELOPMENT LUNCH	MANAGER'S OFFICE	71.92
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	1,617.17
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	21.59
OLD NATIONAL BANK/MO	CONSTANT CONTACT AUGUST	MANAGER'S OFFICE	175.00
OLD NATIONAL BANK/MO	MARKETING MATERIALS	MANAGER'S OFFICE	927.57
OLD NATIONAL BANK/MO	SENIOR ICE CREAM FM	MANAGER'S OFFICE	585.00
OLD NATIONAL BANK/MO	DJ FOR BACK TO SCHOOL	MANAGER'S OFFICE	1,081.50
OLD NATIONAL BANK/MO	DJ FOR LAST BLOCK PARTY	MANAGER'S OFFICE	1,127.85
OLD NATIONAL BANK/MO	FACEPAINTER BACK TO SCHOOL	MANAGER'S OFFICE	999.10
OLD NATIONAL BANK/MO	RECRUITMENT LUNCH	MANAGER'S OFFICE	53.71
OLD NATIONAL BANK/MO	COMMUNITY OUTREACH	MANAGER'S OFFICE	6.99

Name	Description	DEPARTMENT	Net Invoice Amount
OLD NATIONAL BANK/MO	COMMUNITY OUTREACH	MANAGER'S OFFICE	200.00
OLD NATIONAL BANK/MO	INTERNSHIP CONCLUSION LUNCH	MANAGER'S OFFICE	56.16
OLD NATIONAL BANK/MO	BACK TO SCHOOL RENTALS CHAIRS TABLE STAGE	MANAGER'S OFFICE	1,042.75
OLD NATIONAL BANK/MO	ZOOM MONTHLY	MANAGER'S OFFICE	48.00
Total OLD NATIONAL BANK/MO:			8,990.54
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	60.71
OLD NATIONAL BANK/PD	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	249.68
OLD NATIONAL BANK/PD	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	90.81
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	26.37
OLD NATIONAL BANK/PD	OPERATING EXPENSE	POLICE DEPARTMENT	66.36
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	241.99
OLD NATIONAL BANK/PD	IACP CONFERENCE EXPENSE	POLICE DEPARTMENT	890.00
OLD NATIONAL BANK/PD	POSTAGE MACHINE SUPPLIES	POLICE DEPARTMENT	414.96
OLD NATIONAL BANK/PD	IACP CONFERENCE EXPENSE	POLICE DEPARTMENT	1,045.92
OLD NATIONAL BANK/PD	CROSSING GUARD ANNUAL MEETING	POLICE DEPARTMENT	39.13
Total OLD NATIONAL BANK/PD:			3,125.93
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	100.97
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	363.94
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	593.80
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	522.14
OLD NATIONAL BANK/PW	WATER PLANT REPAIR PARTS	PUBLIC WORKS	47.53
OLD NATIONAL BANK/PW	WATER PLANT REPAIR PARTS	PUBLIC WORKS	16.47
Total OLD NATIONAL BANK/PW:			1,644.85
OTTOSEN DINOLFO HASENBAL	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	682.50
Total OTTOSEN DINOLFO HASENBALG & CASTALDO LTD:			682.50
P F PETTIBONE CO	MOVE TICKETS	POLICE DEPARTMENT	885.90
Total P F PETTIBONE CO:			885.90
PACE SYSTEMS INC	ANNUAL MAINTENANCE-PD-PACE SOFTWARE	MANAGER'S OFFICE	3,270.00
Total PACE SYSTEMS INC:			3,270.00
QUINCY COMPRESSOR LLC	NEW FLEET COMPRESSOR FILTER	PUBLIC WORKS	252.87
Total QUINCY COMPRESSOR LLC:			252.87
RED WING BUSINESS ADVANT	WORK BOOTS (HAMILTON)	PUBLIC WORKS	467.48
Total RED WING BUSINESS ADVANTAGE:			467.48
ROEDA INC	PD SQUAD DECALS	PUBLIC WORKS	1,395.00
Total ROEDA INC:			1,395.00
RUSH TRUCK CENTERS OF IND	NAVISTAR ENGINE DIAGNOSTIC SOFTWARE	PUBLIC WORKS	1,195.00
Total RUSH TRUCK CENTERS OF INDIANA INC:			1,195.00

Name	Description	DEPARTMENT	Net Invoice Amount
RUSSO POWER EQUIPMENT	OPERATING SUPPLIES	PUBLIC WORKS	1,111.98
Total RUSSO POWER EQUIPMENT:			1,111.98
RYAN BISCHOFF	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	1,250.00
Total RYAN BISCHOFF:			1,250.00
SEBIS - POSTAGE	SEBIS POSTAGE	PUBLIC WORKS	3,508.06
Total SEBIS - POSTAGE:			3,508.06
SEBIS DIRECT INC	SEBIS DIRECT	PUBLIC WORKS	696.59
Total SEBIS DIRECT INC:			696.59
SECRETARY OF STATE	CONFIDENTIAL PLATE RENEWAL	PUBLIC WORKS	151.00
SECRETARY OF STATE	CONFIDENTIAL PLATE RENEWAL	PUBLIC WORKS	151.00
SECRETARY OF STATE	CONFIDENTIAL PLATE RENEWAL	PUBLIC WORKS	151.00
Total SECRETARY OF STATE:			453.00
SERENDIPITY YOGA AND WELL	YOGA LESSONS	FIRE DEPARTMENT	300.00
Total SERENDIPITY YOGA AND WELLNESS LLC:			300.00
SERVICE SANITATION INC	PORTABLE SANITATION WP3	PUBLIC WORKS	145.00
SERVICE SANITATION INC	PORTABLE SANITATION FARMERS MARKET	MANAGER'S OFFICE	267.55
Total SERVICE SANITATION INC:			412.55
SHARK SHREDDING INC	MONTHLY SHREDDING	FIRE DEPARTMENT	66.00
Total SHARK SHREDDING INC:			66.00
SHERWIN WILLIAMS	FD GARAGE DOORS	PUBLIC WORKS	158.72
SHERWIN WILLIAMS	PAINT	PUBLIC WORKS	33.79
SHERWIN WILLIAMS	FD DOORS	PUBLIC WORKS	1,099.54
Total SHERWIN WILLIAMS:			1,292.05
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	485.53
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	534.90
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	43.99
SHOREWOOD HOME AND AUT	L&M DEPT REPAIR PARTS	PUBLIC WORKS	837.03
Total SHOREWOOD HOME AND AUTO INC:			1,901.45
SOUTH SUBURBAN HUMANE S	ANIMAL IMPOUND FEES	POLICE DEPARTMENT	1,500.00
Total SOUTH SUBURBAN HUMANE SOCIETY:			1,500.00
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	227.00
Total SOUTH SUBURBAN PADS:			227.00
STORMWIND LLC	TRAINING FOR IT	MANAGER'S OFFICE	1,250.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total STORMWIND LLC:			1,250.00
STRYKER SALES CORPORATIO	CARDIAC MONITORS	FIRE DEPARTMENT	29,140.43
STRYKER SALES CORPORATIO	LUCAS BATTERY	FIRE DEPARTMENT	597.17
Total STRYKER SALES CORPORATION:			29,737.60
SWIFT SAW & TOOL SUPPLY	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	85.15
SWIFT SAW & TOOL SUPPLY	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	14.12
Total SWIFT SAW & TOOL SUPPLY:			99.27
TALLGRASS RESTORATION LL	WETLAND RESTORATION PROJECT	PUBLIC WORKS	3,700.00
Total TALLGRASS RESTORATION LLC:			3,700.00
TERMINAL SUPPLY COMPANY	OPERATING SUPPLIES PW	PUBLIC WORKS	154.21
Total TERMINAL SUPPLY COMPANY:			154.21
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	298.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	314.00
Total TERMINIX PROCESSING CNTR:			612.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	309.00
THE EAGLE UNIFORM CO INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	350.00
Total THE EAGLE UNIFORM CO INC:			659.00
THE STUTTLEY GROUP LLC	ADJUDICATION HEARING OFFICER	MANAGER'S OFFICE	525.00
Total THE STUTTLEY GROUP LLC:			525.00
THIRD MILLENIUM ASSOCIATE	VEHICLE STICKER FULFILLMENT & POSTAGE	MANAGER'S OFFICE	302.67
Total THIRD MILLENIUM ASSOCIATES INC:			302.67
THOMAS HEALY	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	399.19
THOMAS HEALY	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	449.98
Total THOMAS HEALY:			849.17
THOMPSON ELEVATOR INSPEC	ELEVATOR PLAN REVIEW	FIRE DEPARTMENT	100.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	102.00
THOMPSON ELEVATOR INSPEC	ELEVATOR PLAN REVIEW	FIRE DEPARTMENT	100.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	190.00
Total THOMPSON ELEVATOR INSPECTION:			492.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	97,465.02
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	1,514.31
Total THORN CREEK BASIN SAN DISTRICT:			98,979.33
TRAFFIC CONTROL & PROTEC	SIGNS	PUBLIC WORKS	871.65

Name	Description	DEPARTMENT	Net Invoice Amount
Total TRAFFIC CONTROL & PROTECTION LLC:			871.65
TRL TIRE SERVICE	POLICE DEPT TIRES	PUBLIC WORKS	391.00
TRL TIRE SERVICE	TIRES	PUBLIC WORKS	391.00
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	592.50
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	153.78
Total TRL TIRE SERVICE:			1,528.28
TRUGREEN	BCTC - GRUB PREVENTION	FIRE DEPARTMENT	60.00
Total TRUGREEN:			60.00
ULINE	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	462.50
ULINE	STORAGE CONTAINERS	PUBLIC WORKS	542.50
Total ULINE:			1,005.00
USA BLUEBOOK	LOCATE PAINT	PUBLIC WORKS	139.98
USA BLUEBOOK	SHOP SUPPLIES	PUBLIC WORKS	1,247.64
Total USA BLUEBOOK:			1,387.62
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	280.00
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	120.00
Total UTERMARK & SONS QUALITY LAWN CARE CO:			400.00
VESTIS GROUP INC	FLEET UNIFORMS	PUBLIC WORKS	15.97
VESTIS GROUP INC	BUILDING MAINTENANCE UNIFORMS	PUBLIC WORKS	19.74
VESTIS GROUP INC	L&M UNIFORMS	PUBLIC WORKS	21.67
VESTIS GROUP INC	STREET UNIFORMS	PUBLIC WORKS	73.06
VESTIS GROUP INC	UTILITY UNIFORMS	PUBLIC WORKS	74.15
VESTIS GROUP INC	RUGS AND MATS	PUBLIC WORKS	273.00
VESTIS GROUP INC	FEES	PUBLIC WORKS	51.33
Total VESTIS GROUP INC:			528.92
VITAL RECORDS CONTROL	SHREDDING	POLICE DEPARTMENT	80.32
Total VITAL RECORDS CONTROL:			80.32
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	139.67
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	344.49
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	150.83
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	181.31
Total WAREHOUSE DIRECT OFFICE PDTS:			816.30
WENTWORTH TIRE SERVICE INC	TIRE REPAIR FOR TRUCK 28	FIRE DEPARTMENT	295.00
Total WENTWORTH TIRE SERVICE INC:			295.00
WESLEY BLAKELY	WATER RENTAL DEPOSIT REFUND	ASSETS	76.46

Name	Description	DEPARTMENT	Net Invoice Amount
Total WESLEY BLAKELY:			76.46
WEST SIDE TRACTOR SALES	WATER DEPT CONTRACTUAL SERVICE	PUBLIC WORKS	126.78
Total WEST SIDE TRACTOR SALES:			126.78
WEX BANK	FLEET FUEL CARD	PUBLIC WORKS	713.42
Total WEX BANK:			713.42
WISCO	OXYGEN	FIRE DEPARTMENT	254.43
Total WISCO:			254.43
XTREME COVER BANDS	BAND FALL FEST	MANAGER'S OFFICE	3,000.00
Total XTREME COVER BANDS:			3,000.00
Grand Totals:			589,168.12

Dated: _____

Village Clerk: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 30, 2025

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, Massage Therapy at 17956 Halsted Street

PURPOSE

The applicant, Jamie Cole of Ascential Healing Massage, has requested a special use permit to operate a massage therapy practice within Essence Salon Suites at 17956 Halsted Street. The applicant would be one (1) tenant within an existing salon/spa establishment, Essence Salon Suites. The applicant plans to move her current practice from Tinley Park to this new location in Homewood. The move to Homewood would allow for greater



proximity to existing clients and increase the business's reach with nearby access to the Tri-State Tollway. According to the Village Zoning Ordinance, any massage therapy use in the B-4 Shopping Center zone requires a special use permit.

The applicant proposes to offer a variety of massage therapy services through their business, including sports massage. The business will offer services by appointment only. Appointments will be booked through the applicant's existing booking system. The business would operate seven (7) days a week with available appointments from 9 a.m. to 7 p.m. While the Essence Salon Suites facility is open for limited access 24 hours a day, the applicant has not expressed a desire to offer services outside of the proposed hours.

Essence Salon Suites is a salon suites facility within the Washington Park Plaza shopping center, a larger shopping plaza located at 17936-17956 Halsted Street (23,000 square feet). The shopping center has 725 parking spaces and meets zoning requirements. Essence Salon Suites has approximately 32 dedicated parking spaces in a lot immediately adjacent to the salon suites. The



request for a massage therapy practice within Essence Salon Suites does not change the parking requirements for the property.

PROCESS

At its regular meeting on September 11, 2025, the Homewood Planning and Zoning Commission reviewed the request for a special use permit in a public hearing. All commission members present voted unanimously to recommend approval of the special use permit. In making its recommendation, the Planning and Zoning Commission reviewed the application and submittals and the standards outlined in the zoning ordinance.

The Planning and Zoning Commission recommended the following conditions:

1. **Use Restriction:** No more than one (1) massage therapy use shall operate within the existing salon suites business.
2. **Area Restriction:** No more than 115 square feet of area within the existing salon suites shall operate as massage therapy.



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 17956 Halsted Street, and is located within the existing Washington Park Plaza shopping center.
2. The subject property is located within the B-4 Shopping Center zoning district.
3. The applicant, Jamie Cole, is proposing a massage therapy practice within the existing Essence Salon Suites business at 17956 Halsted Street.



4. The existing business within which is the massage therapy practice is a permitted business with a valid business operation certificate approved by the Village of Homewood.
5. The proposed massage therapy practice will operate within a 115 square foot suite space within the existing Essence Salon Suites business.
6. The applicant has not proposed any changes to the gross floor area of the business, nor the site layout, exterior of the building, or other aspects of the business or the subject property.
7. The applicant meets the special use standards established in Section 44-07-11 of the Zoning Ordinance of the Village of Homewood.
8. The subject site meets all development requirements of the Village of Homewood, and the addition of the proposed special use does not change any zoning requirements.

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 massage therapy within Essence Salon Suites in the B-4 Shopping Center zoning district to Jamie Cole of Ascential Healing Massage at 17956 Halsted Street.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M - 2370

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
MASSAGE THERAPY AT 17956 HALSTED STREET IN HOMEWOOD,
COOK COUNTY, ILLINOIS.**

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

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

WHEREAS, a request has been received for a special use permit to operate massage therapy in a 115 square foot suite in the existing commercial building at 17956 Halsted Street; and

WHEREAS, the subject property is located in the B-4, Shopping Center zoning district; and

WHEREAS, massage therapy is allowed as a special use in the B-4 zoning district; and

WHEREAS, a favorable recommendation by the Planning and Zoning Commission requires four affirmative votes; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on September 11, 2025, and voted to recommend approval with seven (7) ayes to zero (0) nays; and

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

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

SECTION ONE – FINDINGS OF FACT:

1. The subject property is located at 17956 Halsted Street, and is located within the existing Washington Park Plaza shopping center.
2. The subject property is located within the B-4 Shopping Center zoning district.
3. The applicant, Jamie Cole, is proposing a massage therapy practice within the existing Essence Salon Suites business at 17956 Halsted Street.
4. The existing business within which is the massage therapy practice is a permitted business with a valid business operation certificate approved by the Village of Homewood.
5. The proposed massage therapy practice will operate within a 115 square foot suite space within the existing Essence Salon Suites business.
6. The applicant has not proposed any changes to the gross floor area of the business, nor the site layout, exterior of the building, or other aspects of the business or the subject property.
7. The applicant meets the special use standards established in Section 44-07-11 of the Zoning Ordinance of the Village of Homewood.
8. The subject site meets all development requirements of the Village of Homewood, and the addition of the proposed special use does not change any zoning requirements such that the subject site no longer complies with the requirements of the Zoning Ordinance.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Parcel 1: Lots 1, 2 and 3 in Washington Park Plaza, Being a Resubdivision of Part of the East ½ of Section 32, Township 346 North, Range 14, East of the Third Principal Meridian, According to the Plat Thereof Recorded December 7, 2005 as Document No. 0534145044, and Certificate of Correction Recorded July 5, 2007 as Document No. 0718618033, in Cook County, Illinois.

Parcel 2: Lots 1, 2 and 3 in the Plat of Resubdivision of Lot 4 of Washington Park Plaza, Being a Resubdivision of Part of the East ½ of Section 32, Township 36 North,

Range 14, East of the Third Principal Meridian, According to the Plat Thereof Recorded July 18, 2006 as Document No. 0619945052, in Cook County, Illinois.

Parcel 3: That Part of Lot 1 in Richard Hoffman's Consolidation, Being a Consolidation of That Part of the East Half of the Northeast Quarter of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, According to the Plat Thereof Recorded July 13, 1988 as Document No. 88307656, in Cook County, Illinois, Described as Follows: Commencing at the Northwest Corner of Said Lot 1, Thence on an Assumed Bearing of North 90 Degrees 00 Minutes 00 Seconds East Along the North Line of Lot 1, a Distance of 285.75 Feet for a Point of Beginning; Thence Easterly Along a Tangential Curve, Concave to the South, Radius 180.00 Feet, Central Angle 25 Degrees 40 Minutes 50 Seconds, 80.68 Feet, Thence South 64 Degrees 19 Minutes 10 Seconds East Along Tangent, 9.17 Feet to a Line 167 Feet West of and Parallel with the East Line of Lot 1 Aforesaid, Thence South 00 Degrees 00 Minutes 00 Seconds West Along Said Parallel Line, 98.25 Deef to the South Line of Said Lot 1, Thence South 90 Degrees 00 Minutes 00 Seconds East Along the East Line Thereof 70.00 Feet to the Northeast Corner of Lot 1; Thence Westerly Along the North and Northerly Line of Lot 1 (Being Also the South Line and Southerly Line of Maple Avenue as Dedicated by Document No. 26661237) The Following 4 Courses: North 90 Degrees 00 Minutes 00 Seconds West 7.73 Feet; Thence Westerly Along Tangential Curve Concave to the North, Radius 330.00 Feet, Central Angle 19 Degrees 01 Minutes 40 Seconds, 109.59 Feet; Thence North 70 Degrees 58 Minutes 28 Seconds West Along Tangent 52.84 Feet; Thence Westerly Along a Tangential Curve Concave to the South, Radius 270.00 Feet, Central Angle 19 Degrees 01 Minutes 18 Seconds, 89.64 Feet to the Point of Beginning.

Permanent Index Number: 29-32-401-032-0000

Common Address: 17956 Halsted Street
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Jamie Cole, Ascential Healing Massage to allow massage therapy at the above-described property.

SECTION FOUR – CONDITIONS:

1. No more than one massage therapy use shall operate within the existing salon suites business
2. No more than 115 square feet within the existing salon suites shall be allocated to massage therapy.

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

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of September 11, 2025, as they relate to this ordinance.

The Homewood Village Board minutes of September 30, 2025, as they relate to this ordinance.

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 30th Day of September, 2025.

Village President

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 30, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Grocery Tax Ordinance - Amendment

PURPOSE

On June 10, 2025, the Village Board approved an ordinance implementing a 1% municipal grocery sales tax. The tax will go into effect on January 1, 2026.

After filing the ordinance with the Illinois Department of Revenue (IDOR), the Village received notice from IDOR requesting a minor amendment to the ordinance. Staff is requesting the Village Board consider approving the amended 1% municipal grocery tax ordinance, as requested by the State.

PROCESS

On September 3, 2025, the Village received a letter from IDOR acknowledging receipt of the Village's ordinance MC-1088 imposing a Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax at the rate of 1% effective January 1, 2026.

The Department of Revenue accepted the ordinance for purposes of meeting the filing deadline of October 1, 2025 for implementation on January 1, 2026; however, they requested that the Village amend or replace the ordinance to include language which will reference the specific section of the Homewood Municipal Codebook rather than referring to "... Section 2, above." The amendment is shown below by removal of the struckthrough language and replacement with the highlighted language.

Sec. 38-192. - Municipal Grocery Service Occupation Tax.

A tax is hereby imposed upon all persons engaged in this municipality in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service. The rate of this tax ~~shall be the same rate identified in Section 2, above~~ **shall be the same rate identified in Chapter 38, Article VIII, Section 38-191**. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).



IDOR will collect, administer, and enforce the municipal grocery sales tax on behalf of Homewood to ensure a streamlined process for retailers, then remit the funds back to the Village.

OUTCOME

Approval of the amended ordinance will allow the Village to file the corrected ordinance with the Illinois Department of Revenue in order for the tax to be effective as of January 1, 2026, which will preserve critical General Fund revenues that support essential Village services.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an amended ordinance approving the implementation of a 1% municipal grocery retailers' occupation tax and a 1% municipal grocery service occupation tax effective January 1, 2026.

ATTACHMENT(S)

- Amended ordinance
- Letter from the Illinois Department of Revenue
- Current list of Illinois municipalities that have implemented a local grocery tax

ORDINANCE NO. MC-1091

**AN ORDINANCE AMENDING CHAPTER 38 OF THE HOMEWOOD
MUNICIPAL CODE IMPLEMENTING A MUNICIPAL GROCERY
RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE
OCCUPATION TAX**

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be considered proper; and,

WHEREAS, the Village of Homewood ("Village") is a non-home rule Illinois municipality under the Constitution of the State of Illinois of 1970, as amended; and,

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) provides that, beginning on January 1, 2026, all Illinois municipalities may impose a tax "upon all persons engaged in the business of selling groceries at retail in the municipality" (the "Municipal Grocery Tax") (65 ILCS 5/8-11-24); and,

WHEREAS, the Municipal Grocery Retailers' Occupation Tax may be imposed "at the rate of 1% of the gross receipts from these sales" (65 ILCS 5/8-11-24); and,

WHEREAS, any Municipal Grocery Retailers' Occupation Tax shall be administered, collected, and enforced by the Illinois Department of Revenue; and

WHEREAS, before January 1, 2026, this tax was imposed by the State of Illinois; and

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) requires any municipality imposing a Municipal Grocery Retailers' Occupation Tax under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) to also impose a Service Occupation Tax at the same rate, "upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries" as "an incident to a sale of service" (the "Municipal Grocery Service Occupation Tax") (65 ILCS 5/8-11-24); and,

WHEREAS, any Municipal Grocery Service Occupation Tax shall be administered, collected, and enforced by the Illinois Department of Revenue; and,

WHEREAS, the Village President and Board of Trustees of the Village of Homewood believe that it is appropriate, necessary and in the best interests of the Village and its residents, that the Village levy a Municipal Grocery Retailers' Occupation Tax and Grocery Service Occupation Tax as permitted by Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

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

SECTION ONE – INCORPORATION OF RECITALS:

The foregoing recitals are incorporated as findings of fact as if the recitals were fully set forth herein.

SECTION TWO – AMENDMENT TO THE HOMEWOOD MUNICIPAL CODE:

Chapter 38 of the Homewood Municipal Code is amended by the addition of the following new Article VIII:

ARTICLE VIII. – MUNICIPAL GROCERY TAX

Sec. 38-191. - Municipal Grocery Retailers' Occupation Tax Imposed.

A tax is hereby imposed upon all persons engaged in the business of selling groceries at retail in this municipality at the rate of 1% of the gross receipts from such sales made in the course of such business while this Ordinance is in effect. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Sec. 38-192. - Municipal Grocery Service Occupation Tax.

A tax is hereby imposed upon all persons engaged in this municipality in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service. The rate of this tax shall be the same rate identified in Chapter 38, Article VIII, Section 38-191. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Sec. 38-193. - Illinois Department of Revenue to Administer Both Taxes.

The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this Ordinance.

SECTION THREE – CLERK TO FILE ORDINANCE WITH THE ILLINOIS DEPARTMENT OF REVENUE:

The Village Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue by November 1, 2025.

SECTION FOUR – EFFECTIVE DATE OF TAX:

The taxes imposed by this Ordinance shall take effect on January 1, 2026.

SECTION FIVE – REPEAL OF CONFLICTING PROVISIONS; SEVERABILITY:

All ordinances, resolutions, and policies or parts thereof, in conflict with this Ordinance are, to the extent of the conflict, repealed on the effective date of this Ordinance. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, this invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION SIX – 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 30th day of September, 2025.

Village President

ATTEST:

Village Clerk

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



Illinois Department of Revenue

Legal Services Office
101 W. Jefferson St. MC 5-500
Springfield, IL 62794

September 3, 2025

Nancy S. Adams
Deputy Village Clerk
Village of Homewood
2020 Chestnut Road
Homewood, IL 60430

Re: Ordinance No. MC-1088
Municipal Grocery Occupation Tax

Dear Ms. Adams:

This is to acknowledge receipt of Homewood's Ordinance No. MC-1088 imposing a Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax at the rate of 1%.

The Illinois Department of Revenue shall collect, administer, and enforce the Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax effective **January 1, 2026**, in accordance with the provisions of 65 ILCS 5/8-11-24.

While we are accepting this ordinance for purposes of meeting the November 1, 2025 filing deadline for implementation on January 1, 2026, we must ask Homewood to amend or replace the ordinance to address the following issue(s):

- Correct the Municipal Grocery Service Occupation Tax base in Section 2 (Chapter 38, Article VIII, Section 38-192 of the Homewood Municipal Code) by replacing "shall be the same rate identified in Section 2, above" with "shall be the same rate identified in Chapter 38, Article VIII, Section 38-191".

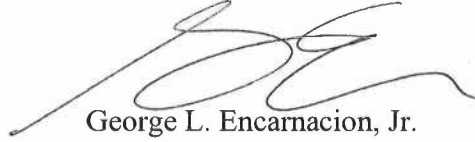
Please adopt a conforming ordinance and file a certified copy with the Department on or before **November 1, 2025** at the following address:

Local Tax Allocation Division (3-500)
Illinois Department of Revenue
101 W. Jefferson St.
Springfield, IL 62702

If you have any questions regarding this letter, please contact our office at the number listed below. If you have questions concerning the distribution of the tax, please contact the Department's **Local Tax Allocation Division** at (217) 785-6518 or rev.localtax@illinois.gov.

Homewood – Grocery Occupation Tax
Page 2
September 3, 2025

Very truly yours,

A handwritten signature in black ink, appearing to read 'GLE', with a long horizontal line extending to the left.

George L. Encarnacion, Jr.
Associate Counsel
(217) 524-0034

GLE:slc

cc: Aaron Allen, Local Tax Allocation Division

Illinois Department of Revenue

<https://tax.illinois.gov/localgovernments/localtaxallocation/grocery-tax-ordinance-info.html>

Local Government	Status
Abingdon	Under Review
Albany	Under Review
Albers	Needs Certified Ordinance
Aledo	9/16/2025
Algonquin	Under Review
Alsip	9/2/2025
Altamont	9/16/2025
Alton	Under Review
Altona	Needs Certified Ordinance
Amboy	Under Review
Andalusia	Under Review
Anna	7/17/2025
Annawan	Needs Certified Ordinance
Antioch	Under Review
Arcola	Needs Certified Ordinance
Argenta	Under Review
Arlington Heights	Under Review
Arthur	Under Review
Ashley	Under Review
Athens	9/3/2025
Atkinson	Under Review
Auburn	Under Review
Augusta	Under Review
Aurora	Under Review
Avon	9/16/2025
Baldwin	Needs Certified Ordinance
Bannockburn	7/21/2025
Barrington	Needs Correction
Barry	Needs Certified Ordinance
Bartonville	Under Review
Batavia	9/16/2025
Beardstown	Under Review
Beckemeyer	Under Review
Bedford Park	9/16/2025
Beecher	Under Review
Belleville	9/16/2025
Bellevue	Under Review
Bellwood	Under Review
Bement	Under Review
Benld	Needs Certified Ordinance
Berwyn	8/20/2025
Bethalto	Under Review
Bethany	8/4/2025

Local Government	Status
Bloomington	Under Review
Blue Island	9/9/2025
Blue Mound	Needs Certified Ordinance
Bluffs	Under Review
Bolingbrook	Under Review
Bourbonnais	9/16/2025
Bradley	Under Review
Breese	Under Review
Bridgeview	9/16/2025
Brighton	Under Review
Brimfield	Under Review
Broadview	Under Review
Brookfield	Under Review
Brookport	Under Review
Brownstown	9/16/2025
Buffalo	Under Review
Buffalo Grove	8/21/2025
Bull Valley	7/31/2025
Bunker Hill	9/3/2025
Burbank	8/25/2025
Burlington	7/21/2025
Bushnell	Under Review
Byron	Under Review
Cairo	Under Review
Calumet Park	Under Review
Campbell Hill	7/17/2025
Canton	Under Review
Carbon Hill	9/17/2025
Carbondale	8/13/2025
Carlinville	8/4/2025
Carlyle	7/30/2025
Carmi	Under Review
Carol Stream	8/25/2025
Carpentersville	9/2/2025
Carrollton	7/17/2025
Carterville	Under Review
Cary	Under Review
Caseyville	9/4/2025
Central City	Needs Certified Ordinance
Centralia	Under Review
Cerro Gordo	7/21/2025
Chandlerville	Needs Certified Ordinance
Channahon	Under Review
Chapin	Under Review
Charleston	9/3/2025
Chatham	Under Review

Local Government	Status
Chatsworth	Needs Certified Ordinance
Chebanse	Needs Certified Ordinance
Chester	Under Review
Chicago Heights	9/3/2025
Chicago Ridge	Under Review
Chillicothe	Needs Certified Ordinance
Christopher	Under Review
Cicero	9/9/2025
Cissna Park	8/25/2025
Clarendon Hills	Needs Certified Ordinance
Clay City	8/4/2025
Clifton	Under Review
Clinton	9/9/2025
Coal Valley	8/13/2025
Cobden	7/21/2025
Coffeen	8/4/2025
Colchester	Under Review
Colfax	9/16/2025
Collinsville	Under Review
Colona	Under Review
Columbia	Under Review
Cooksville	Under Review
Coulterville	9/16/2025
Country Club Hills	Under Review
Countryside	9/16/2025
Crest Hill	Under Review
Crestwood	9/3/2025
Crete	9/16/2025
Creve Coeur	Under Review
Crystal Lake	Under Review
Cuba	Under Review
Cutler	Under Review
Dalzell	Under Review
Danvers	7/31/2025
Danville	9/9/2025
Davis Junction	9/16/2025
De Pue	7/17/2025
Decatur	Needs Certified Ordinance
Deer Creek	7/29/2025
Deer Park	7/17/2025
Deerfield	Under Review
DeKalb	Needs Certified Ordinance
Des Plaines	Under Review
DeSoto	Under Review
Diamond	7/29/2025
Dixon	8/4/2025

Local Government	Status
Donnellson	Under Review
Dowell	Under Review
Downers Grove	9/3/2025
Downs	Under Review
Du Quoin	Under Review
Dunlap	Under Review
Dupo	Under Review
Durand	Needs Certified Ordinance
Dwight	Under Review
Earlville	Under Review
East Alton	Under Review
East Dundee	7/29/2025
East Moline	Under Review
East Peoria	8/20/2025
Edwardsville	Under Review
El Paso	9/16/2025
Elburn	7/17/2025
Eldorado	9/16/2025
Elgin	Under Review
Elizabeth	7/21/2025
Elk Grove Village	9/16/2025
Elkville	Needs Certified Ordinance
Elmhurst	Under Review
Elmwood Park	Under Review
Erie	Under Review
Eureka	Under Review
Evergreen Park	Needs Correction
Fairbury	9/16/2025
Fairfield	8/29/2025
Fairview Heights	Under Review
Farmer City	7/21/2025
Fisher	Under Review
Flora	Under Review
Flossmoor	Needs Correction
Ford Heights	Needs Certified Ordinance
Forest Park	7/9/2025
Forest View	7/17/2025
Forrest	8/21/2025
Forreston	Under Review
Forsyth	7/31/2025
Fox River Grove	Under Review
Frankfort	Under Review
Franklin Park	Under Review
Freeburg	Needs Certified Ordinance
Freeport	Under Review
Galena	Under Review

Local Government	Status
Galva	9/3/2025
Gardner	Under Review
Geneseo	Needs Correction
Geneva	Under Review
Genoa	8/20/2025
Georgetown	7/21/2025
Gibson City	Under Review
Gilberts	Under Review
Gilman	9/16/2025
Girard	9/3/2025
Glen Carbon	9/16/2025
Glen Ellyn	8/25/2025
Glencoe	9/2/2025
Glendale Heights	Under Review
Glenview	Under Review
Glenwood	Under Review
Golconda	9/16/2025
Good Hope	Needs Certified Ordinance
Goodfield	Under Review
Grafton	Under Review
Grand Ridge	Under Review
Grandview	8/29/2025
Grant Park	Under Review
Grayslake	8/13/2025
Green Valley	Under Review
Greenfield	Under Review
Greenup	8/25/2025
Greenville	7/29/2025
Greenville	Under Review
Griggsville	Under Review
Hainesville	7/31/2025
Hamel	Under Review
Hampshire	9/2/2025
Hanover	Needs Certified Ordinance
Hanover Park	Needs Correction
Hardin	Under Review
Harrisburg	7/21/2025
Harristown	Under Review
Harvard	9/16/2025
Harwood Heights	7/30/2025
Havana	Under Review
Hawthorn Woods	7/16/2025
Hazel Crest	Under Review
Hecker	7/17/2025
Hennepin	Under Review
Herrin	7/17/2025

Local Government	Status
Herscher	Under Review
Heyworth	9/16/2025
Hickory Hills	8/25/2025
Highland	Needs Correction
Highland Park	Under Review
Highwood	Needs Correction
Hillsboro	7/21/2025
Hinsdale	9/2/2025
Hodgkins	9/4/2025
Hoffman	Needs Certified Ordinance
Hoffman Estates	9/9/2025
Homer Glen	Under Review
Homewood	9/4/2025
Hoopeston	Needs Certified Ordinance
Hopkins Park	Under Review
Huntley	8/25/2025
Illiopolis	9/12/2025
Ina	7/21/2025
Indian Head Park	Under Review
Industry	Under Review
Irvington	Needs Certified Ordinance
Island Lake	Under Review
Itasca	9/16/2025
Iuka	Under Review
Jerome	9/9/2025
Jerseyville	7/9/2025
Johnsburg	Under Review
Johnston City	7/17/2025
Joliet	Under Review
Jonesboro	Under Review
Justice	9/16/2025
Kankakee	Under Review
Kewanee	9/4/2025
Kildeer	9/9/2025
Kincaid	Under Review
La Grange	Under Review
La Grange Park	9/16/2025
La Salle	9/16/2025
Ladd	7/31/2025
Lake Barrington	Under Review
Lake Forest	Under Review
Lake in the Hills	Under Review
Lake Zurich	8/21/2025
Lakemoor	9/16/2025
Lanark	Needs Certified Ordinance
Lawrenceville	Under Review

Local Government	Status
Le Roy	8/29/2025
Leaf River	Needs Certified Ordinance
Lebanon	Under Review
Leland	Under Review
Lemont	Under Review
Lena	Under Review
Lewistown	Under Review
Lexington	7/22/2025
Liberty	Needs Certified Ordinance
Libertyville	Under Review
Lincoln	Under Review
Lincolnshire	9/16/2025
Lincolnwood	Under Review
Lindenhurst	Under Review
Litchfield	Under Review
Livingston	Needs Certified Ordinance
Lockport	Under Review
Lombard	9/16/2025
Long Grove	Under Review
Loves Park	Under Review
Lovington	Needs Certified Ordinance
Lyons	9/9/2025
Machesney Park	Under Review
Mackinaw	Under Review
Macomb	8/20/2025
Macon	9/4/2025
Magnolia	Under Review
Mahomet	9/16/2025
Manhattan	Under Review
Manteno	Under Review
Mapleton	Under Review
Marengo	9/9/2025
Marion	Under Review
Marissa	Under Review
Markham	Needs Correction
Marquette Heights	Needs Certified Ordinance
Martinsville	Under Review
Maryville	Under Review
Mascoutah	Under Review
Mason City	Under Review
Matteson	Needs Certified Ordinance
Mattoon	7/9/2025
Mazon	Under Review
McCullom Lake	Under Review
McHenry	Under Review
McLeansboro	Needs Certified Ordinance

Local Government	Status
McNabb	Under Review
Mechanicsburg	9/2/2025
Melrose Park	7/30/2025
Mendota	7/29/2025
Meredosia	9/3/2025
Merrionette Park	Under Review
Metamora	9/16/2025
Metropolis	Under Review
Midlothian	Under Review
Milan	9/16/2025
Milford	Needs Certified Ordinance
Milledgeville	Under Review
Millstadt	Under Review
Minooka	8/29/2025
Mokena	Under Review
Moline	9/9/2025
Monee	Under Review
Monmouth	Under Review
Montgomery	8/15/2025
Monticello	Needs Certified Ordinance
Morris	Under Review
Morrison	7/29/2025
Morrisonville	7/22/2025
Morton	Under Review
Morton Grove	9/3/2025
Moultrie County	Under Review
Mounds	Under Review
Mount Carroll	7/8/2025
Mount Clare	Needs Certified Ordinance
Mount Morris	Under Review
Mount Olive	Needs Certified Ordinance
Mount Prospect	Under Review
Mount Sterling	9/9/2025
Mount Vernon	Under Review
Mount Zion	7/17/2025
Moweaqua	9/4/2025
Mulberry Grove	Under Review
Murphysboro	Needs Certified Ordinance
Nashville	Under Review
Nauvoo	Under Review
Neoga	Under Review
Neponset	Needs Certified Ordinance
New Athens	7/17/2025
New Baden	9/4/2025
New Lenox	Under Review
New Milford	Needs Certified Ordinance

Local Government	Status
Newton	Under Review
Niles	9/16/2025
Noble	9/3/2025
Nokomis	9/3/2025
Normal	7/22/2025
Norridge	9/9/2025
North Aurora	8/21/2025
North Chicago	Under Review
North Riverside	Under Review
North Utica	Under Review
Northbrook	Under Review
Northfield	Under Review
Northlake	Under Review
O'Fallon	Under Review
Oak Brook	Under Review
Oak Forest	Under Review
Oak Lawn	8/20/2025
Oak Park	Under Review
Oakbrook Terrace	Under Review
Oakwood	Needs Certified Ordinance
Oblong	Under Review
Odell	9/3/2025
Odin	7/22/2025
Ogden	Needs Correction
Ohio	Under Review
Okawville	Under Review
Olmstead	Needs Certified Ordinance
Olney	9/3/2025
Oneida	Under Review
Orangeville	Needs Certified Ordinance
Oregon	9/16/2025
Orion	Under Review
Orland Hills	Under Review
Orland Park	Under Review
Palatine	7/22/2025
Palestine	Needs Certified Ordinance
Palmyra	Under Review
Palos Hills	Under Review
Palos Park	Under Review
Pana	Under Review
Park City	9/3/2025
Park Ridge	9/2/2025
Pawnee	Under Review
Pecatonica	Under Review
Pekin	8/19/2025
Peoria	7/9/2025

Local Government	Status
Peotone	Under Review
Percy	Needs Certified Ordinance
Peru	9/16/2025
Petersburg	7/22/2025
Pinckneyville	7/17/2025
Pingree Grove	8/15/2025
Pittsburg	Needs Correction
Pittsfield	7/18/2025
Plainfield	Needs Certified Ordinance
Plano	Under Review
Pleasant Plains	9/16/2025
Polo	Under Review
Pontiac	9/16/2025
Posen	Under Review
Prairie Grove	Under Review
Princeton	7/29/2025
Princeville	Under Review
Prophetstown	Under Review
Prospect Heights	Needs Certified Ordinance
Quincy	Under Review
Ramsey	8/15/2025
Rantoul	Under Review
Rapids City	Needs Certified Ordinance
Raymond	Needs Certified Ordinance
Red Bud	9/9/2025
Richton Park	Needs Correction
Ridge Farm	Under Review
Ringwood	Under Review
River Forest	Needs Correction
River Grove	Under Review
Riverdale	Under Review
Riverton	7/31/2025
Roanoke	Under Review
Robbins	Under Review
Roberts	7/22/2025
Rock Falls	8/28/2025
Rock Island	9/16/2025
Rockdale	Under Review
Rockford	Under Review
Rockton	Under Review
Rolling Meadows	9/16/2025
Romeoville	Under Review
Roselle	Under Review
Rosiclare	Needs Certified Ordinance
Round Lake	Needs Certified Ordinance
Round Lake Beach	Under Review

Local Government	Status
Royalton	9/9/2025
Rushville	Under Review
Salem	Under Review
San Jose	9/3/2025
Sandoval	7/22/2025
Sandwich	Under Review
Savoy	Under Review
Schaumburg	Under Review
Schiller Park	Under Review
Schram City	Under Review
Seneca	8/13/2025
Sesser	9/3/2025
Shabbona	9/16/2025
Shannon	Under Review
Shawneetown	Under Review
Shelbyville	Under Review
Sheridan	9/16/2025
Sherman	9/3/2025
Shiloh	9/16/2025
Shipman	Needs Certified Ordinance
Shorewood	Needs Certified Ordinance
Silvis	Under Review
Skokie	Under Review
Smithton	7/22/2025
South Barrington	8/15/2025
South Beloit	Under Review
South Chicago Heights	Under Review
South Elgin	8/13/2025
South Holland	9/17/2025
South Wilmington	Under Review
Southern View	9/3/2025
Sparta	Under Review
Spring Grove	9/3/2025
Spring Valley	7/30/2025
St. Charles	Under Review
St. Joseph	Under Review
Staunton	Under Review
Steeleville	Under Review
Steger	Under Review
Sterling	7/25/2025
Stickney	9/16/2025
Stillman Valley	Under Review
Stockton	9/3/2025
Stone Park	9/4/2025
Streator	Under Review
Sugar Grove	Needs Certified Ordinance

Local Government	Status
Sullivan	Under Review
Summerfield	Under Review
Summit	Under Review
Swansea	Under Review
Sycamore	Under Review
Symerton	Needs Certified Ordinance
Tamaroa	Under Review
Tampico	Under Review
Taylorville	9/16/2025
Third Lake	9/16/2025
Thomasboro	7/31/2025
Thornton	Under Review
Tilden	Under Review
Tilton	9/16/2025
Tinley Park	Under Review
Toluca	Under Review
Toulon	Under Review
Tremont	8/13/2025
Trenton	9/9/2025
Tuscola	Under Review
Urbana	Under Review
Valmeyer	Under Review
Vandalia	Under Review
Varna	Under Review
Venice	Under Review
Vernon Hills	Under Review
Vienna	Under Review
Villa Grove	9/16/2025
Villa Park	Under Review
Virden	Under Review
Virginia	Under Review
Volo	Under Review
Wabash County	7/29/2025
Walnut	Under Review
Warren	Under Review
Washington	8/25/2025
Waterloo	Under Review
Wauconda	Under Review
Waverly	Under Review
Wenona	Under Review
West City	7/17/2025
West Dundee	Under Review
West Frankfort	9/3/2025
West Peoria	Under Review
West Salem	Under Review
Westchester	Under Review

Local Government	Status
Western Springs	Under Review
Westmont	7/29/2025
Westville	Under Review
Wheaton	9/16/2025
Wheeling	7/24/2025
White Hall	Under Review
Williamsfield	9/3/2025
Williamsville	7/24/2025
Willowbrook	Under Review
Wilmington	Needs Certified Ordinance
Wilsonville	Needs Certified Ordinance
Windsor	Under Review
Winfield	Under Review
Winnebago	Under Review
Winnetka	Under Review
Witt	9/3/2025
Wonder Lake	9/16/2025
Wood River	9/4/2025
Woodridge	9/16/2025
Woodson	8/25/2025
Woodstock	Under Review
Worth	Under Review
Wyoming	Under Review
Yates City	9/16/2025
Yorkville	8/25/2025
Zion	Under Review



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 30, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Sale of Surplus Equipment

PURPOSE

The Public Works Department is preparing for the upcoming snow season and seeks approval to trade in two (2) V-box salt spreaders. The gross weight of the V-Box Spreaders, when loaded with salt, causes a costly and consistent failure of the truck suspension. The trade-in value of the spreaders would be used as a credit toward the cost of retrofitting two (2) snow plow trucks with traditional tailgate salt spreaders.

BACKGROUND

A V-box spreader is a hopper-style piece of equipment mounted on the back and within the bed of a snowplow dump truck. Its primary purpose is to distribute salt and liquid material during winter snowfighting operations. Unlike traditional truck-bed tailgate spreaders, which mount directly on the tail end of the truck, V-box spreaders sit inside the truck bed. This “V” design feature allows the truck to carry more “liquid” (salt brine) than a tailgate spreader system. Salt brine is a super salt dissolved liquid that is sprayed directly on the salt as the salt is dispersed on the street. The brine treated salt has a much higher opportunity to stick to the street surface. Untreated salt will actually bounce off of the pavement into the grassy parkway without the sprayed brine treatment.

Unintended Consequences

In response to 2017 Illinois Environmental Protection Agency (IEPA) chloride (rock salt) reduction mandates, the Village began purchasing V-box spreaders (two at a time). The V-box design is able to hold twice the liquid (salt brine) capacity (75 gallons to 150 gallons), giving the fleet greater liquid-applying ability during snow events. Unfortunately, the implementation of the “V-box” led to unintended consequences. The additional volume of the liquid tanks and stainless steel V-box equipment severely increased the total weight carried by the trucks. In practice, this additional weight placed on the trucks is well over the manufacturer’s suggested gross carrying weight. As a result, the suspension systems, which are designed to last at least five to six years under normal loads are experiencing failures in just one to two years. These premature breakdowns have led to expensive repairs, more downtime due to parts availability, and greater demand on our mechanics and operators.



Change in Equipment Standardization

From an asset management perspective, the “V-box” represents a key lesson learned. While the V-box design allowed Public Works to expand and enhance liquid pre-wet capabilities, it also severely shortened the lifecycle of our trucks. Now looking at the entire system as a whole (trucks, spreaders, ancillary equipment and operations), Public Works recognizes the need to align equipment purchases with manufacturer specifications to maintain the full life cycle of our fleet. To lower the continually increasing maintenance costs,

Surplus Equipment

Public Works is requesting for the Village Board to declare two (2) V-boxes as surplus property which would allow Public Works to trade in two of our V-boxes ahead of the upcoming snow season. Public Works would then use the credit from the trade-in to retrofit our plow trucks back to traditional tailgate spreaders. This adjustment will help protect the full life cycle of our trucks, reduce repair costs, limit downtime, and better allocate our staff resources. By applying what we’ve learned and by making this equipment standardization change, we can continue to provide safe and reliable winter operations while managing our fleet in a more cost-effective way.

V-box Salt Spreader



Traditional tailgate salt spreader



PROCESS

The two (2) V-Box spreaders being declared surplus property, are listed below.

- Flink Spreader: Model HA106 184S4 0002 Serial #10334
- Flink Spreader: Model HA106 184S4 0002 Serial #10412



OUTCOME

Approval of this ordinance will authorize the Public Works Department to trade in two (2) V-box salt spreaders, and use the credit to retrofit two (2) of the Village's snow plow trucks with traditional tailgate salt spreaders. This adjustment will help protect the life cycle of our trucks, reduce repair costs, limit downtime, and better allocate our staff resources.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the Village Manager to sell, trade-in, or dispose of two (2) V-Box Salt Spreaders.

ATTACHMENT(S)

Ordinance

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

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

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

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

SECTION ONE – DECLARATION OF SURPLUS PROPERTY:

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

Village Items

- Flink V-Box Model: HA106 184S4 0002 Serial Number: 10334
- Flink V-Box Model: HA106 184S4 0002 Serial Number: 10412

SECTION TWO – METHOD OF DISPOSAL:

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

SECTION THREE – EFFECTIVE DATE:

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

PASSED and APPROVED this 24th day of June, 2025.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 30, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Amendment to Redevelopment Agreement with Ford of Homewood, Inc.

PURPOSE

In 2024, the Village of Homewood entered into a redevelopment agreement (RDA) with Steve Phillipos, owner of Ford of Homewood, Inc., for the expansion, renovation, and remodeling of the existing Ford dealership, Ford of Homewood (formerly Van Drunen Ford), located at 3233 183rd Street. The RDA provides for the expansion of the dealership and parking lot area, remodeling the facility, and making site improvements, including substantial stormwater drainage enhancements. The developer is requesting an amendment to the RDA, which requires Board approval.

PROCESS

The Village's RDA incentive agreement with Ford of Homewood agrees to reimburse to the developer (Steve Phillipos), 50% of Tax Increment Financing (TIF) eligible expenses - up to a maximum of \$2,451,422 over the remaining 20 years of the Kedzie Gateway TIF established in October of 2021. As part of the RDA, Mr. Phillipos will receive an initial upfront payment of \$200k after construction is complete, leaving a remaining incentive amount of \$2,251,422 to be reimbursed over the life of the TIF.

Existing Sign Impeding flow of Stormwater

After the expansion of the Homewood Ford parking lot, the Village's existing entryway sign, located in the center of the 183rd Street southern parkway drainage swale, was identified as the cause for drainage and flooding issues for the dealership. To provide immediate attention and resolution of the drainage impact, the Village entryway sign must be reconfigured to allow water to pass under the sign. Because this flooding issue stemmed from the recent installation of Homewood Ford's new parking lot, Ford of Homewood will reconfigure the Village's sign. Ford of Homewood requests that the Village reimburse their work to resolve this issue.





Work Qualifies as TIF Eligible Reimbursement

Because the dealership is within the TIF district and the developer has an existing redevelopment agreement (RDA) with the Village, the drainage improvements qualify for TIF reimbursement. Amending the current RDA is required. The developer is requesting an amendment to reimburse \$9,935 in TIF-eligible costs for completed entry signage and drainage improvements.

OUTCOME

Mr. Phillipos has invested in the Ford of Homewood property through the expansion and renovation of the Ford facility and improvements to the property. The project boosts property taxes, creates employment opportunities, and improves the performance of the Ford dealership.

FINANCIAL IMPACT

- **Funding Source:** Kedzie Gateway Tax Increment Financing (TIF) Fund
- **Budgeted Amount:** \$2,451,422 to be budgeted over remaining years of TIF
- **RDA Amendment Cost:** \$9,935
- **Revised Total Redevelopment Agreement Cost:** \$2,461,357

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Authorize the Village President to execute an amendment to the redevelopment agreement between Ford of Homewood, IL, and the Village of Homewood to provide reimbursement for tax increment financing eligible expenses for improvements to existing drainage at 3233 183rd Street, in an amount not to exceed \$9,935.

ATTACHMENT(S)

Amendment to Redevelopment Agreement

**FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT
BETWEEN FORD OF HOMEWOOD INC. AND THE VILLAGE OF
HOMEWOOD, ORIGINALLY APPROVED AUGUST 13, 2024**

WHEREAS, the Village of Homewood (the “Village”) and Ford of Homewood, Inc., an Illinois corporation (“Dealership”) and Ford of Homewood Properties, LLC, and Illinois limited liability company (“Property Owner”)(the Dealership and the Property Owner being collectively referred to as the “Developer”) entered into a redevelopment agreement (the “Agreement”) on August 13, 2024, to facilitate expansion, renovation, and remodeling of the property at 3233 W. 183rd Street (the “Project”) in the Village’s Kedzie Gateway Tax Increment Financing District; and

WHEREAS, in the original agreement, the Village agreed to reimburse the Developer up to \$2,451,422.00 for expenses eligible for reimbursement under the Tax Allocation Redevelopment Act (65 ILCS 5/ 11-74.1 *et seq.*); and

WHEREAS, after the Agreement was approved, the parties determined that the Village’s entryway sign must be reconfigured to provide proper drainage to the area; and

WHEREAS, the estimated cost to reconfigure the sign (\$9,935.00) was not included in the original cost estimates; and

WHEREAS, the Developer has requested to be reimbursed for 100% of this cost; and

WHEREAS, the Village Board finds it to be in the Village’s best interest to reimburse the Developer for 100% of this additional cost.

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the parties agree as follows:

1. Amendments to the Agreement

A. The first paragraph in Section 5 of the redevelopment agreement, “Undertakings by the Village” is deleted and replaced with the following:

“5. Upon Developer's timely completion of all the conditions precedent and issuance of a Certificate of Completion, the Village agrees to reimburse the Developer Fifty Percent (50%) of the TIF eligible expenses identified in Exhibit C as Items A-D and One Hundred Percent (100%) of Item E, up to a maximum of Two Million Four Hundred Sixty-One Thousand, Three Hundred Fifty-Seven Dollars (\$2,461,357.00 referred to as the “Incentive Amount”) as follows:”

B. Exhibit C is deleted and replaced with the following:

Exhibit C - TIF Reimbursable Costs

Description of Work	Cost	Reimbursement
A. Parking Lot Expansion, including excavation, storm drainage, lighting, landscaping, and engineering	\$644,314.00	\$322,157.00
B. Site Work	\$981,939.00	\$490,970.00
C. Facility Expansion & Remodeling	\$3,164,670.00	\$1,582,335.00
D. Signage	\$111,920.00	\$55,960.00
E. Reconfigure the existing Village entry sign to create a drainage swale	\$9,935.00	\$9,935.00
TOTAL	\$4,912,778.00	\$2,461,357.00

2. Reaffirmation of Redevelopment Agreement

The parties hereby reaffirm all provisions of the Agreement not modified by this amendment.

IN WITNESS WHEREOF, this Amendment is made and entered into on September 30, 2025.

**Village of Homewood
an Illinois municipal corporation**

By: _____
Village President

Attest:

Village Clerk

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

By: _____
Its: _____

Attest:

By: _____
Its: _____

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

By: _____
Its: _____

Attest:

By: _____
Its: _____



E. ANTHONY, INC.
Complete Construction Services

Phone: 708.802.8230

Fax: 708.802.8233

August 22, 2025

Village of Homewood / Public Works Department
17755 Ashland Ave.
Homewood, IL. 60430

Attn: Mr. Max Massi

RE: Village Parkway Sign Reconfiguration at Homewood Ford

Hello Max,

Per the picture mock-up sent to you regarding the Village Sign reconfiguration at the Homewood Ford parkway on 183rd St. we submit the following proposal for the fix of the current drainage issue:

Remove and repurpose the existing stone landscape block units that are in usable condition.

Any unit replacement from concealed damage will be charged at cost accordingly.

Provide new material and installation per the attached detail.

All work is provided at prevailing wage rates.

All supervision and coordination of the of the work is included with insurance indemnification as required.

No work or services are included above the defined scope with this proposal.

Landscape	\$	8,795.00	\$8,055.00
Coordination / Supervision		670.00	
Fee		710.00	
Proposal Total	\$	10,175.00	\$9,935.00

Respectfully Submitted

Approved _____

Edward A Gierczyk
Vice President

Village of Homewood / Public Works

PLUM VALLEY LANDSCAPING INC

25555 S COTTAGE GROVE AVE
CRETE, IL 60417
(708) 672-5500

Item 9. E.

**ESTIMATE**

ADDRESS
E ANTHONY, INC.
18521 SPRING CREEK DRIVE UNIT F
TINLEY PARK, IL 60477

ESTIMATE 25-1121
DATE 08/21/2025

DESCRIPTION	QTY	RATE	AMOUNT
REDO VILLAGE SIGN IN PARKWAY			
HOURLY RATE LABOR (To relocate wall- Prevailing) If blocks can't be reused - new ones must be purchased	32	130.00	4,160.00
GRASSES & PERRINIALS	1	500.00	500.00
BOULDERS	12	210.00	2,520.00
MICHIGAN MARBEL (Withplastic)	3	375.00	1,125.00
TOPSOIL & RESEED	1	250.00	250.00
HARDWOOD MULCH	3	80.00	240.00
TOTAL			\$8,795.00 \$8,055.00

Accepted By

Accepted Date



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 30, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Finance Director

Topic: Water Rate Study Acceptance and Rate Increase/Fee Schedule Adjustment

PURPOSE

Staff has been working with Burns & McDonnell of Chicago, IL since May 2024 to complete a water rate study report which may act as a guide for the Village's Water Fund over the next 10 years. Following multiple Board presentations, the Board is requested to accept the final Water Rate Study Report and approve an ordinance amending the Homewood Fee Schedule to reflect the change in the monthly fixed charge to be based on meter size and an increase in the volumetric rate billed per 1,000 gallons of water usage in both 2026 and 2027.

BACKGROUND

The Water Rate Study

On May 28, 2024, the Board of Trustees accepted a proposal from Burns & McDonnell of Chicago, IL for professional services to conduct a comprehensive water rate study. The rate study was based on a comprehensive review of Homewood's water funds and budgets, customer classes (residential, commercial, industrial), current usage data, future planned growth, capital plan, lead service line replacements, water main replacements, and any other information deemed necessary.

The purpose of a water rate study is to determine whether the charges to customers for water and sewer services are sufficient to cover the ongoing cost of operations and maintenance, upcoming needed replacements, debt service, and necessary capital improvements. A water rate study utilizes historical and present data, future capital needs, the Public Works budget, and other key pieces of information to determine the rate requirements to successfully operate, maintain, and sustain the Village's water utility service. The objective of the study is to identify a rate plan that will adequately fund water operations, debt service, system improvements, and capital costs all while working to ensure that the rates and potential increases are not injurious to Village customers.



PROCESS (*Financial Plan Development and Rate Design*)

Financial Plan Development

The first part of the water rate study was the Financial Plan Development, which is where the “need” is established. The proposed financial plan was evaluated based on the following guidelines:

- The plan’s ability to mitigate rate shock through levelized increases where possible.
- The potential for the plan to provide adequate reserves for both operating and capital within the water fund.
- It would include an option to use debt to fund critical water infrastructure such as lead service line and water main replacement and the replacement of the central water tower through loans from the Illinois Environmental Protection Agency (IEPA) and potential revenue bond issuances in 2026, 2029, and 2033.

As part of the financial plan development, assumptions were necessary regarding future conditions that may impact projected water revenue increases. As a result, there are risks and opportunities.

Risks

- There could be reduced funding for IEPA loans, which is the primary funding mechanism anticipated for lead service line replacement. We currently assume that IEPA will be able to provide 0% interest loans.
- There may be periods of higher inflation on operating and capital project costs. We currently assume a 3.2% increase on operating and 5% increase on capital.
- The potential for higher interest rates on debt, including IEPA loans and other potential bonds. Currently, we assume there will be 0% on IEPA loans and 4.5% on other loans.

Opportunities

- There may be additional principal forgiveness on IEPA lead service line loans in the future; however, principal forgiveness was not relied upon beyond 2026.
- There could be a potential for a 40-year IEPA loan instead of the currently assumed term of 30 years.
- There is a possibility of regulatory relief in the form of additional time beyond 2035 to complete the lead service line replacement. The current regulation is 10 years.
- The potential for non-home rule sales tax proceeds to be used to back debt issuance. No non-home rules sales tax proceeds have been assumed. The Village Board passed an ordinance approving the implementation of the Non-Home Rules Sales tax effective January 1, 2026 at the September 9, 2025 Board meeting. As the additional tax is received throughout 2026, staff will evaluate the best use.

The financial plan was presented at the April 22, 2025 Board of Trustees meeting. It was stated that in order for the Village to meet its future funding needs, the water revenues need to



increase by 7.75% over the next 9 years. Of that 7.75%, the lead service line replacement alone requires 3.25% increases each year.

Rate Design

Burns & McDonnell developed several rate designs that would allow the Village to meet its ongoing operations and maintenance costs and capital needs without implementing injurious and unrealistic cost increases on the water users.

Rate design is the process of creating the rate structure that will be used to recover ongoing operating and capital costs of the water system. Key components of rate design include:

- Customer classes (residential, commercial, industrial)
- Rate Structure Types
 - Uniform rates (same price per unit of water regardless of usage)
 - Tiered rates (higher prices per unit as usage increases)
- Fixed vs. Variable Charges

Rate Design Options

Three (3) rate design options were presented by Burns & McDonnell at the Tuesday, July 8, 2025 Board of Trustees meeting. All three (3) options increase the Village's water revenues by the 7.75% as determined in the Financial Plan Development process.

Options Presented

1. **Option 1** has no change in rate structure or design and all portions of the bill for all customers increase by 7.75% across the board.
2. **Option 2** increases our fixed (flat) rate based on meter size which in turn slightly reduces the increase needed on the volumetric rate.
3. **Option 3** also increases the fixed rate based on meter size but also implements a block rate (i.e. tiered) system. This benefits lower use customers, but also provides less revenue predictability as some customers may adjust their water usage to benefit more from the lower rate in the block design.

At the July 22, 2025 Board of Trustees meeting, the Village Board directed staff to move forward with **Option 2** to complete the water rate study report.

Option 2 creates a more robust fixed fee based on meter size which helps with fixed cost recovery and maintains a consistent rate charged per 1,000 gallons used (volumetric rate) for both residential and non-residential customers.

FINAL WATER RATE STUDY - REPORT

Included in the water rate study report, the following recommendations were made:

- The Village should adopt the proposed 2026 and 2027 water rates.



- During fiscal year 2027, the Village should re-evaluate the increases proposed for 2028 and beyond to confirm that the increases, as proposed, can still accommodate the funding needs.
- As part of the re-evaluation, the Village should consider supplemental rate designs that could further improve fixed cost recovery beginning in 2028.

Recommended 2026 and 2027 Rate Changes

Based on the recommendations within the final Water Rate Study Report, staff recommends the Village Board approve an ordinance adjusting the volumetric (cost per 1,000 gallons used) and fixed charge fee for 2026 and 2027. The rate changes would go into effect on January 1, 2026 and January 1, 2027. There are no immediate changes being proposed to the Village sewer rates.

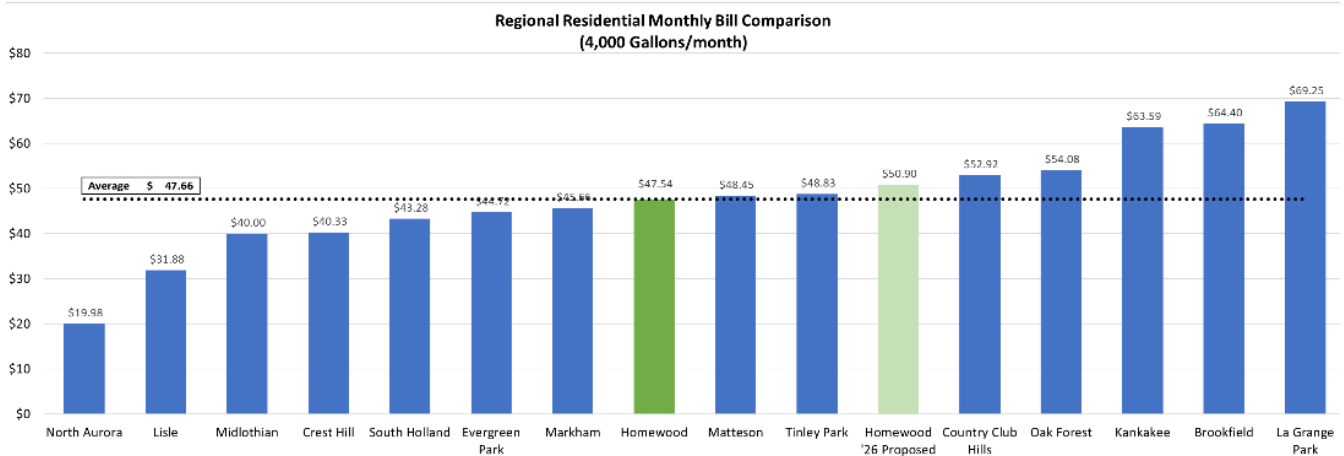
Fee Schedule Description	Current Rate	2026 Rate	2027 Rate
Combined <u>water and sewer</u> service rates per 1,000 gallons	\$15.20	\$15.65	\$16.56
Water service only, rate per 1,000 gallons	\$11.29	\$11.74	\$12.65
Administrative charge for water only for each bill generated	\$ 3.77	N/A	N/A
Monthly Fixed Charge for water only – based on meter size*:			
5/8" & 3/4"	N/A	\$3.94	\$4.25
1"	N/A	\$5.52	\$5.95
1.5"	N/A	\$7.09	\$7.64
2"	N/A	\$11.43	\$12.32
3"	N/A	\$43.34	\$46.70
4"	N/A	\$55.16	\$59.43
6"	N/A	\$82.74	\$89.15

The table below reflects the meter size distribution by customer class. The majority (**98.5%**) of residential meters in Homewood are 5/8" and 3/4".

Meter Sizes	5/8 x 3/4"	3/4	1	1.5	2	3	4	6	
RESIDENTIAL	67.1%	31.4%	1.3%	0.1%	0.1%	0.1%	0.0%	0.0%	100.0%
MULTI-FAMILY	43.1%	19.3%	9.5%	17.6%	7.3%	3.2%	0.0%	0.0%	100.0%
COMMERCIAL	27.8%	26.1%	15.8%	13.9%	12.3%	2.6%	1.2%	0.3%	100.0%
RESTAURANT	19.3%	12.1%	21.3%	25.9%	21.4%	0.0%	0.0%	0.0%	100.0%
BREWERY	0.0%	0.0%	0.0%	20.0%	80.0%	0.0%	0.0%	0.0%	100.0%
INDUSTRIAL	7.6%	22.9%	7.6%	0.0%	46.5%	15.3%	0.0%	0.0%	100.0%
OTHER	23.3%	10.6%	17.0%	13.1%	23.3%	12.7%	0.0%	0.0%	100.0%



As shown by the table below, the rate increases will keep Homewood within the regional average as it is assumed that other communities will in all likelihood increase their rates over time as well. Nationwide, the annual household water costs has consistently increased about 5% per year.



OUTCOME

An adjustment to both the volumetric water rates and the monthly fixed charge based on meter size, is a palatable outcome. Implementable in 2026 and 2027, the changes will allow the Village to meet its ongoing operation and maintenance costs and capital needs, timed well for the start of the lead service line replacement program.

With the updated rates in 2026, the average residential user (approximately 4,000 gallons per month), will see an estimated increase of \$2.50 per month/ \$30 dollars for the year.

In 2027, staff plans to reevaluate the proposed system-wide increases shown in the final water rate study for 2028 and beyond to confirm that the increases can still accommodate the funding needs, and adjust accordingly.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed



RECOMMENDED BOARD ACTION

Accept the Water Rate Study Report completed by Burns & McDonnell of Chicago, IL and pass an ordinance amending the “Public Works Fees” section of the Homewood Fee Schedule to reflect the change in the monthly fixed charge to be based on meter size and the increase in volumetric rate billed per 1,000 gallons of water usage to \$11.74 in 2026 and an increase of 7.75% to the monthly fixed charges and volumetric rate in 2027.

ATTACHMENT(S)

- Final Water Rate Study Report
- Ordinance



WATER RATE STUDY REPORT

VILLAGE OF HOMEWOOD, IL

WATER RATE STUDY

173281

FINAL REPORT

September 22, 2025

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1.0 Executive Summary

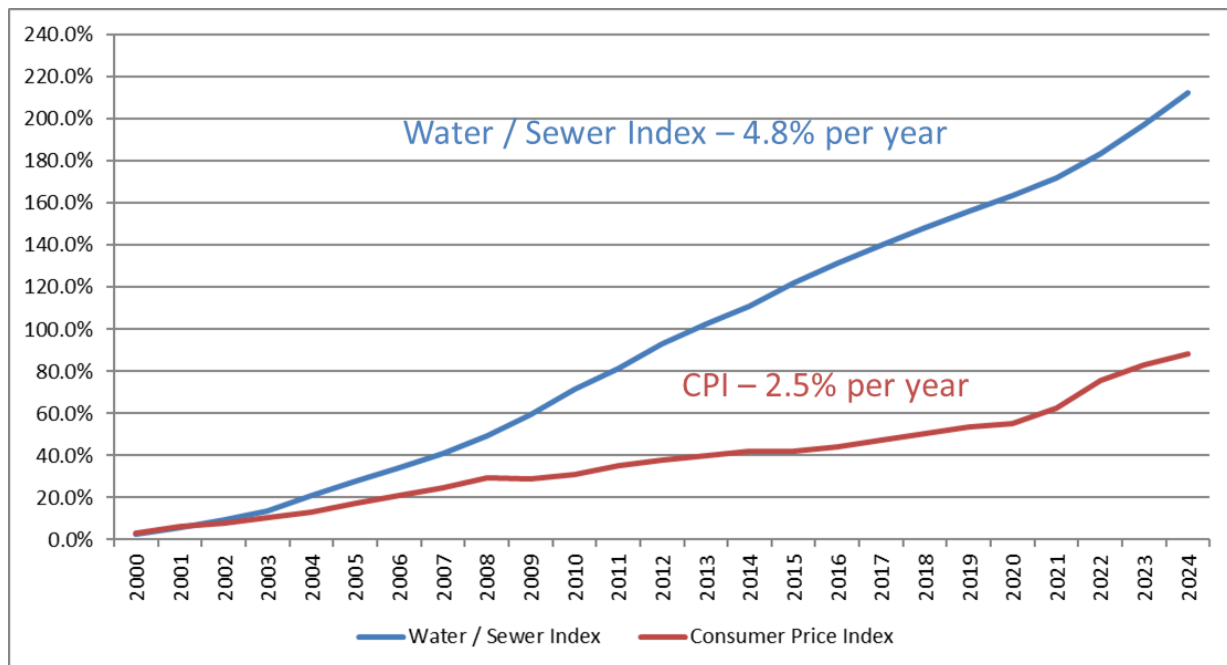
1.1 Project Background

1898 & Co., a part of Burns & McDonnell, was engaged by the Village of Homewood, IL (the Village) to conduct a water rate study (the Study) for the Village's water system. The Village is beginning the implementation of a lead service line replacement program. One goal of this Study was to evaluate funding options to pay for lead service line and other needed capital improvements, as well as ongoing operating costs. The Study developed an eleven-year financial plan and evaluated changes to the existing rate structure to recover costs.

1.2 Industry Trends in Water Rates

Many factors impact the cost of providing municipal water service. One universal funding challenge for most municipal water utilities involves implementing and sustaining adequate renewal and replacement of aging infrastructure, particularly water mains. Other dynamics typically include compliance with regulatory requirements, inflation on operating and capital costs, and a general trend in declining consumption, which is often associated with more efficient fixtures and appliances and greater awareness of water conservation. Each utility is different, and the relative importance of these dynamics will vary by utility. However, there is no doubt that water rate increases have substantially outpaced general inflation in the United States. The United States Bureau of Labor Statistics (BLS) tracks many facets of inflation, including the Consumer Price Index for all Urban Consumers (CPI-U) which measures inflation at the household level. The BLS also tracks an index for combined household water and sewer costs. Figure 1-1 compares changes in both of these BLS data series.

Figure 1-1: Changes in General Inflation and Water and Sewer Household Costs



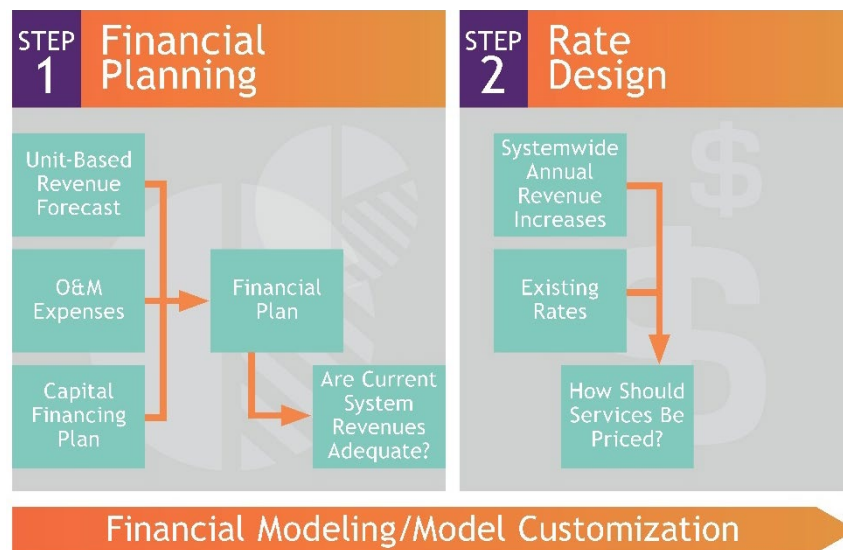
Since 2000 the water and sewer index has increased nearly 5.0 percent per year, while CPI's annual rate of change is about 2.5 percent per year.

Every utility is unique, and the dynamics impacting rates can vary widely. However, awareness of national household water costs provides important context when reviewing water utility financial plans.

1.3 Project Approach

To meet the project objectives, 1898 & Co. completed the Study with an approach that is grounded in the principles established by the American Water Works Association (AWWA) M1 Rate Manual.

Figure 1-2: Study Methodology



Step 1: Financial Planning provides an indication of the adequacy of the revenue generated by current rates. The results of the financial forecast analysis answer the questions "Are the existing rates adequate?" and "If not, what level of overall revenue increase is needed?" The Financial Planning Analysis is presented in section 2.0 of this report.

Step 2: Rate Design provides for the required revenue recovery. Once the overall level of revenue required is identified and customer class responsibility for that level of revenue is determined, schedules of rates for each rate class are developed that will generate revenues accordingly. The Rate Design Analysis is detailed in Section 3.0 of this report.

1.4 Financial Planning

Financial planning assumptions are described in Section 2.0 of this report. The proposed financial plan was evaluated based on the following guidelines:

- Mitigate rate shock through levelized increases where possible, rather than implemented intermittent large increases
- Provide adequate reserves
 - Operating Reserve minimum of 90 days of operation and maintenance expense
 - Capital Reserve to provide further liquidity in the execution of projects
- Use debt to:
 - Fund critical water infrastructure such as water main replacement and the replacement of the Central water tower, and
 - To minimize rate increases and achieve a minimum of 1.25x debt service coverage

Proposed revenue increases for retail water rates are shown in Table 1-1.

Table 1-1: Proposed Retail Water Revenue Increases

Proposed Annual Revenue Increases	
2026	7.75%
2027	7.75%
2028	7.75%
2029	7.75%
2030	7.75%
2031	7.75%
2032	7.75%
2033	7.75%
2034	7.75%
2035	6.00%

As detailed in Section 2.3.3 and 2.3.4, in addition to the revenue increases shown in Table 1-1, debt issuance is an important part of the funding of future water infrastructure. Potential future debt issues include:

- Loans through the Illinois Environmental Protection Agency that are forecasted to occur annually to fund lead service line replacement. These loans have been subsidized with 0.0 percent interest rates over 30 years, and the potential for a portion of the principal to be forgiven.
- Assumed revenue bond issuance in 2026, 2029 and 2033 that, together with cash funding, will help fund the Central water tower replacement and water main replacement.

In the development of the financial plan, assumptions were necessary regarding future conditions that impact projected water revenue increases. As a result, there are risks (i.e. ways in which revenue increases may be higher than proposed in Table 1-1), and opportunities (i.e. ways in which revenue increases may be lower than proposed in Table 1-1) inherent in the cash flow projections.

Risks include:

- Reduced funding for IEPA loans, which could limit the availability of loans from IEPA, the primary funding mechanism anticipated for lead service line replacement. It is currently assumed IEPA will be able to provide 0% interest loans for all lead service line project costs.
- Periods of higher inflation on operating costs (3.2 percent assumed) or project costs (5.0 percent assumed, excluding lead service lines)
- Higher interest rates on debt including IEPA loans (0.0 percent assumed) and other potential bonds (4.5 percent assumed)

Opportunities include:

- Principal forgiveness on IEPA lead service line loans. No principal forgiveness has been relied upon in the development of future cash flows.
- Potential for 40-year loans on IEPA lead service line loans, which are currently assumed to be 30 years.
- Regulatory relief in the form of additional time beyond 2035 to complete the lead service line replacement.
- Potential non-home rule sales tax being approved by the Village. If approved, it is possible the non-home rule sales tax proceeds could be used to back the issuance of debt to assist in funding lead service lines. No sales tax proceeds have been assumed in the development of future cash flows.

1.5 Proposed Retail Water Rates

The primary focus of Rate Design is to develop a five-year projection of retail water rates that generates revenues to achieve the proposed revenue increases in Table 1-1 and improve fixed cost recovery.

Table 1-2 shows the existing and proposed water rates. The Village's existing Inside Village water rates include a fixed charge of \$3.66 per month and a volumetric charge of \$10.97 for each 1,000 gallons of water use. These rates are charged to all applicable classes including sprinkler accounts. Outside Village rates are structured identically and reflect a 1.5x multiplier over Inside Village rates. Water rates applicable to schools and churches are also structured identically to Inside Village rates and reflect a 25 percent discount.

Proposed rates shown in Table 1-2 for 2026 through 2030 reflect a structural change in the monthly fixed charge, which is proposed to increase in accordance with meter size. A fixed fee that increases by meter size is a common structure and will help the utility improve the amount of revenue derived from fixed charges. Volumetric fees sustain the existing structure, to be billed for each 1,000 gallons of water usage. The Outside Village multiplier of 1.5x and the schools and churches discount of 25% are proposed to continue.

Retail rates developed for 2026 reflect the structure change in the fixed fee, with the volumetric fee then set to produce the indicated overall 7.75 percent revenue increase. Retail rates proposed for 2027 through 2030 reflect a proportionate increase in all retail user charges of 7.75 percent, in alignment with the overall systemwide increase proposed each year. It is proposed that the Village adopt the first two years of proposed rates for 2026 and 2027 and then re-evaluate the systemwide increases proposed for subsequent

years to confirm they still reasonably reflect funding needs. At that point, the outcome of the risks and opportunities discussed in this section may be more certain, and refinement in the financial plans may be warranted.

Table 1-2: Existing and Proposed Water Rates

Line No.	Description	Meter Size	Existing		Proposed				
			2025	2026	2027	2028	2029	2030	
1	Proposed Annual Water Rate Increases			7.75%	7.75%	7.75%	7.75%	7.75%	
<u>Inside Village Customers</u>									
2	Service Charge (\$/Mo.)	5/8 & 3/4	\$ 3.66	\$ 3.94	\$ 4.25	\$ 4.58	\$ 4.93	\$ 5.31	
3	Service Charge (\$/Mo.)	1	\$ 3.66	\$ 5.52	\$ 5.95	\$ 6.41	\$ 6.91	\$ 7.45	
4	Service Charge (\$/Mo.)	1.5	\$ 3.66	\$ 7.09	\$ 7.64	\$ 8.23	\$ 8.87	\$ 9.56	
5	Service Charge (\$/Mo.)	2	\$ 3.66	\$ 11.43	\$ 12.32	\$ 13.27	\$ 14.30	\$ 15.41	
6	Service Charge (\$/Mo.)	3	\$ 3.66	\$ 43.34	\$ 46.70	\$ 50.32	\$ 54.22	\$ 58.42	
7	Service Charge (\$/Mo.)	4	\$ 3.66	\$ 55.16	\$ 59.43	\$ 64.04	\$ 69.00	\$ 74.35	
8	Service Charge (\$/Mo.)	6	\$ 3.66	\$ 82.74	\$ 89.15	\$ 96.06	\$ 103.50	\$ 111.52	
9	Volume Charge (\$/1,000 Gal.) *		\$ 10.97	\$ 11.74	\$ 12.65	\$ 13.63	\$ 14.69	\$ 15.83	
<u>Outside Village Customers</u>									
10	Service Charge (\$/Mo.)	5/8 & 3/4	\$ 5.49	\$ 5.91	\$ 6.38	\$ 6.87	\$ 7.40	\$ 7.97	
11	Service Charge (\$/Mo.)	1	\$ 5.49	\$ 8.28	\$ 8.93	\$ 9.62	\$ 10.37	\$ 11.18	
12	Service Charge (\$/Mo.)	1.5	\$ 5.49	\$ 10.64	\$ 11.46	\$ 12.35	\$ 13.31	\$ 14.34	
13	Service Charge (\$/Mo.)	2	\$ 5.49	\$ 17.15	\$ 18.48	\$ 19.91	\$ 21.45	\$ 23.12	
14	Service Charge (\$/Mo.)	3	\$ 5.49	\$ 65.01	\$ 70.05	\$ 75.48	\$ 81.33	\$ 87.63	
15	Service Charge (\$/Mo.)	4	\$ 5.49	\$ 82.74	\$ 89.15	\$ 96.06	\$ 103.50	\$ 111.53	
		6	\$ 5.49	\$ 124.11	\$ 133.73	\$ 144.09	\$ 155.25	\$ 167.28	
16	Volume Charge (\$/1,000 Gal.) *		\$ 16.46	\$ 17.61	\$ 18.98	\$ 20.45	\$ 22.04	\$ 23.75	
<u>Schools and Churches</u>									
17	Service Charge (\$/Mo.)	5/8 & 3/4	\$ 2.75	\$ 2.96	\$ 3.19	\$ 3.44	\$ 3.70	\$ 3.98	
18	Service Charge (\$/Mo.)	1	\$ 2.75	\$ 4.14	\$ 4.46	\$ 4.81	\$ 5.18	\$ 5.59	
19	Service Charge (\$/Mo.)	1.5	\$ 2.75	\$ 5.32	\$ 5.73	\$ 6.17	\$ 6.65	\$ 7.17	
20	Service Charge (\$/Mo.)	2	\$ 2.75	\$ 8.57	\$ 9.24	\$ 9.95	\$ 10.73	\$ 11.56	
21	Service Charge (\$/Mo.)	3	\$ 2.75	\$ 32.51	\$ 35.03	\$ 37.74	\$ 40.67	\$ 43.82	
22	Service Charge (\$/Mo.)	4	\$ 2.75	\$ 41.37	\$ 44.57	\$ 48.03	\$ 51.75	\$ 55.76	
23	Service Charge (\$/Mo.)	6	\$ 2.75	\$ 62.06	\$ 66.86	\$ 72.05	\$ 77.63	\$ 83.64	
24	Volume Charge (\$/1,000 Gal.) *		\$ 8.23	\$ 8.81	\$ 9.49	\$ 10.22	\$ 11.02	\$ 11.87	

Notes:

* The 2025 Inside Village water rate was amended to \$11.29 per 1,000 gallons to reflect changes in the price of water supply from Chicago Heights in March 2025. This change also impacts the Outside Village and Schools and Churches 2025 rates.

Sprinkler rate is the same as Inside Village

Schools and churches discount is 25%

Outside Village rates are 1.5x Inside Village

Changes in rate structure can have different impacts on different users based on their meter size and monthly water usage. Table 1-3 shows the residential water customer bill impact on various usage amounts to demonstrate the impact of the proposed rates. These computations reflect 5/8" meters, the dominant meter size for a residential connection. Most residential customers will experience an increase in 2026 ranging from 7.0 percent to 7.75 percent, which is a function of the structural change in fixed charges. For the average 4,000 gallon user, the increase will amount to \$3.36 in 2026. For years 2027 through 2030, increases will be a uniform 7.75%, reflecting the systemwide increase applied to both the fixed and volumetric user charges.

Table 1-3: Residential Water Bill Impact

Billable Flow Kgal/Mo	Percent of Bills in 2024	Existing 2025 Rates \$	Proposed					Change in \$					Change in %				
			2026	2027	2028	2029	2030	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030
			Rates \$	Rates \$	Rates \$	Rates \$	Rates \$	Rates \$									
Residential																	
0	5.93%	\$ 3.66	\$ 3.94	\$ 4.25	\$ 4.58	\$ 4.93	\$ 5.31	\$ 0.28	\$ 0.31	\$ 0.33	\$ 0.35	\$ 0.38	7.7%	7.9%	7.8%	7.6%	7.7%
1	11.43%	\$ 14.63	\$ 15.68	\$ 16.90	\$ 18.21	\$ 19.62	\$ 21.14	\$ 1.05	\$ 1.22	\$ 1.31	\$ 1.41	\$ 1.52	7.2%	7.8%	7.8%	7.7%	7.7%
2	17.34%	\$ 25.60	\$ 27.42	\$ 29.55	\$ 31.84	\$ 34.31	\$ 36.97	\$ 1.82	\$ 2.13	\$ 2.29	\$ 2.47	\$ 2.66	7.1%	7.8%	7.7%	7.8%	7.8%
3	18.94%	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.47	\$ 49.00	\$ 52.80	\$ 2.59	\$ 3.04	\$ 3.27	\$ 3.53	\$ 3.80	7.1%	7.8%	7.7%	7.8%	7.8%
4	15.95%	\$ 47.54	\$ 50.90	\$ 54.85	\$ 59.10	\$ 63.69	\$ 68.63	\$ 3.36	\$ 3.95	\$ 4.25	\$ 4.59	\$ 4.94	7.1%	7.8%	7.7%	7.8%	7.8%
5	11.14%	\$ 58.51	\$ 62.64	\$ 67.50	\$ 72.73	\$ 78.38	\$ 84.46	\$ 4.13	\$ 4.86	\$ 5.23	\$ 5.65	\$ 6.08	7.1%	7.8%	7.7%	7.8%	7.8%
6	7.13%	\$ 69.48	\$ 74.38	\$ 80.15	\$ 86.36	\$ 93.07	\$ 100.29	\$ 4.90	\$ 5.77	\$ 6.21	\$ 6.71	\$ 7.22	7.1%	7.8%	7.7%	7.8%	7.8%
7	4.43%	\$ 80.45	\$ 86.12	\$ 92.80	\$ 99.99	\$ 107.76	\$ 116.12	\$ 5.67	\$ 6.68	\$ 7.19	\$ 7.77	\$ 8.36	7.0%	7.8%	7.7%	7.8%	7.8%
8	2.55%	\$ 91.42	\$ 97.86	\$ 105.45	\$ 113.62	\$ 122.45	\$ 131.95	\$ 6.44	\$ 7.59	\$ 8.17	\$ 8.83	\$ 9.50	7.0%	7.8%	7.7%	7.8%	7.8%
9	1.59%	\$ 102.39	\$ 109.60	\$ 118.10	\$ 127.25	\$ 137.14	\$ 147.78	\$ 7.21	\$ 8.50	\$ 9.15	\$ 9.89	\$ 10.64	7.0%	7.8%	7.7%	7.8%	7.8%
10	0.97%	\$ 113.36	\$ 121.34	\$ 130.75	\$ 140.88	\$ 151.83	\$ 163.61	\$ 7.98	\$ 9.41	\$ 10.13	\$ 10.95	\$ 11.78	7.0%	7.8%	7.7%	7.8%	7.8%
11	0.68%	\$ 124.33	\$ 133.08	\$ 143.40	\$ 154.51	\$ 166.52	\$ 179.44	\$ 8.75	\$ 10.32	\$ 11.11	\$ 12.01	\$ 12.92	7.0%	7.8%	7.7%	7.8%	7.8%
12	0.42%	\$ 135.30	\$ 144.82	\$ 156.05	\$ 168.14	\$ 181.21	\$ 195.27	\$ 9.52	\$ 11.23	\$ 12.09	\$ 13.07	\$ 14.06	7.0%	7.8%	7.7%	7.8%	7.8%
13	0.28%	\$ 146.27	\$ 156.56	\$ 168.70	\$ 181.77	\$ 195.90	\$ 211.10	\$ 10.29	\$ 12.14	\$ 13.07	\$ 14.13	\$ 15.20	7.0%	7.8%	7.7%	7.8%	7.8%
14	0.22%	\$ 157.24	\$ 168.30	\$ 181.35	\$ 195.40	\$ 210.59	\$ 226.93	\$ 11.06	\$ 13.05	\$ 14.05	\$ 15.19	\$ 16.34	7.0%	7.8%	7.7%	7.8%	7.8%
15	0.17%	\$ 168.21	\$ 180.04	\$ 194.00	\$ 209.03	\$ 225.28	\$ 242.76	\$ 11.83	\$ 13.96	\$ 15.03	\$ 16.25	\$ 17.48	7.0%	7.8%	7.7%	7.8%	7.8%
16	0.13%	\$ 179.18	\$ 191.78	\$ 206.65	\$ 222.66	\$ 239.97	\$ 258.59	\$ 12.60	\$ 14.87	\$ 16.01	\$ 17.31	\$ 18.62	7.0%	7.8%	7.7%	7.8%	7.8%
17	0.14%	\$ 190.15	\$ 203.52	\$ 219.30	\$ 236.29	\$ 254.66	\$ 274.42	\$ 13.37	\$ 15.78	\$ 16.99	\$ 18.37	\$ 19.76	7.0%	7.8%	7.7%	7.8%	7.8%
18	0.07%	\$ 201.12	\$ 215.26	\$ 231.95	\$ 249.92	\$ 269.35	\$ 290.25	\$ 14.14	\$ 16.69	\$ 17.97	\$ 19.43	\$ 20.90	7.0%	7.8%	7.7%	7.8%	7.8%
19	0.07%	\$ 212.09	\$ 227.00	\$ 244.60	\$ 263.55	\$ 284.04	\$ 306.08	\$ 14.91	\$ 17.60	\$ 18.95	\$ 20.49	\$ 22.04	7.0%	7.8%	7.7%	7.8%	7.8%
20	0.05%	\$ 223.06	\$ 238.74	\$ 257.25	\$ 277.18	\$ 298.73	\$ 321.91	\$ 15.68	\$ 18.51	\$ 19.93	\$ 21.55	\$ 23.18	7.0%	7.8%	7.7%	7.8%	7.8%

Table 1-4 shows the impact of proposed rates on other classes of users. Due to the wide variety of meter sizes and usage levels, Table 1-4 shows the common meter sizes for each class, and the average use of that meter size within the class. Note in 2026 the percentage increase in most bills is higher than the system average of 7.75 percent, which is a function of the change in the fixed fee. As was the case with residential bill impacts, bills shown for 2027 through 2030 increase at a uniform 7.75%, reflecting the systemwide increase applied to both the fixed and volumetric user charges.

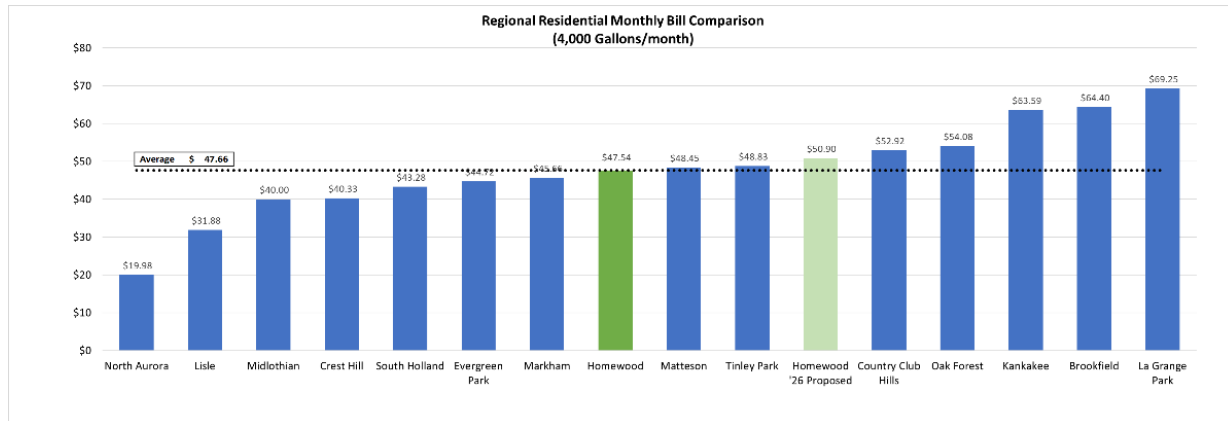
Table 1-4: Non-Residential Water Bill Impact

Water Use Kgal/Mo	Meter Size inches	Existing	Proposed		Recommended			Change in \$					Change in %				
		2025 Rates	2026 Rates	2027 Rates	2028 Rates	2029 Rates	2030 Rates	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030
		\$	\$	\$	\$	\$	\$										
Multi-Family																	
3	5/8" & 3/4"	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.47	\$ 49.00	\$ 52.80	\$ 2.59	\$ 3.04	\$ 3.27	\$ 3.53	\$ 3.80	7.1%	7.8%	7.7%	7.8%	7.8%
12	1"	\$ 135.30	\$ 146.40	\$ 157.75	\$ 169.97	\$ 183.19	\$ 197.41	\$ 11.10	\$ 11.35	\$ 12.22	\$ 13.22	\$ 14.22	8.2%	7.8%	7.7%	7.8%	7.8%
35	1.5"	\$ 387.61	\$ 417.99	\$ 450.39	\$ 485.28	\$ 523.02	\$ 563.61	\$ 30.38	\$ 32.40	\$ 34.89	\$ 37.74	\$ 40.59	7.8%	7.8%	7.7%	7.8%	7.8%
40	2"	\$ 442.46	\$ 481.03	\$ 518.32	\$ 558.47	\$ 601.90	\$ 648.61	\$ 38.57	\$ 37.29	\$ 40.15	\$ 43.43	\$ 46.71	8.7%	7.8%	7.7%	7.8%	7.8%
325	3"	\$ 3,568.91	\$ 3,858.84	\$ 4,157.95	\$ 4,480.07	\$ 4,828.47	\$ 5,203.17	\$ 289.93	\$ 299.11	\$ 322.12	\$ 348.40	\$ 374.70	8.1%	7.8%	7.7%	7.8%	7.8%
Commercial																	
3	5/8" & 3/4"	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.47	\$ 49.00	\$ 52.80	\$ 2.59	\$ 3.04	\$ 3.27	\$ 3.53	\$ 3.80	7.1%	7.8%	7.7%	7.8%	7.8%
7	1"	\$ 80.45	\$ 87.70	\$ 94.50	\$ 101.82	\$ 109.74	\$ 118.26	\$ 7.25	\$ 6.80	\$ 7.32	\$ 7.92	\$ 8.52	9.0%	7.8%	7.7%	7.8%	7.8%
17	1.5"	\$ 190.15	\$ 206.67	\$ 222.69	\$ 239.94	\$ 258.60	\$ 278.67	\$ 16.52	\$ 16.02	\$ 17.25	\$ 18.66	\$ 20.07	8.7%	7.8%	7.7%	7.8%	7.8%
31	2"	\$ 343.73	\$ 375.37	\$ 404.47	\$ 435.80	\$ 469.69	\$ 506.14	\$ 31.64	\$ 29.10	\$ 31.33	\$ 33.89	\$ 36.45	9.2%	7.8%	7.7%	7.8%	7.8%
160	3"	\$ 1,758.86	\$ 1,921.74	\$ 2,070.70	\$ 2,231.12	\$ 2,404.62	\$ 2,591.22	\$ 162.88	\$ 148.96	\$ 160.42	\$ 173.50	\$ 186.60	9.3%	7.8%	7.7%	7.8%	7.8%
250	4"	\$ 2,746.16	\$ 2,990.16	\$ 3,221.93	\$ 3,471.54	\$ 3,741.50	\$ 4,031.85	\$ 244.00	\$ 231.77	\$ 249.61	\$ 269.96	\$ 290.35	8.9%	7.8%	7.7%	7.8%	7.8%
Restaurant																	
9	5/8" & 3/4"	\$ 102.39	\$ 109.60	\$ 118.10	\$ 127.25	\$ 137.14	\$ 147.78	\$ 7.21	\$ 8.50	\$ 9.15	\$ 9.89	\$ 10.64	7.0%	7.8%	7.7%	7.8%	7.8%
20	1"	\$ 223.06	\$ 240.32	\$ 258.95	\$ 279.01	\$ 300.71	\$ 324.05	\$ 17.26	\$ 18.63	\$ 20.06	\$ 21.70	\$ 23.34	7.7%	7.8%	7.7%	7.8%	7.8%
50	1.5"	\$ 552.16	\$ 594.09	\$ 640.14	\$ 689.73	\$ 743.37	\$ 801.06	\$ 41.93	\$ 46.05	\$ 49.59	\$ 53.64	\$ 57.69	7.6%	7.8%	7.7%	7.8%	7.8%
70	2"	\$ 771.56	\$ 833.23	\$ 897.82	\$ 967.37	\$ 1,042.60	\$ 1,123.51	\$ 61.67	\$ 64.59	\$ 69.55	\$ 75.23	\$ 80.91	8.0%	7.8%	7.7%	7.8%	7.8%
Brewery																	
20	2"	\$ 223.06	\$ 246.23	\$ 265.32	\$ 285.87	\$ 308.10	\$ 332.01	\$ 23.17	\$ 19.09	\$ 20.55	\$ 22.23	\$ 23.91	10.4%	7.8%	7.7%	7.8%	7.8%
Industrial																	
2	5/8" & 3/4"	\$ 25.60	\$ 27.42	\$ 29.55	\$ 31.84	\$ 34.31	\$ 36.97	\$ 1.82	\$ 2.13	\$ 2.29	\$ 2.47	\$ 2.66	7.1%	7.8%	7.7%	7.8%	7.8%
3	1"	\$ 36.57	\$ 40.74	\$ 43.90	\$ 47.30	\$ 50.98	\$ 54.94	\$ 4.17	\$ 3.16	\$ 3.40	\$ 3.68	\$ 3.96	11.4%	7.8%	7.7%	7.8%	7.8%
12	2"	\$ 135.30	\$ 152.31	\$ 164.12	\$ 176.83	\$ 190.58	\$ 205.37	\$ 17.01	\$ 11.81	\$ 12.71	\$ 13.75	\$ 14.79	12.6%	7.8%	7.7%	7.8%	7.8%
80	3"	\$ 881.26	\$ 982.54	\$ 1,058.70	\$ 1,140.72	\$ 1,229.42	\$ 1,324.82	\$ 101.28	\$ 76.16	\$ 82.02	\$ 88.70	\$ 95.40	11.5%	7.8%	7.7%	7.8%	7.8%

1.6 Residential Regional Bill Comparison

Figure 1-3 shows a residential regional bill comparison including the Homewood's existing rates and proposed 2026 water rates. Note that Homewood's average residential water bill slips to the right in the survey; however, other communities will in all likelihood be increasing rates over time. As noted earlier, nationwide annual household water costs have been increasing about 5 percent per year. If the survey average in Figure 1-3 increased 5 percent in 2026, it would increase to \$50.04/month, and with Homewood aligned reasonably well with the average.

Figure 1-3: Regional Residential Bill Comparison with Proposed Homewood 2026



1.7 Recommendations

We recommend:

- The Village adopt the proposed 2026 and 2027 water rates.
- During FY 2027, reevaluate the systemwide increases proposed for 2028 and beyond to confirm they still reasonable reflect funding needs.
- As a part of this reevaluation, consider the supplemental rate designs in Section 4.0 Appendix - Alternate Rate Designs that further improved fixed cost recovery starting in 2028.

2.0 Financial Planning Analysis

2.1 Introduction

The primary issue addressed in the Financial Planning Analysis is revenue sufficiency. The results of the Financial Planning Analysis answer the questions:

- Are the existing rates adequate?
- If not, what level of overall revenue increase is needed?

To determine if revenues under the existing rates are sufficient to meet the Village's future operating and capital costs, 1898 & Co. prepared an eleven-year financial projection of revenues and expenditures for the water utility. A comparison of projected revenues and expenditures provides insight into the sufficiency of overall revenue levels.

Our approach to Financial Planning involves the following basic steps:

1. Project revenues under existing rates.
2. Project water utility expenditures, including operating and capital costs.
3. Develop an eleven-year financial plan.

The planning period includes the current fiscal year (FY) 2025 as a budget year and a forecast period that extends through FY 2035. The Village's fiscal year ends on April 30, and the projected periods in the financial plan recognize the same fiscal year.

2.2 Water Utility Revenues under Existing Rates

The first step in the Financial Plan Analysis was to project revenues under the existing schedule of rates. To complete this step an analysis of water customers, volumes, and revenues was performed.

2.2.1 Historical and Projected Customers and Volumes

Table 2-1 presents the historical and projected water customers and consumption by customer class served by the Village. Based on discussion with Village staff, customer counts and usage are assumed to remain consistent with historical 2024 levels.

Table 2-1: Historical and Projected Water Accounts and Volume

Line No.	Description	Historical	Projected										
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<u>Accounts</u>													
1	RESIDENTIAL	6,058	6,058	6,058	6,058	6,058	6,058	6,058	6,058	6,058	6,058	6,058	6,058
2	MULTI-FAMILY	339	339	339	339	339	339	339	339	339	339	339	339
3	COMMERCIAL	319	319	319	319	319	319	319	319	319	319	319	319
4	RESTAURANT	46	46	46	46	46	46	46	46	46	46	46	46
5	BREWERY	2	2	2	2	2	2	2	2	2	2	2	2
6	INDUSTRIAL	13	13	13	13	13	13	13	13	13	13	13	13
7	Outside Village	-	-	-	-	-	-	-	-	-	-	-	-
8	OTHER	49	49	49	49	49	49	49	49	49	49	49	49
9	Total Accounts	6,826	6,826	6,826	6,826	6,826	6,826	6,826	6,826	6,826	6,826	6,826	6,826
<u>Water Use (KGal)</u>													
10	RESIDENTIAL	281,629	281,630	281,630	281,630	281,630	281,630	281,630	281,630	281,630	281,630	281,630	281,630
11	MULTI-FAMILY	62,909	62,910	62,910	62,910	62,910	62,910	62,910	62,910	62,910	62,910	62,910	62,910
12	COMMERCIAL	62,052	62,050	62,050	62,050	62,050	62,050	62,050	62,050	62,050	62,050	62,050	62,050
13	RESTAURANT	19,278	19,280	19,280	19,280	19,280	19,280	19,280	19,280	19,280	19,280	19,280	19,280
14	BREWERY	238	240	240	240	240	240	240	240	240	240	240	240
15	INDUSTRIAL	2,896	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900
16	Outside Village	-	-	-	-	-	-	-	-	-	-	-	-
17	OTHER	7,269	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270	7,270
18	Total Billed Volume	436,271	436,280	436,280	436,280	436,280	436,280	436,280	436,280	436,280	436,280	436,280	436,280

2.2.2 Existing Water Rates

The existing water rate schedule is shown in Table 2-2. Note that the 2025 Inside Village volumetric rate was amended to \$11.29 per 1,000 gallons to reflect changes in the price of water supply from Chicago Heights. This change also impacts the volumetric rates for Sprinklers, Schools and Churches, and Outside Village. The water rate consists of a monthly fixed fee and a monthly volumetric charge per thousand gallons (kgal) of water used. Standard and sprinkler rates are priced the same, while schools and churches reflect a 25 percent discount. Outside Village rates are 1.5 times the Inside Village rates.

Table 2-2: Existing 2025 Water Rates

Standard

Minimum Charge / Administrative Fee	\$	3.66
Volume per 1,000 gal	\$	10.97

Sprinkler

Minimum Charge / Administrative Fee	\$	3.66
Volume per 1,000 gal	\$	10.97

Schools & Churches (Discounted)

Minimum Charge / Administrative Fee	\$	2.75
Volume per 1,000 gal	\$	8.23

Outside Village

Minimum Charge / Administrative Fee	\$	5.49
Volume per 1,000 gal	\$	16.46

2.2.3 User Revenues under Existing Rates

The projection of user charge revenues was estimated based on the forecasted accounts and volumes factored by the schedule of 2025 water rates.

As shown in Table 2-3, water user charge revenues under existing rates are assumed to remain steady during the study period reflecting the projection of stable accounts and volume.

Table 2-3: Historical and Projected Water User Revenues

Line No.	Description	Historical	Projected										
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<u>User Revenues under Existing Rates</u>													
1	RESIDENTIAL	\$ 3,290,410	\$ 3,373,389	\$ 3,373,389	\$ 3,373,389	\$ 3,373,389	\$ 3,373,389	\$ 3,373,389	\$ 3,373,389	\$ 3,373,389	\$ 3,373,389	\$ 3,373,389	\$ 3,373,389
2	MULTI-FAMILY	\$ 691,694	\$ 709,156	\$ 709,156	\$ 709,156	\$ 709,156	\$ 709,156	\$ 709,156	\$ 709,156	\$ 709,156	\$ 709,156	\$ 709,156	\$ 709,156
3	COMMERCIAL	\$ 684,959	\$ 702,218	\$ 702,218	\$ 702,218	\$ 702,218	\$ 702,218	\$ 702,218	\$ 702,218	\$ 702,218	\$ 702,218	\$ 702,218	\$ 702,218
4	RESTAURANT	\$ 209,410	\$ 214,716	\$ 214,716	\$ 214,716	\$ 214,716	\$ 214,716	\$ 214,716	\$ 214,716	\$ 214,716	\$ 214,716	\$ 214,716	\$ 214,716
5	BREWERY	\$ 2,654	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743	\$ 2,743
6	INDUSTRIAL	\$ 31,670	\$ 32,513	\$ 32,513	\$ 32,513	\$ 32,513	\$ 32,513	\$ 32,513	\$ 32,513	\$ 32,513	\$ 32,513	\$ 32,513	\$ 32,513
7	Outside Village	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	OTHER	\$ 61,673	\$ 63,237	\$ 63,237	\$ 63,237	\$ 63,237	\$ 63,237	\$ 63,237	\$ 63,237	\$ 63,237	\$ 63,237	\$ 63,237	\$ 63,237
9	Total Revenue Under Existing Rates	\$ 4,972,470	\$ 5,097,972	\$ 5,097,972	\$ 5,097,972	\$ 5,097,972	\$ 5,097,972	\$ 5,097,972	\$ 5,097,972	\$ 5,097,972	\$ 5,097,972	\$ 5,097,972	\$ 5,097,972

2.3 Water Utility Expenditures

Typically, a municipal water utility's primary cash expenditures include the following direct operating and capital costs:

- Operation and Maintenance (O&M) Expenses
- Capital Improvement Program Expenditures (CIP)
- Debt Service Principal and Interest Payments

Each of these cash obligations is described further below.

2.3.1 O&M Expenses

Table 2-4 presents the recent water O&M expense history and the projection of water system O&M expenses through the 2035 planning period. Expenses summarized in Table 2-4 reflect operating costs only; costs related to capital projects are excluded from this table and are addressed in the next section of this report.

The water utility has full responsibility for water acquisition and water distribution costs, and partial responsibility for water / sewer meters & lift stations and utilities administration. In the water allocation column, the percentage applicable to water is noted. For costs not allocated 100 percent to water, the remaining percentage allocation is applicable to the sewer utility.

In general, projected O&M expenses are anticipated to increase from budgeted 2025 amounts about 3.2 percent per year, reflecting a 4 percent per year inflation on personnel- related costs and 3 percent on all other costs. A notable exception is the forecast for East Hazel Crest water purchases on Line 14, which is increasing in accordance with the demand estimates for the new casino.

Line No.	Description	Water Allocation	Historical			Budgeted	Projected									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
WATER ACQUISITION 331																
1	FULL TIME	100%	27,073	30,621	98,700	86,404	89,900	93,500	97,200	101,100	105,100	109,300	113,700	118,200	122,900	127,800
2	OVERTIME WATER ACQUISITION	100%	310	2,556	949	250	300	300	300	300	300	300	300	300	300	300
3	LONGEVITY	100%	190	190	475	475	500	500	500	500	500	500	500	500	500	500
4	GROUP INSURANCE	100%	6,683	6,420	35,891	22,620	23,500	24,400	25,400	26,400	27,500	28,600	29,700	30,900	32,100	33,400
5	CONTRACTING/CONSULTING SERVICES	100%	15,903	6,153	3,550	17,400	17,900	18,400	19,000	19,600	20,200	20,800	21,400	22,000	22,700	23,400
6	LAB SERVICE	100%	2,505	7,841	16,443	16,000	16,500	17,000	17,500	18,000	18,500	19,100	19,700	20,300	20,900	21,500
7	BUILDING REPAIRS	100%	11,118	7,066	3,264	3,500	3,600	3,700	3,800	3,900	4,000	4,100	4,200	4,300	4,400	4,500
8	ENERGY	100%	68,377	87,040	110,562	100,000	103,000	106,100	109,300	112,600	116,000	119,500	123,100	126,800	130,600	134,500
9	OPERATING SUPPLIES	100%	14,334	27,601	26,151	20,000	20,600	21,200	21,800	22,500	23,200	23,900	24,600	25,300	26,100	26,900
10	LAB SUPPLIES	100%	-	-	907	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
11	MATERIALS & CHEMICALS	100%	1,443	1,731	9,220	10,000	10,300	10,600	10,900	11,200	11,500	11,800	12,200	12,600	13,000	13,400
12	WATER PURCHASED - FLOSSMOOR	100%	2,555,975	2,394,145	2,056,561	1,810,562	1,862,916	1,919,632	1,976,348	2,037,428	2,098,507	2,159,586	2,225,028	2,290,470	2,360,275	2,430,080
13	WATER PURCHASED - FLOSSMOOR	100%	-	103,598	1,425,651	1,258,720	1,295,117	1,334,546	1,373,976	1,416,439	1,458,902	1,501,365	1,546,861	1,592,357	1,640,885	1,689,414
14	WATER PURCHASED - FHC	100%	-	-	57,269	154,308	193,631	269,259	277,214	285,782	294,349	302,916	312,096	321,275	331,066	340,858
15	TOTAL WATER ACQUISITION		2,703,911	2,674,962	3,845,593	3,501,238	3,638,763	3,820,137	3,934,239	4,056,748	4,179,558	4,302,767	4,434,384	4,566,302	4,706,727	4,847,552
WATER DISTRIBUTION 332																
16	FULL TIME	100%	266,115	306,118	271,565	251,230	261,300	271,800	282,700	294,000	305,800	318,000	330,700	343,900	357,700	372,000
17	OVERTIME WATER DISTRIBUTION	100%	54,743	29,631	32,973	120,000	124,800	129,800	135,000	140,400	146,000	151,800	157,900	164,200	170,800	177,600
18	LONGEVITY	100%	2,475	1,650	2,475	1,265	1,300	1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200
19	PART TIME	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	GROUP INSURANCE	100%	73,373	74,546	94,380	117,507	122,200	127,100	132,200	137,500	143,000	148,700	154,600	160,800	167,200	173,900
21	WORKERS COMPENSATION	100%	-	20,887	-	11,600	12,100	12,600	13,100	13,600	14,100	14,700	15,300	15,900	16,500	17,200
22	CONTRACTING/CONSULTING SERVICES	100%	10,537	15,285	15,315	20,000	20,600	21,200	21,80							

2.3.2 Projected Capital Improvement Expenditures

Table 2-5 shows the projected capital improvement expenditures (CIP) identified by the Village for the 2025 to 2035 planning period.

Table 2-5: Water Capital Improvement Program

Line No.	Projects	Water Allocation	Projected										
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
		Factor											
1	Water Plant #1 Upgrade	100%	-	588,000	-	-	-	-	-	-	-	-	-
2	183rd & Kedzie Pressure Control Valves	100%	-	-	-	-	443,300	-	-	-	-	-	-
3	West Side Tank Painting	100%	-	496,100	-	-	-	-	-	-	-	-	-
4	East Side Tank Painting	100%	-	-	-	-	-	570,100	-	-	-	-	-
5	Ground Reservoir Painting	100%	-	-	-	-	-	-	-	-	-	-	895,900
6	Central Water Tower Replacement	100%	98,700	-	6,199,100	134,100	-	-	-	-	-	-	-
7	Backhoe #207 (50% budgeted in General Capital)	50%	94,400	-	-	-	-	-	-	-	-	-	-
8	Upgrade PLCs and Radios at all Stations	100%	-	153,300	145,900	160,800	177,300	195,500	-	-	-	-	-
9	Replacement of PW Radio System (50% in General Capital)	50%	42,800	-	-	-	-	-	-	-	-	-	-
10	Dump Truck	100%	-	94,500	-	-	-	-	-	-	-	-	-
11	Dig Truck	100%	-	-	441,000	-	-	-	-	-	-	-	-
12	3rd Addition watermain replacement	100%	-	-	-	-	-	-	-	-	-	-	-
13	Lead Line Replacement	100%	-	3,597,800	6,649,300	6,996,200	7,343,100	7,690,100	8,037,000	8,495,400	8,902,700	9,310,000	9,590,300
14	Watermain Idlewild - Dixie to Ashland	[2]	100%	1,375,800	-	-	-	-	-	-	-	-	-
15	Watermain Spruce - Dixmoor to Golfview	[2]	100%	-	1,045,300	-	-	-	-	-	-	-	-
16	Watermain Cherrywood - Salfish to Tarpon	[2]	100%	-	-	1,215,000	-	-	-	-	-	-	-
17	Watermain Cherrywood - Virginia to Debra	[2]	100%	-	-	-	1,637,300	-	-	-	-	-	-
18	Watermain Dundee - 175th to Hawthorne	[2]	100%	-	-	-	-	1,047,400	-	-	-	-	-
19	Watermain 191st St Center to B Carey Training Center	[2]	100%	-	-	-	-	-	1,025,200	-	-	-	-
20	Watermain Ridge Road - Harwood to Dixie	[2]	100%	-	-	-	-	-	-	689,000	-	-	-
21	Watermain Poplar Avenue - Hillview to evergreen	[2]	100%	-	-	-	-	-	-	-	788,500	-	-
22	Watermain Riegel Road - Birch to 187th	[2]	100%	-	-	-	-	-	-	-	-	3,405,900	-
23	Watermain East Lyn Court - Willow to Poplar	[2]	100%	-	-	-	-	-	-	-	-	-	1,363,000
24	Watermain Pierce Terrace - Evergreen to Birch	100%	-	-	-	-	-	-	-	-	-	-	-
25	Watermain Evergreen Road - Center to Pierce	100%	-	-	-	-	-	-	-	-	-	-	-
26	Watermain Birch Road - Center to Pierce	100%	-	-	-	-	-	-	-	-	-	-	-
27	Long Term Watermain Replacement Allowance	100%	-	-	-	-	-	-	-	-	-	-	-
28	Capital Contingency	100%	25,400	31,500	33,100	34,700	36,500	38,300	40,200	42,200	44,300	46,500	48,900
29	Total Capital Improvements		261,300	6,337,000	14,513,700	8,540,800	9,637,500	9,541,400	9,102,400	9,226,600	9,735,500	12,762,400	11,898,100

[1] Inflating 5% per year from 2026 through 2029 and 3% per year thereafter

[2] Watermain replacement projects include a small amount of LSLR replacements which are expected to happen during the watermain work

2.3.3 Existing and Proposed Debt Service Requirements

Table 2-6 shows the existing and proposed debt service for the water utility. Currently the utility has no outstanding debt. Proposed debt payments have been estimated in this study for the purpose of forecasting revenue requirements and user charge development and are not intended to be financial advice regarding the type of debt and structure of payments for the Village.

Debt issuances are anticipated to fund the lead service line replacement through proposed Illinois Environmental Protection Agency (IEPA) loans, and to fund other capital improvements through proposed revenue bonds. Lines 3 through 7 show anticipated revenue bond debt issues which would otherwise not be fundable without dramatic increases in water rates. Debt payments reflect an equal annual structure, a 20-year repayment term, 1 percent issuance expense and 4.5 percent average interest, with payments starting 1 year after issuance.

Lead service line loans are shown on Lines 8 through 18. The loan for 2026 has been approved by IEPA and included principal forgiveness in the amount of \$2 million. Generally speaking, principal forgiveness may be awarded for lead service line replacement in economically disadvantaged census tracts. Principal forgiveness may be granted for subsequent lead service line loans, but IEPA's loan program requires annual application and the degree to which principal forgiveness is granted will be known year by year. The Village's approach to lead service line replacement is to prioritize disadvantaged census tracts to be completed first, to reduce the risk that such incentive could be phased out by IEPA over time. To be cautious in forecasting, the plan does not rely on principal forgiveness for future loans, although it will be pursued by the Village. Interest rates on lead service line loans are expected to be 0 percent throughout the program, and a 30-year repayment period, with payments starting the mid-year after each annual program is completed with full payments starting within 18 months of completion.

Table 2-6: Existing and Proposed Water Debt Service

Line No.	Description	Projected										
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Existing Debt Issues												
1	N/A	-	-	-	-	-	-	-	-	-	-	-
2	Total Existing Debt Service	-	-	-	-	-	-	-	-	-	-	-
Net Bond												
Proposed Revenue Bonds [1]												
3	Revenue Bond Series: 2026	10,557,300	-	-	874,000	874,000	874,000	874,000	874,000	874,000	874,000	874,000
4	Revenue Bond Series: 2029	4,153,200	-	-	-	-	343,800	343,800	343,800	343,800	343,800	343,800
6	Revenue Bond Series: 2033	5,557,400	-	-	-	-	-	-	-	-	460,100	460,100
7	Subtotal Revenue Bond Debt	-	-	874,000	874,000	874,000	1,217,800	1,217,800	1,217,800	1,217,800	1,677,900	1,677,900
Proposed IEPA Loan [2]												
Gross Loan Proceeds [2]												
8	IEPA Loan Series: 2026 [3]	3,597,825	1,597,825	-	-	26,650	53,300	53,300	53,300	53,300	53,300	53,300
9	IEPA Loan Series: 2027 [3]	6,649,300	6,649,300	-	-	110,800	221,600	221,600	221,600	221,600	221,600	221,600
10	IEPA Loan Series: 2028 [3]	6,996,220	6,996,220	-	-	-	116,600	233,200	233,200	233,200	233,200	233,200
11	IEPA Loan Series: 2029 [3]	7,343,140	7,343,140	-	-	-	-	122,400	244,800	244,800	244,800	244,800
12	IEPA Loan Series: 2030 [3]	7,690,060	7,690,060	-	-	-	-	-	128,150	256,300	256,300	256,300
13	IEPA Loan Series: 2031	8,036,980	8,036,980	-	-	-	-	-	-	133,950	267,900	267,900
14	IEPA Loan Series: 2032	8,495,375	8,495,375	-	-	-	-	-	-	-	141,600	283,200
15	IEPA Loan Series: 2033	8,902,688	8,902,688	-	-	-	-	-	-	-	-	148,400
16	IEPA Loan Series: 2034	9,310,000	9,310,000	-	-	-	-	-	-	-	-	155,150
17	IEPA Loan Series: 2035	9,590,280	9,590,280	-	-	-	-	-	-	-	-	-
18	Subtotal IEPA Loan Debt	76,611,868	74,611,868	-	-	26,650	164,100	391,500	630,500	881,050	1,143,150	1,418,700
19	Total Proposed Debt	-	-	900,650	1,038,100	1,265,500	1,848,300	2,098,850	2,360,950	2,636,500	3,386,600	3,690,150

[1] Assumed debt issuance with equal annual payments starting the year after issuance. Terms reflect 1% issuance expense, 20 year term and 4.50% interest.

[1] Assumes debt issuance includes proceeds designated to fund a bond reserve.

[2] Proposed IEPA loans assume 0% interest over 30 years.

[2] Loan repayment assumed to at the end of the annual LSLR construction cycle. Construction is anticipated to last the entire year.

[2] Each year of LSLR projects is its own distinct loan.

[3] LSLR Loans in disadvantaged census tracts.

2.3.4 Water Utility Flow of Funds

Table 2-7 presents the water utility cashflow. Line 1 of Table 2-7 shows retail water revenues under existing rates, identified previously in Table 2-3.

Lines 2 through 11 present the proposed retail water revenue increases through 2035. Total retail user charge revenues are summarized on Line 13.

The Village provides wholesale water service to Flossmoor and East Hazel Crest, which are subject contractually to maximum annual increases of 3 percent per year, which has been reflected in the forecast starting in 2026.

Miscellaneous revenues are shown on Line 15 and are primarily derived from forfeited discounts, miscellaneous revenues, water/sewer liens, and employee insurance contributions. For the purpose of this study those budgeted revenues are assumed to be allocable 50 percent to the water utility. The grand total revenue is summarized on Line 16, which includes retail and wholesale revenues, and non-user charge revenue.

Total water O&M expenses are shown on Line 17, shown previously in Table 2-4. Line 18 shows a transfer to the Village General Fund for vehicles, which is assumed to be 50 percent allocable to the water utility and inflating at 3 percent annually.

The water utility's proposed debt payments are shown on Lines 20 through 23, previously shown in Table 2-6. The utility has no outstanding debt, but IEPA loans and utility-backed revenue bonds are anticipated to help fund upcoming capital improvements.

Total revenue requirements are summarized on Line 24. This amount is deducted from Line 16, total revenue, to determine the annual operating balance, which is projected to be positive throughout the forecast period, as can be seen on Line 25.

Table 2-7: Water Utility Operating and Capital Flow of Funds

Line No.	Description	Projected										
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Water Utility Operating Flow of Funds												
1	Revenue Under Existing Water Rates	5,097,972	5,097,972	5,097,972	5,097,972	5,097,972	5,097,972	5,097,972	5,097,972	5,097,972	5,097,972	5,097,972
Proposed Revenue Adjustments												
	Year	Month	Increase									
2	2026	2	7.75%	362,200	395,100	395,100	395,100	395,100	395,100	395,100	395,100	395,100
3	2027	2	7.75%		390,200	425,700	425,700	425,700	425,700	425,700	425,700	425,700
4	2028	2	7.75%			420,500	458,700	458,700	458,700	458,700	458,700	458,700
5	2029	2	7.75%				453,100	494,300	494,300	494,300	494,300	494,300
6	2030	2	7.75%					488,200	532,600	532,600	532,600	532,600
7	2031	2	7.75%						526,000	573,800	573,800	573,800
8	2032	2	7.75%							566,800	618,300	618,300
9	2033	2	7.75%								610,700	666,200
10	2034	2	7.75%									658,000
11	2035	2	6.00%									548,900
12	Total Proposed Additional Revenue			-	362,200	785,300	1,241,300	1,732,600	2,262,000	2,832,400	3,447,000	4,109,200
13	Total Water User Charge Revenue			5,097,972	5,460,172	5,883,272	6,339,272	6,830,572	7,359,972	7,930,372	8,544,972	9,207,172
14	Projected Wholesale Revenue [1]			1,658,179	1,744,639	1,878,721	1,935,121	1,993,121	2,052,921	2,114,521	2,177,921	2,243,221
15	Other Water Fund Revenue			104,838	119,000	119,000	119,000	119,000	119,000	119,000	119,000	119,000
16	Grand Total Water Revenue			6,860,989	7,323,811	7,880,993	8,393,393	8,942,693	9,531,893	10,163,893	10,841,893	11,569,393
Revenue Requirements												
17	Total O&M			5,554,914	5,764,063	6,019,337	6,210,139	6,411,548	6,616,058	6,824,067	7,043,384	7,266,202
18	Transfer to General Funds (Vehicles) [2]			181,446	189,717	195,408	201,270	207,308	213,528	219,933	226,531	233,327
19	Total O&M			5,736,360	5,953,780	6,214,745	6,411,409	6,618,857	6,829,585	7,044,001	7,269,916	7,499,529
Debt Service												
20	Existing Debt			-	-	-	-	-	-	-	-	-
21	IEPA Proposed Debt			-	-	26,650	164,100	391,500	630,500	881,050	1,143,150	1,418,700
22	Proposed Revenue Bond Debt			-	-	874,000	874,000	874,000	1,217,800	1,217,800	1,217,800	1,677,900
23	Total Debt Service			-	-	900,650	1,038,100	1,265,500	1,848,300	2,098,850	2,360,950	2,636,500
24	Total Revenue Requirements			5,736,360	5,953,780	7,115,395	7,449,509	7,884,357	8,677,885	9,142,851	9,630,866	10,136,029
25	Annual Operating Balance			1,124,629	1,370,031	765,597	943,883	1,058,336	854,007	1,021,042	1,211,027	1,433,364
26	Beginning Balance [3]			1,250,000	1,369,700	1,421,300	1,484,200	1,531,300	1,580,900	1,631,400	1,682,600	1,736,700
27	Annual Operating Balance			1,124,629	1,370,031	765,597	943,883	1,058,336	854,007	1,021,042	1,211,027	1,433,364
28	Transfers to Capital			(1,004,929)	(1,318,431)	(702,697)	(896,783)	(1,008,736)	(803,507)	(969,842)	(1,156,927)	(1,378,364)
29	Ending Balance			1,369,700	1,421,300	1,484,200	1,531,300	1,580,900	1,631,400	1,682,600	1,736,700	1,791,700
30	Op. Reserve Target [4]			1,369,700	1,421,300	1,484,200	1,531,300	1,580,900	1,631,400	1,682,600	1,736,700	1,791,700
Water Utility Capital Flow of Funds												
Sources												
31	Beginning Capital Balance [3]			1,178,377	1,922,023	10,944,825	3,783,144	3,135,338	5,958,124	4,910,252	4,814,721	5,240,420
32	Transfer from Operations			1,004,929	1,318,431	702,697	896,783	1,008,736	803,507	969,842	1,156,927	1,378,364
33	Tax Revenue			-	-	-	-	-	-	-	-	-
34	IEPA Loans			-	3,597,825	6,649,300	6,996,220	7,343,140	7,690,060	8,036,980	8,495,375	8,902,688
35	Revenue Bond Debt Issuance			-	10,557,300	-	-	4,153,200	-	-	-	5,557,400
36	Total Capital Sources			2,183,306	17,395,579	18,296,822	11,676,148	15,640,414	14,451,692	13,917,075	14,467,023	21,078,871
Uses												
37	Lead Line Costs			-	3,597,825	6,649,300	6,996,220	7,343,140	7,690,060	8,036,980	8,495,375	8,902,688
38	CIP (Bond Fundable)			98,700	1,963,815	7,244,417	1,349,096	2,080,582	1,047,444	1,025,173	689,029	788,474
39	CIP (Cash Fundable)			162,583	775,425	619,961	195,494	213,842	803,935	40,200	42,200	44,300
40	Debt Issuance Expense			-	113,689	-	-	44,725	-	-	-	59,846
41	Total Capital Uses			261,283	6,450,754	14,513,678	8,540,810	9,682,289	9,541,439	9,102,353	9,226,604	9,795,307
42	Annual Capital Balance			1,922,023	10,944,825	3,783,144	3,135,338	5,958,124	4,910,252	4,814,721	5,240,420	11,283,564
43	Total End of Year Cash			3,291,723	12,366,125	5,267,344	4,666,638	7,539,024	6,541,652	6,497,321	6,977,120	13,075,264
44	Debt Service Coverage [5]			-	-	1.85	1.91	1.84	1.46	1.49	1.51	1.54

[1] Assuming 3% increase in wholesale water rates

[2] Inflating cost 3% per year

[3] Estimated balances split 50/50 between water and sewer

[4] Based on 90 days operation and maintenance expense

[5] Minimum debt service coverage target is 1.20

Lines 26 through 30 project the fund balance sources and uses for the utility. Sources include the beginning fund balance plus the annual operating balance. The 2025 beginning balance of \$1.25 million assumes 50 percent of the balance available at the beginning of FY 2025 is allocable to water. The annual operating cash flow from Line 25 is shown on Line 27. As a matter of policy the Village strives to maintain at least 90 days (about 25 percent) of annual O&M as a reserve. The minimum reserve target is calculated on Line 30. Any

monies projected to be available above this minimum are transferred for use in funding capital projects or providing capital liquidity, as shown on Line 28.

The capital flow of funds is shown on Lines 31 through 42. Sources include a beginning balance assumed to be 50 percent allocable to water, transfer from operations and debt issuance in the form of IEPA loans and revenue bonds. Revenue bond proceeds on Line 35 have been sized to fund 3 years each of bond fundable CIP on Line 38. Specifically, bond fundable projects are anticipated to include watermain replacement, the Central Water Tower, and water plant upgrades. Line 33 tax revenue is recognized as a potential source of funds stemming from a non-home rule sales tax, but no such proceeds are relied upon in Table 2-7. Uses of funds include annual capital projects and debt issuance costs associated with utility revenue bond debt issuance. The ending capital fund balance on Line 42 includes unspent transfers from the operating fund and unspent revenue bond proceeds. Total end of year cash is shown on Line 43 and includes the operating reserve from Line 29 and the capital ending balance on Line 42.

The debt service coverage ratio is shown on Line 44. The minimum required debt service coverage ratio is 1.20x but as shown on Line 44 is higher than the minimum and stabilizes at about 1.36 at the end of the study period. Note that this calculation includes all revenue bond and IEPA debt. Should the utility move forward with the issuance of utility revenue bond debt, debt covenants will be established with the first issue with assistance from the Village's bond counsel and financial advisor. Debt service coverage should be evaluated further as those terms are settled.

In the development of the financial plan, assumptions were necessary regarding future conditions that impact projected water revenue increases. As a result, there are risks (i.e. ways in which revenue increases may be higher than proposed in Table 2-7), and opportunities (i.e. ways in which revenue increases may be lower than proposed in Table 2-7) inherent in the cash flow projections.

Risks include:

- Reduced funding for IEPA loans, which could limit the availability of loans from IEPA, the primary funding mechanism anticipated for lead service line replacement. It is currently assumed IEPA will be able to provide 0% interest loans for all lead service line project costs.
- Periods of higher inflation on operating costs (3.2 percent assumed) or project costs (5.0 percent assumed, excluding lead service lines)
- Higher interest rates on debt including IEPA loans (0.0 percent assumed) and other potential bonds (4.5 percent assumed)

Opportunities include:

- Principal forgiveness on IEPA lead service line loans. No principal forgiveness has been relied upon in the development of future cash flows.
- Potential for 40-year loans on IEPA lead service line loans, which are currently assumed to be 30 years.
- Regulatory relief in the form of additional time beyond 2035 to complete the lead service line replacement.
- Potential non-home rule sales tax being approved by the Village. If approved, it is possible the non-home rule sales tax proceeds could be used to back the issuance of debt to assist in funding lead service lines. No sales tax proceeds have been assumed in the development of future cash flows.

3.0 Retail Water Rate Design

3.1 Introduction

The primary focus of Rate Design is to develop a five-year projection of retail water rates that generates revenues to achieve proposed revenue increases identified in Table 2-7 and improves fixed cost recovery.

3.2 Existing Retail Water Rates

Table 3-1 shows the existing retail water rates. The Village's existing Inside Village water rates include a fixed charge of \$3.66 per month and a volumetric charge of \$10.97 for each 1,000 gallons of water use. These rates are charged to all applicable classes including sprinkler accounts. Outside Village rates are structured identically and reflect a 1.5x multiplier over Inside Village rates. Water rates applicable to schools and churches are also structured identically to Inside Village rates and reflect a 25 percent discount.

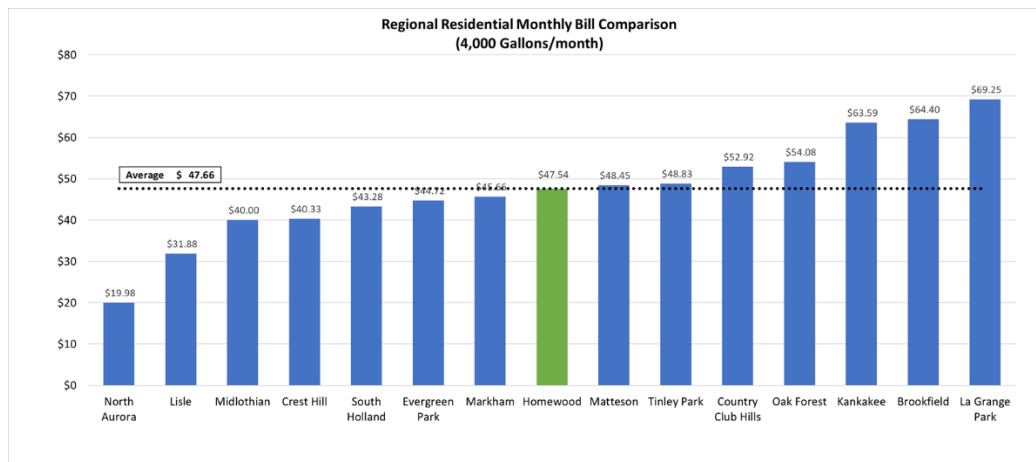
Table 3-1: Existing 2025 Water Rates

<u>Standard</u>		
Minimum Charge / Administrative Fee	\$	3.66
Volume per 1,000 gal	\$	10.97
<u>Sprinkler</u>		
Minimum Charge / Administrative Fee	\$	3.66
Volume per 1,000 gal	\$	10.97
<u>Schools & Churches (Discounted)</u>		
Minimum Charge / Administrative Fee	\$	2.75
Volume per 1,000 gal	\$	8.23
<u>Outside Village</u>		
Minimum Charge / Administrative Fee	\$	5.49
Volume per 1,000 gal	\$	16.46

3.3 Residential Rate Benchmarking

As a part of the rate study, a survey of regional water providers was conducted to compare the cost of monthly water bills for an average household. Figure 3-1 shows the results of the survey. Under existing rates, Homewood's average water bill is comparable to the survey average for a household using 4 kgal/month.

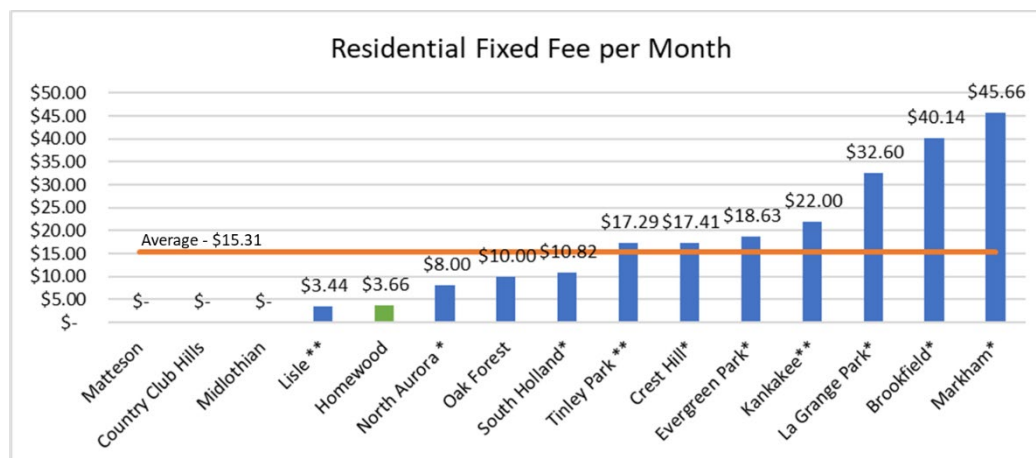
Figure 3-1: Regional Residential Bill Comparison



One of the advantages of the current rate structure is that it is understood by water customers and is relatively easy to explain. However, the current water rate structure provides relatively low fixed cost recovery. The existing rate design exposes the water utility to revenue volatility that would occur in the event that usage declines, which may occur as a result of cooler and/or wetter weather in the peak use summer months.

Under current rates, it is estimated that roughly \$300,000 of the \$5.1 million in retail rate revenue comes from fixed fees, representing about 6% of the retail revenue stream. In our experience this is a low rate of fixed cost recovery. To support this assertion, rate benchmarking was performed as part of the Study. Figure 3-2 shows the fixed fees in place for 14 other regional water utilities. As shown in Figure 3-2, the Village's existing fixed fee of \$3.66 ranks among the lowest. Note that a few of the utilities include a usage allowance that averages about 1.5 to 2.0 kgal/month, which is one way to increase the proportion of revenue coming from fixed fees.

Figure 3-2: Residential Fixed Fee Survey

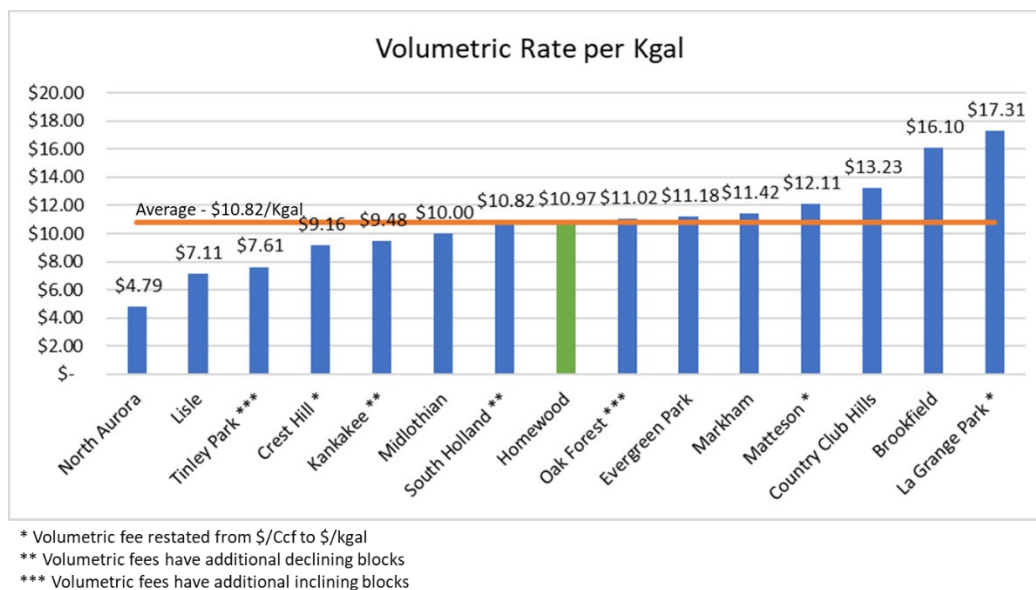


* Fee includes usage allowance, most common about 1.5-2 kgal/mo

** Fee increased by meter size, 5/8" – 3/4" generally residential

Figure 3-3 shows the results of the volumetric fee survey for the same communities. Results indicate Homewood's volumetric rate is very comparable to the survey average. Note that Homewood's Inside Village water rate was amended to \$11.29 per 1,000 gallons in March 2025 to reflect changes in water supply from Chicago Heights.

Figure 3-3: Residential Volumetric Fee Survey



Using the observations from the rate benchmarking, and in consultation with the Village, three rate design alternatives were prepared. The Village ultimately elected to move forward with a monthly fixed fee that increases in accordance with meter size and sustains the current uniform approach to volumetric pricing, with all units priced per 1,000 gallons used.

3.4 Proposed Retail Water Rates

Table 3-2 shows the existing and proposed water rates, including a structural change in the monthly fixed charge, which is proposed to increase in accordance with meter size. A fixed fee that increases by meter size is a common structure and will help the utility improve the amount of revenue derived from fixed charges. Volumetric fees sustain the existing structure, to be billed for each 1,000 gallons of water usage. The Outside Village multiplier of 1.5x and the schools and churches discount of 25% are proposed to continue.

Retail rates developed for 2026 reflect the structure change in the fixed fee, with the volumetric fee then set to produce the indicated overall 7.75 percent revenue increase. As designed, the fixed revenue stream would increase from about 6 percent to about 6.5% by the end of 2026.

Retail rates proposed for 2027 through 2030 reflect a proportionate increase in all retail user charges of 7.75 percent, in alignment with the overall systemwide increase proposed each year. It is proposed that the Village adopt the first two years of proposed rates for 2026 and 2027 and then re-evaluate the systemwide increases proposed for subsequent years to confirm they still reasonably reflect funding needs. At that point, the outcome of the risks and opportunities discussed in this section may be more certain, and refinement in the financial plans may be warranted.

Table 3-2: Existing and Proposed Water Rates

Line No.	Description	Meter Size	Existing		Proposed				
			2025	2026	2027	2028	2029	2030	
1	Proposed Annual Water Rate Increases			7.75%	7.75%	7.75%	7.75%	7.75%	
Inside Village Customers									
2	Service Charge (\$/Mo.)	5/8 & 3/4	\$ 3.66	\$ 3.94	\$ 4.25	\$ 4.58	\$ 4.93	\$ 5.31	
3	Service Charge (\$/Mo.)	1	\$ 3.66	\$ 5.52	\$ 5.95	\$ 6.41	\$ 6.91	\$ 7.45	
4	Service Charge (\$/Mo.)	1.5	\$ 3.66	\$ 7.09	\$ 7.64	\$ 8.23	\$ 8.87	\$ 9.56	
5	Service Charge (\$/Mo.)	2	\$ 3.66	\$ 11.43	\$ 12.32	\$ 13.27	\$ 14.30	\$ 15.41	
6	Service Charge (\$/Mo.)	3	\$ 3.66	\$ 43.34	\$ 46.70	\$ 50.32	\$ 54.22	\$ 58.42	
7	Service Charge (\$/Mo.)	4	\$ 3.66	\$ 55.16	\$ 59.43	\$ 64.04	\$ 69.00	\$ 74.35	
8	Service Charge (\$/Mo.)	6	\$ 3.66	\$ 82.74	\$ 89.15	\$ 96.06	\$ 103.50	\$ 111.52	
9	Volume Charge (\$/1,000 Gal.) *		\$ 10.97	\$ 11.74	\$ 12.65	\$ 13.63	\$ 14.69	\$ 15.83	
Outside Village Customers									
10	Service Charge (\$/Mo.)	5/8 & 3/4	\$ 5.49	\$ 5.91	\$ 6.38	\$ 6.87	\$ 7.40	\$ 7.97	
11	Service Charge (\$/Mo.)	1	\$ 5.49	\$ 8.28	\$ 8.93	\$ 9.62	\$ 10.37	\$ 11.18	
12	Service Charge (\$/Mo.)	1.5	\$ 5.49	\$ 10.64	\$ 11.46	\$ 12.35	\$ 13.31	\$ 14.34	
13	Service Charge (\$/Mo.)	2	\$ 5.49	\$ 17.15	\$ 18.48	\$ 19.91	\$ 21.45	\$ 23.12	
14	Service Charge (\$/Mo.)	3	\$ 5.49	\$ 65.01	\$ 70.05	\$ 75.48	\$ 81.33	\$ 87.63	
15	Service Charge (\$/Mo.)	4	\$ 5.49	\$ 82.74	\$ 89.15	\$ 96.06	\$ 103.50	\$ 111.53	
		6	\$ 5.49	\$ 124.11	\$ 133.73	\$ 144.09	\$ 155.25	\$ 167.28	
16	Volume Charge (\$/1,000 Gal.) *		\$ 16.46	\$ 17.61	\$ 18.98	\$ 20.45	\$ 22.04	\$ 23.75	
Schools and Churches									
17	Service Charge (\$/Mo.)	5/8 & 3/4	\$ 2.75	\$ 2.96	\$ 3.19	\$ 3.44	\$ 3.70	\$ 3.98	
18	Service Charge (\$/Mo.)	1	\$ 2.75	\$ 4.14	\$ 4.46	\$ 4.81	\$ 5.18	\$ 5.59	
19	Service Charge (\$/Mo.)	1.5	\$ 2.75	\$ 5.32	\$ 5.73	\$ 6.17	\$ 6.65	\$ 7.17	
20	Service Charge (\$/Mo.)	2	\$ 2.75	\$ 8.57	\$ 9.24	\$ 9.95	\$ 10.73	\$ 11.56	
21	Service Charge (\$/Mo.)	3	\$ 2.75	\$ 32.51	\$ 35.03	\$ 37.74	\$ 40.67	\$ 43.82	
22	Service Charge (\$/Mo.)	4	\$ 2.75	\$ 41.37	\$ 44.57	\$ 48.03	\$ 51.75	\$ 55.76	
23	Service Charge (\$/Mo.)	6	\$ 2.75	\$ 62.06	\$ 66.86	\$ 72.05	\$ 77.63	\$ 83.64	
24	Volume Charge (\$/1,000 Gal.) *		\$ 8.23	\$ 8.81	\$ 9.49	\$ 10.22	\$ 11.02	\$ 11.87	

Notes:

* The 2025 Inside Village water rate was amended to \$11.29 per 1,000 gallons to reflect changes in the price of water supply from Chicago Heights in March 2025. This change also impacts the Outside Village and Schools and Churches 2025 rates.

Sprinkler rate is the same as Inside Village

Schools and churches discount is 25%

Outside Village rates are 1.5x Inside Village

Changes in rate structure can have different impacts on different users based on their meter size and monthly water usage. Table 3-3 shows the residential water customer bill impact on various usage amounts to demonstrate the impact of the proposed rates. These computations reflect 5/8" meters, the dominant meter size for residential connection. Most residential customers will experience an increase in 2026 ranging from 7.0 percent to 7.75 percent, which is a function of the structural change in fixed charges. For the average 4,000 gallon user, the increase will amount to \$3.36 in 2026. For years 2027 through 2030, increases will be a uniform 7.75%, reflecting the systemwide increase applied to both the fixed and volumetric user charges.

Table 3-3: Residential Water Bill Impact

Billable Flow Kgal/Mo	Percent of Bills in 2024	Existing 2025 Rates \$	Proposed					Change in \$					Change in %				
			2026 Rates \$	2027 Rates \$	2028 Rates \$	2029 Rates \$	2030 Rates \$	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030
Residential																	
0	5.93%	\$ 3.66	\$ 3.94	\$ 4.25	\$ 4.58	\$ 4.93	\$ 5.31	\$ 0.28	\$ 0.31	\$ 0.33	\$ 0.35	\$ 0.38	7.7%	7.9%	7.8%	7.6%	7.7%
1	11.43%	\$ 14.63	\$ 15.68	\$ 16.90	\$ 18.21	\$ 19.62	\$ 21.14	\$ 1.05	\$ 1.22	\$ 1.31	\$ 1.41	\$ 1.52	7.2%	7.8%	7.8%	7.7%	7.7%
2	17.34%	\$ 25.60	\$ 27.42	\$ 29.55	\$ 31.84	\$ 34.31	\$ 36.97	\$ 1.82	\$ 2.13	\$ 2.29	\$ 2.47	\$ 2.66	7.1%	7.8%	7.7%	7.8%	7.8%
3	18.94%	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.47	\$ 49.00	\$ 52.80	\$ 2.59	\$ 3.04	\$ 3.27	\$ 3.53	\$ 3.80	7.1%	7.8%	7.7%	7.8%	7.8%
4	15.95%	\$ 47.54	\$ 50.90	\$ 54.85	\$ 59.10	\$ 63.69	\$ 68.63	\$ 3.36	\$ 3.95	\$ 4.25	\$ 4.59	\$ 4.94	7.1%	7.8%	7.7%	7.8%	7.8%
5	11.14%	\$ 58.51	\$ 62.64	\$ 67.50	\$ 72.73	\$ 78.38	\$ 84.46	\$ 4.13	\$ 4.86	\$ 5.23	\$ 5.65	\$ 6.08	7.1%	7.8%	7.7%	7.8%	7.8%
6	7.13%	\$ 69.48	\$ 74.38	\$ 80.15	\$ 86.36	\$ 93.07	\$ 100.29	\$ 4.90	\$ 5.77	\$ 6.21	\$ 6.71	\$ 7.22	7.1%	7.8%	7.7%	7.8%	7.8%
7	4.43%	\$ 80.45	\$ 86.12	\$ 92.80	\$ 99.99	\$ 107.76	\$ 116.12	\$ 5.67	\$ 6.68	\$ 7.19	\$ 7.77	\$ 8.36	7.0%	7.8%	7.7%	7.8%	7.8%
8	2.55%	\$ 91.42	\$ 97.86	\$ 105.45	\$ 113.62	\$ 122.45	\$ 131.95	\$ 6.44	\$ 7.59	\$ 8.17	\$ 8.83	\$ 9.50	7.0%	7.8%	7.7%	7.8%	7.8%
9	1.59%	\$ 102.39	\$ 109.60	\$ 118.10	\$ 127.25	\$ 137.14	\$ 147.78	\$ 7.21	\$ 8.50	\$ 9.15	\$ 9.89	\$ 10.64	7.0%	7.8%	7.7%	7.8%	7.8%
10	0.97%	\$ 113.36	\$ 121.34	\$ 130.75	\$ 140.88	\$ 151.83	\$ 163.61	\$ 7.98	\$ 9.41	\$ 10.13	\$ 10.95	\$ 11.78	7.0%	7.8%	7.7%	7.8%	7.8%
11	0.68%	\$ 124.33	\$ 133.08	\$ 143.40	\$ 154.51	\$ 166.52	\$ 179.44	\$ 8.75	\$ 10.32	\$ 11.11	\$ 12.01	\$ 12.92	7.0%	7.8%	7.7%	7.8%	7.8%
12	0.42%	\$ 135.30	\$ 144.82	\$ 156.05	\$ 168.14	\$ 181.21	\$ 195.27	\$ 9.52	\$ 11.23	\$ 12.09	\$ 13.07	\$ 14.06	7.0%	7.8%	7.7%	7.8%	7.8%
13	0.28%	\$ 146.27	\$ 156.56	\$ 168.70	\$ 181.77	\$ 195.90	\$ 211.10	\$ 10.29	\$ 12.14	\$ 13.07	\$ 14.13	\$ 15.20	7.0%	7.8%	7.7%	7.8%	7.8%
14	0.22%	\$ 157.24	\$ 168.30	\$ 181.35	\$ 195.40	\$ 210.59	\$ 226.93	\$ 11.06	\$ 13.05	\$ 14.05	\$ 15.19	\$ 16.34	7.0%	7.8%	7.7%	7.8%	7.8%
15	0.17%	\$ 168.21	\$ 180.04	\$ 194.00	\$ 209.03	\$ 225.28	\$ 242.76	\$ 11.83	\$ 13.96	\$ 15.03	\$ 16.25	\$ 17.48	7.0%	7.8%	7.7%	7.8%	7.8%
16	0.13%	\$ 179.18	\$ 191.78	\$ 206.65	\$ 222.66	\$ 239.97	\$ 258.59	\$ 12.60	\$ 14.87	\$ 16.01	\$ 17.31	\$ 18.62	7.0%	7.8%	7.7%	7.8%	7.8%
17	0.14%	\$ 190.15	\$ 203.52	\$ 219.30	\$ 236.29	\$ 254.66	\$ 274.42	\$ 13.37	\$ 15.78	\$ 16.99	\$ 18.37	\$ 19.76	7.0%	7.8%	7.7%	7.8%	7.8%
18	0.07%	\$ 201.12	\$ 215.26	\$ 231.95	\$ 249.92	\$ 269.35	\$ 290.25	\$ 14.14	\$ 16.69	\$ 17.97	\$ 19.43	\$ 20.90	7.0%	7.8%	7.7%	7.8%	7.8%
19	0.07%	\$ 212.09	\$ 227.00	\$ 244.60	\$ 263.55	\$ 284.04	\$ 306.08	\$ 14.91	\$ 17.60	\$ 18.95	\$ 20.49	\$ 22.04	7.0%	7.8%	7.7%	7.8%	7.8%
20	0.05%	\$ 223.06	\$ 238.74	\$ 257.25	\$ 277.18	\$ 298.73	\$ 321.91	\$ 15.68	\$ 18.51	\$ 19.93	\$ 21.55	\$ 23.18	7.0%	7.8%	7.7%	7.8%	7.8%

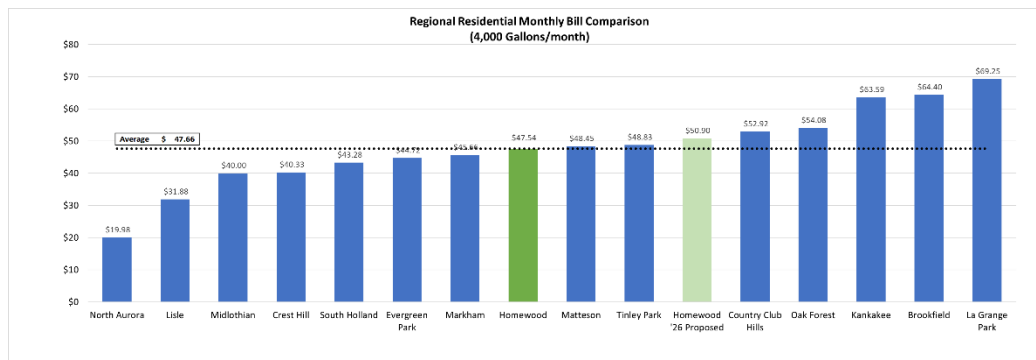
Table 3-4 shows the impact of proposed rates on other classes of users. Due to the wide variety of meter sizes and usage levels, Table 3-4 shows the common meter sizes for each class, and the average use of that meter size within the class. Note in 2026 the percentage increase in most bills is higher than the system average of 7.75 percent, which is a function of the change in the fixed fee. As was the case with residential bill impacts, bills shown for 2027 through 2030 increase at a uniform 7.75 percent, reflecting the systemwide increase applied to both the fixed and volumetric user charges.

Table 3-4: Non-Residential Water Bill Impact

Water Use Kgal/Mo	Meter Size inches	Existing	Proposed		Recommended			Change in \$					Change in %					
		2025	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030	
		Rates	Rates	Rates	Rates	Rates	Rates											
		\$	\$	\$	\$	\$	\$											
Multi-Family																		
3	5/8" & 3/4"	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.47	\$ 49.00	\$ 52.80	\$ 2.59	\$ 3.04	\$ 3.27	\$ 3.53	\$ 3.80	7.1%	7.8%	7.7%	7.8%	7.8%	
12	1"	\$ 135.30	\$ 146.40	\$ 157.75	\$ 169.97	\$ 183.19	\$ 197.41	\$ 11.10	\$ 11.35	\$ 12.22	\$ 13.22	\$ 14.22	8.2%	7.8%	7.7%	7.8%	7.8%	
35	1.5"	\$ 387.61	\$ 417.99	\$ 450.39	\$ 485.28	\$ 523.02	\$ 563.61	\$ 30.38	\$ 32.40	\$ 34.89	\$ 37.74	\$ 40.59	7.8%	7.8%	7.7%	7.8%	7.8%	
40	2"	\$ 442.46	\$ 481.03	\$ 518.32	\$ 558.47	\$ 601.90	\$ 648.61	\$ 38.57	\$ 37.29	\$ 40.15	\$ 43.43	\$ 46.71	8.7%	7.8%	7.7%	7.8%	7.8%	
325	3"	\$ 3,568.91	\$ 3,858.84	\$ 4,157.95	\$ 4,480.07	\$ 4,828.47	\$ 5,203.17	\$ 289.93	\$ 299.11	\$ 322.12	\$ 348.40	\$ 374.70	8.1%	7.8%	7.7%	7.8%	7.8%	
Commercial																		
3	5/8" & 3/4"	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.47	\$ 49.00	\$ 52.80	\$ 2.59	\$ 3.04	\$ 3.27	\$ 3.53	\$ 3.80	7.1%	7.8%	7.7%	7.8%	7.8%	
7	1"	\$ 80.45	\$ 87.70	\$ 94.50	\$ 101.82	\$ 109.74	\$ 118.26	\$ 7.25	\$ 6.80	\$ 7.32	\$ 7.92	\$ 8.52	9.0%	7.8%	7.7%	7.8%	7.8%	
17	1.5"	\$ 190.15	\$ 206.67	\$ 222.69	\$ 239.94	\$ 258.60	\$ 278.67	\$ 16.52	\$ 16.02	\$ 17.25	\$ 18.66	\$ 20.07	8.7%	7.8%	7.7%	7.8%	7.8%	
31	2"	\$ 343.73	\$ 375.37	\$ 404.47	\$ 435.80	\$ 469.69	\$ 506.14	\$ 31.64	\$ 29.10	\$ 31.33	\$ 33.89	\$ 36.45	9.2%	7.8%	7.7%	7.8%	7.8%	
160	3"	\$ 1,758.86	\$ 1,921.74	\$ 2,070.70	\$ 2,231.12	\$ 2,404.62	\$ 2,591.22	\$ 162.88	\$ 148.96	\$ 160.42	\$ 173.50	\$ 186.60	9.3%	7.8%	7.7%	7.8%	7.8%	
250	4"	\$ 2,746.16	\$ 2,990.16	\$ 3,221.93	\$ 3,471.54	\$ 3,741.50	\$ 4,031.85	\$ 244.00	\$ 231.77	\$ 249.61	\$ 269.96	\$ 290.35	8.9%	7.8%	7.7%	7.8%	7.8%	
Restaurant																		
9	5/8" & 3/4"	\$ 102.39	\$ 109.60	\$ 118.10	\$ 127.25	\$ 137.14	\$ 147.78	\$ 7.21	\$ 8.50	\$ 9.15	\$ 9.89	\$ 10.64	7.0%	7.8%	7.7%	7.8%	7.8%	
20	1"	\$ 223.06	\$ 240.32	\$ 258.95	\$ 279.01	\$ 300.71	\$ 324.05	\$ 17.26	\$ 18.63	\$ 20.06	\$ 21.70	\$ 23.34	7.7%	7.8%	7.7%	7.8%	7.8%	
50	1.5"	\$ 552.16	\$ 594.09	\$ 640.14	\$ 689.73	\$ 743.37	\$ 801.06	\$ 41.93	\$ 46.05	\$ 49.59	\$ 53.64	\$ 57.69	7.6%	7.8%	7.7%	7.8%	7.8%	
70	2"	\$ 771.56	\$ 833.23	\$ 897.82	\$ 967.37	\$ 1,042.60	\$ 1,123.51	\$ 61.67	\$ 64.59	\$ 69.55	\$ 75.23	\$ 80.91	8.0%	7.8%	7.7%	7.8%	7.8%	
Brewery																		
20	2"	\$ 223.06	\$ 246.23	\$ 265.32	\$ 285.87	\$ 308.10	\$ 332.01	\$ 23.17	\$ 19.09	\$ 20.55	\$ 22.23	\$ 23.91	10.4%	7.8%	7.7%	7.8%	7.8%	
Industrial																		
2	5/8" & 3/4"	\$ 25.60	\$ 27.42	\$ 29.55	\$ 31.84	\$ 34.31	\$ 36.97	\$ 1.82	\$ 2.13	\$ 2.29	\$ 2.47	\$ 2.66	7.1%	7.8%	7.7%	7.8%	7.8%	
3	1"	\$ 36.57	\$ 40.74	\$ 43.90	\$ 47.30	\$ 50.98	\$ 54.94	\$ 4.17	\$ 3.16	\$ 3.40	\$ 3.68	\$ 3.96	11.4%	7.8%	7.7%	7.8%	7.8%	
12	2"	\$ 135.30	\$ 152.31	\$ 164.12	\$ 176.83	\$ 190.58	\$ 205.37	\$ 17.01	\$ 11.81	\$ 12.71	\$ 13.75	\$ 14.79	12.6%	7.8%	7.7%	7.8%	7.8%	
80	3"	\$ 881.26	\$ 982.54	\$ 1,058.70	\$ 1,140.72	\$ 1,229.42	\$ 1,324.82	\$ 101.28	\$ 76.16	\$ 82.02	\$ 88.70	\$ 95.40	11.5%	7.8%	7.7%	7.8%	7.8%	

Figure 3-4 shows the residential regional bill comparison including the proposed Homewood 2026 water rates. Note that Homewood's average residential water bill slips to the right in the survey; however, other communities will in all likelihood be increasing rates over time. As noted earlier, nationwide annual household water costs have been increasing about 5 percent per year. If the survey average in Figure 3-4 increased 5 percent in 2026, it would increase to \$50.04/month, and with Homewood aligned reasonably well with the average.

Figure 3-4: Regional Residential Bill Comparison with Proposed Homewood 2026



4.0 Appendix - Alternate Rate Designs

4.1 Supplemental Rate Designs

Two additional rate designs were developed for FY 2028 through FY 2030 that increased fixed fees proportionately more, and volumetric fees less, to further improve fixed cost recovery. The overall systemwide revenue increase per year remains 7.75 percent. These supplemental rate designs are intended to demonstrate the impact of options to make further progress toward increased fixed cost recovery starting in 2028.

4.1.1 Option 1 Fixed Fee Increase of 15 Percent Starting in 2028

Option 1 increases fixed fees in 2028 through 2030 approximately 15 percent per year as shown in Table 4-1. At the end of 2030, the fixed revenue stream would represent approximately 8 percent of revenue, up from the 6.5 percent achieved with the 2026 rates proposed previously in Table 3-2.

Table 4-1: Option 1 Proposed Alternate Water Rates 2028-2030

Line No.	Description	Meter Size	Existing		Proposed				
			2025		2026	2027	2028	2029	2030
1	Proposed Annual Water Rate Increases				7.75%	7.75%	7.75%	7.75%	7.75%
<u>Inside Village Customers</u>									
2	Service Charge (\$/Mo.)	5/8 & 3/4	\$	3.66	\$ 3.94	\$ 4.25	\$ 4.89	\$ 5.62	\$ 6.46
3	Service Charge (\$/Mo.)	1	\$	3.66	\$ 5.52	\$ 5.95	\$ 6.85	\$ 7.87	\$ 9.05
4	Service Charge (\$/Mo.)	1.5	\$	3.66	\$ 7.09	\$ 7.64	\$ 8.80	\$ 10.11	\$ 11.62
5	Service Charge (\$/Mo.)	2	\$	3.66	\$ 11.43	\$ 12.32	\$ 14.19	\$ 16.30	\$ 18.74
6	Service Charge (\$/Mo.)	3	\$	3.66	\$ 43.34	\$ 46.70	\$ 53.79	\$ 61.82	\$ 71.06
7	Service Charge (\$/Mo.)	4	\$	3.66	\$ 55.16	\$ 59.43	\$ 68.46	\$ 78.68	\$ 90.44
8	Service Charge (\$/Mo.)	6	\$	3.66	\$ 82.74	\$ 89.15	\$ 102.69	\$ 118.02	\$ 135.66
9	Volume Charge (\$/1,000 Gal.)		\$	10.97	\$ 11.74	\$ 12.65	\$ 13.57	\$ 14.55	\$ 15.59
<u>Outside Village Customers</u>									
10	Service Charge (\$/Mo.)	5/8 & 3/4	\$	5.49	\$ 5.91	\$ 6.38	\$ 7.34	\$ 8.43	\$ 9.69
11	Service Charge (\$/Mo.)	1	\$	5.49	\$ 8.28	\$ 8.93	\$ 10.28	\$ 11.81	\$ 13.58
12	Service Charge (\$/Mo.)	1.5	\$	5.49	\$ 10.64	\$ 11.46	\$ 13.20	\$ 15.17	\$ 17.43
13	Service Charge (\$/Mo.)	2	\$	5.49	\$ 17.15	\$ 18.48	\$ 21.29	\$ 24.45	\$ 28.11
14	Service Charge (\$/Mo.)	3	\$	5.49	\$ 65.01	\$ 70.05	\$ 80.69	\$ 92.73	\$ 106.59
15	Service Charge (\$/Mo.)	4	\$	5.49	\$ 82.74	\$ 89.15	\$ 102.69	\$ 118.02	\$ 135.66
		6	\$	5.49	\$ 124.11	\$ 133.73	\$ 154.04	\$ 177.03	\$ 203.49
16	Volume Charge (\$/1,000 Gal.)		\$	16.46	\$ 17.61	\$ 18.98	\$ 20.36	\$ 21.83	\$ 23.39
<u>Schools and Churches</u>									
17	Service Charge (\$/Mo.)	5/8 & 3/4	\$	2.75	\$ 2.96	\$ 3.19	\$ 3.67	\$ 4.22	\$ 4.85
18	Service Charge (\$/Mo.)	1	\$	2.75	\$ 4.14	\$ 4.46	\$ 5.14	\$ 5.90	\$ 6.79
19	Service Charge (\$/Mo.)	1.5	\$	2.75	\$ 5.32	\$ 5.73	\$ 6.60	\$ 7.58	\$ 8.72
20	Service Charge (\$/Mo.)	2	\$	2.75	\$ 8.57	\$ 9.24	\$ 10.64	\$ 12.23	\$ 14.06
21	Service Charge (\$/Mo.)	3	\$	2.75	\$ 32.51	\$ 35.03	\$ 40.34	\$ 46.37	\$ 53.30
22	Service Charge (\$/Mo.)	4	\$	2.75	\$ 41.37	\$ 44.57	\$ 51.35	\$ 59.01	\$ 67.83
23	Service Charge (\$/Mo.)	6	\$	2.75	\$ 62.06	\$ 66.86	\$ 77.02	\$ 88.52	\$ 101.75
24	Volume Charge (\$/1,000 Gal.)		\$	8.23	\$ 8.81	\$ 9.49	\$ 10.18	\$ 10.91	\$ 11.69

Notes:

Sprinker rate is the same as Inside Village

Schools and churches discount is 25%

Outside Village rates are 1.5x Inside Village

Table 4-2 demonstrates the impact to residential bills for Option 1. Compared to rates proposed in Table 3-2, the average residential bill using 4 kgal/month increases from \$68.63 in 2030 to \$68.82.

Table 4-3 shows the impact to non-residential bills for Option 1. For most of the user types shown, the impact to the water bill in 2030 compared to the rates proposed in Table 3-2 is relatively minor.

Table 4-2: Option 1 Residential Water Bill Impact

Water Use Kgal/Mo	Percent of Bills in 2024	Existing 2025 Rates \$	Proposed						Change in \$					Change in %				
			2026 Rates \$	2027 Rates \$	2028 Rates \$	2029 Rates \$	2030 Rates \$	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030	
Residential																		
0	5.93%	\$ 3.66	\$ 3.94	\$ 4.25	\$ 4.89	\$ 5.62	\$ 6.46	\$ 0.28	\$ 0.31	\$ 0.64	\$ 0.73	\$ 0.84	7.65%	7.87%	15.06%	14.93%	14.95%	
1	11.43%	\$ 14.63	\$ 15.68	\$ 16.90	\$ 18.46	\$ 20.17	\$ 22.05	\$ 1.05	\$ 1.22	\$ 1.56	\$ 1.71	\$ 1.88	7.18%	7.78%	9.23%	9.26%	9.32%	
2	17.34%	\$ 25.60	\$ 27.42	\$ 29.55	\$ 32.03	\$ 34.72	\$ 37.64	\$ 1.82	\$ 2.13	\$ 2.48	\$ 2.69	\$ 2.92	7.11%	7.77%	8.39%	8.40%	8.41%	
3	18.94%	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.60	\$ 49.27	\$ 53.23	\$ 2.59	\$ 3.04	\$ 3.40	\$ 3.67	\$ 3.96	7.08%	7.76%	8.06%	8.05%	8.04%	
4	15.95%	\$ 47.54	\$ 50.90	\$ 54.85	\$ 59.17	\$ 63.82	\$ 68.82	\$ 3.36	\$ 3.95	\$ 4.32	\$ 4.65	\$ 5.00	7.07%	7.76%	7.88%	7.86%	7.83%	
5	11.14%	\$ 58.51	\$ 62.64	\$ 67.50	\$ 72.74	\$ 78.37	\$ 84.41	\$ 4.13	\$ 4.86	\$ 5.24	\$ 5.63	\$ 6.04	7.06%	7.76%	7.76%	7.74%	7.71%	
6	7.13%	\$ 69.48	\$ 74.38	\$ 80.15	\$ 86.31	\$ 92.92	\$ 100.00	\$ 4.90	\$ 5.77	\$ 6.16	\$ 6.61	\$ 7.08	7.05%	7.76%	7.69%	7.66%	7.62%	
7	4.43%	\$ 80.45	\$ 86.12	\$ 92.80	\$ 99.88	\$ 107.47	\$ 115.59	\$ 5.67	\$ 6.68	\$ 7.08	\$ 7.59	\$ 8.12	7.05%	7.76%	7.63%	7.60%	7.56%	
8	2.55%	\$ 91.42	\$ 97.86	\$ 105.45	\$ 113.45	\$ 122.02	\$ 131.18	\$ 6.44	\$ 7.59	\$ 8.00	\$ 8.57	\$ 9.16	7.04%	7.76%	7.59%	7.55%	7.51%	
9	1.59%	\$ 102.39	\$ 109.60	\$ 118.10	\$ 127.02	\$ 136.57	\$ 146.77	\$ 7.21	\$ 8.50	\$ 8.92	\$ 9.55	\$ 10.20	7.04%	7.76%	7.55%	7.52%	7.47%	
10	0.97%	\$ 113.36	\$ 121.34	\$ 130.75	\$ 140.59	\$ 151.12	\$ 162.36	\$ 7.98	\$ 9.41	\$ 9.84	\$ 10.53	\$ 11.24	7.04%	7.76%	7.53%	7.49%	7.44%	
11	0.68%	\$ 124.33	\$ 133.08	\$ 143.40	\$ 154.16	\$ 165.67	\$ 177.95	\$ 8.75	\$ 10.32	\$ 10.76	\$ 11.51	\$ 12.28	7.04%	7.75%	7.50%	7.47%	7.41%	
12	0.42%	\$ 135.30	\$ 144.82	\$ 156.05	\$ 167.73	\$ 180.22	\$ 193.54	\$ 9.52	\$ 11.23	\$ 11.68	\$ 12.49	\$ 13.32	7.04%	7.75%	7.48%	7.45%	7.39%	
13	0.28%	\$ 146.27	\$ 156.56	\$ 168.70	\$ 181.30	\$ 194.77	\$ 209.13	\$ 10.29	\$ 12.14	\$ 12.60	\$ 13.47	\$ 14.36	7.03%	7.75%	7.47%	7.43%	7.37%	
14	0.22%	\$ 157.24	\$ 168.30	\$ 181.35	\$ 194.87	\$ 209.32	\$ 224.72	\$ 11.06	\$ 13.05	\$ 13.52	\$ 14.45	\$ 15.40	7.03%	7.75%	7.46%	7.42%	7.36%	
15	0.17%	\$ 168.21	\$ 180.04	\$ 194.00	\$ 208.44	\$ 223.87	\$ 240.31	\$ 11.83	\$ 13.96	\$ 14.44	\$ 15.43	\$ 16.44	7.03%	7.75%	7.44%	7.40%	7.34%	
16	0.13%	\$ 179.18	\$ 191.78	\$ 206.65	\$ 222.01	\$ 238.42	\$ 255.90	\$ 12.60	\$ 14.87	\$ 15.36	\$ 16.41	\$ 17.48	7.03%	7.75%	7.43%	7.39%	7.33%	
17	0.14%	\$ 190.15	\$ 203.52	\$ 219.30	\$ 235.58	\$ 252.97	\$ 271.49	\$ 13.37	\$ 15.78	\$ 16.28	\$ 17.39	\$ 18.52	7.03%	7.75%	7.42%	7.38%	7.32%	
18	0.07%	\$ 201.12	\$ 215.26	\$ 231.95	\$ 249.15	\$ 267.52	\$ 287.08	\$ 14.14	\$ 16.69	\$ 17.20	\$ 18.37	\$ 19.56	7.03%	7.75%	7.42%	7.37%	7.31%	
19	0.07%	\$ 212.09	\$ 227.00	\$ 244.60	\$ 262.72	\$ 282.07	\$ 302.67	\$ 14.91	\$ 17.60	\$ 18.12	\$ 19.35	\$ 20.60	7.03%	7.75%	7.41%	7.37%	7.30%	
20	0.05%	\$ 223.06	\$ 238.74	\$ 257.25	\$ 276.29	\$ 296.62	\$ 318.26	\$ 15.68	\$ 18.51	\$ 19.04	\$ 20.33	\$ 21.64	7.03%	7.75%	7.40%	7.36%	7.30%	

Table 4-3: Option 1 Non-Residential Water Bill Impact

Water Use Kgal/Mo	Meter Size inches	Existing	Proposed	Recommended				Change in \$					Change in %				
		2025	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030
		Rates	Rates	Rates	Rates	Rates	Rates										
		\$	\$	\$	\$	\$	\$										
Multi-Family																	
3	5/8" & 3/4"	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.60	\$ 49.27	\$ 53.23	\$ 2.59	\$ 3.04	\$ 3.40	\$ 3.67	\$ 3.96	7.08%	7.76%	8.06%	8.05%	8.04%
12	1"	\$ 135.30	\$ 146.40	\$ 157.75	\$ 169.69	\$ 182.47	\$ 196.13	\$ 11.10	\$ 11.35	\$ 11.94	\$ 12.78	\$ 13.66	8.20%	7.75%	7.57%	7.53%	7.49%
35	1.5"	\$ 387.61	\$ 417.99	\$ 450.39	\$ 483.75	\$ 519.36	\$ 557.27	\$ 30.38	\$ 32.40	\$ 33.36	\$ 35.61	\$ 37.91	7.84%	7.75%	7.41%	7.36%	7.30%
40	2"	\$ 442.46	\$ 481.03	\$ 518.32	\$ 556.99	\$ 598.30	\$ 642.34	\$ 38.57	\$ 37.29	\$ 38.67	\$ 41.31	\$ 44.04	8.72%	7.75%	7.46%	7.42%	7.36%
325	3"	\$ 3,568.91	\$ 3,858.84	\$ 4,157.95	\$ 4,464.04	\$ 4,790.57	\$ 5,137.81	\$ 289.93	\$ 299.11	\$ 306.09	\$ 326.53	\$ 347.24	8.12%	7.75%	7.36%	7.31%	7.25%
Commercial																	
3	5/8" & 3/4"	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.60	\$ 49.27	\$ 53.23	\$ 2.59	\$ 3.04	\$ 3.40	\$ 3.67	\$ 3.96	7.08%	7.76%	8.06%	8.05%	8.04%
7	1"	\$ 80.45	\$ 87.70	\$ 94.50	\$ 101.84	\$ 109.72	\$ 118.18	\$ 7.25	\$ 6.80	\$ 7.34	\$ 7.88	\$ 8.46	9.01%	7.75%	7.77%	7.74%	7.71%
17	1.5"	\$ 190.15	\$ 206.67	\$ 222.69	\$ 239.49	\$ 257.46	\$ 276.65	\$ 16.52	\$ 16.02	\$ 16.80	\$ 17.97	\$ 19.19	8.69%	7.75%	7.54%	7.50%	7.45%
31	2"	\$ 343.73	\$ 375.37	\$ 404.47	\$ 434.86	\$ 467.35	\$ 502.03	\$ 31.64	\$ 29.10	\$ 30.39	\$ 32.49	\$ 34.68	9.20%	7.75%	7.51%	7.47%	7.42%
160	3"	\$ 1,758.86	\$ 1,921.74	\$ 2,070.70	\$ 2,224.99	\$ 2,389.82	\$ 2,565.46	\$ 162.88	\$ 148.96	\$ 154.29	\$ 164.83	\$ 175.64	9.26%	7.75%	7.45%	7.41%	7.35%
250	4"	\$ 2,746.16	\$ 2,990.16	\$ 3,221.93	\$ 3,460.96	\$ 3,716.18	\$ 3,987.94	\$ 244.00	\$ 231.77	\$ 239.03	\$ 255.22	\$ 271.76	8.89%	7.75%	7.42%	7.37%	7.31%
Restaurant																	
9	5/8" & 3/4"	\$ 102.39	\$ 109.60	\$ 118.10	\$ 127.02	\$ 136.57	\$ 146.77	\$ 7.21	\$ 8.50	\$ 8.92	\$ 9.55	\$ 10.20	7.04%	7.76%	7.55%	7.52%	7.47%
20	1"	\$ 223.06	\$ 240.32	\$ 258.95	\$ 278.25	\$ 298.87	\$ 320.85	\$ 17.26	\$ 18.63	\$ 19.30	\$ 20.62	\$ 21.98	7.74%	7.75%	7.45%	7.41%	7.35%
50	1.5"	\$ 552.16	\$ 594.09	\$ 640.14	\$ 687.30	\$ 737.61	\$ 791.12	\$ 41.93	\$ 46.05	\$ 47.16	\$ 50.31	\$ 53.51	7.59%	7.75%	7.37%	7.32%	7.25%
70	2"	\$ 771.56	\$ 833.23	\$ 897.82	\$ 964.09	\$ 1,034.80	\$ 1,110.04	\$ 61.67	\$ 64.59	\$ 66.27	\$ 70.71	\$ 75.24	7.99%	7.75%	7.38%	7.33%	7.27%
Brewery																	
20	2"	\$ 223.06	\$ 246.23	\$ 265.32	\$ 285.59	\$ 307.30	\$ 330.54	\$ 23.17	\$ 19.09	\$ 20.27	\$ 21.71	\$ 23.24	10.39%	7.75%	7.64%	7.60%	7.56%
Industrial																	
2	5/8" & 3/4"	\$ 25.60	\$ 27.42	\$ 29.55	\$ 32.03	\$ 34.72	\$ 37.64	\$ 1.82	\$ 2.13	\$ 2.48	\$ 2.69	\$ 2.92	7.11%	7.77%	8.39%	8.40%	8.41%
3	1"	\$ 36.57	\$ 40.74	\$ 43.90	\$ 47.56	\$ 51.52	\$ 55.82	\$ 4.17	\$ 3.16	\$ 3.66	\$ 3.96	\$ 4.30	11.40%	7.76%	8.34%	8.33%	8.35%
12	2"	\$ 135.30	\$ 152.31	\$ 164.12	\$ 177.03	\$ 190.90	\$ 205.82	\$ 17.01	\$ 11.81	\$ 12.91	\$ 13.87	\$ 14.92	12.57%	7.75%	7.87%	7.83%	7.82%
80	3"	\$ 881.26	\$ 982.54	\$ 1,058.70	\$ 1,139.39	\$ 1,225.82	\$ 1,318.26	\$ 101.28	\$ 76.16	\$ 80.69	\$ 86.43	\$ 92.44	11.49%	7.75%	7.62%	7.59%	7.54%

4.1.2 Option 2 Fixed Fee Increase of 20 Percent Starting in 2028

Option 2 increases fixed fees in 2028 through 2030 approximately 20 percent per year as shown in Table 4-4. At the end of 2030, the fixed revenue stream would represent approximately 9 percent of revenue, up from the 6.5 percent achieved with the 2026 rates proposed in Table 3-2.

Table 4-4: Option 2 Proposed Alternate Water Rates 2028-2030

Line No.	Description	Meter Size	Existing 2025	2026	2027	Proposed 2028	2029	2030
1	Proposed Annual Water Rate Increases			7.75%	7.75%	7.75%	7.75%	7.75%
<u>Inside Village Customers</u>								
2	Service Charge (\$/Mo.)	5/8 & 3/4	\$ 3.66	\$ 3.94	\$ 4.25	\$ 5.10	\$ 6.12	\$ 7.34
3	Service Charge (\$/Mo.)	1	\$ 3.66	\$ 5.52	\$ 5.95	\$ 7.15	\$ 8.57	\$ 10.28
4	Service Charge (\$/Mo.)	1.5	\$ 3.66	\$ 7.09	\$ 7.64	\$ 9.18	\$ 11.01	\$ 13.21
5	Service Charge (\$/Mo.)	2	\$ 3.66	\$ 11.43	\$ 12.32	\$ 14.80	\$ 17.75	\$ 21.29
6	Service Charge (\$/Mo.)	3	\$ 3.66	\$ 43.34	\$ 46.70	\$ 56.10	\$ 67.32	\$ 80.74
7	Service Charge (\$/Mo.)	4	\$ 3.66	\$ 55.16	\$ 59.43	\$ 71.40	\$ 85.68	\$ 102.76
8	Service Charge (\$/Mo.)	6	\$ 3.66	\$ 82.74	\$ 89.15	\$ 107.10	\$ 128.52	\$ 154.14
9	Volume Charge (\$/1,000 Gal.)		\$ 10.97	\$ 11.74	\$ 12.65	\$ 13.53	\$ 14.44	\$ 15.41
<u>Outside Village Customers</u>								
10	Service Charge (\$/Mo.)	5/8 & 3/4	\$ 5.49	\$ 5.91	\$ 6.38	\$ 7.65	\$ 9.18	\$ 11.01
11	Service Charge (\$/Mo.)	1	\$ 5.49	\$ 8.28	\$ 8.93	\$ 10.73	\$ 12.86	\$ 15.42
12	Service Charge (\$/Mo.)	1.5	\$ 5.49	\$ 10.64	\$ 11.46	\$ 13.77	\$ 16.52	\$ 19.82
13	Service Charge (\$/Mo.)	2	\$ 5.49	\$ 17.15	\$ 18.48	\$ 22.20	\$ 26.63	\$ 31.94
14	Service Charge (\$/Mo.)	3	\$ 5.49	\$ 65.01	\$ 70.05	\$ 84.15	\$ 100.98	\$ 121.11
15	Service Charge (\$/Mo.)	4	\$ 5.49	\$ 82.74	\$ 89.15	\$ 107.10	\$ 128.52	\$ 154.14
		6	\$ 5.49	\$ 124.11	\$ 133.73	\$ 160.65	\$ 192.78	\$ 231.21
16	Volume Charge (\$/1,000 Gal.)		\$ 16.46	\$ 17.61	\$ 18.98	\$ 20.30	\$ 21.66	\$ 23.12
<u>Schools and Churches</u>								
17	Service Charge (\$/Mo.)	5/8 & 3/4	\$ 2.75	\$ 2.96	\$ 3.19	\$ 3.83	\$ 4.59	\$ 5.51
18	Service Charge (\$/Mo.)	1	\$ 2.75	\$ 4.14	\$ 4.46	\$ 5.36	\$ 6.43	\$ 7.71
19	Service Charge (\$/Mo.)	1.5	\$ 2.75	\$ 5.32	\$ 5.73	\$ 6.89	\$ 8.26	\$ 9.91
20	Service Charge (\$/Mo.)	2	\$ 2.75	\$ 8.57	\$ 9.24	\$ 11.10	\$ 13.31	\$ 15.97
21	Service Charge (\$/Mo.)	3	\$ 2.75	\$ 32.51	\$ 35.03	\$ 42.08	\$ 50.49	\$ 60.56
22	Service Charge (\$/Mo.)	4	\$ 2.75	\$ 41.37	\$ 44.57	\$ 53.55	\$ 64.26	\$ 77.07
23	Service Charge (\$/Mo.)	6	\$ 2.75	\$ 62.06	\$ 66.86	\$ 80.33	\$ 96.39	\$ 115.61
24	Volume Charge (\$/1,000 Gal.)		\$ 8.23	\$ 8.81	\$ 9.49	\$ 10.15	\$ 10.83	\$ 11.56
Notes:								
Sprinker rate is the same as Inside Village								
Schools and churches discount is 25%								
Outside Village rates are 1.5x Inside Village								

Table 4-5 demonstrates the impact to residential bills for Option 1. Compared to rates proposed in Table 3-2, the average residential bill using 4 kgal/month increases from \$68.63 in 2030 to \$68.98.

Table 4-6 shows the impact to non-residential bills for Option 1. For most of the user types shown, the impact to the water bill in 2030 compared to the rates proposed in Table 3-2 is relatively minor.

Table 4-5: Option 2 Residential Water Bill Impact

Water Use Kgal/Mo	Percent of Bills in 2024	Existing 2025 Rates	Proposed						Change in \$					Change in %					
			2026	2027	2028	2029	2030	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030		
			Rates	Rates	Rates	Rates	Rates												
		\$	\$	\$	\$	\$	\$	\$											
Residential																			
0	5.93%	\$ 3.66	\$ 3.94	\$ 4.25	\$ 5.10	\$ 6.12	\$ 7.34	\$ 0.28	\$ 0.31	\$ 0.85	\$ 1.02	\$ 1.22	7.65%	7.87%	20.00%	20.00%	19.93%		
1	11.43%	\$ 14.63	\$ 15.68	\$ 16.90	\$ 18.63	\$ 20.56	\$ 22.75	\$ 1.05	\$ 1.22	\$ 1.73	\$ 1.93	\$ 2.19	7.18%	7.78%	10.24%	10.36%	10.65%		
2	17.34%	\$ 25.60	\$ 27.42	\$ 29.55	\$ 32.16	\$ 35.00	\$ 38.16	\$ 1.82	\$ 2.13	\$ 2.61	\$ 2.84	\$ 3.16	7.11%	7.77%	8.83%	8.83%	9.03%		
3	18.94%	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.69	\$ 49.44	\$ 53.57	\$ 2.59	\$ 3.04	\$ 3.49	\$ 3.75	\$ 4.13	7.08%	7.76%	8.27%	8.21%	8.35%		
4	15.95%	\$ 47.54	\$ 50.90	\$ 54.85	\$ 59.22	\$ 63.88	\$ 68.98	\$ 3.36	\$ 3.95	\$ 4.37	\$ 4.66	\$ 5.10	7.07%	7.76%	7.97%	7.87%	7.98%		
5	11.14%	\$ 58.51	\$ 62.64	\$ 67.50	\$ 72.75	\$ 78.32	\$ 84.39	\$ 4.13	\$ 4.86	\$ 5.25	\$ 5.57	\$ 6.07	7.06%	7.76%	7.78%	7.66%	7.75%		
6	7.13%	\$ 69.48	\$ 74.38	\$ 80.15	\$ 86.28	\$ 92.76	\$ 99.80	\$ 4.90	\$ 5.77	\$ 6.13	\$ 6.48	\$ 7.04	7.05%	7.76%	7.65%	7.51%	7.59%		
7	4.43%	\$ 80.45	\$ 86.12	\$ 92.80	\$ 99.81	\$ 107.20	\$ 115.21	\$ 5.67	\$ 6.68	\$ 7.01	\$ 7.39	\$ 8.01	7.05%	7.76%	7.55%	7.40%	7.47%		
8	2.55%	\$ 91.42	\$ 97.86	\$ 105.45	\$ 113.34	\$ 121.64	\$ 130.62	\$ 6.44	\$ 7.59	\$ 7.89	\$ 8.30	\$ 8.98	7.04%	7.76%	7.48%	7.32%	7.38%		
9	1.59%	\$ 102.39	\$ 109.60	\$ 118.10	\$ 126.87	\$ 136.08	\$ 146.03	\$ 7.21	\$ 8.50	\$ 8.77	\$ 9.21	\$ 9.95	7.04%	7.76%	7.43%	7.26%	7.31%		
10	0.97%	\$ 113.36	\$ 121.34	\$ 130.75	\$ 140.40	\$ 150.52	\$ 161.44	\$ 7.98	\$ 9.41	\$ 9.65	\$ 10.12	\$ 10.92	7.04%	7.76%	7.38%	7.21%	7.25%		
11	0.68%	\$ 124.33	\$ 133.08	\$ 143.40	\$ 153.93	\$ 164.96	\$ 176.85	\$ 8.75	\$ 10.32	\$ 10.53	\$ 11.03	\$ 11.89	7.04%	7.75%	7.34%	7.17%	7.21%		
12	0.42%	\$ 135.30	\$ 144.82	\$ 156.05	\$ 167.46	\$ 179.40	\$ 192.26	\$ 9.52	\$ 11.23	\$ 11.41	\$ 11.94	\$ 12.86	7.04%	7.75%	7.31%	7.13%	7.17%		
13	0.28%	\$ 146.27	\$ 156.56	\$ 168.70	\$ 180.99	\$ 193.84	\$ 207.67	\$ 10.29	\$ 12.14	\$ 12.29	\$ 12.85	\$ 13.83	7.03%	7.75%	7.29%	7.10%	7.13%		
14	0.22%	\$ 157.24	\$ 168.30	\$ 181.35	\$ 194.52	\$ 208.28	\$ 223.08	\$ 11.06	\$ 13.05	\$ 13.17	\$ 13.76	\$ 14.80	7.03%	7.75%	7.26%	7.07%	7.11%		
15	0.17%	\$ 168.21	\$ 180.04	\$ 194.00	\$ 208.05	\$ 222.72	\$ 238.49	\$ 11.83	\$ 13.96	\$ 14.05	\$ 14.67	\$ 15.77	7.03%	7.75%	7.24%	7.05%	7.08%		
16	0.13%	\$ 179.18	\$ 191.78	\$ 206.65	\$ 221.58	\$ 237.16	\$ 253.90	\$ 12.60	\$ 14.87	\$ 14.93	\$ 15.58	\$ 16.74	7.03%	7.75%	7.22%	7.03%	7.06%		
17	0.14%	\$ 190.15	\$ 203.52	\$ 219.30	\$ 235.11	\$ 251.60	\$ 269.31	\$ 13.37	\$ 15.78	\$ 15.81	\$ 16.49	\$ 17.71	7.03%	7.75%	7.21%	7.01%	7.04%		
18	0.07%	\$ 201.12	\$ 215.26	\$ 231.95	\$ 248.64	\$ 266.04	\$ 284.72	\$ 14.14	\$ 16.69	\$ 16.69	\$ 17.40	\$ 18.68	7.03%	7.75%	7.20%	7.00%	7.02%		
19	0.07%	\$ 212.09	\$ 227.00	\$ 244.60	\$ 262.17	\$ 280.48	\$ 300.13	\$ 14.91	\$ 17.60	\$ 17.57	\$ 18.31	\$ 19.65	7.03%	7.75%	7.18%	6.98%	7.01%		
20	0.05%	\$ 223.06	\$ 238.74	\$ 257.25	\$ 275.70	\$ 294.92	\$ 315.54	\$ 15.68	\$ 18.51	\$ 18.45	\$ 19.22	\$ 20.62	7.03%	7.75%	7.17%	6.97%	6.99%		

Table 4-6: Option 2 Non-Residential Water Bill Impact

Water Use Kgal/Mo	Meter Size Inches	Existing	Proposed		Recommended			Change in \$					Change in %				
		2025	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030	2026	2027	2028	2029	2030
		Rates \$	Rates \$	Rates \$	Rates \$	Rates \$	Rates \$										
Multi-Family																	
3	5/8" & 3/4"	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.69	\$ 49.44	\$ 53.57	\$ 2.59	\$ 3.04	\$ 3.49	\$ 3.75	\$ 4.13	7.08%	7.76%	8.27%	8.21%	8.35%
12	1"	\$ 135.30	\$ 146.40	\$ 157.75	\$ 169.51	\$ 181.85	\$ 195.20	\$ 11.10	\$ 11.35	\$ 11.76	\$ 12.34	\$ 13.35	8.20%	7.75%	7.45%	7.28%	7.34%
35	1.5"	\$ 387.61	\$ 417.99	\$ 450.39	\$ 482.73	\$ 516.41	\$ 552.56	\$ 30.38	\$ 32.40	\$ 32.34	\$ 33.68	\$ 36.15	7.84%	7.75%	7.18%	6.98%	7.00%
40	2"	\$ 442.46	\$ 481.03	\$ 518.32	\$ 556.00	\$ 595.35	\$ 637.69	\$ 38.57	\$ 37.29	\$ 37.68	\$ 39.35	\$ 42.34	8.72%	7.75%	7.27%	7.08%	7.11%
325	3"	\$ 3,568.91	\$ 3,858.84	\$ 4,157.95	\$ 4,453.35	\$ 4,760.32	\$ 5,088.99	\$ 289.93	\$ 299.11	\$ 295.40	\$ 306.97	\$ 328.67	8.12%	7.75%	7.10%	6.89%	6.90%
Commercial																	
3	5/8" & 3/4"	\$ 36.57	\$ 39.16	\$ 42.20	\$ 45.69	\$ 49.44	\$ 53.57	\$ 2.59	\$ 3.04	\$ 3.49	\$ 3.75	\$ 4.13	7.08%	7.76%	8.27%	8.21%	8.35%
7	1"	\$ 80.45	\$ 87.70	\$ 94.50	\$ 101.86	\$ 109.65	\$ 118.15	\$ 7.25	\$ 6.80	\$ 7.36	\$ 7.79	\$ 8.50	9.01%	7.75%	7.79%	7.65%	7.75%
17	1.5"	\$ 190.15	\$ 206.67	\$ 222.69	\$ 239.19	\$ 256.49	\$ 275.18	\$ 16.52	\$ 16.02	\$ 16.50	\$ 17.30	\$ 18.69	8.69%	7.75%	7.41%	7.23%	7.29%
31	2"	\$ 343.73	\$ 375.37	\$ 404.47	\$ 434.23	\$ 465.39	\$ 499.00	\$ 31.64	\$ 29.10	\$ 29.76	\$ 31.16	\$ 33.61	9.20%	7.75%	7.36%	7.18%	7.22%
160	3"	\$ 1,758.86	\$ 1,921.74	\$ 2,070.70	\$ 2,220.90	\$ 2,377.72	\$ 2,546.34	\$ 162.88	\$ 148.96	\$ 150.20	\$ 156.82	\$ 168.62	9.26%	7.75%	7.25%	7.06%	7.09%
250	4"	\$ 2,746.16	\$ 2,990.16	\$ 3,221.93	\$ 3,453.90	\$ 3,695.68	\$ 3,955.26	\$ 244.00	\$ 231.77	\$ 231.97	\$ 241.78	\$ 259.58	8.89%	7.75%	7.20%	7.00%	7.02%
Restaurant																	
9	5/8" & 3/4"	\$ 102.39	\$ 109.60	\$ 118.10	\$ 126.87	\$ 136.08	\$ 146.03	\$ 7.21	\$ 8.50	\$ 8.77	\$ 9.21	\$ 9.95	7.04%	7.76%	7.43%	7.26%	7.31%
20	1"	\$ 223.06	\$ 240.32	\$ 258.95	\$ 277.75	\$ 297.37	\$ 318.48	\$ 17.26	\$ 18.63	\$ 18.80	\$ 19.62	\$ 21.11	7.74%	7.75%	7.26%	7.06%	7.10%
50	1.5"	\$ 552.16	\$ 594.09	\$ 640.14	\$ 685.68	\$ 733.01	\$ 783.71	\$ 41.93	\$ 46.05	\$ 45.54	\$ 47.33	\$ 50.70	7.59%	7.75%	7.11%	6.90%	6.92%
70	2"	\$ 771.56	\$ 833.23	\$ 897.82	\$ 961.90	\$ 1,028.55	\$ 1,099.99	\$ 61.67	\$ 64.59	\$ 64.08	\$ 66.65	\$ 71.44	7.99%	7.75%	7.14%	6.93%	6.95%
Brewery																	
20	2"	\$ 223.06	\$ 246.23	\$ 265.32	\$ 285.40	\$ 306.55	\$ 329.49	\$ 23.17	\$ 19.09	\$ 20.08	\$ 21.15	\$ 22.94	10.39%	7.75%	7.57%	7.41%	7.48%
Industrial																	
2	5/8" & 3/4"	\$ 25.60	\$ 27.42	\$ 29.55	\$ 32.16	\$ 35.00	\$ 38.16	\$ 1.82	\$ 2.13	\$ 2.61	\$ 2.84	\$ 3.16	7.11%	7.77%	8.83%	8.83%	9.03%
3	1"	\$ 36.57	\$ 40.74	\$ 43.90	\$ 47.74	\$ 51.89	\$ 56.51	\$ 4.17	\$ 3.16	\$ 3.84	\$ 4.15	\$ 4.62	11.40%	7.76%	8.75%	8.69%	8.90%
12	2"	\$ 135.30	\$ 152.31	\$ 164.12	\$ 177.16	\$ 191.03	\$ 206.21	\$ 17.01	\$ 11.81	\$ 13.04	\$ 13.87	\$ 15.18	12.57%	7.75%	7.95%	7.83%	7.95%
80	3"	\$ 881.26	\$ 982.54	\$ 1,058.70	\$ 1,138.50	\$ 1,222.52	\$ 1,313.54	\$ 101.28	\$ 76.16	\$ 79.80	\$ 84.02	\$ 91.02	11.49%	7.75%	7.54%	7.38%	7.45%



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ORDINANCE NO. M-2372

**AN ORDINANCE AMENDING THE PUBLIC WORKS SECTION
OF THE VILLAGE OF HOMEWOOD FEE SCHEDULE
FOR CALENDAR YEARS 2026 AND 2027**

WHEREAS, the Board of Trustees for the Village of Homewood adopted a master fee schedule by passage of Ordinance M-2189; and

WHEREAS, the Village has completed a water rate study with Burns & McDonnell of Chicago, IL, that determined the financial needs within the water fund and a rate design to help meet the needs; and

WHEREAS, the water rate study indicated that increases of 7.75% are needed over the next 9 years to fund operating costs and capital projects, including the lead service line replacement project; and

WHEREAS, the Board of Trustees has determined that it is necessary to revise the existing fee schedule to reflect the 2026 and 2027 rate increase determined from the water rate study.

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

SECTION ONE – FEE SCHEDULE REVISIONS:

A. The “Public Works Fees” section of the Village of Homewood fee schedule is attached to this Ordinance as Exhibit A (2026) and Exhibit B (2027) with additions underlined and deletions ~~struck through~~ to reflect the rate adjustments.

B. All other sections of the master fee schedule not amended by this Ordinance remain in force.

SECTION TWO – EFFECTIVE DATE:

This ordinance shall take effect upon its passage, approval, and publication in accordance with law.

PASSED and APPROVED on September 30, 2025.

Village President

ATTEST:

Village Clerk

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

Exhibit A

Public Works Fees - 2026

Item 9. F.

Description	Fee
Occupation of Streets for Building Purposes	\$25.00 per month
Deposit for sidewalk repair	\$500.00
Building sewer permit & inspection fee	\$100.00 for a residential or commercial building sewer permit; \$200.00 for an industrial building sewer permit
Water connection permit	
1-inch connection ¼	\$250.00
1 1/2-inch connection	\$350.00
2-inch connection	\$600.00
6-inch connection	\$1,500.00
Storm sewer connection inspection certificate	\$75.00
Water connection inspection certificate	\$75.00
Combined water and sewer service rates per 1,000 gallons.	\$15.20 \$15.65
Water service only, rate per 1,000 gallons	\$11.29 \$11.74
Sewer service only, rate per 1,000 gallons	\$3.91
Minimum charge for each water and sewer bill generated, including wastewater treatment	\$5.89
Minimum charge for water only	\$3.77 minimum based on meter size
Monthly Fixed Charge for water only - based on meter size:	
5/8" & 3/4"	<u>\$3.94</u>
1"	<u>\$5.52</u>
1.5"	<u>\$7.09</u>
2"	<u>\$11.43</u>
3"	<u>\$43.34</u>
4"	<u>\$55.16</u>
6"	<u>\$82.74</u>
Minimum charge for sewer only	\$1.31
Security deposit for each connection to the sewer system	\$50.00
Security deposit For each connection to the water system	\$50.00
Meter test for five-eighths by one-half-inch, five-eighths by three-quarters-inch; three-quarters by one-inch meters	\$50.00
Meter test for 1 1/2-inch and two-inch meters	\$100.00

Exhibit B

Public Works Fees - 2027

Item 9. F.

Description	Fee
Occupation of Streets for Building Purposes	\$25.00 per month
Deposit for sidewalk repair	\$500.00
Building sewer permit & inspection fee	\$100.00 for a residential or commercial building sewer permit; \$200.00 for an industrial building sewer permit
Water connection permit	
1-inch connection ¼	\$250.00
1 1/2-inch connection	\$350.00
2-inch connection	\$600.00
6-inch connection	\$1,500.00
Storm sewer connection inspection certificate	\$75.00
Water connection inspection certificate	\$75.00
Combined water and sewer service rates per 1,000 gallons.	\$15.65 \$16.56
Water service only, rate per 1,000 gallons	\$11.74 \$12.65
Sewer service only, rate per 1,000 gallons	\$3.91
Monthly Fixed Charge for water only - based on meter size:	
5/8" & 3/4"	\$3.94 \$4.25
1"	\$5.52 \$5.95
1.5"	\$7.09 \$7.64
2"	\$11.43 \$12.32
3"	\$43.34 \$46.70
4"	\$55.16 \$59.43
6"	\$82.74 \$89.15
Minimum charge for sewer only	\$1.31
Security deposit for each connection to the sewer system	\$50.00
Security deposit For each connection to the water system	\$50.00
Meter test for five-eighths by one-half-inch, five-eighths by three-quarters-inch; three-quarters by one-inch meters	\$50.00
Meter test for 1 1/2-inch and two-inch meters	\$100.00

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 30, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Public Works Director

Topic: Lead Service Line Replacement Program Update and Request for Board Direction on Restoration Policy

PURPOSE

This update provides the Board with a comprehensive overview of the Village’s Lead Service Line Replacement (LSLR) Program. The update also outlines the actions staff has taken to date and seeks direction on one critical outstanding policy issue which requires the Village Board to provide direction to staff on the level of restoration to be performed following each replacement.

Restoration Defined

After the replacement of a lead service line, restoration work is generally necessary for the affected private property and public areas. The restoration process typically involves repairing any disturbed surfaces, such as sidewalks, driveways, lawns, and streets. Because of the comprehensive nature of the lead service line replacement program, restorations could also extend to “interior restoration work” in properties where plumbing modifications and construction activities disrupt walls, floors, ceilings, or fixtures.

Village’s “Restoration Policy” Decision

Board guidance is necessary in order for staff to move forward with the State-mandated project. Bid documents are nearly complete; however, the documents cannot be finalized without a clear restoration policy. The policy will directly impact construction costs which will, in turn, affect the number of lead service lines that can be replaced each year with the available funding.

PROCESS

Initial LSLR Program Steps

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

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State Revolving Loan Funding

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

10-Year Implementation Plan

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

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

First Replacements Completed in Homewood

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

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Design and Bidding of Lead Service Line Replacement Plan

In preparation for the launch of the next phase of the program, the Board approved a \$90,000 agreement with Burns & McDonnell on July 22, 2025, to develop specifications, prepare bid documents, and assist with the bidding process. This phase is nearing completion with bidding expected to occur in October 2025 and bid award recommendations in December 2025 for a spring 2026 construction start.

PRIVATE PROPERTY IMPACTS

Municipal Lead Service Line Replacement Responsibility

Per the United State Environmental Protection Agency (USEPA), a service line is the pipe that connects the water main to the plumbing in a home or building. When any part of that pipe is made of lead, it is called a lead service line (LSL). Municipalities are required by state law to replace all known lead service lines. As part of Homewood's program, contractors will replace the entire length of the water service line – from the water main to inside the residence – at no cost to the homeowner.

Additional Steps and Support

Staff drafted an Access Agreement that allows property owners to grant Village contractors the ability to perform work on private property. Village of Homewood (*pop. 19,463*) staff prepared resident notices and communication materials, and collaborated with more experienced lead line peer communities like La Grange Park, IL (*pop. 13,475*) and Brookfield, IL (*pop. 19,476*) to refine our restoration practices and minimize disruptions.

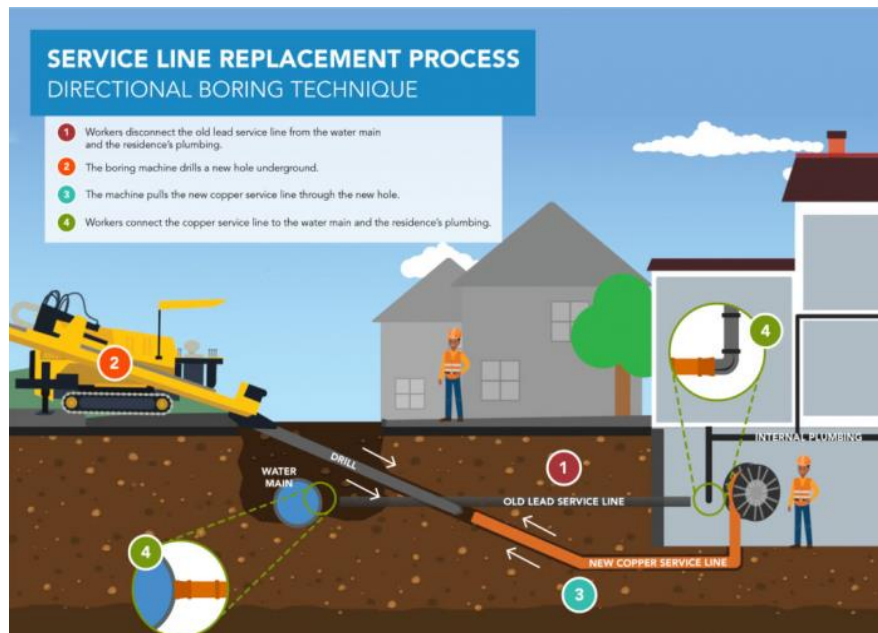
Policy Decision

Before advertising the FY2026 project for bids, staff is requesting the Board provide direction regarding the level of restoration that will be required for the project. Once a restoration policy is confirmed, staff will finalize the bid documents and advertise for bids in October 2025, receive and review proposals in November, and present a contract award recommendation in December. Construction is scheduled to begin in spring 2026.

Lead Service Line Replacement Work

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

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Restoration Options

After the area of work is prepped for the new service line (removal of any drywall, flooring, etc.) and the lead service line replacement work is complete, the restoration work will begin. Staff is presenting two options for restoration of the exterior and interior of the residence or building.

Option 1: Full Restoration

- Replace interior areas “like in kind” with a contractor (may require additional subcontracting with a carpenter, adding further costs)
- Make necessary structural repairs
- Replace disturbed driveway or sidewalk sections
- Restore lawn with sod (not seed)
- Reinstall fencing
- Replace disrupted landscaping “like in kind” pavers, flower bed pavers, etc.
- One-year warranty from contractor (from installation date)

Option 2: Basic Restoration

- Remove debris
- Make necessary structural repairs
- Replace disturbed driveway or sidewalk sections
- Hydroseed lawn area
- Reinstall fencing
- One-year warranty from contractor (from installation date)
- Property owner is responsible for interior cosmetic repairs and exterior landscaping replacements

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Basic Restoration Example



Hydroseeding example



Staff Recommendation

Staff recommends **Option 2** as a realistic restoration policy that returns disturbed areas to their safe and functional condition using concrete or asphalt patching of disturbed driveway area, curb/sidewalk replacement, and hydroseeding the disturbed lawn areas. Using a hydroseeding method is a practical middle ground and is less expensive than sod.

Rationale

Full restoration of interior spaces (Option 1) after a lead service line replacement would be ideal if the scope of the program only included replacing services within a few homes, but the volume of work required through the Village does not make it a feasible option. Home and building interiors may range from bare concrete to fully finished spaces. Attempting to match textures, colors, tile, or trim would be time consuming, costly, and would rarely be exact, which could lead to resident frustration. Finish work may also require scheduling multiple visits and drying time, extending the timeframe for each job and slowing the overall program, causing fewer homes to have their lead lines replaced each year.

Final Option for Homeowners

A simple, consistent restoration policy works best; restore the area to a safe and functional condition, ensure contractors properly patch and seal the access openings, replace only what is needed to make it sound, and remove any debris. Homeowners who want a perfect cosmetic match can either decline to participate in the program or hire a contractor to complete the work

VILLAGE OF HOMEWOOD

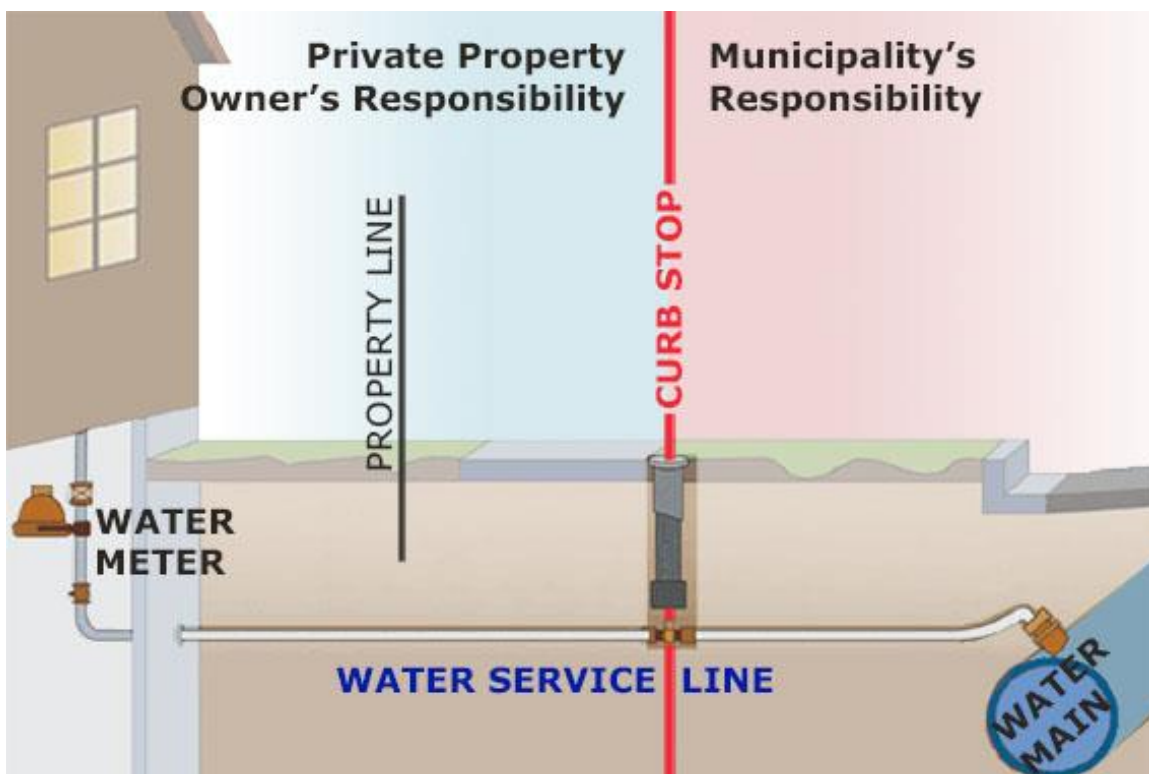


once the basic restoration is complete. The **Option 2** policy approach keeps public dollars focused on removing lead service lines quickly and fairly, while avoiding delays, cost overruns, and quality disputes; thereby, maximizing the number of service lines we are able to replace each year.

While enhanced or full restoration options could improve aesthetics, they would significantly increase per-property costs and reduce the total number of replacements per year, lengthening the progression toward compliance. By choosing the basic restoration standard, the Village can focus our resources on the primary objective: eliminating lead from the drinking water system and protecting public health.

Access Agreement

Prior to work commencing, participants would be required to sign an Access Agreement that authorizes the Village and its contractor to enter private property and replace the existing lead service line with new copper piping from the water main to the water meter inside the home or building, at no cost to the property owner. Following replacement, ownership of the line will be divided per the current municipal standard: the Village will maintain the portion from the water main to the B-box, and the property owner will assume responsibility from the B-box to the house or building. The agreement would also state that the property owner agrees to the restoration standard that the Board approves.



Example showing non-lead line municipal responsibility.

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OUTCOME

Upon receiving direction from the Board establishing a restoration policy, staff will work with Burns & McDonnell to finalize the bid documents for the Lead Service Line Replacement Program and begin the bid process in October 2025.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

After discussion, adopt Option 2 as the restoration policy for the Lead Service Line Replacement Program.

ATTACHMENT(S)

None

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 30, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Liquor license request

PURPOSE

R. Scott Donkel, LLC d/b/a The Ridgewood currently holds a Class 4A liquor license for their location at 2059 Ridge Road. My Way Holdings, LLC is under contract to purchase the property and businesses that are currently operated as Primo's Café at 2057 Ridge Road and The Ridgewood at 2059 Ridge Road. The Village has recently received a request for a Class 4A liquor license from My Way Holdings, LLC for 2057-2059 Ridge Road.

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

PROCESS

My Way Holdings, LLC is in the process of purchasing Primo's Café and The Ridgewood located at 2057-2059 Ridge Road. The ownership team includes more than 20 years of experience in the hospitality industry as well as a background in real estate, community engagement, and digital marketing.

My Way aims to preserve the charm of the current space while elevating it to be a vibrant community jewel. It will be a reimagined neighborhood destination designed to bring a sophisticated yet approachable vibe to 2057-2059 Ridge Road. Inspired by the Rat Pack and jazz era, My Way will blend upscale dining, a lively bar scene, and live music from talented jazz singers to create a memorable experience for all guests. From professionals seeking an evening out to families enjoying homemade ice cream at Primo's Café, My Way promises to be a cornerstone of Homewood's social life.

The Village's Liquor Commissioner (Mayor Hofeld) met with representatives of My Way Holdings, LLC and suggested that they draft a letter requesting a Class 4A liquor license.

VILLAGE OF HOMEWOOD



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

OUTCOME

Approval of this request will enable My Way Holdings, LLC to begin the liquor license application process, and will potentially allow them to offer more options to their dining patrons.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

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

ATTACHMENT(S)

- Letter from My Way
- Business Plan

LAW OFFICES OF GROSSMAN AND GROSSMAN, INC.

7422 W. Choctaw Rd., Palos Heights, IL 60463

708-557-3980 egrossman1957@gmail.com

LYDIA ANNE GROSSMAN – Attorney at Law EDWARD GROSSMAN-Attorney at Law

Dear Mr. Hofeld: I hope this letter finds you well. I am the attorney for My Way Holdings, LLC, a group that is purchasing the Property and Businesses located at 2057-2059 Ridge Road. There is already a contract in place.

By way of background, MY WAY is a reimagined neighborhood destination designed to bring a sophisticated yet approachable vibe to 2057-2059 Ridge Rd in Homewood, IL. Rodney Phillips is a long-time Homewood resident and retired Cook County Sheriff and Rich Township Trustee Candace Herron are principals. They aim to preserve the charm of the current space at 2057-2059 Ridge Rd., while elevating it into a vibrant community jewel. Inspired by the Rat Pack and jazz era, MY WAY will blend upscale dining, a lively bar scene, and live music from talented jazz singers to create a memorable experience for all guests. From professionals seeking an evening out to families enjoying homemade ice cream at Primo's Café, MY WAY promises to be a cornerstone of Homewood's social life.

The issue is that there is a liquor license (I believe it is a full liquor license) and an associated gaming license. The Buyers hope to obtain the same type of licenses in order to continue operating the business. I am hopeful that this letter and the accompanying business plan are adequate to begin the process. In addition, I know that the process involves appearance on the agenda of Village Board meetings for that to happen. We would like to start the process as soon as is practical. With that in mind, please let me know what other documentation you may need and what is needed to appear on the agenda for Village Board meetings. If for any reason there is need to call me, I can be reached at 708-557-3980. I look forward to working with the Village of Homewood on this and I appreciate your gracious assistance.

Sincerely,



Edward Grossman

Attorney at Law

MY WAY Business Plan

A Neighborhood Jewel for Homewood
2059 Ridge Rd | Homewood, IL

Executive Summary

MY WAY is a reimagined neighborhood destination designed to bring a sophisticated yet approachable vibe to 2059 Ridge Rd in Homewood, IL. As a long-time Homewood resident and retired Cook County Sheriff, Rodney Phillips, alongside Rich Township Trustee Candace Herron, aim to preserve the charm of the current space while elevating it into a vibrant community jewel.

Inspired by the Rat Pack and jazz era, MY WAY will blend upscale dining, a lively bar scene, and live music from talented jazz singers to create an inclusive and memorable experience for all guests. From professionals seeking an evening out to families enjoying homemade ice cream at Primo's Café, MY WAY promises to be a cornerstone of Homewood's social life.

This plan outlines our vision, target market, offerings, operations, and community impact. Grand Opening is targeted for **October 1, 2025**.

Mission Statement

To create a neighborhood jewel that celebrates Homewood's history and culture while providing an inviting, sophisticated gathering place where locals can enjoy great food, live jazz performances from singers, and camaraderie.

Vision

At MY WAY, we envision a space where:

- Professionals unwind after work in a refined, lively atmosphere.
 - Families come together at Primo's Café over a diverse menu and homemade ice cream.
 - Sports fans enjoy games on screen without sacrificing food quality or ambiance.
 - The smooth sounds of jazz legends performed by live singers transport guests to a nostalgic era with a modern twist.
-

Core Values

- **Community Engagement:** Connecting Homewood residents through food, music, and shared experiences.
- **Inclusive Dining:** Offering a diverse menu catering to all dietary preferences.

- **Sophisticated, Fun Atmosphere:** Blending live jazz performances and modern dining to stand out in the local market.
- **Exceptional Service:** Managed by experienced hospitality leaders dedicated to providing warm and professional service.

The Concept

Daytime: Primo's Café Evolution

We will extend Primo's Café kitchen hours to serve high-quality food into the evening. A focus on vegetarian and vegan dishes such as *Cauliflower Pizza* and *Avocado "Crab" Toast* will cater to health-conscious guests. Families will enjoy visiting Primo's Café for homemade ice cream, making it a welcoming spot for all ages.

Evening: MY WAY Bar & Lounge

The space will transform into an upscale yet approachable venue offering:

- Classic dishes like *Sinatra Burger* and *Dean Martin Smoked Turkey Leg*
- Plant-based bar bites like *Truffle Mushroom Sliders* and *Buffalo Cauliflower Wings*
- Live performances by jazz singers on weekends

Target Market

- **Professionals:** Residents seeking an upscale alternative to traditional bars
- **Sports Fans:** Comfortable space to watch games with high-quality food & drinks
- **Health-Conscious Diners:** Broad selection of vegetarian and vegan options
- **Families & Friends:** Primo's Café offers homemade ice cream and a warm, inviting setting for family gatherings

Why MY WAY Will Succeed

- **Community-Centered Leadership:**
 - *Rodney Phillips* – Long-time Homewood resident, 20+ years in hospitality and real estate
 - *Candace Herron* – Rich Township Trustee, skilled in community engagement & digital marketing
 - *Denice Phillips* – Operations Lead ensuring high standards in service and food quality
- **Tailored Offerings:** A concept designed specifically for Homewood's unique demographics

- **Balanced Atmosphere:** A rare blend of nostalgia, sophistication, and inclusivity

Operations Plan

Hours of Operation

- Primo's Café: 11:00 AM – 10:00 PM (extended evening service)
- MY WAY Bar & Lounge: 11:00 AM – 1:00 AM (Fri-Sat), 11:00 AM – 11:00 PM (Sun-Thurs)

Staffing

- General Manager: Candace Herron
- Executive Chef: To be appointed
- FOH/BOH Staff: 25-30 employees across shifts

Design & Renovation

- Preserve existing aesthetics
- Minor updates for a jazz-era vibe (lighting, art, signage)
- Improved kitchen layout to support new menu offerings

Menu Highlights

Signature Dishes

- Sinatra Burger
- Dean Martin Smoked Turkey Leg
- Coltrane Steak Bites

Plant-Based Options

- Cauliflower Buffalo Wings
- Truffle Mushroom Sliders
- Mediterranean Power Bowl

Desserts (Primo's Café)

- Homemade Coconut Ice Cream
- Seasonal Fruit Sorbets (vegan friendly)

Drinks

- Classic cocktails named after jazz legends (e.g., *The Fitzgerald*, *Blue Note Martini*)

Community Impact

- **Economic:** Job creation for 30+ employees
 - **Cultural:** A unique venue celebrating music and history
 - **Social:** A gathering place fostering neighborhood connections
-

Marketing Strategy

- **Digital Presence:** Social media campaigns targeting local demographics
- **Community Events:** Live jazz singer performances, sports viewing parties, family brunches
- **Partnerships:** Collaborations with local organizations and artists

Financial Overview

(To be finalized with projections)

- **Startup Investment:** \$300K (bill of sale for equipment) + minor renovations
 - **Real Estate Acquisition:** \$1,400,000
 - **Revenue Streams:** Food & beverage sales, event hosting, merchandise
 - **Year 1 Revenue Goal:** \$1.2M
-

Next Steps

- Finalize acquisition of 2059 Ridge Rd
- Complete design updates and menu development
- Engage with community leaders (including Mayor Hofeld) for input and support
- Grand Opening Target: October 1, 2025

Contact Information

Rodney Phillips

Managing Partner, MY WAY Holdings, LLC

Tel. 312-805-6099

Email: 7mdconsulting@gmail.com