

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

March 12, 2024

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes:
 - Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on February 27, 2024.
6. Claims List:
 - Consider a motion to approve the Claims List of Tuesday, March 12, 2024 in the amount of \$912,820.13.
7. Hear from the Audience
8. Meet Your Merchants
9. Oaths of Office: The Village Clerk will administer the oath of office to:
 - Nathan Bruni for the position of Police Sergeant.
10. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. 2023 Annual Report/Fire and Police Commission: Accept the 2023 annual report for the Fire and Police Commission.
 - B. 2023 Annual Report/Economic Development Committee: Accept the 2023 annual report for the Economic Development Committee.
 - C. M-2282/Groundwater/Royal Road and 187th Street: Pass an ordinance prohibiting the use of groundwater as a potable water supply, by the installation or use of potable water supply wells or by any other method, for certain properties along Royal Road and 187th Street, including rights-of-way within the Village of Homewood.
 - D. Budget Amendment/Proposal Acceptance/Lead Service Line Replacement Plan/Burns & McDonnell: Approve a budget amendment of \$66,983 to the water/sewer fund, and, accept and approve a proposal from Burns & McDonnell of Chicago, IL in the amount of \$66,983 for

professional engineering services (Tasks 1, 2 and 3) to assist the Village of Homewood in developing a Lead Service Line Replacement Plan in accordance with the United States Environmental Protection Agency and Illinois Environmental Protection Agency requirements.

- E. R-3176/Establishing an Events Committee: Pass a resolution establishing an advisory committee to the Village Board, referred to as the Events Committee.

11. New Business:

- A. M-2283/Solicitation of Alternate Bids/3043-3055 183rd Street: Pass an ordinance directing the Village Manager to solicit alternate bids and proposals for the development of the property at 3043-3055 183rd Street in the Kedzie Gateway Redevelopment Project Area.
- B. R-3177/Public Hearing Continuance/183rd West Tax Increment Financing District: Pass a resolution continuing the March 12, 2024 public hearing on the proposed 183rd West Tax Increment Financing District to June 25, 2024.
- C. Authorize the Village President to transmit a letter to the Illinois Department of Transportation in support of restriping Dixie Highway from Park Avenue to south of 175th Street in order to create a three-lane cross section that includes accommodations for on-street bicycle access.

12. General Board Discussion

13. Adjourn

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

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

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

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

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

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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, FEBRUARY 27, 2024
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the regular 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 Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Vivian Harris-Jones, Trustee Lauren Roman and Trustee Alissa Opyd. Trustee Anne Colton was absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village, Assistant Village Manager Tyler Hall, Public Works Director John Schaefer and Police Chief Denise McGrath.

MINUTES: The minutes of the meeting of February 13, 2024, were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$133,175.64 was presented. There were no questions from the Trustees.

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

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

HEAR FROM THE AUDIENCE: President Hofeld invited anyone in the audience to address the board on any subject not on the agenda. Three women representing the Advisory Committee to the Peoples' Trustees (of Dolton) complimented the Village Board on how the meeting was conducted. They said they wish Dolton government operated in the same manner. They want change there, but they set a change in Thornton Township government as their first priority. They believe there is strength in numbers and they came to address the Board because a portion of Homewood is in Thornton Township. The group is planning a rally at the township hall in South Holland in April. Details will be available soon.

Amy Crump of Homewood said she was troubled by a lack of assistance for homeless people. She saw a group of homeless women and children near a grocery store on Halsted Street several weeks ago begging for money. She wanted to get them assistance, but every support organization she could think of only had Monday through Friday hours. She considered calling the police, but said

unhoused people don't react well to police. She asked if Homewood was linked to any services she should know of.

President Hofeld said the Village doesn't offer any services and he suggested PADS. Police Chief Denise McGrath said officers would have tried to offer assistance, but doesn't have direct connections with any organizations. President Hofeld said there have been pan-handlers along Halsted Street and wondered if this was another incidence. Ms. Crump said she didn't believe it was a scam, but she couldn't be certain.

MEET THE MERCHANT: Larry Kane representing Jonathan Kane Salon at 18065 Harwood Ave. said he has been at his location for 8 years. He relocated from Flossmoor and recalled having to go before the Planning Commission to get a variance to open the shop. He greatly appreciated that he was given a chance to relocate to Homewood. He offers a variety of services for hair care to health and wellness and spa treatments. He started with 18 employees and today he has 31 employees.

PRESENTATION: Police Chief Denise McGrath gave an update on how the police department is using the Axon body cameras and in-car cameras. She recalled how the first use of recordings was a single fixed camera operated via VHS tapes that were in the trunk of the squad car. The tapes were held for 30 days and then overwritten. The police department did a trial run for digital equipment but there were some compatibility and service issues. The department switched to Axon in July 2018 and signed a contract for the equipment a year later. February 2019 was the first use of body-worn cameras. Each generation of Axon equipment offers improvements. The latest, in 2023, is offering better quality recordings from body-worn cameras. It also allows officers to receive Amber Alerts, notices of stolen vehicles, license plate reader etc. directly to the squad cars. All recordings are stored on the Cloud and are secured by Axon. Trustees thanked the chief for sharing the information.

OATH OF OFFICE: Clerk Thomas administered the oath of office to Hannale Nelson, the new records supervisor for the Police Department. She comes to Homewood after working in the police departments of Olympia Fields and Flossmoor.

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

- A. Agreement/Dacra Adjudication Systems, LLC d/b/a Dacra Tech, LLC/Software: Authorize the Village President to enter into an agreement with Dacra Adjudication Systems, LLC d/b/a Dacra Tech, LLC, of Itasca, IL, for citation, adjudication, and collections processing software.
- B. R-3175/Motor Fuel Tax Funds/Street Patching: Pass a resolution appropriating \$650,000 of Motor Fuel Tax funds to cover street patching for the period of May 1, 2024 to April 30, 2025.
- C. Serial Raffle/Queen of Hearts/Marian Catholic High School: Authorize the issuance of a Serial Raffle License to Marian Catholic High School with the following exceptions: 1) Extend the ticket sales timeframe from the 90-day maximum to a one-year maximum 2) Waive the capped/maximum prize value of \$5,000, or allow an increase up to \$250,000.

Trustee Opyd asked how much paving will be done this summer. Director Schaefer said the Village is using a patching approach because it allows greater coverage at the same cost of repaving an entire area.

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

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

NEW BUSINESS: Letter of Support/Illinois Department of Transportation/Dixie Highway: Authorize the Village President to execute a letter to the Illinois Department of Transportation in support of restriping Dixie Highway from Park Avenue to south of 175th Street to create a three-lane cross section that includes accommodations for on-street bicycle lanes.

President Hofeld said the issue was put on hold. He was hoping to have a representative from IDOT provide details to the Trustees before they take action.

GENERAL BOARD DISCUSSION: Trustee Heiferman invited the public to meet him at the Starbucks on Harwood between 5 and 6 p.m. on Monday, March 4, for his monthly meet-and-greet.

Trustees also offered their congratulations to Larry Kane for the success of his salon and his work in the Village.

EXECUTIVE SESSION: A motion was made by Trustee Roman and seconded by Trustee Harris-Jones to move to Executive Session to discuss the purchase or lease of real property under 5 ILCS 120/2(c)(5).

The board moved to Executive Session at 7:25 p.m.

The board returned from Executive Session at 7:32 p.m.

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

The meeting adjourned at 7:32 p.m. on voice vote.

Respectfully submitted,

Marilyn Thomas

Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
ACCURATE EMPLOYMENT SCR	EMPLOYMENT SCREENING SERVICES 2/1-2/29/2024	MANAGER'S OFFICE	59.58
Total ACCURATE EMPLOYMENT SCREENING LLC:			59.58
ALTA CONSTRUCTION EQUIPM	L&M DEPT REPAIR PARTS	PUBLIC WORKS	297.59
ALTA CONSTRUCTION EQUIPM	L&M DEPT REPAIR PARTS	PUBLIC WORKS	350.52
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			648.11
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	56.88
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	45.53
AMAZON CAPITAL SERVICES IN	MONITORS FOR FINANCE	MANAGER'S OFFICE	341.24
AMAZON CAPITAL SERVICES IN	CITIZEN ACADEMY	MANAGER'S OFFICE	52.94
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	42.95
Total AMAZON CAPITAL SERVICES INC:			539.54
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	100.00
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	150.00
Total AMERICAN LAWN LLC:			250.00
AMERICAN PRINTING TECHNO	WEBSITE MAINTENANCE	MANAGER'S OFFICE	86.00
AMERICAN PRINTING TECHNO	WEBSITE MAINTENANCE	MANAGER'S OFFICE	86.00
AMERICAN PRINTING TECHNO	WEBSITE MAINTENANCE	MANAGER'S OFFICE	86.00
Total AMERICAN PRINTING TECHNOLOGIES INC:			258.00
AMERICAN WATER WORKS AS	VEHICLE MAINT DEPT	PUBLIC WORKS	83.00
Total AMERICAN WATER WORKS ASSOCIATION:			83.00
ARAMARK UNIFORM SERVICE	FEBRUARY 2024	PUBLIC WORKS	73.36
ARAMARK UNIFORM SERVICE	FEBRUARY 2024	PUBLIC WORKS	73.36
ARAMARK UNIFORM SERVICE	FEBRUARY 2024	PUBLIC WORKS	106.40
ARAMARK UNIFORM SERVICE	FEBRUARY 2024	PUBLIC WORKS	208.64
ARAMARK UNIFORM SERVICE	FEBRUARY 2024	PUBLIC WORKS	370.60
ARAMARK UNIFORM SERVICE	FEBRUARY 2024	PUBLIC WORKS	114.36
ARAMARK UNIFORM SERVICE	FEBRUARY 2024	PUBLIC WORKS	1,859.10
ARAMARK UNIFORM SERVICE	FEBRUARY 2024	PUBLIC WORKS	311.00
Total ARAMARK UNIFORM SERVICE:			3,116.82
ASC INDUSTRIES	STORMWATER CABLE	PUBLIC WORKS	536.54
Total ASC INDUSTRIES:			536.54
ASHLAND PROPANE	PROPANE FOR HOLIDAY LIGHTS	MANAGER'S OFFICE	160.00
Total ASHLAND PROPANE:			160.00
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	8,939.97
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL	ASSETS	2,804.26
Total AVALON PETROLEUM COMPANY:			11,744.23
BANK OF AMERICA	CREDIT REFUND	PUBLIC WORKS	10.84

Name	Description	DEPARTMENT	Net Invoice Amount
Total BANK OF AMERICA:			10.84
BARBARA OTTO	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	523.20
Total BARBARA OTTO:			523.20
BLUE COLLAR SUPPLY COMPA	UNIFORM ALLOWANCE - PW	PUBLIC WORKS	614.97
Total BLUE COLLAR SUPPLY COMPANY:			614.97
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	44.28
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	333.75
Total BOUND TREE MEDICAL LLC:			378.03
BRANIFF COMMUNICATIONS IN	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	1,080.00
Total BRANIFF COMMUNICATIONS INC:			1,080.00
BRENNTAG GREAT LAKES LLC	CAUSTIC SODA	PUBLIC WORKS	4,217.90
Total BRENNTAG GREAT LAKES LLC:			4,217.90
CARGILL INC	MATERIALS & CHEMICALS - PW	PUBLIC WORKS	14,444.30
Total CARGILL INC:			14,444.30
CDW GOVERNMENT INC	DEPUTY CHIEF LAPTOP	POLICE DEPARTMENT	1,388.71
Total CDW GOVERNMENT INC:			1,388.71
CHANDLER SERVICES INC	VEHICLE PARTS - FD	FIRE DEPARTMENT	188.06
CHANDLER SERVICES INC	VEHICLE MAINTENANCE - FD	FIRE DEPARTMENT	97.50
CHANDLER SERVICES INC	VEHICLE PARTS - FD	FIRE DEPARTMENT	642.68
CHANDLER SERVICES INC	VEHICLE MAINTENANCE - FD	FIRE DEPARTMENT	357.50
Total CHANDLER SERVICES INC:			1,285.74
CHARLENE DYER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	296.19
Total CHARLENE DYER:			296.19
CHRISTOPHER B BURKE ENGI	PRAIRIE LAKES MWRD PERMITTING	PUBLIC WORKS	1,980.00
Total CHRISTOPHER B BURKE ENGINEERING LTD:			1,980.00
CHRISTOPHER J CUMMINGS P	WATER - GENERAL LEGAL	PUBLIC WORKS	433.07
CHRISTOPHER J CUMMINGS P	NE TIF GENERAL LEGAL	PUBLIC WORKS	433.07
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	4,330.72
CHRISTOPHER J CUMMINGS P	PROSECUTIONS	MANAGER'S OFFICE	1,760.00
CHRISTOPHER J CUMMINGS P	GENERAL LEGAL	MANAGER'S OFFICE	7,908.86
Total CHRISTOPHER J CUMMINGS PC:			14,865.72
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 1/1/2024-1/31/2024	PUBLIC WORKS	126,003.25
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 1/1/2024-1/31/2024	PUBLIC WORKS	12,535.25

Name	Description	DEPARTMENT	Net Invoice Amount
CITY OF CHICAGO HEIGHTS	WATER PURCHASED 1/1/2024-1/31/2024	PUBLIC WORKS	179,925.15
Total CITY OF CHICAGO HEIGHTS:			318,463.65
CITY OF COUNTRY CLUB HILLS	TOWER RENTAL FEE	FIRE DEPARTMENT	1,000.00
Total CITY OF COUNTRY CLUB HILLS:			1,000.00
CLARION EVENTS INC	SPRINKLES THE FIRE DOG BOOKS	FIRE DEPARTMENT	50.00
Total CLARION EVENTS INC:			50.00
COMCAST BUSINESS CORP	FIBER INTERNET AND NETWORK CONNECTION	MANAGER'S OFFICE	1,736.07
Total COMCAST BUSINESS CORP:			1,736.07
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	2,114.00
Total COOK COUNTY CLERK:			2,114.00
COPS AND FIRE PERSONNEL T	SERGEANTS PROMOTIONAL WRITTEN EXAM	MANAGER'S OFFICE	2,475.00
Total COPS AND FIRE PERSONNEL TESTING SERVICE:			2,475.00
CTT ELECTRIC INC	ELECTRICAL INSPECTIONS	FIRE DEPARTMENT	1,350.00
Total CTT ELECTRIC INC:			1,350.00
CURRIE MOTORS	VEHICLE MAINTENANCE - FD	FIRE DEPARTMENT	2,045.85
CURRIE MOTORS	VEHICLE PARTS - FD	FIRE DEPARTMENT	2,439.60
Total CURRIE MOTORS:			4,485.45
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	959.54
CURRIE MOTORS (PARTS)	WATER DEPT REPAIR PARTS	PUBLIC WORKS	449.51
CURRIE MOTORS (PARTS)	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	141.25
CURRIE MOTORS (PARTS)	CONTRACTUAL SERVICE PW	PUBLIC WORKS	389.85
Total CURRIE MOTORS (PARTS):			1,940.15
CUSTOM PLATE GLASS	PLATE GLASS DOOR	PUBLIC WORKS	715.00
Total CUSTOM PLATE GLASS:			715.00
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	119.20
Total DANA ROBINSON:			119.20
DANIEL ROSSI	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	460.94
Total DANIEL ROSSI:			460.94
DELL MARKETING LP	DELL LAPTOP	FIRE DEPARTMENT	1,584.83
Total DELL MARKETING LP:			1,584.83
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	366.00

Name	Description	DEPARTMENT	Net Invoice Amount
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	4.50
DELTA SONIC CAR WASH	POLICE VEHICLE WASHES	PUBLIC WORKS	359.82
Total DELTA SONIC CAR WASH:			730.32
DELUXE BUSINESS CHECK	OFFICE SUPPLIES - FIN	MANAGER'S OFFICE	168.82
Total DELUXE BUSINESS CHECK:			168.82
DENNIS GIOMETTI	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	323.20
Total DENNIS GIOMETTI:			323.20
DMC SECURITY SERVICES INC	ALARM MONITORING SERVICES	PUBLIC WORKS	177.50
DMC SECURITY SERVICES INC	ALARM MONITORING SERVICES	PUBLIC WORKS	122.50
Total DMC SECURITY SERVICES INC:			300.00
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	9,898.70
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	6,433.12
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	11,427.66
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	1,961.00
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	781.57
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	829.82
DYNEGY ENERGY SERVIC	ENERGY	PUBLIC WORKS	50.36
Total DYNEGY ENERGY SERVIC:			31,382.23
EIGHNERS FLORIST	FLOWERS FOR SH FAMILY MEMBER	FIRE DEPARTMENT	115.95
Total EIGHNERS FLORIST:			115.95
EJ USA INC	FIRE HYDRANT	PUBLIC WORKS	4,898.96
Total EJ USA INC:			4,898.96
EJ WELCH COMPANY	OPERATING SUPPLIES - FD	FIRE DEPARTMENT	232.77
Total EJ WELCH COMPANY:			232.77
EVT TECH	VEHICLE PURCHASES PD	PUBLIC WORKS	5,054.80
Total EVT TECH:			5,054.80
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	10.00
Total EXPERT CHEMICAL:			10.00
FLEET SAFETY SUPPLY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	899.46
Total FLEET SAFETY SUPPLY:			899.46
FORD OF HOMEWOOD	STREET DEPT REPAIR PARTS	PUBLIC WORKS	218.75
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	36.25
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	23.34
FORD OF HOMEWOOD	ADMIN REPAIR PARTS	PUBLIC WORKS	37.40
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	6.13

Name	Description	DEPARTMENT	Net Invoice Amount
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	5.32
Total FORD OF HOMEWOOD:			327.19
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	762.88
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	250.32
Total GALLAGHER MATERIALS:			1,013.20
GBJ SALES LLC	SHOP SUPPLIES	PUBLIC WORKS	679.25
Total GBJ SALES LLC:			679.25
GFC LEASING	COPIER METERS	MANAGER'S OFFICE	97.00
Total GFC LEASING:			97.00
GRAINGER INC	VEHICLE MAINT DEPT SUPPLIES	PUBLIC WORKS	61.52
Total GRAINGER INC:			61.52
HASTINGS AIR ENERGY	OPERATING SUPPLIES	FIRE DEPARTMENT	618.00
Total HASTINGS AIR ENERGY:			618.00
HELSEL JEPPERSON ELECTRI	PHOTOCELLS	PUBLIC WORKS	58.12
Total HELSEL JEPPERSON ELECTRICAL:			58.12
HOME CLEANING CENTER OF	BCTC CLEANING	FIRE DEPARTMENT	300.00
Total HOME CLEANING CENTER OF AM:			300.00
HR GREEN INC	PLAN REVIEWS FOR JANUARY 2024	FIRE DEPARTMENT	3,668.75
Total HR GREEN INC:			3,668.75
ILCMA	JOB AD POSTING FEE - AVM	MANAGER'S OFFICE	50.00
Total ILCMA:			50.00
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	291.90
INTERSTATE BATTERY	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	142.95
Total INTERSTATE BATTERY:			434.85
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	1,604.89
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	2,936.94
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	5.32
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	1,914.66
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	1,978.58
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	970.91
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	1,149.13
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	6,420.45
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	2,769.91
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	5,035.92
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	2,565.43

Name	Description	DEPARTMENT	Net Invoice Amount
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	1,243.77
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	3,971.81
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	6,929.79
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	7,436.01
IPBC	MARCH INSURANCE PREMIUM	FIRE DEPARTMENT	32,109.75
IPBC	MARCH INSURANCE PREMIUM	FIRE DEPARTMENT	6,065.48
IPBC	MARCH INSURANCE PREMIUM	FIRE DEPARTMENT	2,780.58
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	49,234.59
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	16,438.11
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	3,892.53
IPBC	MARCH INSURANCE PREMIUM	POLICE DEPARTMENT	4,957.69
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	67,095.43
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	1,870.60
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	9,020.54
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	4,284.54
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	3,871.33
IPBC	MARCH INSURANCE PREMIUM	PUBLIC WORKS	6,756.55
IPBC	MARCH INSURANCE PREMIUM	MANAGER'S OFFICE	251.22
Total IPBC:			255,562.46
IRMA	UNDERGROUND STORAGE TANKS	MANAGER'S OFFICE	3,626.02
Total IRMA:			3,626.02
JKL HOMES	CREDIT BALACE REFUND	PUBLIC WORKS	5.42
Total JKL HOMES:			5.42
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	2,163.64
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	735.42
JONES PARTS & SERVICE INC	EMERGENCY REPAIRS PW	PUBLIC WORKS	1,551.76
Total JONES PARTS & SERVICE INC:			4,450.82
JUSTIN MICHAEL PRZYBYCIEN	FARMERS MARKET ENTERTAINMENT	MANAGER'S OFFICE	200.00
Total JUSTIN MICHAEL PRZYBYCIEN:			200.00
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	622.85
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	472.91
Total KANKAKEE TRUCK EQUIPMENT:			1,095.76
LAW OFFICES OF DENNIS G GI	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	555.00
Total LAW OFFICES OF DENNIS G GIANOPOLUS PC:			555.00
LBM TOOLS LLC	VEHICLE MAINT SUPPLIES	PUBLIC WORKS	100.00
Total LBM TOOLS LLC:			100.00
LEE ENTERPRISES	VILLAGE KEY SPRING 2024	MANAGER'S OFFICE	3,703.50
Total LEE ENTERPRISES:			3,703.50
LexisNexis RISK DATA MANAGE	BACKGROUND CHECKS	POLICE DEPARTMENT	200.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total LexisNexis RISK DATA MANAGEMENT:			200.00
LISA SYREN	RETIREMENT PARTY CHECK	MANAGER'S OFFICE	170.00
Total LISA SYREN:			170.00
LOUISE WOLF	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	448.00
Total LOUISE WOLF:			448.00
MAREN RONAN	LOBBYING SERVICES	MANAGER'S OFFICE	3,000.00
Total MAREN RONAN:			3,000.00
MCMASTER CARR SUPPLY	VEHICLE MAINT DEPT	PUBLIC WORKS	171.71
Total MCMASTER CARR SUPPLY:			171.71
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	EXPENSES	185.23
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,481.84
Total MEADE ELECTRIC CO INC:			1,667.07
MEANY INC	SCIENCE CENTER ELECTRICAL	PUBLIC WORKS	770.53
Total MEANY INC:			770.53
MENARDS INC	BLDG MAINT SUPPLIES	PUBLIC WORKS	28.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	65.95
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	11.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	1,508.09
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	23.15
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	6.96
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	59.72
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	53.85
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	59.96
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	15.87
Total MENARDS INC:			1,834.49
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	250.00
Total METROPOLITAN INDUSTRIES INC:			250.00
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	20.99
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	95.68
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	9.46
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	427.16
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	71.79
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	193.59
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	252.95
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	15.90
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	91.08
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	83.66

Name	Description	DEPARTMENT	Net Invoice Amount
Total MONARCH AUTO SUPPLY INC:			1,262.26
MSC INDUSTRIAL SUPPLY CO I	STREET DEPT REPAIR PARTS	PUBLIC WORKS	546.71
MSC INDUSTRIAL SUPPLY CO I	STREET DEPT REPAIR PARTS	PUBLIC WORKS	14.50
MSC INDUSTRIAL SUPPLY CO I	WATER DEPT REPAIR PARTS	PUBLIC WORKS	14.50
MSC INDUSTRIAL SUPPLY CO I	STREET DEPT REPAIR PARTS	PUBLIC WORKS	455.40
Total MSC INDUSTRIAL SUPPLY CO INC:			1,031.11
MUELLER ROOFING INC	ROOF REPLACEMENT	PUBLIC WORKS	19,800.00
Total MUELLER ROOFING INC:			19,800.00
MUNICIPAL SYSTEMS LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	1,314.00
Total MUNICIPAL SYSTEMS LLC:			1,314.00
NATIONAL BAND & TAG	ANIMAL/MOTORCYCLE TAGS	MANAGER'S OFFICE	404.90
Total NATIONAL BAND & TAG:			404.90
NICOR	UTILITIES	PUBLIC WORKS	14,458.36
NICOR	UTILITIES	PUBLIC WORKS	1,012.42
NICOR	UTILITIES	PUBLIC WORKS	361.53
NICOR	UTILITIES	PUBLIC WORKS	1,249.29
NICOR	UTILITIES		11,369.03
Total NICOR:			28,450.63
NIX NAX	UNIFORMS/LOGO	FIRE DEPARTMENT	45.00
NIX NAX	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	75.00
NIX NAX	UNIFORM EMBROIDERY	PUBLIC WORKS	15.00
NIX NAX	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	12.50
Total NIX NAX:			147.50
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	147.72
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	229.47
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	277.08
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	722.92
Total O'HERRON CO:			1,377.19
REAL BUILDERS CONSTRUCTI	SCIENCE CENTER DEMO	PUBLIC WORKS	12,800.00
Total REAL BUILDERS CONSTRUCTION INC:			12,800.00
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	FIRE DEPARTMENT	32.50
Total RELIANCE SAFETY LANE & SERVICE:			32.50
ROBERT WENDT	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	792.19
Total ROBERT WENDT:			792.19
ROD BAKER FORD SALES INC	CONTRACTUAL SERVICE - PW	PUBLIC WORKS	100.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total ROD BAKER FORD SALES INC:			100.00
ROEDA INC	SIGN	PUBLIC WORKS	318.00
ROEDA INC	NAME THE SNOW PLOW	PUBLIC WORKS	212.46
Total ROEDA INC:			530.46
RUBBER INC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	377.48
Total RUBBER INC:			377.48
RYAN LLC	KEDZIE GATEWAY TIF WORK		4,659.92
RYAN LLC	ANNUAL TIF REPORTS FOR STATE	MANAGER'S OFFICE	145.00
Total RYAN LLC:			4,804.92
RYDIN SIGN & DECAL	VEHICLE STICKERS 2024-25	MANAGER'S OFFICE	3,814.25
Total RYDIN SIGN & DECAL:			3,814.25
SHEPLEY MOTOR EXPRESS	STONE	PUBLIC WORKS	3,581.78
Total SHEPLEY MOTOR EXPRESS:			3,581.78
SMT Towing	VEHICLE TOWING CHARGE	POLICE DEPARTMENT	189.00
Total SMT Towing:			189.00
SOUTH SUBURBAN PADS	FEBRUARY PADS CONTRIBUTION	ASSETS	252.00
Total SOUTH SUBURBAN PADS:			252.00
STANDARD EQUIPMENT CO	STREET DEPT REPAIR PARTS	PUBLIC WORKS	77.93
Total STANDARD EQUIPMENT CO:			77.93
STANDARD INDUSTRIAL & AUT	CONTRACTUAL SERVICE PW	PUBLIC WORKS	850.00
Total STANDARD INDUSTRIAL & AUTO EQUIPMENT INC:			850.00
STEVEN BRANDENBURGER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	912.08
Total STEVEN BRANDENBURGER:			912.08
SWIFT SAW & TOOL SUPPLY	VEHICLE MAINT DEPT	PUBLIC WORKS	30.96
Total SWIFT SAW & TOOL SUPPLY:			30.96
TERMINAL SUPPLY COMPANY	VEHICLE MAINT DEPT	PUBLIC WORKS	32.13
TERMINAL SUPPLY COMPANY	VEHICLE MAINT SHOP SUPPLIES	PUBLIC WORKS	400.00
TERMINAL SUPPLY COMPANY	VEHICLE MAINT SHOP SUPPLIES	PUBLIC WORKS	660.52
Total TERMINAL SUPPLY COMPANY:			1,092.65
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	125.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	126.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total TERMINIX PROCESSING CNTR:			251.00
THOMAS HOGENSEN	WATER DEPOSIT REFUND	ASSETS	29.57
Total THOMAS HOGENSEN:			29.57
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	466.00
Total THOMPSON ELEVATOR INSPECTION:			466.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	87,678.26
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	1,418.69
Total THORN CREEK BASIN SAN DISTRICT:			89,096.95
TIMOTHY HANNIG	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	451.20
Total TIMOTHY HANNIG:			451.20
T-MOBILE	T-MOBILE CELL PHONES AND IPADS	MANAGER'S OFFICE	687.24
Total T-MOBILE:			687.24
TPI BUILDING CODE CONSULT	PLAN REVIEWS FEBRUARY 2024	FIRE DEPARTMENT	8,156.25
Total TPI BUILDING CODE CONSULTANTS:			8,156.25
TRACE ANALYTICS INC	ROUTINE ANALYSIS	FIRE DEPARTMENT	95.00
Total TRACE ANALYTICS INC:			95.00
TRAFFIC CONTROL & PROTEC	SIGNS	PUBLIC WORKS	482.70
Total TRAFFIC CONTROL & PROTECTION LLC:			482.70
TRAFFIC SAFETY STORE	PLASTIC BARRICADE WALLS	PUBLIC WORKS	2,950.53
Total TRAFFIC SAFETY STORE:			2,950.53
TRL TIRE SERVICE	PUBLIC WORKS TIRES	PUBLIC WORKS	690.00
Total TRL TIRE SERVICE:			690.00
US JETTING LLC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	261.35
Total US JETTING LLC:			261.35
WALTS FOOD CENTER	FAREWELL LUNCHEON	MANAGER'S OFFICE	43.28
WALTS FOOD CENTER	FAREWELL LUNCHEON	MANAGER'S OFFICE	2.19
Total WALTS FOOD CENTER:			45.47
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES/DISPOSABLES	MANAGER'S OFFICE	174.75
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	235.63
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	95.52

Name	Description	DEPARTMENT	Net Invoice Amount
Total WAREHOUSE DIRECT OFFICE PDTS:			505.90
WISCO	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	116.98
WISCO	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	54.02
WISCO	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	169.50
Total WISCO:			340.50
ZOLL MEDICAL CORPORATION	MEDICAL SUPPLIES	FIRE DEPARTMENT	73.80
Total ZOLL MEDICAL CORPORATION:			73.80
Grand Totals:			912,820.13

Dated: _____

Village Clerk: _____

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 12, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Denise McGrath, Chief of Police

Topic: Promotion of Detective Nathan Bruni to Police Sergeant

PURPOSE

Administer the Oath of Office to Nathan Bruni for the position of Police Sergeant in the Homewood Police Department

PROCESS

Last fall, a retirement created a vacancy for the rank of Sergeant. On Friday, September 1, 2023, the Board of Fire and Police Commissioners met and approved the promotion of the next officer on the current eligibility list, Detective Nathan Bruni.

Detective Nathan Bruni began his career with the Homewood Police Department on April 7, 2008. During his career in Homewood, Detective Bruni has served as a Patrol Officer, Field Training Officer, Acting Watch Commander, Tactical Officer, and Mobile Field Force Officer. Since August of 2018, he has been assigned to the Criminal Investigations Unit as a Detective and is a member of the South Suburban Major Crimes Task Force as a Lead Homicide Investigator. Detective Bruni holds a Bachelor of Science in Criminal Justice from Illinois State University.

OUTCOME

Detective Nathan Bruni is promoted to the rank of Sergeant in the Homewood Police Department.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not required

VILLAGE OF HOMEWOOD



RECOMMENDED BOARD ACTION

Request the Village Clerk administer the Oath of Office to Nathan Bruni for the position of Police Sergeant.

ATTACHMENT(S)

None



**Village of Homewood
 Fire and Police Commission
 2023 Annual Report**

**2020 Chestnut Road
 Homewood, IL 60430**

1. **PURPOSE:**

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

2. **MEMBERSHIP:**

	<u>Original Appointment</u>	<u>Term Expiration</u>
Chairperson , Patrick O'Meara	4/24/2018	4/24/2024
Secretary , Paul Jordan	10/3/2022	9/27/2025
Member , Peter Womack	8/14/2023	8/8/2026

3. **SCHEDULE OF MEETINGS:**

During the year 2023, the Board of Fire and Police Commissioners held eight (8) meetings on the following dates:

January 30, 2023
May 19, 2023
July 10, 2023
July 17, 2023
September 1, 2023
October 2, 2023
November 20, 2023
December 20, 2023

4. **ACCOMPLISHMENTS:**

Fire and Police Commission Rules: On Wednesday, December 20, 2023 the Board of Fire and Police Commissioners approved Resolution 2023-2 which amends the commission's rules regarding educational requirements, conduct of examinations, and maintenance of a final eligibility list. This resolution was passed in order to broaden the scope of eligible candidates to take the test and to offer the test on a "rolling basis" in order to capture an interested candidate right away and not be forced to wait until the existing list is exhausted or expires after two years. These changes were recommended to the Board of Fire and Police Commissioners due to the significant reduction of candidates participating in the entry-level police officer examination process.

Below is brief summary of the updates:

- Educational Requirements
 - Candidates would only need to possess a high school diploma or equivalent to be appointed to the rank of police officer. The 60 hours of college credit

requirement was removed. However, the 60 hours of college credit requirement will remain in order for an officer to be promoted to the rank of police sergeant.

- Notice of Examinations, Written Examinations, Final Eligibility Roster
 - Allows the Chief of Police to request examinations be offered quarterly or more frequently and that the notice of examination publication requirement be waived. This will allow the Chief to offer a more frequent test and then on the possible occasion where an individual expresses interest in becoming a police officer, the Chief can quickly capture that interest and have that individual take the test in an expedited fashion. There is stipulation in the updated rules that an individual cannot take a test more than one time during a six month timeframe in order to avoid someone taking a test on a daily or weekly basis until they pass.

In addition to updating the educational requirement and creating a “rolling basis” test, the rules were updated to reflect the change in state law regarding general qualifications. In short, an individual no longer has to be a United States citizen to become a police officer. However, they will have to be legally authorized to work in the United States under federal law; still adhere to all other requirements and limitations, other than citizenship, to become a police officer; and be authorized under federal law to obtain, carry or purchase or otherwise possess a firearm.

Hiring Firefighter/Paramedic: There were no hires to the firefighter/paramedic position in 2023.

Hiring Police Officers: There were five (5) new hires for the position of Patrol Officer in 2023:

- 1/23/2023 – Kenneth Strunk
- 2/6/2023 – Sergio Diaz de Sandy
- 7/10/2023 – David Nelson
- 8/28/2023 – Peyton Nigro
- 9/25/2023 – Donald Dean

Fire Lieutenant Promotion: There were no promotions to the Lieutenant position in 2023.

Police Sergeant Promotion: There was on (1) promotion to the position of Sergeant in 2023:

- 1/1/2023 – Dennis Leaks

Firefighter Captain Promotions: There were no promotions to the position of Captain in 2023.

Firefighter/Paramedic Test (career): There were no career tests performed in 2023.

Police Officer Test: There was one entry level police officer test performed in 2023. The test resulted 10 candidates on the entry level police officer eligibility list.

Police Sergeant Promotion Test: There were no Police Sergeant Promotion tests performed in 2023.

Fire Lieutenant Promotion Test: There were no Fire Lieutenant Promotion tests performed in 2023.

Disciplinary Cases: No disciplinary cases were presented to the Board of Fire & Police Commissioners in 2023.

Respectfully Submitted,

Tyler Hall, Assistant Village Manager, Staff Liaison



ANNUAL REPORT | 2023 ECONOMIC DEVELOPMENT COMMITTEE

PURPOSE

The Economic Development Committee assists the Village and Economic and Community Development Director with economic development initiatives in Homewood. Committee members serve as ambassadors for the Village by assisting with community events, making new business visits, and providing feedback to the staff regarding various economic development initiatives throughout the year. The two major events that the Committee sponsors are the bi-annual spring business breakfast and Holiday Lights in December. The Committee is committed to working individually and collectively on retaining and developing a positive business environment that will enhance the quality of life for Homewood residents.

MEMBERSHIP: 7 Member Commission

Member	Position	Appointment	Term Expiration
Terry Keigher	Chair	01/09/2007	08/09/2024
Philip Mason	Member	04/09/2019	04/11/2025
Craig Schmidt	Member	07/14/2015	08/09/2024
Philip Kosanovich	Member	04/09/2019	08/22/2025
Valerie Warnsby	Member	01/14/2020	01/10/2025
Barbara Dawkins	Member	11/09/2021	10/24/2025
Margaret O’Brien	Member	06/14/2022	06/14/2024
Rich Hofeld	Board Liaison		

SCHEDULE OF MEETINGS

Meetings Held	Meetings Cancelled
January 17, 2023	May 9, 2023
February 28, 2023	July 11, 2023
March 16, 2023	
September 14, 2023	
November 14, 2023	

ACCOMPLISHMENTS

Business Breakfast

The Village of Homewood EDC hosted its bi-annual Spring Business Breakfast at Ravisloe Country Club, Thursday, April 13, 2023, from 7:30 AM to 9:00 AM. This breakfast is an opportunity for local businesses to network and to stay informed. It is also a way for new and prospective businesses to learn about Homewood and what it means to be a part of our community. The event was sponsored by Wind Creek Chicago Southland casino. Nearly 150 representatives from business and government attended. Terry

VILLAGE OF HOMEWOOD

Item 10. B.



Keigher, Chair of the Economic Development Committee provided an introduction, Wind Creek Casino was the guest keynote speaker and Village President Rich Hofeld gave the Homewood Economic Development Update.

Holiday Lights

The annual Holiday Lights event was held on Friday, December 1st. Committee members volunteered for mulled wine sales.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 12, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: John Schaefer, Director of Public Works

Topic: Groundwater Ordinance for Royal Road & 187th Street

PURPOSE

The Village of Homewood has been asked to pass a groundwater ordinance for property in the Village of Homewood that is located near the gas station at Halsted Street and 187th Street in the Village of Glenwood. The groundwater ordinance is required for the gas station owner to receive a No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency.

PROCESS

Several years ago, there were releases of fuel from underground storage tanks at the gas station property. The owner of the gas station has completed the remediation site work, which was approved by the Illinois Environmental Protection Agency. This included removing and replacing the underground storage tanks on the property. The owner is seeking to obtain a No Further Remediation (NFR) letter from the State. This letter is a certification from the Illinois Bureau of Land that the site owner or operator has satisfied State statutory and regulatory requirements to remediate the spill. One requirement for a NFR letter is that the municipality near the spill site approve a groundwater ordinance.

The Village of Homewood is required to pass this ordinance since the contamination has traveled beyond the property limits of the gas station. The ordinance will prohibit the use of groundwater as a potable water supply within the corporate limits of the Village of Homewood delineated within the proposed ordinance. This prohibition expressly includes the Village of Homewood. The parcels and rights-of-way comprising this area are described in the proposed ordinance.

OUTCOME

The passage of this ordinance will prohibit the use of groundwater as a potable water supply, by the installation or drilling of wells or by any other method, within the area delineated in the proposed ordinance.

VILLAGE OF HOMEWOOD

Item 10. C.



FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance prohibiting the use of groundwater as a potable water supply, by the installation or use of potable water supply wells or by any other method, for certain properties along Royal Road and 187th Street, including rights-of-way within the Village of Homewood.

ATTACHMENT(S)

Groundwater Ordinance

ORDINANCE NO. M- 2282

**LIMITED AREA GROUNDWATER ORDINANCE PROHIBITING
THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE
INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY
ANY OTHER METHOD IN A DESIGNATED AREA
OF THE VILLAGE OF HOMEWOOD, ILLINOIS
(Royal Road & 187th)**

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

WHEREAS, certain properties in the Village of Glenwood, Illinois have been used over a period of time for commercial/industrial purposes; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the Village of Homewood which is adjacent to the Village of Glenwood's commercial/industrial use located at 187th & Halsted may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742: and

WHEREAS, after completing site remediation, the Village of Homewood has been requested to approve an ordinance prohibiting the use of groundwater as a potable water supply for property located in Homewood near the spill site; and

WHEREAS, the Village of Homewood desires to limit potential threats to human health from groundwater contamination while facilitating the productive use of property at 18659 Halsted, in the Village of Glenwood that is the source of said chemical constituents, which property is legally described in **Exhibit A**, attached hereto and made a part hereof.

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

SECTION ONE - USE OF GROUNDWATER AS A POTABLE WATER SUPPLY PROHIBITED:

The use or attempt to use groundwater as a potable water supply within the corporate limits of the Village of Homewood within the area delineated on **Exhibit B** (attached hereto and made a part hereof) by the installation or drilling of wells or by any other method is hereby prohibited. This prohibition expressly includes the Village of Homewood. The parcels and rights-of-way

which comprise this area are described on **Exhibit C**, attached hereto and made a part hereof.

SECTION TWO - PENALTIES:

Any person violating the provisions of this ordinance shall be subject to a fine of up to \$750.00 for each violation.

SECTION THREE - DEFINITIONS:

“Person” is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

“Potable water” is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

SECTION FOUR - REPEALER:

All ordinances or parts of ordinances in conflict with this ordinance are here repealed insofar as they are in conflict with this ordinance.

SECTION FIVE - SEVERABILITY:

If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudicated invalid.

SECTION SIX - EFFECTIVE DATE:

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

SECTION SEVEN - PAMPHLET:

The Village Clerk is hereby authorized and directed to publish said ordinance in pamphlet form according to law.

PASSED and APPROVED this 12th day of March, 2024.

Village President

ATTEST:

Village Clerk

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

Exhibit A
LEGAL DESCRIPTION

That part of Lot B in Glenwood Estates Unit 1, being a subdivision of part of the Northeast Quarter of Section 5, Township 35 North, Range 14 East of the Third Principal Meridian, except from said parcel above all that Lot B in Glenwood Estates, Unit Number 1, a subdivision of part of the Northeast Quarter of Section 5, Township 35 North, Range 14, East of the Third Principal Meridian, lying southeasterly of the following described line: Beginning at a point in the east line of Lot B said point being 35.00 feet north of the southeast corner of said Lot B; thence southwesterly along a straight line to a point lying in the South line of Lot B said point being 35 feet West of the Southeast corner of said Lot B, all in Cook County, Illinois.

Commonly known as: 18659 Halsted Street, Glenwood, Illinois 60429

PIN: 32-05-220-027-0000

Exhibit B
DEPICTION OF GROUNDWATER LIMITATION AREA

Exhibit C

LEGAL DESCRIPTION OF GROUNDWATER LIMITATION AREA

1. Rights-of-Way

The rights-of-way and sections of west. 187th Street, Royal Road, and South Halsted Street, within the groundwater ordinance area depicted on Exhibit B.

2. PIN No 32-05-404-014 823 187th

Lot 14 in Block 4 in Homewood Terrace Unit Number 1, being a Subdivision of part of Southeast ¼ Section 5, Township 35 North, Range 14, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on January 18, 1961, as Document Number 1960782, in Cook County, Illinois.

3. PIN No. 32-05-409-001 18709 Royal Road

Lot 1 in Block 1 in Homewood Terrace Unit No. 1, being a Subdivision of part of the Southeast ¼ of Section 5, Township 35 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on January 18, 1961 as Document Number LR1960782, in Cook County, Illinois.

4. PIN No. 32-05-409-002 18715 Royal Road

Lot 2 of Block 1, in Homewood Terrace Unit Number 1, being a Subdivision of part of the Southeast ¼ of Section 5, Township 35 North, Range 14, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on January 18, 1961 as Document Number 1960782.

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, Marilyn Thomas, do hereby certify that I am the duly qualified Village Clerk of the Village of Homewood, in the County and State aforesaid, and as such Village Clerk I am the assistant keeper of the records and files of the Village Board of Trustees of said Village.

I do further certify that the foregoing and attached Ordinance M-____ is a full, true and correct copy of the Ordinance entitled:

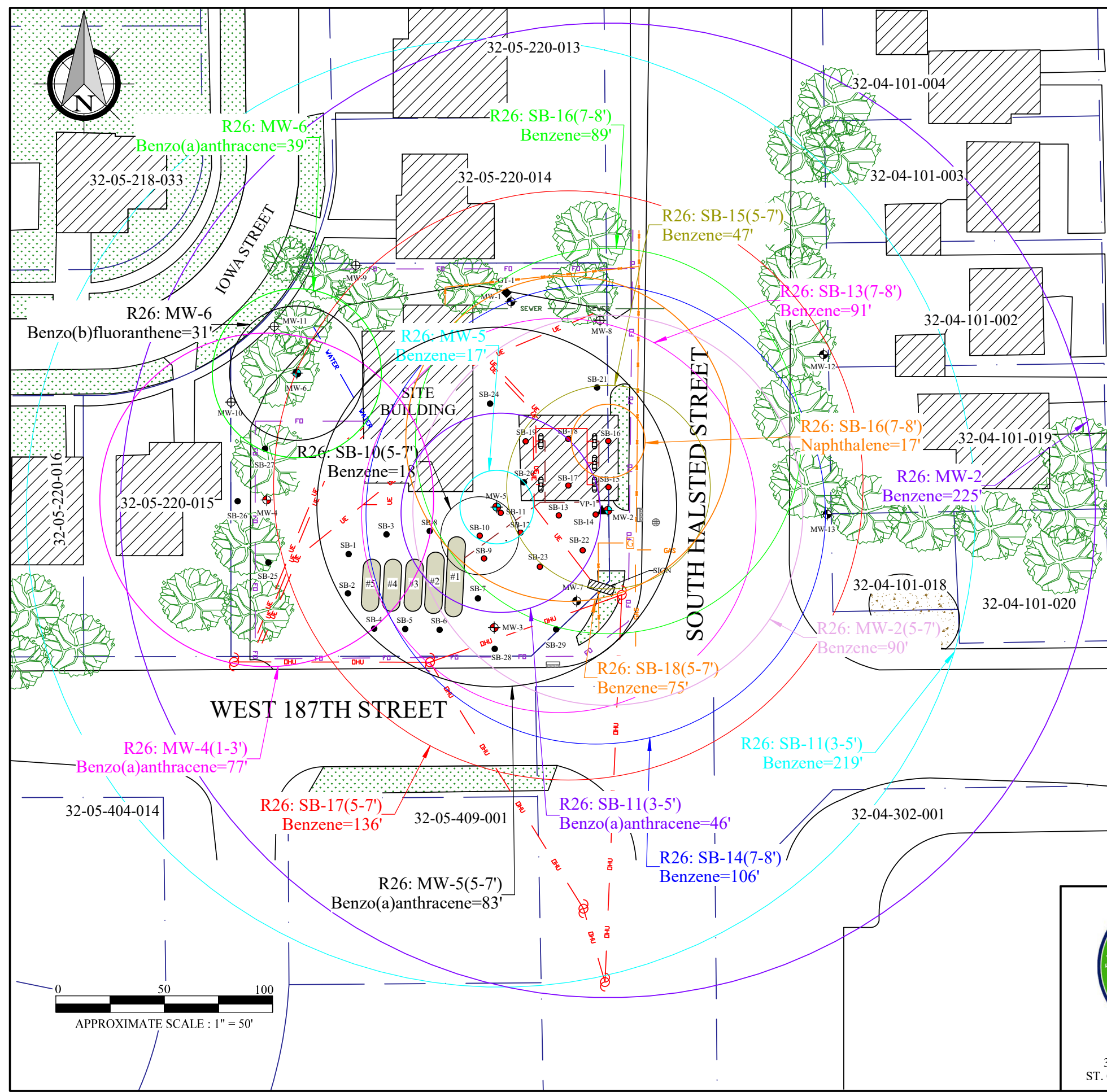
LIMITED AREA GROUNDWATER ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD IN A DESIGNATED AREA OF THE VILLAGE OF HOMEWOOD, ILLINOIS (Royal Road & 187th Street)

duly adopted by the Village Board of Trustees of the Village of Homewood, Cook County, Illinois, at its regularly convened meeting held on the 12th day of March, 2024 as the same appears in the official records in my care and custody.

I do further certify that the foregoing and attached ordinance was published in pamphlet form and made publicly available for review and inspection on the 12th day of March, 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of said Village of Homewood, Illinois, this 12th day of March, 2024.

Marilyn Thomas, Clerk
Village of Homewood



LEGEND

- SOIL BORING
 - (● = ABOVE TIER 1 SRO'S)
 - (● = BELOW TIER 1 SRO'S)
- ⊕ MONITORING WELL
 - (⊕ = SOIL AND GW BELOW TIER 1 RO'S)
 - (⊕ = SOIL ABOVE TIER 1 SRO'S, GW BELOW TIER 1 GRO'S)
 - (⊕ = SOIL AND GW ABOVE TIER 1 RO'S)
 - (⊕ = SOIL BELOW TIER 1 SRO'S, GW ABOVE TIER 1 GRO'S)
 - (⊕ = GW BELOW TIER 1 GRO'S, NO SOIL COLLECTED)
- ◆ GEOTECHNICAL BORING
- ▲ SOIL GAS SAMPLE LOCATION
- MODELED EXTENT OF GW IMPACT
- - - - - SITE PROPERTY LINE
- - - - - PROPERTY LINE
- - - - - PRODUCT LINE
- - - - - UE UNDERGROUND ELECTRIC LINE
- - - - - GAS GAS LINE
- - - - - PHONE COMMUNICATIONS LINE
- - - - - OHU OVERHEAD UTILITIES
- - - - - WATER WATER LINE
- - - - - SEWER SEWER LINE
- G UNDERGROUND GAS VAULT
- ⊕ STORM SEWER MANHOLE
- ⊕ STORM SEWER GRATE
- ⊕ UTILITY POLE

UST LEGEND

- #1 - 12,000 GALLON REGULAR GASOLINE
- #2 - 8,000 GALLON PREMIUM GASOLINE
- #3 - 6,000 GALLON REGULAR GASOLINE
- #4 - 6,000 GALLON KEROSENE (ABANDONED 10/19)
- #5 - 6,000 GALLON DIESEL



3805 ILLINOIS AVENUE
ST. CHARLES, ILLINOIS 60174

MODELED GROUNDWATER INGESTION EXPOSURE ROUTE

RMK ENTERPRISES OF ILLINOIS, INC.
18659 SOUTH HALSTED STREET
(ALSO KNOWN AS 1018 WEST IOWA STREET)
GLENWOOD, IL 60425

PREPARED BY: PELLICO	FIGURE: 4	DATE: 11/2023	PROJECT #: 119135
DRAWN BY: PELLICO	FILE NAME: 119135 - RMK ENTERPRISES - GLENWOOD - CAD		



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 12, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: John Schaefer, Director of Public Works

Topic: Proposal for Professional Engineering Services for the development of Homewood's Lead Service Line Replacement Plan and IEPA State Revolving Fund Loan Application

PURPOSE

Public Act 102-0613 creates the Lead Service Line Replacement and Notification Act. The Act requires owners or operators of community water supplies, such as municipalities, to develop and maintain a complete material inventory of lead service lines, and to implement a comprehensive plan for the replacement of those lines according to prescribed timelines based on the number of lead service lines reported in the material inventory. The Act requires communities to develop a plan to replace the lead service lines over the next 17 years. The anticipated cost estimate for Homewood's lead line replacements is over 30 million dollars.

The Act requires community water suppliers like Homewood to complete an initial material inventory by April 15, 2022, and provide an updated material inventory to the Illinois Environmental Protection Agency (IEPA) by April 15, 2023. ***A final material inventory must be submitted to IEPA no later than April 15, 2024.*** The inventory must report the composition of all lead service lines in the water distribution system, whether they are suspected, known, or unknown. Public Works staff has worked diligently to complete Homewood's inventory, now the more heavier-lifting processes are required. Due to the high value of this project and because of the various technical work and deadlines, staff requested Burns & McDonnell, of Chicago, IL, to submit a proposal for professional engineering services to assist the Village of Homewood in developing a Lead Service Line Replacement (LSLR) Plan in accordance with the United States Environmental Protection Agency (USEPA) and IEPA requirements. As part of their services, Burns & McDonnell will also assist the Village in applying for an IEPA State Revolving Fund (SRF) loan for lead line replacements.

State Revolving Fund (SRF)

The State's Wastewater and Drinking Water loan programs provide low-interest loans through the State Revolving Fund (SRF). The SRF includes two loan programs: the Water Pollution Control Loan Program (WPCLP) which funds both wastewater and stormwater projects, and the Public Water Supply Loan Program (PWSLP) for drinking water projects. These programs are annually the recipients of federal capitalization funding which is combined with state matching funds, interest earnings, repayment money, and the sale of bonds to form a source of financing for infrastructure projects.



The State Revolving Fund (SRF) yearly cycle is based on the State of Illinois fiscal year, which starts July 1st and ends June 30th. Because funding is limited, projects with approved planning are scored and ranked on the Intended Funding List (IFL) to prioritize which ones will receive loan program resources during a specific fiscal year. Loan applicants are advised not to advertise their projects for bids until money is reserved. More detailed information regarding this loan program will be shared in the upcoming months.

PROCESS

Burns & McDonnell

Burns & McDonnell Engineering of Chicago, IL may sound familiar mainly because of their successful engineering and oversight of the Village's \$12M self-funded Water Main Transmission Project. This project was completed on time and on budget. Burns & McDonnell has a trusted, honest, and proven reputation in Homewood and nationwide.

Initial Submission for Professional Services

Staff estimates that Homewood's Lead Service Line Replacement project could cost \$30M, over the next 17 years, to complete. Staff reached out to Burns & McDonnell who met with our team, listened to our concerns and expectations, and provided the Village with a scope of services. The initial scope of work had a justifiable cost for services of over \$200,000. Staff worked with Burns & McDonnell and was able to focus on the three critical tasks that were pressing due to the upcoming deadlines. The revamped scope of work for the three most critical tasks is \$66,983. Staff will evaluate the other possible tasks at a later date and will present them, if necessary, to the Village Board for review and approval.

Scope of Work and Tasks

The Public Works Department previously submitted Homewood's initial lead service line inventory to the IEPA. The next steps in the process require Homewood to submit a fully-developed Lead Service Line Replacement Plan to the IEPA. Burns & McDonnell's proposal listed the required components in their Task Lists (1 and 2) that must be submitted to the IEPA by April 15, 2024 (see below). Task 3 of the proposal includes Burns & McDonnell's management and coordination of these processes and deliverables.

Summary of Proposal Tasks as listed in the Burns & McDonnell Proposal (critical Tasks)

Task 1: LSLR Plan

- Lead Service Line Inventory
- Strategy for Determining Materials
- Procedures for Full Replacement
- Replacement Schedule
- Customer Notification
- Public Outreach Strategy
- Prioritization Strategy
- Funding Strategy



- Flushing Procedure
- Diversity Measures
- Meetings and Deliverables

Task 2: IEPA Project Plan and SRF Loan Application

- Applicant Information
- Front end bidding documents
- Project Information
- Contact Information
- Project Schedule
- Estimated Project Costs and Requested Financing
- Loan Repayment Period and Pledged Revenues
- System Information
- Current and Future Debt, including approved ordinance
- Legal Opinion from the Village’s legal counsel
- Property and Sales Tax Information
- Financial Projections

Task 3: Project Management and Coordination

This task includes project management, coordination with the Village, and internal coordination with Burns & McDonnell staff for Tasks 1 and 2.

OUTCOME

Burns & McDonnell proposes to perform Tasks 1 through 3 on a lump sum basis of **\$66,983**. Below is the summary table and schedule.

<u>Task</u>	<u>Task Total</u>
Task 1 – Lead Service Line Replacement Plan	\$ 35,550
Task 2 - IEPA Project Plan and State Revolving Fund - Loan Application	\$ 23,440
Task 3 - Project Management and Coordination	\$ 7,993
Scope Total	\$ 66,983

Scheduled Benchmarks

- IEPA Lead Service Line Replacement (Plan Draft) – April 8, 2024 (*Village comments to be received back by close of business on April 10, 2024*)
- IEPA Lead Service Line Replacement Plan Final – April 15, 2024 (*to be electronically submitted to the IEPA by the Village not later than April 15, 2024*)
- IEPA Project (Draft) – June 28, 2024*
- IEPA Project Plan (Final) – July 26, 2024*
- IEPA SRF Loan Application (Draft and Final) – TBD (contingent upon IEPA plan approval)



Additional Tasks to be Presented in the Future

Burns & McDonnell submitted a proposal for additional work that will be required for the Village's Lead Service Line Replacement program in the future. Staff will evaluate and consider the additional scope and tasks and will present to the Board as needed.

FINANCIAL IMPACT

- **Funding Source:** Water/Sewer Fund
- **Budgeted Amount:** \$0
- **Cost:** \$66,983

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Approve a budget amendment of \$66,983 to the water/sewer fund, and, accept and approve a proposal from Burns & McDonnell of Chicago, IL in the amount of \$66,983 for professional engineering services (Tasks 1, 2 and 3) to assist the Village of Homewood in developing a Lead Service Line Replacement Plan in accordance with the United States Environmental Protection Agency and Illinois Environmental Protection Agency requirements.

ATTACHMENT(S)

Burns & McDonnell Engineering Services Proposal



March 8, 2024

John Schaefer
Director of Public Works
Village of Homewood
2020 Chestnut Road
Homewood, Illinois 60430

Re: Proposal for Development of Lead Service Line Replacement Plan and IEPA SRF Loan Application

Dear Mr. Schaefer:

Burns & McDonnell (BMcD) is pleased to provide this proposal for Engineering Services to assist the Village of Homewood (Village) in developing a Lead Service Line Replacement (LSLR) Plan in accordance with the United States Environmental Protection Agency (USEPA) and Illinois Environmental Protection Agency (IEPA) requirements.

PROJECT UNDERSTANDING

Both the USEPA and IEPA are requiring all municipalities in the state of Illinois to create an inventory of any existing lead service lines within their distribution system and develop a plan to replace them. It is our understanding that the Village has already submitted their initial lead service line inventory to the IEPA. The next steps include submitting a fully developed LSLR Plan to the IEPA to meet both IEPA and USEPA requirements. The LSLR plans will require the components listed below and be submitted to the IEPA by April 15, 2024.

LSLR Plan Component
Lead Service Line Inventory
Strategy for Determining Materials
Procedures for Full Replacement
Replacement Schedule
Customer Notification
Public Outreach Strategy
Prioritization Strategy
Funding Strategy
Flushing Procedure
Diversity Measures

In addition, the Village is looking for assistance in applying for an IEPA State Revolving Fund (SRF) loan to assist in funding their lead service line replacement program.

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Proposal for LSLR Plan
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Task 1: LSLR Plan

This task involves the creation and compilation of documentation required for the USEPA Replacement Plan. BMcD will submit a draft version of the Plan to the Village for review prior to submission. It is assumed that no comments will be received from the IEPA. Monitoring requirements and future reporting efforts can be provided by BMcD but are not included in this scope.

Lead Service Line Inventory:

It is our understanding that the Village has almost completed the documenting of their service line inventory. The Village has currently documented approximately 3,800 LSLs with an additional 800 services still to be confirmed. It is assumed that the Village will complete the required investigations to categorize the service lines within the Village and document the findings in the existing database. Using the Village database, BMcD will export this information into GIS and format for submission. This task does not include assisting the Village in setting up and maintaining a public ArcGIS Online (AGOL) database of the progress of their lead service line replacement program. If needed, that will be a separate task.

Strategy for Determining Materials:

Per the USEPA requirements, all service lines within a system must be categorized as lead, galvanized requiring replacement, non-lead, or lead status unknown. The Village already has a strategy and method in place for determining service materials. BMcD will work with the Village to confirm the methodology and approach used for material determination and describe the strategy in the Replacement Plan.

Procedures for Full Replacement:

Based on input from the Village, BMcD will develop a standard procedure for lead service line replacement, which is assumed to include trenchless methods of construction. The procedure will cover acceptable installation methods, restoration guidelines, and other various elements that could arise during lead service line replacement. The replacement procedures will include a description of the proposed service line material (copper), as well as justification for meeting the Illinois Department of Public Health (IDPH) variance for meeting IEPA water/sewer separation requirements. Based on input from the IDPH, encasement of copper service lines is not required to meet water/sewer separation requirements, as long as the following conditions are met:

1. The new water service line material is copper.
2. Trenchless construction methods are used to install the new copper service line.
3. There are no known leaks, cracks, or damage to the existing sewer lateral.
4. The new water service cannot be located closer to the existing sewer lateral than existing conditions.



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Replacement Schedule

Based on the number of lead service lines the Village has discovered thus far, the current regulation requires the Village to replace lead service lines at an annual rate of no less than 6% of the total lead service lines, with a timeline of up to 17 years for completion. However, in the event that the proposed Lead and Copper Rule Improvements (LCRI) is approved by the USEPA, then all lead service lines would need to be replaced in 10 years based on a 3-year rolling average replacement rate of 10%. BMcD will include both scenarios in the proposed replacement schedule.

Customer Notification

The IEPA requires a strategy for informing customers before lead service line replacement takes place. Based on input from the Village, BMcD will document the Village's public outreach and customer notification strategy. If additional customer notification documents are required per the IEPA, BMcD will assist in creating the necessary documents for the Village to post to their Lead Service Program website. At a minimum, this will include the following IDPH documents:

1. Notification of Partial Lead Service Line Replacement
2. Failure By Property Owner to Respond of Sign Waiver for Planned Replacement
3. Notification of Dangers Preventing Complete Lead Service Line Replacement
4. Waiver of Complete Lead Service Line Replacement

BMcD will also lead a single workshop to develop a strategy for performing work on private property.

Public Outreach Strategy

The IEPA requires the Village to inform the public of the replacement plan and provide opportunity for public comment. Based on input from the Village, BMcD will document the Village's public outreach strategy. If additional customer notification documents are required per the IEPA, BMcD will assist in reviewing the necessary documents for the Village to post to their Lead Service Program website. Included in the public outreach strategy will be a review of existing messaging on the Village's webpage and recommendations for revisions of content. BMcD can assist with organizing and facilitating a public meeting and/or developing a webpage for the Village, but that effort is not included in this task.

Prioritization Strategy:

BMcD will work with the Village to develop a strategy for prioritizing high-risk facilities for replacement. It is assumed that the Village will provide input on areas and facilities that could be considered "high-risk" in addition to those listed by IEPA, including schools, day cares, parks, playgrounds, hospitals, etc. Included in the prioritization strategy will be maps of the areas where lead service lines are expected to be found and sequencing for how those areas LSLR will be



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conducted in those areas. If desired, the prioritization can also be based on census tract and/or income demographics. It should be noted that census tract information will also be required for the IEPA LSL Funding Nomination Form that is required as part of the SRF loan application process.

Funding Strategy:

BMcD will work with the Village to develop a summary of costs and financing options for replacing the Village's lead service lines, measures that could be implemented to address affordability and prevent service shut-offs for customers, and considerations of different scenarios for structuring payments between the utility and its customers over time. This will include an evaluation of spreading the replacement across the entire distribution system, charging individual households, adjusted costs for low/moderate income households, etc. This does not include rate study. If needed, that will be a separate task.

Flushing Procedure:

BMcD will develop a standard procedure for customers to flush service lines and premise plumbing of particulate lead using USEPA and IEPA recommendations and best practices. Special attention will be given to AWWA C-810 – Replacement and Flushing of Lead Service Lines.

Diversity Measures

BMcD will work with the Village to identify and document measures that could be incorporated to encourage diversity in hiring in the workforce required to implement the replacement plan. Any current diversity measures the Village has in place will be considered. At this time, our understanding is that only standard Equal Employment Opportunity requirements, in accordance with Federal and State laws and regulations, are included in Village requirements.

Other

As a result of the SRF loan that will be used to help fund the project, the lead service replacement plan will also include a summary of Federal Build America, Buy America Act (BABA) requirements, as well as the Illinois Works Jobs Program Act Apprenticeship Initiative requirements. Given that work will be performed on private property, temporary construction easement agreements and the requirement for licensed plumbers will need to be addressed.

Meetings and Deliverables:

- One (1) in-person kickoff meeting with the Village to discuss project scope and schedule
- One (1) virtual meeting to discuss the draft lead service line replacement plan
- One (1) in-person private property workshop meeting



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- One (1) Draft Lead Services Line Replacement Plan delivered electronically in .pdf format
- One (1) Final Lead Services Line Replacement Plan delivered electronically in .pdf format

Task 2: IEPA Project Plan and SRF Loan Application

In order to help fund the Village's lead service replacement plan, BMcD will assist the Village in applying for an IEPA SRF loan. The first step is to submit a Project Plan, which generally consists of the following items:

1. Existing System Summary
2. Proposed Project Summary
 - a. Regulatory Requirements and Project Benefits
 - b. Basis of Design
 - c. Cost Analysis
 - d. Exhibits
 - e. Schedule
3. Financial Summary
 - a. Estimated Loan Terms
 - b. Financial Arrangements, including annual debt service and Operations, Maintenance, and Replacement (O, M, & R coverage)
 - c. Proposed rate changes and analysis of average monthly residential bill
4. Sustainability Analysis
 - a. Environmental Impact Analysis
 - b. Summary of "Green" Components
5. Lead Service Line Funding Nomination Form (FNF), due annually on March 31st.

Once the Project Plan has been approved by the IEPA, the next step is to prepare and submit the Environmental Review Checklist and the Categorical Exclusion comments from the public to attain the Unconditional Approval of the Project Plan. When the project is included on the IEPA's Intended Funding List in June, then the next step is to submit the SRF Loan application, which generally consists of the following items:

1. Applicant Information
2. Front end bidding documents¹
3. Project Information

¹ Note that "shovel ready" bidding documents are encouraged, but not required.



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4. Contact Information
5. Project Schedule
6. Estimated Project Costs and Requested Financing
7. Loan Repayment Period and Pledged Revenues
8. System Information
9. Current and Future Debt, including approved ordinance
10. Legal Opinion from the Village's legal counsel
11. Property and Sales Tax Information
12. Financial Projections

Funding can be applied for now without the LSL replacement plan. However, the LSL inventory must be on-file with the IEPA, and the loan amount cannot exceed the number of LSLs in the inventory. However, the IEPA has already confirmed that there is not sufficient time for the Village to obtain funding for the IEPA 2025 FY (July 1, 2024 to June 30, 2025). We recommend that the Project Plan and Funding Nomination Form be submitted not later than July 26, 2024 in order to receive funding for the 2026 FY (July 1, 2025 to June 30, 2026) with the goal of attaining Loan Approval by September 2025.

Meetings and Deliverables:

- One (1) Draft Project Plan delivered electronically in .pdf format
- One (1) Final Project Plan delivered electronically in .pdf format for the Village to Submit to IEPA
- One (1) Funding Nomination Form delivered electronically in .pdf format for the Village to Submit to IEPA
- One (1) Environmental Review Checklist electronically in .pdf format for the Village to Submit to IEPA
- One (1) SRF Loan Application Package in .pdf format for the Village to Submit to IEPA

Task 3: Project Management and Coordination

This task includes project management, coordination with the Village, and internal coordination with Burns & McDonnell staff for Tasks 1 and 2.

PROJECT EXCLUSIONS

1. Topographic survey
2. Permitting
3. Specialty, site-specific lead service line replacement design (e.g. for residences located on IDOT and/or County streets)
4. Private property inspections



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 Proposal for LSLR Plan
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5. Private property coordination
6. Temporary construction easements or easement coordination
7. LSL general contracting services and construction
8. Bidding and construction engineering services
9. Developing and maintaining a website
10. Rate study
11. Community engagement meetings
12. Attendance, presentations, and memos related to Board meetings
13. Engineering plans, specifications, and details

SCHEDULE

IEPA LSL Replacement (Plan Draft) – April 8, 2024 (Village comments to be received back by close of business on April 10, 2024)

IEPA LSL Replacement Plan Final – April 15, 2024 (to be submitted to the IEPA by the Village not later than April 15, 2024)

IEPA Project (Draft) – June 28, 2024*

IEPA Project Plan (Final) – July 26, 2024*

IEPA SRF Loan Application (Draft and Final) – TBD (contingent upon IEPA plan approval)

*If desired, these submittals can be expedited and submitted earlier.

COMPENSATION

Burns & McDonnell proposes to perform Tasks 1 through 3 on a lump sum basis of **\$66,983**. See summary table below.

<u>Task Description</u>	<u>Task Total</u>
Task 1 - LSLR Plan	\$ 35,550
Task 2 - IEPA Project Plan and SRF Loan Application	\$ 23,440
Task 3 - Project Management and Coordination	\$ 7,993
Scope Total	\$ 66,983



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GENERAL CONSIDERATIONS

If this proposal is satisfactory, please sign and date this document and the attached Terms and Conditions Professional Services and return one signed copy of each to us to effect an Agreement. The attached Terms and Conditions Professional Services are incorporated in and made a part of the Agreement. Should you have any questions or require additional information, please feel free to contact me at screde@burnsmcd.com or (630) 710-8667.

Sincerely,
Burns & McDonnell

Stephen T. Crede
Department Manager

Accepted for the Village of Homewood, Illinois

(Signature)

(Title)

(Date)

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

Project: Development of Lead Service Line Replacement Plan and IEPA SRF Loan Application	Date of Letter, Proposal, or Agreement: March 8, 2024
Client: Village of Homewood, IL	Client Signature:

1. SCOPE OF SERVICES

For the above-referenced Project, Burns & McDonnell Engineering Company, Inc. (BMcD) will perform the services set forth in the above-referenced Letter, Proposal, or Agreement, in accordance with these Terms and Conditions. BMcD has relied upon the information provided by Client in the preparation of the Proposal, and shall rely on the information provided by or through Client during the execution of this Project as complete and accurate without independent verification.

2. PAYMENTS TO BMcD

A. Compensation will be as stated in the above-referenced Letter, Proposal, or Agreement. Statements will be in BMcD's standard format and are payable upon receipt. Time is of the essence in payment of statements, and timely payment is a material part of the consideration of this Agreement. A late payment charge will be added to all amounts not paid within 30 days of statement date and shall be calculated at 1.5 percent per month from statement date. Client shall reimburse any costs incurred by BMcD in collecting any delinquent amount, including reasonable attorney's fees. If a portion of BMcD's statement is disputed, Client shall pay the undisputed portion by the due date. Client shall advise BMcD in writing of the basis for any disputed portion of any statement.

B. Taxes as may be imposed on professional consulting services by state or local authorities shall be in addition to the payment stated in the above-referenced Letter, Proposal, or Agreement.

3. INSURANCE

A. During the course of performance of its services, BMcD will maintain Worker's Compensation insurance with limits as required by statute, Employer's Liability insurance with limits of \$1,000,000, Commercial General Liability with limits of \$1,000,000 per occurrence and \$2,000,000 general aggregate, and Automobile Liability insurance with combined single limit of \$1,000,000 per accident.

B. If the Project involves on-site construction, construction contractors shall be required to provide (or Client may provide) Owner's Protective Liability Insurance naming Client as a Named Insured and BMcD as an Additional Insured or to endorse Client and BMcD using ISO forms CG 20 10 0704 & CG 20 37 0704 endorsements or their equivalents as Additional Insureds on all construction contractor's liability insurance policies covering claims for personal injuries and property damage in at least the amounts required of BMcD in 3A above. Construction contractors shall be required to provide certificates evidencing such insurance to Client and BMcD. Contractor's compensation shall include the cost of such insurance including coverage for contractual and indemnification obligations herein.

C. Client and BMcD release each other and waive all rights of subrogation against each other and their officers, directors, agents, or employees for damage covered by property insurance and self-insurance during and after the completion of BMcD's services. A provision similar to this shall be incorporated into all construction contracts entered into by Client, and all construction contractors shall be required to provide additional insured coverage and waivers of subrogation in favor of Client and BMcD for damage covered by any construction contractor's policies of insurance.

4. INDEMNIFICATION

A. To the extent allowed by law, Client will require all construction contractors to indemnify, defend, and hold harmless Client and BMcD from any and all loss where loss is caused or alleged to be caused in whole or in part by the construction contractors, their employees, agents, subcontractors or suppliers.

B. If this Project involves construction and BMcD does not provide consulting services during construction including, but not limited to, on-site monitoring, site visits, site observation, shop drawing review, and/or design clarifications, Client agrees to indemnify and hold harmless BMcD from any liability arising from this Project or Agreement, except to the extent caused by BMcD's negligence.

C. OWNER agrees to indemnify ENGINEER for damages, costs and expenses (including reasonable attorney's fees) but only to the extent caused by the negligent acts, errors or omissions of OWNER, its officers, directors, shareholders, Contractors, employees, agents, and consultants, and any of them.

5. PROFESSIONAL RESPONSIBILITY- LIMITATION OF REMEDIES

A. BMcD will exercise reasonable skill, care, and diligence in the performance of its services and will carry out its responsibilities in accordance with customarily accepted professional practices. If BMcD fails to meet the foregoing standard, BMcD will perform at its own cost, the professional services necessary to correct errors and omissions reported to BMcD in writing within one year from the completion of BMcD's services for the Project. No warranty, express or implied, is included in this Agreement or regarding any drawing, specification, or other work product or instrument of service.

B. In no event will BMcD be liable for any special, indirect, or consequential damages including, without limitation, damages or losses in the nature of increased Project costs, loss of revenue or profit, lost production, claims by customers of Client, and/or governmental fines or penalties.

C. BMcD's aggregate liability for all damages connected with its services for the Project not excluded by the preceding subparagraph, whether or not covered by BMcD's insurance, will not exceed \$100,000.

D. These mutually negotiated obligations and remedies stated in this Paragraph 5, Professional Responsibility – Limitation of Remedies, are the sole and exclusive obligations of BMcD and remedies of Client, whether liability of BMcD is based on contract, warranty, strict liability, tort (including negligence), indemnity, or otherwise.

6. PERIOD OF SERVICE AND SCHEDULE

The provisions of this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the services stated in the Proposal. BMcD's obligation to render services hereunder will extend for a period that may reasonably be required for the completion of said services. BMcD shall make reasonable efforts to comply with deliverable schedules (if any) and consistent with BMcD's professional responsibility.

7. COMPUTER PROGRAMS OR MODELS

Any use, development, modification, or integration by BMcD of computer models or programs does not constitute ownership or a license to Client to use or modify such computer models or programs.

8. ELECTRONIC MEDIA AND DATA TRANSMISSIONS

A. Any electronic media (computer disks, tapes, etc.) or data transmissions furnished (including Project Web Sites or CAD file transmissions) are for Client information and convenience only. Such media or transmissions are not to be considered part of BMcD's instruments of service. BMcD, at its option, may remove all indicia of its ownership and involvement from each electronic display.

B. BMcD shall not be liable for loss or damage directly or indirectly, arising out of Client's use of electronic media or data transmissions.

9. DOCUMENTS

A. All documents prepared by BMcD pursuant to this Agreement are instruments of service in respect of the Project specified herein. They are not intended or represented to be suitable for reuse by Client or others in extensions of the Project beyond that now contemplated or on any other Project. Any reuse, extension, or completion by Client or others without written verification, adaptation, and permission by BMcD for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to BMcD.

B. In the event that BMcD is to reuse, copy or adapt all or portions of reports, plans, or specifications prepared by others, Client represents that Client either possesses or will obtain permission and necessary rights in copyright, patents, or other proprietary rights and will be responsible for any infringement claims by others. Client warrants the completeness, accuracy, and efficacy of the information, data, and design provided by or through Client (including prepared for Client by others), for which BMcD shall rely on to perform and complete its services.

10. ESTIMATES, SCHEDULES, FORECASTS, AND PROJECTIONS

Estimates, schedules, forecasts, and projections prepared by BMcD relating to loads, interest rates and other financial analysis parameters, construction costs and schedules, operation and maintenance costs, equipment characteristics and performance, and operating results are opinions based on BMcD's experience, qualifications, and judgment as a professional. Since BMcD has no control over weather, cost and availability of labor, cost and availability of material and equipment, cost of fuel or other utilities, labor productivity, construction contractor's procedures and methods, unavoidable delays, construction contractor's methods of determining prices, economic conditions, government regulations and laws (including the interpretation thereof), competitive bidding or market conditions, and other factors affecting such estimates or projections, BMcD does not guarantee that actual rates, costs, quantities, performance, schedules, etc., will not vary significantly from estimates and projections prepared by BMcD.

11. POLLUTION

In view of the uncertainty involved in investigating and recommending solutions to environmental problems and the abnormal degree of risk of claims imposed upon BMcD in performing such services, notwithstanding the responsibility of BMcD set forth in Paragraph 5A to the maximum extent allowed by law, Client agrees to release, defend, indemnify and hold harmless BMcD and its officers, directors, employees, agents, consultants and subcontractors from all liability, claims, demands, damages, losses, and expenses including, but not limited to, claims of Client and other persons and organizations, reasonable fees and expenses of attorneys and consultants, and court costs, except where there has been a final adjudication that the damages were caused by BMcD's willful disregard of its obligations under this Agreement. Such indemnification includes claims arising out of, or in any way relating to, the actual, alleged, or threatened dispersal, escape, or release of, or failure to detect or contain, chemicals, wastes, liquids, gases, or any other material, irritant, contaminant, or pollutant.

12. ON-SITE SERVICES

A. Project site visits by BMcD during investigation, observation, construction or equipment installation, or the furnishing of Project representatives shall not make BMcD responsible for construction means, methods, techniques, sequences, or procedures; for construction safety precautions or programs; or for any construction contractor(s)' failure to perform its work in accordance with the contract documents.

B. Client shall disclose to BMcD the location and types of any known or suspected toxic, hazardous, or chemical materials or wastes existing on or near the premises upon which work is to be performed by BMcD's employees or subcontractors. If any hazardous wastes not identified by Client are discovered after a Project is undertaken, Client and BMcD agree that the scope of services, schedule, and compensation may be adjusted accordingly. Client agrees to release BMcD from all damages related to any pre-existing pollutant, contaminant, toxic, or hazardous substance at the site.

13. CHANGES

Client shall have the right to make changes within the general scope of BMcD's services, with an appropriate change in compensation and schedule, upon execution of a mutually acceptable amendment or

change order signed by authorized representatives of BMcD.

Item 10. D.

14. TERMINATION

Services may be terminated by Client or BMcD by seven (7) days' written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, Client shall pay BMcD all amounts due BMcD for all services properly rendered and expenses incurred to the date of receipt of notice of termination, plus reasonable costs incurred by BMcD in terminating the services. In addition, Client may terminate the services for Client's convenience upon payment of twenty percent of the yet unearned and unpaid estimated, lump sum, or not-to-exceed fee, as applicable.

15. DISPUTES, NEGOTIATIONS, MEDIATION

A. If a dispute arises relating to the performance of the services to be provided and, should that dispute result in litigation, it is agreed that the substantially prevailing party (as determined in equity by the court) shall be entitled to recover all reasonable costs of litigation, including staff time, court costs, attorney's fees and other related expenses.

B. The parties shall participate in good faith negotiations to resolve any and all disputes. Should negotiations fail, the parties agree to submit to and participate in a third party-facilitated mediation as a condition precedent to resolution by litigation. Unless otherwise agreed to, mediation shall be conducted under the rules of the American Arbitration Association.

C. Causes of action between the parties shall accrue, and applicable statutes of limitation shall commence to run the date BMcD's services are substantially complete.

16. WITNESS FEES

A. BMcD's employees shall not be retained as expert witnesses, except by separate written agreement.

B. Client agrees to pay BMcD pursuant to BMcD's then current schedule of hourly labor billing rates for time spent by any employee of BMcD responding to any subpoena by any party in any dispute as an occurrence witness or to assemble and produce documents resulting from BMcD's services under this Agreement.

17. CONTROLLING LAW

This Agreement shall be subject to, interpreted and enforced according to the laws of the State of Illinois, without regard to any conflicts of law provisions. Parties agree to submit to the exclusive venue and jurisdiction of the 18th Judicial Circuit Court, County of DuPage, Wheaton, Illinois, or the United States District Court, Northern District of Illinois.

18. RIGHTS AND BENEFITS – NO ASSIGNMENT

BMcD's services will be performed solely for the benefit of Client and not for the benefit of any other persons or entities. Neither Client nor BMcD shall assign or transfer interest in this Agreement without the written consent of the other.

19. ENTIRE CONTRACT

These Terms and Conditions and the above-referenced Letter, Proposal, or Agreement contain the entire agreement between BMcD and Client relative to BMcD's services for the Project herein. All previous or contemporaneous agreements, representations, promises, and conditions relating to BMcD's services for the Project are superseded. Since terms contained in purchase orders do not generally apply to professional services, in the event Client issues to BMcD a purchase order, no preprinted terms thereon shall become part of this Agreement. Said purchase order documents, whether or not signed by BMcD, shall be considered only as an internal document of Client to facilitate administrative requirements of Client's operations.

20. SEVERABILITY

Any unenforceable provision herein shall be amended to the extent necessary to make it enforceable; if not possible, it shall be deleted and all other provisions shall remain in full force and affect.

- END -



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 12, 2024

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: Establishment of an Advisory Committee to the Village Board – the Events Committee

PURPOSE

Homewood has a rich history of creating, developing, implementing, and sustaining quality community events that resonate with our diverse and engaged population. The Village Board desires to establish an Events Committee that would make recommendations to the Village Board on all matters relating to community events. Like all committees established by the Board, the Events Committee will be assigned a Board Liaison by the Village President, and a staff liaison assigned by the Village Manager.

PROCESS

The attached resolution describes and defines the overall purpose for the committee, and the membership of the committee. The Events Committee, as a committee of active and working members, will be composed of at least seven (7) members but no more than nine (9) members. The Events Committee shall consist of residents and stakeholders within the Village. The Village President, with the consent of the Board of Trustees, will appoint members to serve on the Events Committee.

OUTCOME

The Events Committee, once established, will be an asset to the Village in that the committee will be able to assist with event idea generation, solicitation of feedback, planning, organizing, and successful implementation of Village events.

FINANCIAL IMPACT

N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution establishing an advisory committee to the Village Board, referred to as the Events Committee.

ATTACHMENT(S)

Resolution

RESOLUTION NO. R- 3176

**A RESOLUTION ESTABLISHING AN EVENTS COMMITTEE
FOR THE VILLAGE OF HOMEWOOD**

WHEREAS, The Village of Homewood hosts various community events that connect our residents, attract new visitors, and demonstrate what makes the Village unique; simultaneously helping to build a strong sense of pride for the community; and; and

WHEREAS, in order to assist with event idea generation, solicitation of feedback, planning, organizing, and successful implementation of Village events, the President and Board of Trustees of the Village of Homewood recognize the importance of establishing an Events Committee; and; and

WHEREAS, the President and Board of Trustees of the Village of Homewood have determined that the creation of an Events Committee can serve the community by making recommendations to the Village Board concerning events and special activities that will enhance, enrich, and enliven the Homewood experience.

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

SECTION ONE - COMMITTEE ESTABLISHMENT, ORGANIZATION AND OPERATION:

(1) The events committee is officially established as an advisory committee to the President and Board of Trustees. The committee may also serve as a working committee when needed to assist with the planning, organizing and successful implementation of village events. From time to time, the committee shall make recommendations to the Village Board concerning types of events, need for events, health and vitality of events and special activities that will enhance, enrich, and enliven the Homewood experience. The committee may establish specific goals in furtherance of continuing healthy and robust events and may recommend the implementation of such goals to the Village Board.

(2) The events committee shall consist of at least seven (7) members but no more than nine (9) members. The events committee shall consist of residents and stakeholders within the Village. The Village President, with the consent of the Board of Trustees, shall appoint members to serve on the events committee.

(3) Members of the events committee shall serve for a term of three (3) years until their respective successors are appointed. Initially, Three members shall be appointed for a three year, three members for a two year term, and three members for a one year term. Thereafter, each member appointed shall serve for a term of three years. No such appointment, however, shall be made by any President within 30 days before the end of their term of office.

(4) The Village President shall name one member so appointed as chairperson at the time of that appointment, and one as vice-chairperson. If the office of chairperson or vice-chairperson is vacated for any reason, the Village President shall immediately appoint one of the other members of the committee, or any member appointed to fill this vacancy on the committee, as chairperson or vice-chairperson. The term of the chairperson of the events committee shall begin on the date of that person's appointment by the Village President or annually on May 1, whichever last occurs, and shall terminate annually on April 30 of the following year.

(5) Meetings of the events committee shall be held at the call of the chairperson and at such other times as any three members of the committee may request a meeting. All meetings of the committee shall follow the Open Meetings Act, 5 ILCS 120/1.01 *et seq.*

(6) The events committee shall conduct no business at a meeting unless the meeting is properly noticed and a quorum is present at the meeting. A quorum shall consist of a simple majority of the members. Events committee members are responsible for disclosing any conflicts of interests in their association with particular special events or businesses.

(7) Since proposed events and special projects may entail the expenditure of funds, the committee may solicit donations and sponsorship opportunities on behalf of the Village for event purposes. Methods of solicitation and sponsorships proposed by the committee shall first be approved by the Village Board. All such donations and sponsorships shall be received only by the Finance Director and shall be maintained by the Finance Director in the appropriate revenue account involved as designated by the village budget and annual appropriation ordinance. All spending approved by the Village Board for event purposes during any fiscal year shall also be made from the appropriate revenue account involved, as designated and approved as part of the village budget.

(8) The Village President shall assign a liaison from the Board of Trustees as the Board liaison to the events committee. The liaison shall report to the Board from time to time regarding the committee's activities.

SECTION TWO - EFFECTIVE DATE:

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

PASSED and APPROVED this 12th day of March, 2024.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 12, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Sale of Village Owned Property at 3043-3055 183rd Street

PURPOSE

David Bossy of Mid-America Development proposes to develop the property at 3043-3055 183rd Street, a Village-owned commercial property that is vacant. The proposal involves the renovation of the existing commercial building and the construction of two commercial outlots.

PROCESS

The subject property was formerly the Brunswick Zone bowling facility, which has been vacant for approximately six (6) years, and the Big Lots retail store that also recently closed. In October 2022, the Village acquired the property. The Village approved a Letter of Intent with David Bossy of Mid-America Development. The property is located within the Kedzie Gateway Tax Increment Financing District. Due to the adjustment in the EAV since the Village acquired the property, the Village is in the process of establishing a new TIF to include this building and the Park West Plaza to the east. However, to maximize the TIF increment available to rehabilitate this property, the new TIF cannot be established until Cook County recognizes the building's reduced 2023 equalized assessed value. This should take place later this year.

In the meantime, the Developer has lined up several commercial tenants and needs to begin construction before the new TIF can be established. Since the site is currently in the Kedzie Gateway TIF, the Village may sell the property for a nominal amount as part of a redevelopment agreement. Before doing so, the TIF Act requires that the Village provide an opportunity for other interested parties to submit alternate development proposals. The attached ordinance initiates this process.

Once the new TIF is established later this year, this property would be removed from the Kedzie Gateway TIF, and the Village and the Developer would enter into a new, permanent redevelopment agreement for this property in the new TIF.



OUTCOME

Alternate bids and proposals for the sale and development of the property must be submitted to the Village by 5:00 p.m. on Tuesday, March 26, 2024. If any alternate bids and proposals are received, they will be submitted to the Village Board at its March 26, 2024 meeting, at 7:00 pm in the Village Hall.

The property is ideally located and has a highly visible location on 183rd Street near Kedzie Avenue, and the purchase and redevelopment will result in the revitalization of a vacant commercial property.

FINANCIAL IMPACT

- **Funding Source:** No Financial Impact
- **Budgeted Amount:** N/A
- **Cost:** \$0

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance directing the Village Manager to solicit alternate bids and proposals for the development of the property at 3043-3055 183rd Street in the Kedzie Gateway Redevelopment Project Area.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M -2283

**AN ORDINANCE DIRECTING THE SOLICITATION OF ALTERNATE BIDS
AND PROPOSALS FOR THE SALE AND REDEVELOPMENT OF 3043-3055
183rd STREET IN THE VILLAGE OF HOMEWOOD**

WHEREAS, the Village of Homewood (“Village”) is contemplating the sale of real estate described in Section 1 of this Ordinance and located in the Kedzie Gateway Redevelopment Project Area to David Bossy, Mid-America Development Properties; and

WHEREAS, the Village of Homewood has received a proposal (the “Proposal”) from David Bossy for the redevelopment of the parcels described in Section One of this Ordinance, including the acquisition of the real estate for a nominal amount; and

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

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

SECTION ONE - SOLICITATION OF ALTERNATE BIDS AND PROPOSALS

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

Lot 1 in Upham Subdivision, being a subdivision of the East 583.74 feet of the West 974.00 feet of the North 579.00 feet of the NorthWest 1/4 of the NorthWest 1/4 of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian, recorded July 28, 1970, as Document 21221730 in Book 824 of Plats, Page 24, in Cook County, Illinois.

Parcel Identification No. 31-01-100-012-0000

Common Address: 3043-3055 183rd Street, Homewood, IL.

The Village Manager and staff shall publish the legal notice on the last page of this ordinance in a newspaper of general circulation within the Village of Homewood no later than March 15, 2024.

SECTION TWO - PROPOSAL AVAILABLE FOR INSPECTION

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

SECTION THREE - DUE DATE FOR ALTERNATE BIDS AND PROPOSALS

Alternate bids and proposals for the sale and development of the property described in Section One above shall be submitted to the Village by 5:00 p.m. on Tuesday, March 26, 2024, at the Village Clerk’s office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois.

SECTION FOUR - EFFECTIVE DATE:

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

PASSED and APPROVED this 12th day of March 2024.

Village President

ATTEST:

Village Clerk

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

**LEGAL NOTICE
VILLAGE OF HOMEWOOD**

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

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

Lot 1 in Upham Subdivision, being a subdivision of the East 583.74 feet of the West 974.00 feet of the North 579.00 feet of the NorthWest 1/4 of the NorthWest 1/4 of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian, recorded July 28, 1970, as Document 21221730 in Book 824 of Plats, Page 24, in Cook County, Illinois.

Parcel Identification No. 31-01-100-012-0000

Common Address: 3043-3055 183rd Street, Homewood, IL.

David Bossy of Mid-America Development Properties proposes to redevelop the property by the renovation of the existing commercial building and creating two commercial outlots.

Copies of the proposal are available for public review in the Village Clerk's office at the Homewood Village Hall, 2020 Chestnut Road, Monday through Friday, 8:00 a.m. to 5:00 p.m. and on the village website: village.homewood.il.us The proposal includes provisions for the developer to acquire the land for \$1 provided it redevelops the property.

Alternate proposals must be received at the Village Clerk's office in the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by 5:00 p.m. on Tuesday, March 26, 2024.

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

Marilyn Thomas, Village Clerk

RESOLUTION NO. R- 3177**A RESOLUTION CONTINUING THE MARCH 12, 2024 PUBLIC HEARING
ON THE PROPOSED 183RD WEST TAX INCREMENT FINANCING
DISTRICT TO JUNE 25, 2024**

WHEREAS, the Village of Homewood recently engaged the consulting firm Ryan LLC to determine if the former Brunswick Zone bowling center and Big Lots stores sites (acquired by the Village in late 2022) and the adjacent Park West Plaza qualify for tax increment financing under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74-4 *et seq.*) (the “TIF Act”); and

WHEREAS, Ryan LLC submitted a written report finding that the properties qualified for tax increment financing under the TIF Act; and

WHEREAS, as required by the TIF Act, the Village Board on January 9, 2024 adopted ordinance M-2277 convening a Joint Review Board for later in January and setting a Public Hearing for the proposed 183rd West TIF for March 12, 2024 at 7:00 p.m. at the Village Hall Council Chambers; and

WHEREAS, on January 25, 2024 the Joint Review Board reviewed the 183rd West TIF redevelopment plan and project and found that it met the requirements of the TIF Act; and

WHEREAS, the TIF Act requires that once the Village Board approves ordinances establishing the TIF, the County Clerk must determine the “most recently ascertained equalized assessed value (EAV) for all property within the TIF” so that property taxes from future increases to the properties’ assessed values would be allocated to fund redevelopment projects within the TIF; and

WHEREAS, the 2022 EAV for the Brunswick Zone-Big Lots property was \$1,997,027; and

WHEREAS, the Village recently learned that although the EAV for the Brunswick Zone-Big Lots property is zero for 2023, Cook County is not expected to certify the 2023 EAV for all properties, including those in the proposed TIF, until later this year; and

WHEREAS, the TIF Act states that a municipality may only create a TIF 14-90 days after the Public Hearing is concluded; and

WHEREAS, if the Village approves the 183rd West TIF before the 2023 EAV is certified, the property's 2022 EAV would be locked in and future redevelopment would generate no increment; and

WHEREAS, to maximize the amount of tax increment that could be generated in the new TIF, the Village Board finds it necessary to commence and continue the March 12, 2024 public Hearing on the proposed 183rd West TIF until Cook County certifies the 2023 Equalized Assessed Value for all properties within the county.

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

SECTION ONE - CONTINUANCE OF PUBLIC HEARING:

The Public Hearing on the proposed 183rd West TIF is hereby commenced and continued until June 25, 2024 at 7:00 p.m. in the Council Chambers of the Homewood Village Hall, 2024 Chestnut Road, Homewood, Cook County, Illinois.

SECTION TWO - EFFECTIVE DATE:

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

PASSED and APPROVED this 12th day of March, 2024.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 12, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: John Schaefer, Director of Public Works

Topic: Village of Homewood Statement of Support – Restriping Dixie Highway to create a three-lane cross section that includes accommodations for on-street bicycles

PURPOSE

The Illinois Department of Transportation's (IDOT) Multi-Year Improvement Program (MYP) provides residents and IDOT stakeholders with an improvement plan for Illinois' transportation system within a proposed six-year program. IDOT understands that the department needs to look at a full range of transportation options, evaluate how they affect mobility for users, assess the current infrastructure, prioritize needed improvements based on system performance metrics and then, with available revenue sources, strive to integrate them into the overall IDOT transportation funding strategy. Homewood has a major flooding mitigation project that has been assigned to the current multi-year improvement program. The Dixie Highway viaduct flooding mitigation project proposes to correct the flooding issues that have plagued the viaduct for a number of years. As part of the project, IDOT is requesting to minimize the travel lanes and add bike zones along both sides of the roadway.

PROCESS

Per IDOT, the storm sewer draining the viaduct is broken and does not function. Also due to the poor drainage, the concrete pavement is in poor condition under the viaduct. The project proposes to improve drainage along Dixie Highway within the project corridor and specifically within the viaduct by replacing the outlet storm sewer to the next downstream functioning outlet. The project is listed to be constructed somewhere on IDOT's 2025 to 2029 program schedule. The project has a price tag of \$2M dollars that will be fully funded by IDOT.

The Illinois Department of Transportation recently completed a Phase I study for Dixie Highway from Harwood Avenue to Spruce Road. The general scope of work consists of improvements to drain the viaduct under the CN/Metra railroad. The report also includes restriping Dixie Highway to create a three-lane cross section that includes accommodations for on-street bicycles. IDOT is requesting the Village's support for the proposed road diet along Dixie Highway from Park Avenue to south of 175th Street.



The Illinois Department of Transportation is seeking a letter of support from the Village before moving forward with Phase I revision documentation. They also understand there may be additional questions or a request for additional information which can be addressed in the final Phase I document.

The letter of support could include the following language:

As the Illinois Department of Transportation (IDOT) begins Phase II of Dixie Highway from Harwood Avenue to Spruce Road (P-91-241-17), the Village of Homewood supports restriping Dixie Highway from Park Avenue, to just south of 175th Street to create a three-lane cross-section that includes accommodations for on-street bicycles. These accommodations align with the marked and signed bike routes established in Homewood. We appreciate IDOT presenting this potential revision in the Phase I report on August 31, 2023, and welcome the opportunity to further discuss its implementation.

OUTCOME

Providing a letter of support to IDOT would encourage the restriping of Dixie Highway to include bicycle access as part of the storm water repair and road surface repairs for a section of Dixie Highway from Park Avenue to south of 175th Street.

FINANCIAL IMPACT

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

LEGAL REVIEW

Not Required

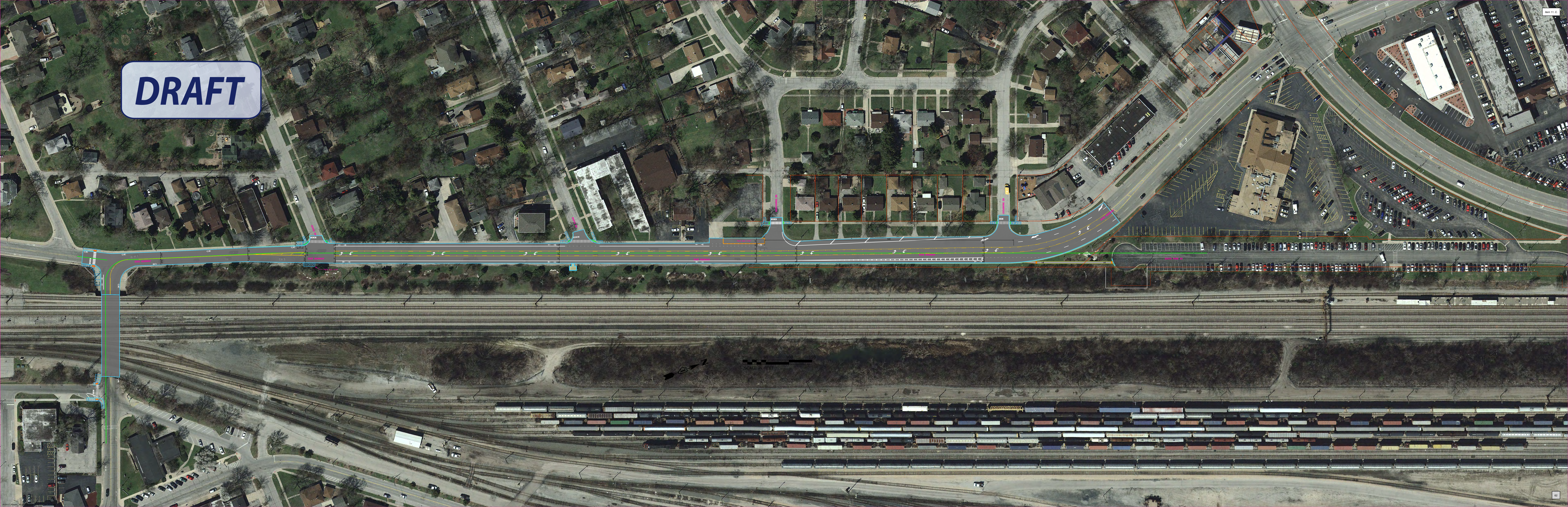
RECOMMENDED BOARD ACTION

Authorize the Village President to execute a letter to the Illinois Department of Transportation in support of restriping Dixie Highway from Park Avenue to south of 175th Street in order to create a three-lane cross section that includes accommodations for on-street bicycle access.

ATTACHMENT(S)

Concept Drawing

DRAFT



0 50 100 150
SCALE IN FEET