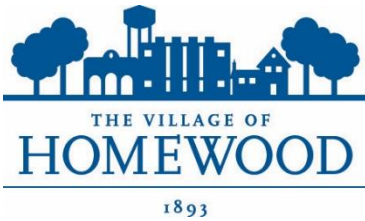


MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

June 25, 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 June 11, 2024.
6. Claims List:

Consider a motion to approve the Claims List of Tuesday, June 25, 2024 in the amount of \$278,916.84.
7. Hear from the Audience
8. Meet Your Merchants
9. Appointment(s):

Approve the appointment of Kathleen Seidel to the Economic Development Committee for a two-year term ending on June 25, 2026.
10. Presentation(s):

R-3188/Retirement/John D. Schaefer: Pass a resolution honoring John D. Schaefer on his retirement from the Village of Homewood.
11. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. R-3189/Executive Session/Approval of Minutes/Authorize Recording Destruction: Pass a resolution approving executive session minutes from September 12, 2023 to April 23, 2024 and authorizing the destruction of executive session audio recordings from May 2022 through October 2022.
 - B. R-3190/Release of Executive Session Minutes: Pass a resolution determining minutes or portions thereof from executive sessions no longer requiring confidential treatment.

- C. MC-1081/Fine Payment Schedule/Seat Belt Violations: Pass an ordinance amending the Homewood Municipal Code to include the Fine Payment Schedule for Seat Belt violations as detailed in the Illinois Vehicle Code, 625 ILCS 5/12-603.1 (d).
- D. M-2299/Special Use Permit/Obsidian Holistic Services, LLC/930 W. 175th Street: Pass an ordinance granting a Special Use Permit for a massage therapy use in the B-4 Shopping Center zoning district for Obsidian Holistic Services, LLC at 930 W. 175th Street, Suites 1E and 1NE.
- E. R-3191/Public Hearing Continuance/Proposed 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 July 23, 2024.
- F. R-3192/Class 8 Real Estate Tax Incentive/18225 Dixie Highway: Pass a resolution supporting Class 8 status under the Cook County Real Property Assessment classification ordinance for real estate located at 18225 Dixie Highway.
- G. Staff Recommendation/Submitted Proposals/2018-2020 Ridge Road: Make a motion to accept staff's recommendation regarding submitted proposals and direct staff to negotiate a purchase and sale agreement and a redevelopment agreement with Grace Yan Cui, CIG (Chicago Investment Group), 2018 Homewood LLC.

12. New Business:

Discussion/Liquor License Request/69 PRIME: Discuss the liquor license request from 69 PRIME. If the Board is in favor of granting the request for a liquor license to 69 PRIME, staff should be directed to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one, and to issue a permit for outdoor sales. The ordinance will be agendized at a future Board meeting, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license and permit for outdoor sales.

13. General Board Discussion

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

15. 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, JUNE 11, 2024
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7 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 Vivian Harris-Jones, Trustee Jay Heiferman, Trustee Phillip Mason, Trustee Lauren Roman and Trustee Allisa Opyd.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Public Works Director John Schaefer, Director of Economic Development Angela Mesaros and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of the May 28, 2024, regular Village Board meeting were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$441,055.65 was presented. There were no questions from the Trustees.

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

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

President Hofeld said the \$256,465.03 payment for employee health insurance for June totaled 58% of the total Claims List.

HEAR FROM THE AUDIENCE: President Hofeld invited any audience member to address the board on any subject not on the agenda. No comments were offered.

PRESENTATION: Jennifer Kuroda, president of the Audubon Council of Illinois, presented President Hofeld with a certificate and placards announcing Homewood as a Bird City. The Bird City program was started in Illinois in 2022, and Homewood becomes the ninth community to receive the honor having met 11 of the Audubon's criteria. Ms. Kuroda pointed to Homewood's initiative to plant native plants along the Metra line, programs that the Homewood Science Center has conducted on birds and Ravisloe Country Club's own Audubon certification.

After the presentation, Trustee Heiferman said credit should be given to Carolyn Bury and Pat Anderson, active members at the Izaak Walton Preserve, who worked on the certification project.

1. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Bid Award/Pavement Marking/Traffic Control Company: Award the FY2024-2025 pavement marking bid to Traffic Control Company of South Chicago Heights, IL, the lowest responsible bidder, in an amount not to exceed \$136,511.62.
 - B. Budget Amendment/Waive Competitive Bidding/Water Meter Purchases/Core & Main
LP: Waive competitive bidding due to equipment standardization and sole source provision; and, approve a budget amendment of \$55,000 to the Water & Sewer Fund and the purchase of 140 commercial water meter heads from Core & Main LP of St. Louis, MO at the per unit price of \$390.
 - C. Budget Amendment/Waive Competitive Bidding/Water Pump/Thompson Pump: Approve a budget amendment transfer of \$32,348 from the Contingency Fund line item to the Public Works Water Pump line item; waive competitive bidding due to purchasing through a joint governmental purchasing program; and, authorize the purchase of a 6" water pump through the Sourcewell Cooperative Purchasing Contract from Thompson Pump of Port Orange, FL in the amount of \$32,348.
 - D. Contract Renewal/Water Distribution System Leak Survey/M.E. Simpson Co., Inc.: Renew a contract with M.E. Simpson Co., Inc. of Valparaiso, IN for the Water Distribution System Leak Survey Program in an amount not to exceed \$25,425.
 - E. M-2297/Plat of Subdivision/17750 Halsted Street: Pass an ordinance approving a plat of subdivision in the Washington Park Commercial Subdivision located at 17750 Halsted Street.
 - F. M-2298/Purchase and Sale Agreement/2124 183rd Street: Pass an ordinance approving a real estate purchase and sale agreement between the Village of Homewood and Animesh (Andy) Kumar for surplus Village-owned property at 2124 183rd Street.
 - G. R-3186/Class 8 Incentive/2124 183rd Street: Pass a resolution supporting Class 8 status under the Cook County Real Property Assessment classification ordinance for real estate at 2124 183rd Street.
 - H. R-3187/Redevelopment Agreement/2059 Ridge Road, LLC: Pass a resolution authorizing the Village President to enter into an amended redevelopment agreement with 2059 Ridge Road, LLC to reimburse eligible expenses for the renovation of the building at 2059 Ridge Road.

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

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

OLD BUSINESS: Alternate bids for the property at 2018-2020 Ridge Road. Director Mesaros reported that the village advertised the property in the Daily Southtown, on its website and through social media and had received three bids for the property by the 5 p.m. June 11 deadline. The proposals will be reviewed, and a report will be presented to the Village Board at its next meeting on June 25, 2024.

GENERAL BOARD DISCUSSION: Trustees Willis and Harris-Jones said they were impressed with the soon-to-open Homewood Brewery after taking a tour of the facility and believe it will be a great addition to the Village.

Trustee Roman said she too is excited by the things happening in the community and was happy to see that announcing the property at 2018-2020 Ridge Road on social media drew attention.

Trustee Opyd also was happy to see alternate proposals for the site, and she thanked staff for their work in promoting the property. She extended her thanks to the Audubon Society for its recognition of Homewood as a Bird City, and she offered congratulations to Eric Crump on the 10th anniversary of the Homewood-Flossmoor Chronicle.

A motion was made by Trustee Opyd and seconded by Trustee Roman for the Board to move to Executive Session for a semi-annual review of closed session minutes under 5 ILCS 120/2(c)21.

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

The board adjourned to Executive Session at 7:15 p.m.

The board returned from Executive Session at 7:30 p.m.

A motion was made by Trustee Opyd and seconded by Trustee Harris-Jones to adjourn the Regular Meeting of the Board of Trustees.

The meeting adjourned on voice vote at 7:30 p.m.

Respectfully submitted,

Marilyn Thomas
Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
AFSCME PERSONAL SUPPORT	EMPLOYEE ASSISTANCE PROG - MO	MANAGER'S OFFICE	575.00
Total AFSCME PERSONAL SUPPORT PGM:			575.00
AIRYS INC	LIFT STATION 6 REPAIRS	PUBLIC WORKS	462.18
Total AIRYS INC:			462.18
ALPHA PRIME WIRELESS COM	PW RADIOS	PUBLIC WORKS	4,802.46
ALPHA PRIME WIRELESS COM	PW RADIOS	PUBLIC WORKS	4,802.46
Total ALPHA PRIME WIRELESS COMMUNICATIONS:			9,604.92
ALRO STEEL CORPORATION	STEEL	PUBLIC WORKS	504.04
Total ALRO STEEL CORPORATION:			504.04
ALTORFER INDUSTRIES INC	GENERATOR FOR HOLIDAY LIGHTS 2023	MANAGER'S OFFICE	22.16
Total ALTORFER INDUSTRIES INC:			22.16
AMAZON CAPITAL SERVICES IN	L&M REPLACEMENT PARTS - IT	MANAGER'S OFFICE	47.70
AMAZON CAPITAL SERVICES IN	LOCATOR REPLACEMENT CABLES	PUBLIC WORKS	150.98
AMAZON CAPITAL SERVICES IN	BEACH BALL SCAVENGER HUNT	MANAGER'S OFFICE	38.67
AMAZON CAPITAL SERVICES IN	CABLES FOR BCTC CLASSROOM	MANAGER'S OFFICE	49.30
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES - FD	FIRE DEPARTMENT	68.80
AMAZON CAPITAL SERVICES IN	L&M REPLACEMENT FIREWALL	MANAGER'S OFFICE	708.92
Total AMAZON CAPITAL SERVICES INC:			1,064.37
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	25.00
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	150.00
AMERICAN LAWN LLC	SHOPPING CARTS	FIRE DEPARTMENT	100.00
Total AMERICAN LAWN LLC:			275.00
AMERICAN PRINTING TECHNO	VEHICLE STICKER FULFILLMENT SVCS-APR 2024	MANAGER'S OFFICE	2,117.75
AMERICAN PRINTING TECHNO	VEHICLE STICKER FULFILLMENT SVCS-MAY 2024	MANAGER'S OFFICE	1,193.75
Total AMERICAN PRINTING TECHNOLOGIES INC:			3,311.50
ANEW: BUILDING BEYOND VIO	DONATION - CICADA SHIRT SALES	ASSETS	3,486.00
Total ANEW: BUILDING BEYOND VIOLENCE & ABUSE:			3,486.00
ARCTIC ENGINEERING LLC	HVAC MAINTENANCE	PUBLIC WORKS	1,658.00
ARCTIC ENGINEERING LLC	HVAC MAINTENANCE	PUBLIC WORKS	1,730.56
Total ARCTIC ENGINEERING LLC:			3,388.56
AUTO PALACE INC	ADMIN REPAIR PARTS	PUBLIC WORKS	1,154.73
AUTO PALACE INC	CONTRACTUAL SERVICE PW	PUBLIC WORKS	1,104.00
Total AUTO PALACE INC:			2,258.73
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	9,699.90
AVALON PETROLEUM COMPAN	DIESEL FUEL INVENTORY	ASSETS	2,388.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total AVALON PETROLEUM COMPANY:			12,087.90
B ALLAN GRAPHICS	BUSINESS CARDS TRUSTEE	MANAGER'S OFFICE	65.00
B ALLAN GRAPHICS	BUSINESS CARDS	FIRE DEPARTMENT	65.00
Total B ALLAN GRAPHICS:			130.00
BALAGIO RISTORANTE	RETIREMENT EVENT	MANAGER'S OFFICE	2,000.00
Total BALAGIO RISTORANTE:			2,000.00
BERLANDS HOUSE OF TOOLS	1/2" IMPACT DRIVER	PUBLIC WORKS	299.99
Total BERLANDS HOUSE OF TOOLS:			299.99
BURNS & MCDONNELL ENGINE	LEAD SERVICE PLAN	PUBLIC WORKS	5,000.00
Total BURNS & MCDONNELL ENGINEERING CO., INC.:			5,000.00
C & M PIPE SUPPLY	VALVE BOX PARTS	PUBLIC WORKS	1,196.00
C & M PIPE SUPPLY	B-BOX PARTS	PUBLIC WORKS	290.00
C & M PIPE SUPPLY	SEWER PIPE AND FITTINGS	PUBLIC WORKS	724.00
C & M PIPE SUPPLY	SANITARY SEWER SUPPLIES	PUBLIC WORKS	1,244.08
Total C & M PIPE SUPPLY:			3,454.08
C & T LAWN AND LANDSCAPE	VACANT PROPERTY MOWING	PUBLIC WORKS	829.00
Total C & T LAWN AND LANDSCAPE:			829.00
CHEVROLET OF HOMEWOOD	ADMIN REPAIR PARTS	PUBLIC WORKS	501.91
Total CHEVROLET OF HOMEWOOD:			501.91
CHICAGO COMMUNICATIONS L	SHIFT COMMANDER VEHICLE - RADIO	FIRE DEPARTMENT	400.50
CHICAGO COMMUNICATIONS L	PD QUARTERLY RADIO MAINTENANCE	POLICE DEPARTMENT	60.00
Total CHICAGO COMMUNICATIONS LLC:			460.50
COMCAST BUSINESS CORP	INTERNET VH & NETWORK PW	MANAGER'S OFFICE	1,721.01
COMCAST BUSINESS CORP	PRI TELEPHONE SERVICE	MANAGER'S OFFICE	425.53
Total COMCAST BUSINESS CORP:			2,146.54
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	445.00
Total COOK COUNTY CLERK:			445.00
CORE & MAIN LP	TAPPING SADDLE	PUBLIC WORKS	691.00
CORE & MAIN LP	2 INCH METER HEAD	PUBLIC WORKS	1,962.91
CORE & MAIN LP	2 INCH METER HEAD	PUBLIC WORKS	1,962.91
CORE & MAIN LP	2 INCH METER HEAD	PUBLIC WORKS	3,900.00
CORE & MAIN LP	2 INCH METER HEAD	PUBLIC WORKS	3,900.00
CORE & MAIN LP	SCIENCE CENTER SPRINKLER PROJECT	PUBLIC WORKS	555.43

Name	Description	DEPARTMENT	Net Invoice Amount
Total CORE & MAIN LP:			12,972.25
CORE INTEGRATED MARKETIN	BLOCK PARTY YARD SIGNS	MANAGER'S OFFICE	261.69
Total CORE INTEGRATED MARKETING:			261.69
COSTELLO WHOLESALE FLOO	INTERIOR REPAIRS	PUBLIC WORKS	163.62
Total COSTELLO WHOLESALE FLOOR CO:			163.62
CURRIE MOTORS	VEHICLE MAINT - F-550	FIRE DEPARTMENT	817.69
CURRIE MOTORS	VEHICLE PARTS - F-550	FIRE DEPARTMENT	852.02
Total CURRIE MOTORS:			1,669.71
CURRIE MOTORS (PARTS)	ADMIN REPAIR PARTS	PUBLIC WORKS	412.69
Total CURRIE MOTORS (PARTS):			412.69
CVB	HOTEL TAX - MAY 2024	ASSETS	859.88
Total CVB:			859.88
DACRA ADJUDICATION LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	1,704.00
Total DACRA ADJUDICATION LLC:			1,704.00
DANA ROBINSON	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	119.20
Total DANA ROBINSON:			119.20
EKOS INC	PW FUEL SYSTEM SOFTWARE	PUBLIC WORKS	1,200.00
Total EKOS INC:			1,200.00
ELMER & SON LOCKSMITHS IN	LOCKS	PUBLIC WORKS	376.88
Total ELMER & SON LOCKSMITHS INC:			376.88
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	522.40
Total EXPERT CHEMICAL:			522.40
FESCO FIRE EQUIP SALES &	FIRE EXTINGUISHER SERVICE	PUBLIC WORKS	661.00
Total FESCO FIRE EQUIP SALES & SVC:			661.00
FLOW TECHNICS INC	LIFT STATION 5 PUMP REPAIR	PUBLIC WORKS	4,154.62
Total FLOW TECHNICS INC:			4,154.62
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	81.60
FORD OF HOMEWOOD	STREET DEPT REPAIR PARTS	PUBLIC WORKS	29.04
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	2.98
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	173.74

Name	Description	DEPARTMENT	Net Invoice Amount
Total FORD OF HOMEWOOD:			287.36
GBJ SALES LLC	RUBBER GLOVES	PUBLIC WORKS	1,068.25
GBJ SALES LLC	SEWER DEGREASER	PUBLIC WORKS	1,703.00
Total GBJ SALES LLC:			2,771.25
GFC LEASING	MONTHLY AGREEMENT	MANAGER'S OFFICE	944.23
GFC LEASING	COPIER METERS	MANAGER'S OFFICE	97.00
GFC LEASING	COPIER/PRINTER SUPPLIES	MANAGER'S OFFICE	992.08
Total GFC LEASING:			2,033.31
GREAT LAKES CONCRETE LLC	TERRACE LOT PROJECT	PUBLIC WORKS	670.55
Total GREAT LAKES CONCRETE LLC:			670.55
HARRY HAMMOCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	548.36
Total HARRY HAMMOCK:			548.36
HAWKINS INC	CHLORINE TANK RENTAL	PUBLIC WORKS	90.00
Total HAWKINS INC:			90.00
HELSEL JEPPEPERSON ELECTRI	OPERATING SUPPLIES	PUBLIC WORKS	32.04
HELSEL JEPPEPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	600.00
HELSEL JEPPEPERSON ELECTRI	SHOP SUPPLIES	PUBLIC WORKS	64.39
HELSEL JEPPEPERSON ELECTRI	TRUCK SUPPLIES	PUBLIC WORKS	204.86
HELSEL JEPPEPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	87.27
Total HELSEL JEPPEPERSON ELECTRICAL:			988.56
HISKES, DILLNER, O'DONNELL	CONTRACT/CONSULTING SERVICE	MANAGER'S OFFICE	2,118.06
Total HISKES, DILLNER, O'DONNELL:			2,118.06
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	628.69
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	88.00
Total HOMEWOOD DISPOSAL:			716.69
HOMEWOOD-FLOSSMOOR CH	CHRONICLE AD	MANAGER'S OFFICE	316.00
HOMEWOOD-FLOSSMOOR CH	PW AD RECRUITMENT	MANAGER'S OFFICE	56.00
Total HOMEWOOD-FLOSSMOOR CHRONICLE:			372.00
HR GREEN INC	PLAN REVIEWS FOR MAY 2024	FIRE DEPARTMENT	5,626.25
Total HR GREEN INC:			5,626.25
ILCMA	RECRUITMENT - ASST PW DIRECTOR	MANAGER'S OFFICE	50.00
Total ILCMA:			50.00
ILLINOIS SECTION AWWA	TRAINING CLASS	PUBLIC WORKS	120.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total ILLINOIS SECTION AWWA:			120.00
INTERSTATE BATTERY	WATER DEPT REPAIR PARTS	PUBLIC WORKS	657.90
Total INTERSTATE BATTERY:			657.90
JAMES FINFROCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	468.80
Total JAMES FINFROCK:			468.80
JAMES STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	256.00
Total JAMES STRAYER:			256.00
JODY APPELEGATE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	111.23
Total JODY APPELEGATE:			111.23
JONES PARTS & SERVICE INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	569.90
Total JONES PARTS & SERVICE INC:			569.90
JUSTIN MICHAEL PRZYBYCIEN	FARMERS MARKET ENTERTAINMENT	MANAGER'S OFFICE	100.00
JUSTIN MICHAEL PRZYBYCIEN	FARMERS MARKET ENTERTAINMENT	MANAGER'S OFFICE	250.00
JUSTIN MICHAEL PRZYBYCIEN	FARMERS MARKET ENTERTAINMENT	MANAGER'S OFFICE	150.00
Total JUSTIN MICHAEL PRZYBYCIEN:			500.00
KANKAKEE TRUCK EQUIPMEN	STREET DEPT REPAIR PARTS	PUBLIC WORKS	351.60
Total KANKAKEE TRUCK EQUIPMENT:			351.60
KEVIN KAISER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	636.66
Total KEVIN KAISER:			636.66
LANER MUCHIN LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	5,826.67
Total LANER MUCHIN LTD:			5,826.67
LAUTERBACH & AMEN LLP	4/30/24 AUDIT - PROGRESS BILLING	MANAGER'S OFFICE	21,815.00
LAUTERBACH & AMEN LLP	POLICE PENSION AUDIT 4/30/2024	MANAGER'S OFFICE	4,725.00
LAUTERBACH & AMEN LLP	FIRE PENSION AUDIT 4/30/2024	MANAGER'S OFFICE	3,850.00
Total LAUTERBACH & AMEN LLP:			30,390.00
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	275.50
LBM TOOLS LLC	VEHICLE MAINT DEPT TOOLS	PUBLIC WORKS	325.20
Total LBM TOOLS LLC:			600.70
LEEPS SUPPLY CO INC	HVAC REPAIR	PUBLIC WORKS	287.42
Total LEEPS SUPPLY CO INC:			287.42
LexisNexis RISK DATA MANAGE	BACKGROUND CHECKS	POLICE DEPARTMENT	200.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total LexisNexis RISK DATA MANAGEMENT:			200.00
LOGSDON CONSULTATION SER	MONTHLY SUBSCRIPTION	FIRE DEPARTMENT	375.00
Total LOGSDON CONSULTATION SERVICES:			375.00
M E SIMPSON CO INC	WATER LEAK DETECTION	PUBLIC WORKS	965.00
Total M E SIMPSON CO INC:			965.00
MARC FISHMAN	REFUND FOR BOOTH SPACE	MANAGER'S OFFICE	75.00
Total MARC FISHMAN:			75.00
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL CABLE LOCATE	PUBLIC WORKS	437.20
Total MEADE ELECTRIC CO INC:			437.20
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	35.77
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	183.14
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	28.96
MENARDS INC	HAND SANITIZER	PUBLIC WORKS	26.96
MENARDS INC	HOSE	PUBLIC WORKS	202.86
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	93.08
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	35.55
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	85.27
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	131.08
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	35.43
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	17.99
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	35.97
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	94.54
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	32.38
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	25.38
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	43.97
MENARDS INC	PLUMBING REPAIRS	PUBLIC WORKS	375.68
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	60.66
Total MENARDS INC:			1,544.67
METROPOLITAN INDUSTRIES I	METROCLOUD DATA SERVICE	PUBLIC WORKS	300.00
Total METROPOLITAN INDUSTRIES INC:			300.00
MICHAEL NICKOLAOU	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	188.06
Total MICHAEL NICKOLAOU:			188.06
MICHAEL ORMSBY	WATER DEPOSIT REFUND	ASSETS	68.88
Total MICHAEL ORMSBY:			68.88
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	55.26
MONARCH AUTO SUPPLY INC	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	520.60
MONARCH AUTO SUPPLY INC	VEHICLE MAINT TOOLS	PUBLIC WORKS	85.50
MONARCH AUTO SUPPLY INC	VEHICLE MAINT OPERATING SUPPLIES	PUBLIC WORKS	57.82

Name	Description	DEPARTMENT	Net Invoice Amount
Total MONARCH AUTO SUPPLY INC:			719.18
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- ABC	POLICE DEPARTMENT	665.99
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- MOVE	POLICE DEPARTMENT	346.89
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- P/C TICKETS	POLICE DEPARTMENT	2,785.66
Total MUNICIPAL COLLECTION SERVICES:			3,798.54
NORTH EAST MULTI-REGIONAL	LEAD HOMICIDE INVESTIGATOR TRAINING	POLICE DEPARTMENT	125.00
NORTH EAST MULTI-REGIONAL	RIFLE/CARBINE INSTRUCTOR COURSE	POLICE DEPARTMENT	500.00
Total NORTH EAST MULTI-REGIONAL TRAINING:			625.00
O'HERRON CO	BODY ARMOR	POLICE DEPARTMENT	780.00
Total O'HERRON CO:			780.00
OLD NATIONAL BANK/FD	PIZZA FOR BCTC MEETING WITH HAZEL CREST	FIRE DEPARTMENT	155.63
OLD NATIONAL BANK/FD	PARAMEDIC RENEWAL - GARCIA	FIRE DEPARTMENT	41.00
OLD NATIONAL BANK/FD	PARAMEDIC RENEWAL FEE	FIRE DEPARTMENT	41.00
Total OLD NATIONAL BANK/FD:			237.63
OLD NATIONAL BANK/FIN	LUNCHEON	MANAGER'S OFFICE	245.67
OLD NATIONAL BANK/FIN	REFUND	MANAGER'S OFFICE	15.00
OLD NATIONAL BANK/FIN	TRAINING	MANAGER'S OFFICE	35.00
OLD NATIONAL BANK/FIN	NOTARY RENEWAL	MANAGER'S OFFICE	16.00
Total OLD NATIONAL BANK/FIN:			281.67
OLD NATIONAL BANK/MO	TENT/TABLE/CHAIR RENTAL	MANAGER'S OFFICE	3,456.07
OLD NATIONAL BANK/MO	EVENT FLORAL DECOR	MANAGER'S OFFICE	779.74
OLD NATIONAL BANK/MO	MEMBERSHIP DUES	MANAGER'S OFFICE	54.40
OLD NATIONAL BANK/MO	APPLE MUSIC MONTHLY	MANAGER'S OFFICE	10.99
OLD NATIONAL BANK/MO	AC ADAPTER FOR SPEAKER RADIO RETURN	MANAGER'S OFFICE	19.99
OLD NATIONAL BANK/MO	AC ADAPTER FOR SPEAKER RADIO REPAIR	MANAGER'S OFFICE	19.99
OLD NATIONAL BANK/MO	WEBCAM FOR BOARD ROOM REPLACEMENT	MANAGER'S OFFICE	169.99
OLD NATIONAL BANK/MO	IT SUPPLIES	MANAGER'S OFFICE	199.99
OLD NATIONAL BANK/MO	IT SUPPLIES RETURN	MANAGER'S OFFICE	169.99
OLD NATIONAL BANK/MO	SOCIAL MEDIA	MANAGER'S OFFICE	48.50
OLD NATIONAL BANK/MO	DONUTS AT METRA	MANAGER'S OFFICE	320.82
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	1,418.49
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILL	MANAGER'S OFFICE	21.00
OLD NATIONAL BANK/MO	CONSTANT CONTACT	MANAGER'S OFFICE	145.00
OLD NATIONAL BANK/MO	FACEPAINTER/BALLOON TWISTER	MANAGER'S OFFICE	1,300.00
OLD NATIONAL BANK/MO	BREAKFAST MEETING	MANAGER'S OFFICE	232.69
OLD NATIONAL BANK/MO	DOMAIN RENEWAL	MANAGER'S OFFICE	215.40
OLD NATIONAL BANK/MO	MEMBERSHIP	MANAGER'S OFFICE	1,112.00
OLD NATIONAL BANK/MO	MEMBERSHIP DUES	MANAGER'S OFFICE	362.50
OLD NATIONAL BANK/MO	ILCMA MEMBERSHIP	MANAGER'S OFFICE	212.50
OLD NATIONAL BANK/MO	TRUSTEE NAMEPLATE	MANAGER'S OFFICE	10.50
OLD NATIONAL BANK/MO	TRUSTEE NAMEPLATE	MANAGER'S OFFICE	10.50
OLD NATIONAL BANK/MO	TRUSTEE NAMEPLATES	MANAGER'S OFFICE	17.00
OLD NATIONAL BANK/MO	SHAREPOINT RENEWAL MICROSOFT	MANAGER'S OFFICE	175.73
OLD NATIONAL BANK/MO	VENDOR TENT MATERIALS	MANAGER'S OFFICE	368.10
OLD NATIONAL BANK/MO	ZOOM MONTHLY	MANAGER'S OFFICE	40.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total OLD NATIONAL BANK/MO:			10,511.92
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	46.93
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	23.70
OLD NATIONAL BANK/PD	RETURN	POLICE DEPARTMENT	16.99-
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	19.99
OLD NATIONAL BANK/PD	RETIREMENT LUNCH	POLICE DEPARTMENT	280.83
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	60.77
OLD NATIONAL BANK/PD	REFUND FOR CHAIRS	POLICE DEPARTMENT	1,399.93-
OLD NATIONAL BANK/PD	RETIREMENT EXPENSES	POLICE DEPARTMENT	56.56
Total OLD NATIONAL BANK/PD:			928.14-
OLD NATIONAL BANK/PW	OPEN HOUSE SUPPLIES	PUBLIC WORKS	200.00
OLD NATIONAL BANK/PW	OPEN HOUSE SUPPLIES	PUBLIC WORKS	200.00
OLD NATIONAL BANK/PW	OPEN HOUSE SUPPLIES	PUBLIC WORKS	145.84
OLD NATIONAL BANK/PW	FILTERS	PUBLIC WORKS	151.77
OLD NATIONAL BANK/PW	20V BATTERIES	PUBLIC WORKS	239.00
OLD NATIONAL BANK/PW	REPAIR PARTS	PUBLIC WORKS	520.15
OLD NATIONAL BANK/PW	MEMBERSHIP/SAFETY TRAINING	PUBLIC WORKS	499.00
OLD NATIONAL BANK/PW	EQUIPMENT	PUBLIC WORKS	79.97
OLD NATIONAL BANK/PW	WORKBOOTS	PUBLIC WORKS	169.00
Total OLD NATIONAL BANK/PW:			2,204.73
PROSHRED SECURITY	SHREDDING	POLICE DEPARTMENT	214.36
PROSHRED SECURITY	CREDIT FOR INCORRECT INVOICE	POLICE DEPARTMENT	140.00-
Total PROSHRED SECURITY:			74.36
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	222.98
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	282.48
RED WING BUSINESS ADVANT	WORK BOOTS	PUBLIC WORKS	307.98
Total RED WING BUSINESS ADVANTAGE:			813.44
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION - PW	PUBLIC WORKS	32.50
Total RELIANCE SAFETY LANE & SERVICE:			32.50
REPLACEMENT WINDOW SYST	WINDOW REPAIRS	PUBLIC WORKS	2,427.00
Total REPLACEMENT WINDOW SYSTEMS:			2,427.00
RUSSO POWER EQUIPMENT	LANDSCAPE OPERATING SUPPLIES	PUBLIC WORKS	327.99
Total RUSSO POWER EQUIPMENT:			327.99
SAUNORIS BROTHERS INC	SAND	PUBLIC WORKS	252.06
Total SAUNORIS BROTHERS INC:			252.06
SCHINDLER ELEVATOR CORPO	ELEVATOR MAINTENANCE	PUBLIC WORKS	47.60
Total SCHINDLER ELEVATOR CORPORATION:			47.60

Name	Description	DEPARTMENT	Net Invoice Amount
SEBIS - POSTAGE	SEBIS POSTAGE	PUBLIC WORKS	3,023.66
Total SEBIS - POSTAGE:			3,023.66
SEBIS DIRECT INC	SEBIS DIRECT	PUBLIC WORKS	693.51
Total SEBIS DIRECT INC:			693.51
SECRETARY OF STATE	CONFIDENTIAL PLATE RENEWAL	PUBLIC WORKS	151.00
SECRETARY OF STATE	PLATE	PUBLIC WORKS	151.00
Total SECRETARY OF STATE:			302.00
SERVICE SANITATION INC	RESTROOMS ART AND GARDEN	MANAGER'S OFFICE	1,334.00
Total SERVICE SANITATION INC:			1,334.00
SHARK SHREDDING INC	MONTHLY SHREDDING	FIRE DEPARTMENT	66.00
Total SHARK SHREDDING INC:			66.00
SOUND INCORPORATED	MONTHLY HOSTING SERVICES	MANAGER'S OFFICE	495.00
Total SOUND INCORPORATED:			495.00
SOUTH SUBURBAN HUMANE S	ANIMAL IMPOUND FEES	POLICE DEPARTMENT	390.00
Total SOUTH SUBURBAN HUMANE SOCIETY:			390.00
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	247.00
Total SOUTH SUBURBAN PADS:			247.00
STEVEN BRANDENBURGER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	379.19
Total STEVEN BRANDENBURGER:			379.19
SUBURBAN LABORATORIES IN	WATER SAMPLES	PUBLIC WORKS	444.30
Total SUBURBAN LABORATORIES INC:			444.30
SUNBELT RENTALS INC	EQUIPMENT RENTAL	PUBLIC WORKS	357.00
Total SUNBELT RENTALS INC:			357.00
THE STUTTLEY GROUP LLC	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	525.00
Total THE STUTTLEY GROUP LLC:			525.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	80,742.74
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	1,386.16
Total THORN CREEK BASIN SAN DISTRICT:			82,128.90
TIENSTRA GERALD	PLUMBING INSPECTIONS	FIRE DEPARTMENT	2,000.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total TIENSTRA GERALD:			2,000.00
TIMOTHY HANNIG	80% MEDICARE SUPPLEMENT REIMBUSREMENT	MANAGER'S OFFICE	520.80
Total TIMOTHY HANNIG:			520.80
T-MOBILE	T-MOBILE CELL PHONES AND IPADS	MANAGER'S OFFICE	984.92
Total T-MOBILE:			984.92
TRONC	LEGAL NOTICES	MANAGER'S OFFICE	283.50
Total TRONC:			283.50
ULINE LAWN EQUIPMENT	VEHICLE MAINT DEPT SUPPLIES	PUBLIC WORKS	751.90
Total ULINE LAWN EQUIPMENT:			751.90
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	157.18
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	448.47
Total UTERMARK & SONS QUALITY LAWCARE CO:			605.65
VERIZON WIRELESS SVCS LLC	MOBILE PHONE SERVICE-ALL DEPTS	MANAGER'S OFFICE	577.96
Total VERIZON WIRELESS SVCS LLC:			577.96
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	21.36
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	100.38
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES/DISPOSABLES	MANAGER'S OFFICE	144.33
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	344.24
Total WAREHOUSE DIRECT OFFICE PDTS:			610.31
WEST SIDE TRACTOR SALES	EQUIPMENT PURCHASES PW	PUBLIC WORKS	8,500.00
Total WEST SIDE TRACTOR SALES:			8,500.00
WINKLER SERVICES LLC	CYCLIC TREE TRIMS	PUBLIC WORKS	10,320.00
Total WINKLER SERVICES LLC:			10,320.00
WISCO	OXYGEN - FD	FIRE DEPARTMENT	264.36
Total WISCO:			264.36
WORKING WELL	PHYSICALS - FD	MANAGER'S OFFICE	1,277.00
WORKING WELL	HEP-B IMMUNIZATION	PUBLIC WORKS	75.00
WORKING WELL	POLICE APPLICANT PRE EMPLOYMENT PHYSICAL	MANAGER'S OFFICE	966.00
Total WORKING WELL:			2,318.00
Grand Totals:			278,916.84

Name	Description	DEPARTMENT	Net Invoice Amount
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Dated: _____

Village Clerk: _____

RESOLUTION NO. R-3189

**A RESOLUTION APPROVING EXECUTIVE SESSION MINUTES FROM
SEPTEMBER 12, 2023 TO APRIL 23, 2024 AND AUTHORIZING THE
DESTRUCTION OF EXECUTIVE SESSION AUDIO RECORDINGS FROM
MAY 2022 THROUGH OCTOBER 2022**

WHEREAS, the President and Board of Trustees of the Village of Homewood have met from time to time in executive session for purposes authorized by Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*); and

WHEREAS, as required by the Act, the Village Clerk has kept written minutes and verbatim recordings of all such executive sessions; and

WHEREAS, the President and Board of Trustees have reviewed the minutes of executive sessions held on September 12, 2023 to April 23, 2024; and

WHEREAS, the Illinois Open Meetings Act requires public bodies to maintain a verbatim record of all closed meetings in the form of an audio or video recording for at least 18 months; and

WHEREAS, the Act permits the destruction of said verbatim records after 18 months, provided that the President and Board of Trustees have approved minutes for said closed session meetings; and

WHEREAS, all verbatim recordings of closed session meetings held from May 2022 through October 2022 are now more than 18 months old; and

WHEREAS, the President and Village Board previously have reviewed and approved closed session minutes for closed meetings held from May 2022 through October 2022.

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

SECTION 1 - APPROVAL OF EXECUTIVE SESSION MINUTES:

The following Executive Session Minutes are hereby approved:

September 12, 2023
September 26, 2023
October 24, 2023
November 28, 2023
January 9, 2024
February 27, 2024
April 23, 2024

SECTION 2 - APPROVAL OF DESTRUCTION OF VERBATIM RECORDINGS
OF EXECUTIVE SESSIONS HELD FROM MAY 2022 THROUGH OCTOBER 2022:

The Village Clerk is hereby authorized and directed to dispose of executive session audio recordings of executive sessions held from May 2022 through October 2022.

This Resolution passed this 25th day of June, 2024.

Village President

ATTEST:

Village Clerk

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

RESOLUTION NO. R-3190

**A RESOLUTION DETERMINING MINUTES OR PORTIONS
THEREOF FROM EXECUTIVE SESSIONS NO LONGER
REQUIRING CONFIDENTIAL TREATMENT**

WHEREAS, the President and Board of Trustees of the Village of Homewood have met from time to time in executive session for purposes authorized by Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) (“the Act”); and

WHEREAS, as required by the Act, the Village Clerk has kept written minutes of all such executive sessions; and

WHEREAS, as required by the Act, the President and Board of Trustees recently met to review minutes of all closed meetings not previously opened to the public to determine whether: (1) the need for confidentiality still exists as to all or part of those minutes, or (2) that the minutes or portions thereof no longer require confidential treatment and will be available for public inspection; and

WHEREAS, as a result of this periodic review, the President and Board of Trustees have determined that the minutes (or portions thereof) of the meetings listed on the attached Exhibit “A” no longer require confidential treatment and should be made available for public inspection.

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

SECTION 1 - DETERMINATION OF MINUTES TO BE OPENED AND THOSE REQUIRING CONFIDENTIAL TREATMENT:

The Executive Session Minutes (or portions thereof) from those meetings set forth on Exhibit “A” no longer require confidential treatment and are hereby made available for public inspection. All Executive Session Minutes (or portions thereof) not identified in this, or prior Resolutions continue to require confidential treatment and shall not be made available for public inspection at this time

SECTION 2 - AUTHORIZATION TO MAKE MINUTES AVAILABLE:

The Village Clerk is hereby authorized and directed to make the minutes identified in Exhibit “A” available for inspection and copying in accordance with the Act.

This Resolution passed this 25th day of June, 2024.

Village President

ATTEST:

Village Clerk

Ayes: _____ Nays: _____ Abstentions: _____ Absences: _____

Exhibit A
Minutes from Executive Sessions
No Longer Requiring Confidential Treatment

November 13, 2018	All
March 8, 2022	All
September 12, 2023	Semi-annual review of executive session minutes
January 9, 2024	Discussion of leasing property at 3003-3025 183 rd Street, page 1
April 23, 2024	Discussion of pending litigation from Central Sweeping of Illinois, page 2



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 25, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Denise McGrath, Chief of Police

Topic: Amendment to Homewood Municipal Code

PURPOSE

It is necessary to amend the Homewood Municipal Code to revise the Fine Payment Schedule for seat belt violations. The revision will be written as a local ordinance violation in order to be consistent with the maximum fine allowed by the Illinois Vehicle Code for seat belt violations.

PROCESS

Driver and passenger seat belt requirements are detailed in the Illinois Vehicle Code under 625 ILCS 5/12-603.1. Seat belt violations may be charged as a local ordinance violation and adjudicated in the Village's Administrative Hearing process, or they can be charged as a violation of State law and prosecuted in the Circuit Court.

The Illinois Vehicle Code sets a maximum \$25 fine for seat belt violations charged under State law. However, the Homewood Municipal Code states that the minimum fine for local ordinance violations handled through the Village's Administrative Hearing program is \$50.

In order to be consistent with the State's minimum fine, it is necessary to amend the Municipal Code to set a \$25 fine for seat belt violations charged under the Homewood Municipal Code and adjudicated in the Village's Administrative Hearing process.

OUTCOME

Amending the code for seat belt fines will make the Homewood Municipal Code consistent with State law.

FINANCIAL IMPACT

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

VILLAGE OF HOMEWOOD

Item 11. C.



LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance amending the Homewood Municipal Code to include the Fine Payment Schedule for Seat Belt violations as detailed in the Illinois Vehicle Code, 625 ILCS 5/12-603.1 (d).

ATTACHMENT(S)

Ordinance

ORDINANCE NO. MC-1081

**AN ORDINANCE AMENDING SECTION 40-422 OF THE HOMEWOOD
MUNICIPAL CODE UPDATING THE FINE PAYMENT SCHEDULE
FOR SEAT BELT VIOLATIONS**

WHEREAS, 625 ILCS 5/12/603.1 of the Illinois Vehicle Code requires drivers and passengers to use safety belts; and

WHEREAS, Article 1, Section 40-2 of the Homewood Municipal Code adopts the Illinois Vehicle Code, including requirements for motor vehicle drivers and passengers to wear seat belts; and

WHEREAS, Section 40-2(c) of the Homewood Municipal Code allows for seat belt requirements to be enforced under the Homewood Municipal Code as compliance violations; and

WHEREAS, the Board of Trustees of the Village of Homewood find it necessary to revise the local ordinance fine for a seat belt violation to be consistent with the maximum penalty for a seat belt violation charged as a violation of the Illinois Vehicle Code.

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

SECTION ONE - AMENDMENT TO THE HOMEWOOD MUNICIPAL CODE:

Section 40-422 of the Homewood Municipal Code is amended as follows (additional language underlined, deleted language ~~stricken~~):

Sec. 40-422. - Fines.

The fines and penalties which shall be imposed for the violation of vehicular standing, parking, or compliance regulation violations shall be as follows:

Fine Payment Schedule

Fine Type	<u>Seat Belt</u>	<i>General Fine Amount</i>	<i>Fire Lane Amount</i>	<i>Handicapped Fine Amount</i>
Upon issuance of a violation notice	<u>\$25.00</u>	\$50.00	\$100.00	\$250.00
Discounted amount if paid within 10 days of issuance	<u>n/a</u>	\$35.00	\$70.00	\$175.00
The fine amount plus penalty if paid later than 24 hours after the first hearing date	<u>\$25.00</u>	\$150.00	\$175.00	\$275.00
Having failed to pay the fine amount specified in Step 3 prior to the second hearing date, the fine amount plus penalty if paid later than 24 hours after the 2nd hearing date	<u>\$25.00</u>	\$250.00	\$250.00	\$350.00

SECTION TWO - EFFECTIVE DATE:

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

PASSED and APPROVED this 25th day of June, 2024.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 25, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit for Massage Therapy, Obsidian Holistic Services LLC

PURPOSE

The applicant, Erica Washington of Obsidian Holistic Services LLC, requests a special use permit to operate massage therapy at 930 W. 175th Street, Suite 1E and 1NE. The applicant’s business was approved for a business operation certificate on February 2, 2023, as a wellness center offering counseling, acupuncture, reiki, and other therapy services related to mental and physical health. The applicant proposes the addition of massage therapy, including Swedish massage, deep tissue massage, cupping massage, myofascial massage, and stone massage services.

The business is located in the B-4 Shopping Center zoning district. The Homewood Zoning Ordinance classifies massage therapy uses as a special use in the B-4 District to allow the Planning and Zoning Commission to evaluate each requested special use permit individually, to consider the impact of the proposed use on neighboring properties, and the public need for the proposed use at the subject location.

PROCESS

The subject property is a three-story 15,000-square-foot professional office building occupied by a range of office and personal service uses with sixty-three (63) parking spaces on-site. The applicant has not proposed any alterations to the current space, a 1,621-square-foot area, of combined suites 1E and 1NE on the first floor of the office building.

On June 13, 2024, the Planning and Zoning Commission considered the special use permit in a public hearing. All commission members present and voted unanimously (5-0) to recommend approval of the special use permit.

OUTCOME

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

1. The subject property is located at 930 W. 175th Street;



2. The underlying zoning district is B-4 Shopping Center;
3. The subject property is occupied by an approximately 15,000 square foot office building. The tenant space occupied by the applicant, Suites 1E/1NE, is 1,621 square feet in area;
4. The applicant has proposed a massage therapy establishment;
5. Massage therapy is a special use within the B-4 Shopping Center district;
6. The proposed special use will function as an additional service offered at an existing business, Obsidian Holistic Services, LLC, which was approved for business operation on February 2, 2023;
7. The site has sixty-three (63) parking spaces on site. The subject site requires fifty (50) parking spaces to meet off-street parking requirements;
8. The business will be operated from Monday through Sunday from 8:00 a.m. to 7:00 p.m. on an appointment-only basis; and
9. All practitioners offering massage therapy services require a license from the State of Illinois and carry adequate insurance for personal massage services.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a massage therapy use in the B-4 Shopping Center zoning district for Obsidian Holistic Services, LLC at 930 W 175th Street, Suites 1E and 1NE.

ATTACHMENT(S)

Ordinance

ORDINANCE NO. M-2299

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
MASSAGE THERAPY AT 930 W. 175TH IN HOMEWOOD, COOK
COUNTY, ILLINOIS.**

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

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

WHEREAS, a request has been received for a special use permit for massage therapy at 930 W. 175th Street; and

WHEREAS, the proposed use is to be located within a professional office building; and

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

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

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on June 13, 2024, and recommended approval of a special use permit to allow the business to offer massage therapy services; and

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

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

SECTION ONE – FINDINGS OF FACT:

1. The subject property is located at 930 W 175th Street;
2. The underlying zoning district is B-4 Shopping Center;
3. The subject property is occupied by an approximately 15,000-square-foot office building. The tenant space occupied by the applicant, Suites 1E/1NE, is 1,621 square feet in area;
4. The applicant seeks to offer massage therapy services;
5. Massage therapy is a special use within the B-4 Shopping Center district;
6. The proposed special use will function as an additional service offered at an existing business, Obsidian Holistic Services, LLC, which opened for business on February 2, 2023;
7. The site has sixty-three (63) parking spaces on site. The subject site requires fifty (50) parking spaces to meet off-street parking requirements;
8. The business will operate Monday through Sunday from 8:00 am to 7:00 pm on an appointment-only basis; and
9. All practitioners offering massage therapy services require a license from the State of Illinois and carry adequate insurance for personal massage services.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 3 in Richmond Subdivision, being a Subdivision in the East 1/2 of the Southeast 1/4 of Section 29, Township 36 North, Range 14, East of the Third Principle Meridian, according to the Plat thereof Recorded December 2, 1980 as Document Number 25688712, In Cook County, Illinois.

Permanent Index Number: 29-29-409-020

Common Address: 930 W. 175th Street
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Obsidian Holistic Services, LLC, applicant Erica Washington to offer massage therapy services in Suites 1E & 1NE at the above-described property.

SECTION FOUR - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of June 13, 2024, as they relate to the subject zoning.

The Homewood Village Board minutes of June 25, 2024, as they relate to the subject zoning.

SECTION FIVE - RECORDING:

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

PASSED and APPROVED this 25th Day of June, 2024.

Village President

Village Clerk

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

RESOLUTION NO. R- 3191**A RESOLUTION CONTINUING THE MARCH 12, 2024 PUBLIC HEARING
ON THE PROPOSED 183RD WEST TAX INCREMENT FINANCING
DISTRICT TO JULY 23, 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; and

WHEREAS, the Village Board commenced the public hearing on the proposed TIF district on March 12, 2024 and continued the hearing until June 25, 2024; and

WHEREAS, since Cook County has not yet certified the 2023 EAV, the Village Board finds it necessary to continue the public hearing until county completes the EAV certification process.

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 continued until July 23, 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 25th day of June, 2024.

Village President

ATTEST:

Village Clerk

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



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 25, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Resolution of Support Cook County Class 8, 18225 Dixie Highway

PURPOSE

The Village, previously, passed a resolution in support of a Cook County Class 8 property tax incentive, and entered into a redevelopment agreement (RDA) with Homewood Brewing Company to construct a restaurant and craft brewery on the former Bogart’s property at 18225 Dixie Highway. Originally when the Village approved the Class 8 resolution, it was and appropriate for the property – there was a building that was vacant at the time of purchase. Subsequently, the new owners (Homewood Brewery) decided to tear down the vacant structure and construct a new building. The Class 8 resolution needs to be corrected to appropriately identify the Class 8 (for the new building) as “new construction.” Homewood Brewing Company’s construction is near completion. The business has requested a new resolution of support that specifically states that the project is “new construction.”

PROCESS

The Village acquired the property at 18225 Dixie Highway in a tax foreclosure sale in 2018. At that time, the building had been vacant for approximately nine years. In 2020, the Village established the Dixie Highway/Miller Court Tax Increment Financing District (TIF), which includes this property. The intent was to secure the property and provide incentives for suitable development.

In April 2022, the Village Board approved a redevelopment agreement and resolution in support of a Cook County Class 8 incentive for the construction of the Homewood Brewing Company at 18225 Dixie Highway. When the Village approved the resolution, it was correct for the situation because there was a building that was vacant at the time of purchase. Subsequently, the new owners decided to tear down the existing building and construct a new building. New construction is one of the four different ways that a property can be eligible for a Class 8 status. A new resolution of support must be approved to state that the project is “new construction.”

OUTCOME

Redevelopment of the former Bogart’s property will result in the development of an underutilized vacant property at the gateway to downtown Homewood and will improve the



overall physical conditions of the area and augment the area’s mix of commercial uses. Homewood Brewing Company has constructed a restaurant and craft brewery and is anticipated their opening in the near future. A restaurant is a targeted business and will be an attraction to Homewood.

Cook County has recognized the property tax issue for the Chicago Southland and created the Class 8 Cook County Tax Incentive Program. The Class 8 real estate tax incentive is designed to encourage industrial and commercial development in areas experiencing economic stagnation. Under this incentive program, qualified commercial real estate is assessed at 10 percent of market value for the first 10 years, 15 percent in the 11th year, and 20 percent in the 12th year. The program identifies five (5) Cook County townships that have automatic certification for the incentive; the subject property is located in Thornton Township, one of the five designated townships. A Class 8 for this property will help bring the tax burden more in line with the competition in neighboring counties where the property tax rate is as much as 45% less.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution supporting Class 8 status under the Cook County Real Property Assessment classification ordinance for real estate located at 18225 Dixie Highway.

ATTACHMENT(S)

- Resolution

RESOLUTION NO. R-3192

A RESOLUTION SUPPORTING CLASS 8 STATUS UNDER THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE FOR REAL ESTATE AT 18225 DIXIE HIGHWAY, HOMEWOOD, COOK COUNTY, ILLINOIS

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

WHEREAS, the Cook County Assessor is operating under a county ordinance instituting a program to encourage commercial development known as the Cook County Real Property Assessment Classification Ordinance (the “Ordinance”); and

WHEREAS, pursuant to the Ordinance, real estate used primarily for industrial or commercial purposes that is newly constructed, substantially rehabilitated, or found abandoned and located in a township targeted under the South Suburban Tax Reactivation Program may qualify for the Class 8 incentive; and

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

WHEREAS, 18255 Dixie Highway, LLC is the owner of the property at 18225 Dixie Highway, Homewood, Cook County, Illinois, legally described in the attached Exhibit A; and

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

WHEREAS, 18255 Dixie Highway, LLC has applied for a Class 8 real estate tax incentive and has demonstrated to this Board that the incentive is necessary for new construction of the property.

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

1. The above recitations are incorporated herein as if fully restated.
2. The Board of Trustees of the Village of Homewood supports and consents to the application by 18255 Dixie Highway, LLC to have

the property described in Exhibit A declared eligible for the Class 8 real estate tax incentive, in that the incentive is necessary for redevelopment of the property.

- 3. The proposed new construction project is consistent with the overall plan for the area.
- 4. The President, Village Clerk, and other appropriate Village of Homewood officials are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed this 25th day of June 2024.

Village President

ATTEST:

Village Clerk

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

EXHIBIT A

Legal Description:

Parcel 1: Lot 2, 3 and 4 in the resubdivision of Lot 6 in the County Clerk's Division of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The East 99 feet of Lot 1 in the subdivision of Lot 6 in the County Clerk's Division of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded October 21, 1927 as document 9816722, in Book 253 of Plats, Page 2; also the East 99 feet of that part of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 31 bounded and described as follows: Beginning at the Northeast corner of Lot 1 in the South of Lot 6 aforesaid; thence West along the North line of said Lot 1, 297 feet to the East line of Dixie Highway; thence North along said East line of Dixie Highway, 27.07 feet; thence East parallel with the North line of Lot 1 aforesaid, 297 feet; thence South parallel with the West line of the Southeast $\frac{1}{4}$ of said Section 31, 27.07 feet to the point of beginning, in Cook County, Illinois.

Parcel 3: The East 99 feet of the North 53.93 feet of the South 81 feet of that part of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Beginning at the Northeast corner of Lot 1 in the subdivision of Lot 6 in the County Clerk's Division of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section, according to the Plat thereof recorded October 21, 1927, as document 9816722, in Book 253 of Plats, Page 2; thence West along the North line of said Lot 1, 297 feet to the East line of Dixie Highway; thence North along said East line of Dixie Highway, 346 feet; thence East parallel with the North line of Lot 1 aforesaid, 297 feet; thence South parallel with the West line of the Southwest $\frac{1}{4}$ of said Section, 346 feet to the place of beginning in Cook County, Illinois.

Permanent Index Number:	29-31-409-037-0000
	29-31-409-038-0000
	29-31-409-010-0000
	29-31-409-041-0000
	29-31-409-072-0000

Common Address: 18225 Dixie Highway, Homewood, IL 60430



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 25, 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 2018-2020 Ridge Road

PURPOSE

The Village received three proposals for the purchase and renovation of the Village-owned property at 2018-2020 Ridge Road. Staff completed their evaluation of the proposals using three criteria: (1) best use, (2) community and Village benefit, (3) sustainability, and (4) best fit. Staff's methodology of evaluation/analysis and recommendation is outlined below. If staff's recommendation is accepted, the Village Board should direct staff to negotiate a purchase and sale agreement with the owner of the successful proposal. The purchase and sale agreement would be presented at a future board meeting.

BACKGROUND

In 2020, the former owner of Karate for Kids at 2018-2020 Ridge Road donated the building to the Village of Homewood. In October 2020, the Village amended our lease with the Homewood Science Center to add the donated property to the lease with the Homewood Science Center. The intended use of the building was to expand the Science Center's educational programs and sale of merchandise into that space.

Upon inspection of the property, the Village determined that the building required major repairs and updates for occupancy. In 2022, the Village completed roof replacement, tuckpointing, rear deck removal, replacement of the rear door, and demolition of the interior space. Several upgrades remain, including ADA bathroom installation, HVAC purchase and installation, asbestos remediation, and plumbing, electrical, and gas upgrades. The building was separated from the Science Center's lease agreement on April 23, 2024.

In April 2024, Grace Yan Cui, CIG (Chicago Investment Group) 2018 Homewood LLC, submitted a proposal to purchase and renovate the property at 2018-2020 Ridge Road. The proposal involves renovation and interior build-out of the existing commercial building into a Mongolian BBQ restaurant.

At the May 14, 2024, Village Board meeting, the Board passed Ordinance M-2294 directing staff to publish a solicitation for alternate proposals. The solicitation was published in the Daily



Southtown on May 16, 2024. The proposed development plan and solicitation have been available at the Village Clerk’s Office and on the Village website since May 16, 2024. In addition, the Village posted the solicitation on its social media forums on May 22, 2024 and June 5, 2024.

The Village received two additional proposals by the close of the submission deadline on June 11, 2024, at 5:00 p.m. At its last meeting, the Village Board directed staff to evaluate the proposals and make a recommendation on which proposal should be considered as the next use for the 2018-2020 Ridge Road property.

PROPOSALS

The three proposals are:

1. Gyumon: Grace Yan Cui of Chicago Investment Group proposal for a Mongolian barbecue restaurant.
2. Peeled & Pressed Juice and Smoothie Bar: Ninety Two Minerals LLC proposal for a juice and smoothie bar serving Acai bowls and a fresh salad bar.
3. Black House Community Studios: Josh Argue proposed a creative studio, production company, audio recording/mixing studio, and educational incubator for “Black Awesomeness FilmWorks.”

METHODOLOGY/EVALUATION/ANALYSIS

Staff evaluated each proposal based on the following criteria:

- I. **Best Use** – The Best Use criteria evaluates whether or not the proposed business is appropriately zoned, any public benefit it may have, and whether the business aligns with the downtown vision or any study or plan that may exist.
 - Zoning: Gyumon and Peeled & Pressed are categorized as eating places and are permitted uses in the B-1 district. Black House is not a permitted use in the B-1 district. The use as described falls within the “co-working space over 2,500 square feet” category. Operation of this use would require an amendment to the text of the zoning ordinance.
 - Public Benefit: All three uses would benefit the public: encourage social gatherings, cultural experiences, arts, creative production, and healthy food options. All uses are non-tax exempt, which puts the property back on the tax rolls. All three uses would serve as unique destinations and bring visitors to Homewood.
 - Alignment with the downtown plan: The TOD Master Plan (adopted in 2024) states a desire for new dining options, including a variety of restaurants, grab-and-go



meals, and sit-down cafes. Both restaurants are consistent with this vision. In addition, the TOD plan supports adaptive reuse of vacant properties and all three proposals meet this vision.

II. Yield (Village and community, area benefit) – The criteria in this category analyze the financial viability of the proposed developments. These criteria items include, “return on investment” and other positive net funding impacts that the businesses may have on the Village’s bottom line. The analysis may review the total cost of the project, projected revenue to the Village, any ancillary and downtown indirect revenue, and/or benefits and incentives that may or may not be considered for the developments.

- **Impact on EAV:** The Equalized Assessment Value (EAV) is related to property taxes. Any increase in the value of a property would increase the assessed value of the property. The greater investment in the property equates to a greater increase in value. Gyumon proposes \$1,030,000 costs for the improvement of the building, which is by far more of an investment than the other two proposals. (Peeled & Pressed = \$324,000 and Black House = \$315,500.)
- **Purchase Price:** The purchase price of the property would be \$1, though it is not specifically listed in all proposals.
- **Annual Revenue (Sales Tax):**

New business revenue	<u>Gyumon</u>	<u>Peeled & Pressed</u>	<u>Black House</u>
Estimated annual retail sales	\$ 2,160,000	\$ 1,500,000	\$ 4,500
Sales Tax to the Village (1% of sales)	\$ 21,600	\$ 15,000	\$ 45
Places of Eating Tax (2% of sales)	\$ 43,200	\$ 30,000	\$ 90
Other	\$ -	\$ -	\$ -
TOTAL annual projected revenue to the Village	\$ 64,800	\$ 45,000	\$ 135

Based on the proposals' estimated annual revenue, the Village would receive the greatest sales tax benefit from Gyumon. Staff reviewed similar existing businesses' sales revenue to validate the proposed sales tax revenues. Upon comparison, staff found that Village revenue from similar businesses (juice/smoothie bar/grab-and-go cafes) located in Homewood generate far less revenue than the estimates



provided by Peeled & Pressed. Staff believes that the Village could expect to receive approximately \$9,000 in total annual sales/places of eating tax revenue from similar businesses versus the \$45,000 projected by Peeled & Pressed.

- Ancillary/indirect revenue: Based on the projected number of guests, each business would bring people downtown who would support the existing local businesses. Employees would dine at local restaurants and diners could support local retailers.
- Job Creation – Each of the proposals would create new jobs downtown. Gyumon restaurant would employ managers, cooks, servers, kitchen staff, etc. Peeled & Press would likely have fewer staff than the Mongolian restaurant since it has a smaller menu and seating area. Black House would be an incubator for content creators, podcasts, and creative artists – creating even fewer traditional jobs.

III. Sustainability – This criterion evaluates the viability of the business, and whether the business can sustain itself within the current market environment. The criterion include the experience of the business owner, funding sources of the potential developments, the anticipated sales volume, and the economic feasibility of the proposed developments.

- Experience of the business owner:
 - Gyumon: the owner is a long-time restaurateur who operates two successful restaurants in Oak Park, IL.
 - Peeled & Pressed: the proposal states that this is the “3rd business endeavor.” One of the businesses is located at the Shops on Sterling in Flossmoor, “9inety 2wo Minerals and More,” a holistic care store. The juice bar would be a new endeavor for the applicant.
 - Black House: the owner has experience as a freelance photographer, etc., but does not have experience in the operation of this business.

- Anticipated Sales/Revenue Volume:

New business revenue	<u>Gyumon</u>	<u>Peeled & Pressed</u>	<u>Black House</u>
Projected annual revenue to the business	\$ 2,160,000	\$ 1,500,000	\$ 579,600



- Market Feasibility/longevity:
 - Gyumon: this proposal is estimated to have a high probability of success based on the success of other restaurants in downtown Homewood. This type of restaurant is not yet in the Homewood area market which makes it another complimentary food option in the downtown.
 - Peeled & Pressed: The Village currently has two similar uses. It is unproven if the market can support another one.
 - Black House: This market is unproven in Homewood. The use would be more appropriate in a location outside of the core downtown retail district.
- Adequate/maximized use of space: The Mongolian restaurant and the Black House would utilize the 3,800 square feet of space. However, similar uses to Peeled & Pressed are typically in smaller spaces. For example, Smoothie King is 1,440 square feet; Epiq Nutrition is 1,460 square feet and Frozen Yogurt (at Cherry Creek) is 1,100 square feet.

IV. Best Fit – Best Fit evaluates and analyzes those intrinsic components of the business that are not easily quantified. Best Fit looks at the impact on municipal services and how the potential businesses may impact or complement other surrounding businesses.

- Municipal Services: The uses would have minimal impact on Police, Fire, and Public Works services.
- Complementary to other businesses: Each proposal would renovate and improve a vacant space in the center of downtown Homewood with an active use that benefits the community.
- Impacts on surrounding uses: Parking is provided in the back of the building, which could accommodate employees. Customers (estimated at 200 per day for Gyumon and 30 per hour at Peeled & Pressed) would rely on public parking lots and on-street parking.

Each of the proposals would be a wonderful addition to the community. However, based on the evaluation criteria for this specific location, 2018-2020 Ridge Road, Staff recommends the selection of Gyumon as the preferred proposal. Gyumon consistently meets the evaluation criteria for this project.

VILLAGE OF HOMEWOOD

Item 11. G.



FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Make a motion to accept staff's recommendation regarding submitted proposals and direct staff to negotiate a purchase and sale agreement and a redevelopment agreement with Grace Yan Cui, CIG (Chicago Investment Group), 2018 Homewood LLC.

ATTACHMENT(S)

Evaluation Criteria
Proposals

1. Best Use

Appropriately Zoned
Public Benefit
Alignment with Downtown Plans

2. Yield (Village, community, area benefit)

Impact on the Equalized Assessed Value (EAV)
Purchase Price
Annual Revenue to the Village (sales tax, places of eating tax)
Ancillary/Indirect Revenue (does it bring people downtown to support other businesses?)
Job Creation

3. Sustainability

Experience of business owner
Anticipated Sales Revenue
Market/Economic Feasibility/longevity
Adequate/maximized use of the space

4. Best Fit

Impact on municipal services (Police, Fire)
Complements area businesses
Impact on surrounding area (parking, traffic)

Homewood Gyumon Restaurant Proposal

2018-2022 Ridge Road, Homewood IL



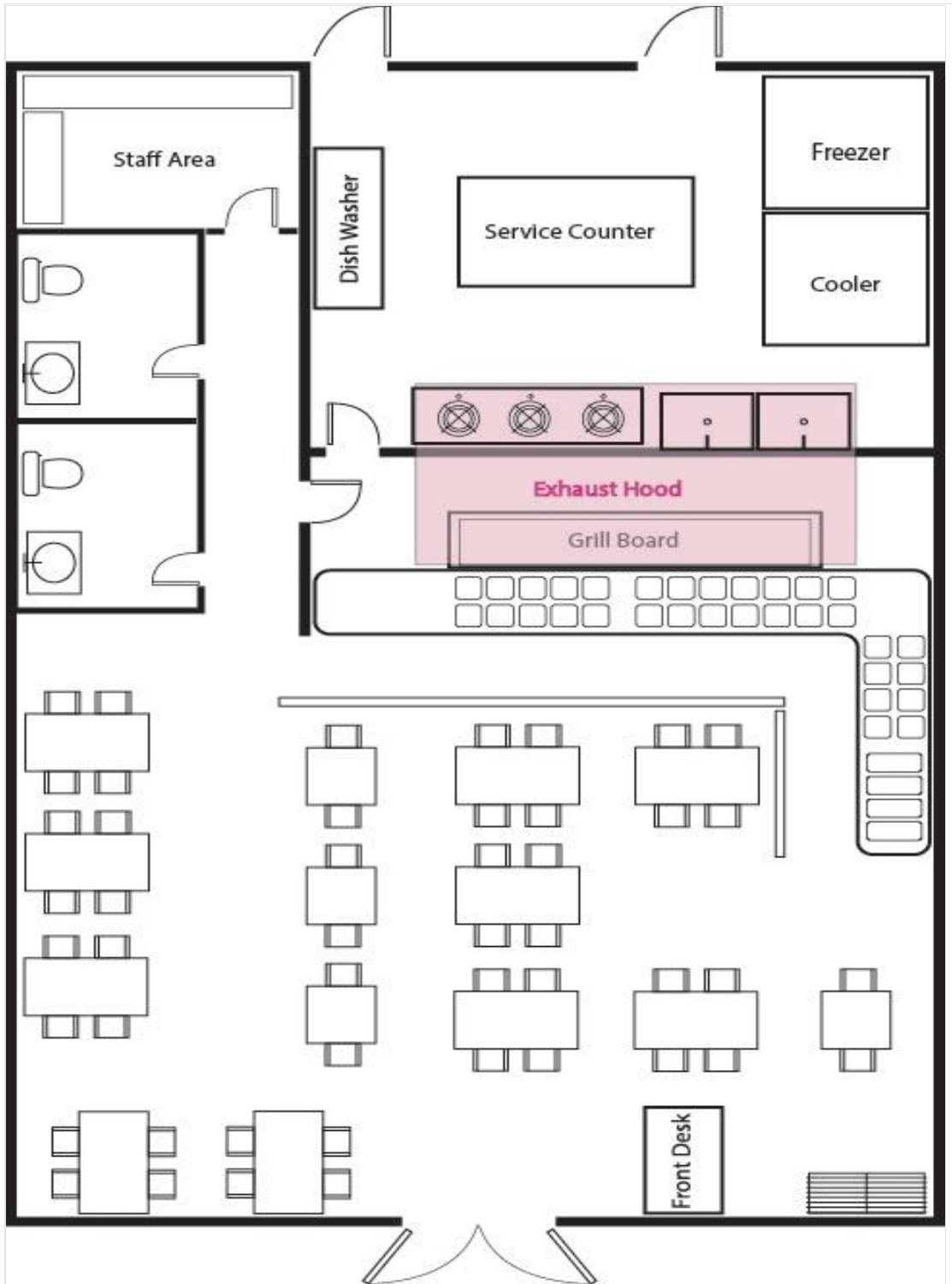
Executive Summary:

Business Description
Restaurant Layout/3D Drawing
Revenue Projection

Business Description:

- Gyumon is a Mongolian BBQ restaurant.
- Gyumon will be a full service restaurant opens both lunch and dinner time.

Restaurant Layouts:



The Kitchen/Grill is a 25x50, 1250sqft area.
Main Dining Area in Front is 50x50. 2500 Sqft, Ingredient counter by the grill, Exhaust hood in the middle.

Restaurant Design:





Market Analysis:

- Homewood has a \$93,176 household income
- New Hartford building/restaurant brings in more traffic for homewood downtown.
- Asian restaurants like asian harbor and ear rice do well in homewood community.

Operations Plan:

- Customer Pays for Bowl, pick their own ingredients/appetizer and drinks. Chief cooks in open kitchen grill.
- Customer will be charged per bowl plus appetizer and liquor/service charges

Financial Projections:

Sales Volume:

- **Guests per Day:** 200
- **Days Open:** 7 days

Average Check: \$30

- **Food and Beverage Sales:** Food \$20+\$10 Drinks
- **Menu Pricing:** \$19.98 Per Bowl

Revenue Calculation:

- Calculate daily revenue using the formula:
 - **Daily Revenue** = (Guests per Day) * (Average Check)
 - Daily Revenue = \$6500
 - **Monthly Revenue** = \$180,000
 - Yearly = \$2,160,000
 - Tax Revenue = \$237,600 @ 11%

Investments Summary:

Change entry door and glass windows in the front \$30,000

Two bathroom plumbing and replace underground sewer system and

pave concrete \$23,800

Water service \$21,800

Gas reconnection \$15,800

Electricity Service and electricity job \$60,000

Fire alarm system \$22,000

HVAC system and kitchen hood system \$260,000

Grease Trap \$25,000

Frame, floor, drywall, etc \$50,000

Building deck in the back \$30,000

Interior Design: \$20,000
Furniture and Fixtures: \$50,000
Equipment: \$200,000
Licensing and Permits: \$10,000

- **Business License:**
- **Health Permits:**
- **Liquor License:**

Initial Inventory: \$30,000

- **Food and Beverage Supplies:**
- **Cleaning Supplies:**

Marketing and Advertising: \$10,000
Staffing Costs: \$20,000
Insurance: \$5,000
Working Capital: \$50,000
Total: \$1,030,000

Management Team:
Eddie-Restaurant Manager
Meng-Kitchen Manager
Cyrus Su-Investor, Operation Manager

Peeled and Pressed Juice and Smoothie Bar Proposal



3210 SITE LOCATION:
2018-2020 RIDGE ROAD HOMEWOOD, IL 60430

PEELED AND PRESSED JUICE AND
SMOOTHIE BAR BY 9INETY 2WO
MINERALS LLC
EMAIL:
9INETY2WOMINERALS@GMAIL.COM
TEL: 773-239-7329



ERROL S. DORIS, JR.
THEIDEATIONFACTORYLLC@GMAIL.COM
630-603-4093
GRAPHIC DESIGN • PACKAGING DESIGN • INTERIOR DESIGN

2018-2022 Ridge, Rd. Homewood, IL

Business Summary**Concept and Service Model****Market Analysis****Community Involvement****Sample Menu****Investment Summary****Revenue Projections****Business Summary**

- Peeled and Pressed will be the third business endeavor by Ninety Two Minerals LLC. A juice and smoothie bar serving Acai bowls, and a fresh salad bar. The vision for Peeled and Pressed is a welcoming bright casual café with lots of greenery for a clean fresh and minimalistic aesthetic.
- Lots of seating, some traditional and some unique seating like swings hanging from the ceiling, and oversized comfy chairs to enjoy a juice and a book in. Guests will be greeted with energy and warmth. The culture at Peeled and Pressed is to be the local café where employees know the names and orders of regular customers.
- The Peeled and Pressed brand will enhance and promote a healthy lifestyle for the community, not only making healthy cool, fun and tasty but also accessible and convenient. Online ordering with curbside delivery will be available to customers. An added convenience especially for those pressed for time in the morning heading to work by car or train.

Concept and Service Model

- Peeled and Pressed will feature the made to order concept, which will be enhanced by the availability to build juices and smoothies. Selecting the type of base for smoothies, like water, almond milk or coconut water will be a standard selection. Adding natural herbs and supplements like turmeric or sea moss will also be an option when ordering beverages. Standard menu items will also be available.
- We anticipate Acai Bowls being a fan favorite! The Acai berry is native to South America and has many health benefits and tastes delicious! A bowl will be served frozen like a sherbet, topped with fresh fruit granola, chia seeds and more.
- A fresh and vibrant salad bar will be designed to complement our array of health-focused beverages. This addition aims to provide a well-rounded nutritious experience for our customers. Additionally, this option sets us apart from competitors.
- A heartier option like Avocado Toast will also be available to customize with various toppings.

- Grab and Go items like overnight oats, healthy popcorn, and granola bars will be available as an accompaniment to a juice or smoothie.

Market Analysis

- Peeled and Pressed will provide Homewood and the Southland community with unparalleled access to 100% all-natural beverages and food items. Peeled and Pressed could be the only stand-alone, all-natural fruit and vegetable juice and smoothie bar east of I-57. We are uniquely positioned to meet the growing demand for healthy, nutritious options. The addition of a fresh salad bar will further expand our offerings, tapping into an untouched market and enhancing the health and wellness landscape of the Homewood community.
- The Homewood Flossmoor area, a community of two villages sharing a high school and park district, has the potential to serve a combined 30,000 residents with a combined median income of \$112,000.
- The community will greatly benefit from having a convenient, healthy dining option available. With the fast-food industry experiencing a 6% decline in sales, it's clear that consumers are becoming increasingly conscious of their dietary choices and prioritizing their well-being. Peeled and Pressed offers a refreshing alternative, catering to the growing demand for nutritious, all-natural food and beverage options.
- Many residents commute to downtown Chicago for work. A healthy breakfast option in the morning would be available for commuters as early as 6am, at a fraction of the downtown price.
- Revenue for 2023 in the Juice and Smoothie bar industry was \$4.0bn, a 1.6% increase in sales from the previous year.
- The Acai berry market was worth \$720 million in 2021 and is estimated to reach close to \$2.1 BILLION by the end of 2025 according to Market Data Forecast. The Acai industry is strong, with projections to grow by 12.6% annually for the next five years.

Community Involvement

- As residents of Homewood, opening a business within the community is exciting and rewarding for us. The goal is not only to make great tasting healthy items accessible, but to also be a source of knowledge for the community. Supporting and sponsoring groups and activities that align with health and wellness will be a continuous practice by Peeled and Pressed.
- The vision for Peeled and Pressed is to not only be a juice and smoothie bar for the community, but also a space where students can study, people can work, or friends catch up over an Acai Bowl. Engaging with and employing the community is a top priority for us.

Sample Menu

PEELED AND PRESSED MENU

JUICE

ORANGE MACHINE \$11
Apple, Carrot, Orange, Ginger

SWEET GREEN \$10
green apple, cucumber, spinach

GREEN GENIUS \$11
spinach, orange, pineapple

DON'T MISS A BEET \$11
beet, apple, carrot, lemon

GARDEN JUICE \$12
Cucumber, kale, celery, lime, ginger

IMMUNITY BOOST \$9
orange, lemon, turmeric, cayenne pepper

SMOOTHIES

8 OZ / 7 12 OZ / 10 16 OZ / 12

BERRY BLISS
Blueberry + Strawberry + Banana

TROPICAL TREAT
Mango, Pineapple, Banana

STRAWBERRY BANANA BLISS
Strawberry and Banana

SWEET SUNRISE
Pineapple, Soursop, Coconut Water

GREEN GIANT
Spinach, Blueberry, Banana

SMOOTHIE BASE
Alkaline Water - Almond Milk -
Coconut Water

ADD INS
Turmeric, Maca, Hemp seeds, Chia Seeds, Sea Moss,
Moringa, Lions Mane Mushroom
Ginseng, Ashwagandha, Elderberry

ACAI BOWL

\$12

BUILD YOUR OWN
Strawberry, Blueberry, Banana, Apple, Chia Seeds, Granola,
Coconut Flakes, Cacao Nibs, Goji Berries, Hemp seeds,
Almond butter, Sun Butter, Almond Butter

SALAD BAR

\$13

PER POUND

AVACADO TOAST

\$15

BUILD YOUR OWN
Tomato, Cilantro, Boiled Egg, Red Onion, Chia Seeds, Feta
Cheese, Balsamic Drizzle

IMMUNITY SHOTS

**Lemon, Ginger Cayenne
Pepper** \$4
Wheatgrass Shot \$4
Ginger Shot \$4

PRE PACKAGED JUICE AND SMOOTHIES

Pre Packaged Juice \$6
Pre Packaged Smoothie \$6

GRAB AND GO'S

Snacks \$4
Overnight Oats \$8
Granola Bars \$4

Investment Summary

Plumbing – \$15,000

Electrical – \$30,000

Gas - \$12,000

Flooring - \$8,000

Framing - \$20,000

Drywall/Paint - \$25,000

Cabinetry/Accents - \$10,000

HVAC- \$20,000

Grease Trap - \$15,000

Exterior Enhancements (Front and Back) - \$25,000

Fire System - \$15,000

Equipment - \$10,000

Furnishings - \$18,000

Initial Inventory - \$10,000

Employee Payroll (3 Months) - \$30,000

Marketing and Advertising - \$5,000

Insurance - \$1,000

Building/Business/Food Permits and Licenses - \$5,000

Cash Reserves - \$50,000

Total - \$324,000

Revenue Projection

- We are projecting sales of \$1.5M in year one, assuming we can serve 30 customers per hour with an average price of \$18-20 per customer.
 - Daily revenue estimate - \$4,800
 - Monthly Revenue – \$124,800
 - Tax Revenue 11% - \$165,000

About the Owner

The owner of 9inety 2wo Minerals, and driving force behind Peeled and Pressed, Alexander Headd was raised in a holistic household and understands the importance of putting quality food into your body. Alex developed the current four smoothie recipes. Each recipe was well thought out to target a specific health benefit like increasing energy or reducing inflammation in the body. The education that customers have received so far is likely to change lives. It has always been a dream of Alex's to open a juice bar. He has seen his mother, and successful entrepreneur, run a holistic wellness center for over 20 years. He firsthand has seen the dedication, hard work, but also the reward of never giving up on your dreams.

With the success of the current branch of 9inety 2wo Minerals, providing vitamins, minerals, premade smoothies and self-care options, Alex sees that the natural progression leads to a juice and smoothie bar.

Together, with his wife Jessica Headd, a longtime Marketing, Operations, and Business consultant for Fortune 100 companies, they have developed an exciting concept, fresh menu and ambitious but achievable plan to bring a vibrant new business to a thriving area. Jessica will help manage the day-to-day operations by creating systems and processes for employees to follow to ensure overall success for Peeled and Pressed.



#3210 SITE LOCATION:
 2018 -2020 RIDGE ROAD HOMEWOOD, IL 60430
 PEELED AND PRESSED BY 9INETY 2WO
 MINERALS LLC
 EMAIL: 9INETY2WOMINERALS@GMAIL.COM
 TEL: 773-239-7329

ERROL S. DORIS, JR.
 THEIDEATIONFACTORYLLC@GMAIL.COM
 630-603-4293
 GRAPHIC DESIGN • PACKAGING DESIGN • INTERIOR DESIGN



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JUNE 9, 2024

INJECTING ART & LIFE INTO 2020 RIDGE RD., HOMEWOOD, IL

COMPREHENSIVE PLAN

Joshua J. Argue, CEO

Black Awesomeness FilmWorks LLC

www.BlackAwesomeness.com

Josh Roberts, Studio Manager

BLACK HOUSE COMMUNITY STUDIOS



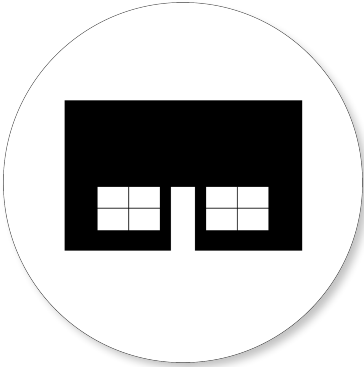
Exterior Facade Render

Executive Summary

Nestled in beautiful and Historic Downtown Homewood, Illinois, lies the structure at 2018-2020 Ridge Rd, a building brimming with untapped potential. Our ambitious vision is to transform this 3,918 sqft landmark into a vibrant, vintage-modern creative arts studio for “Black Awesomeness FilmWorks”, a small creative media company based in Chicago.

Situated at a strategic crossroads, Homewood enjoys convenient access to the booming media industry in Chicago, making it an ideal location for our “Black House Community Studios”. Our development will encompass a large open creative studio for the "Black Awesomeness FilmWorks" production company, state-of-the-art editing & podcast suites and an audio recording/mixing studio doing double-duty both as a creative studio and community-focused educational incubator.

We don't just envision a commercial venture; we see a transformative community space.



The Business

Black House Community Studios - A full-service multimedia production facility and creative arts co-work space home to Black Awesomeness FilmWorks a film/television production company.

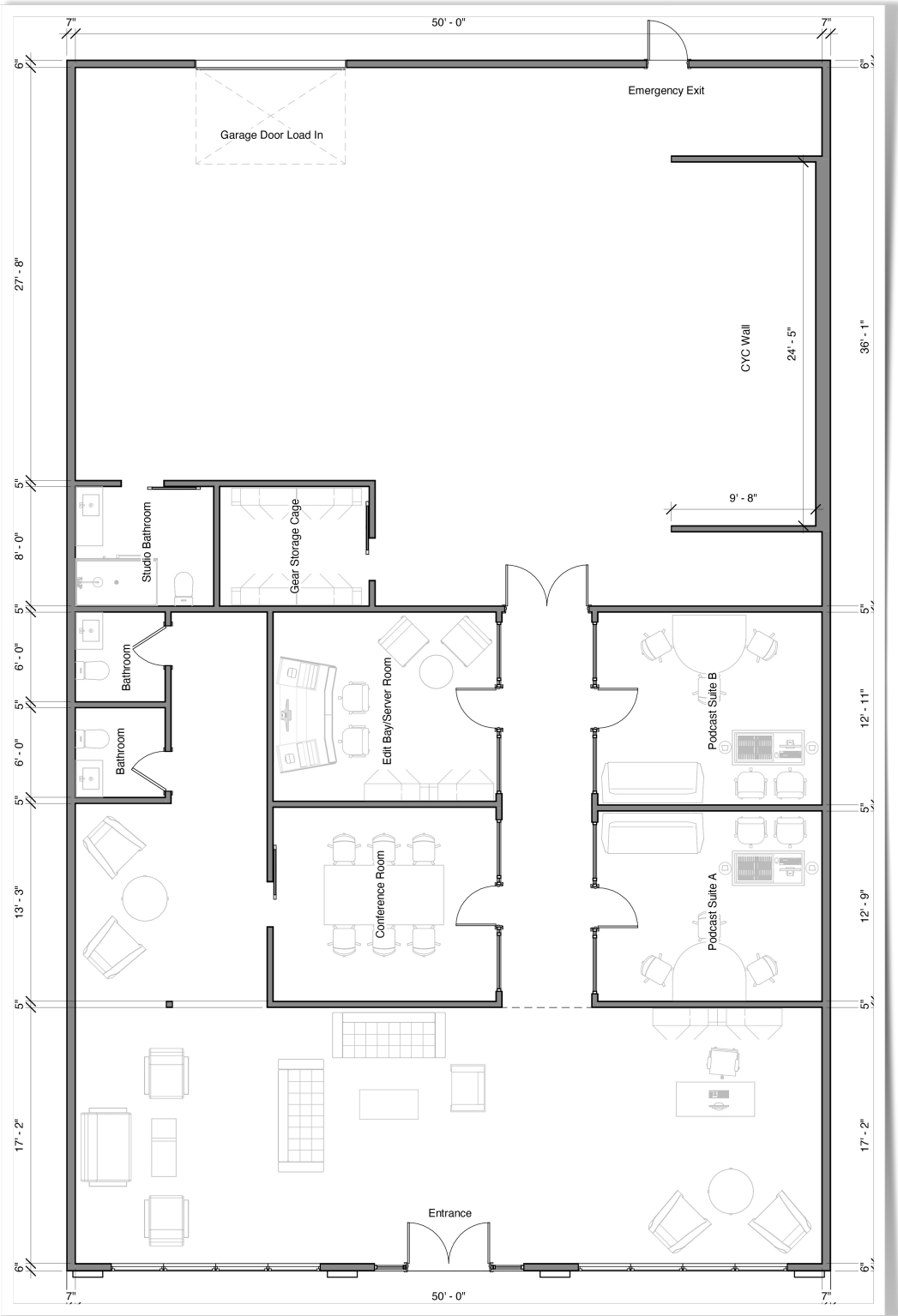
The Goals

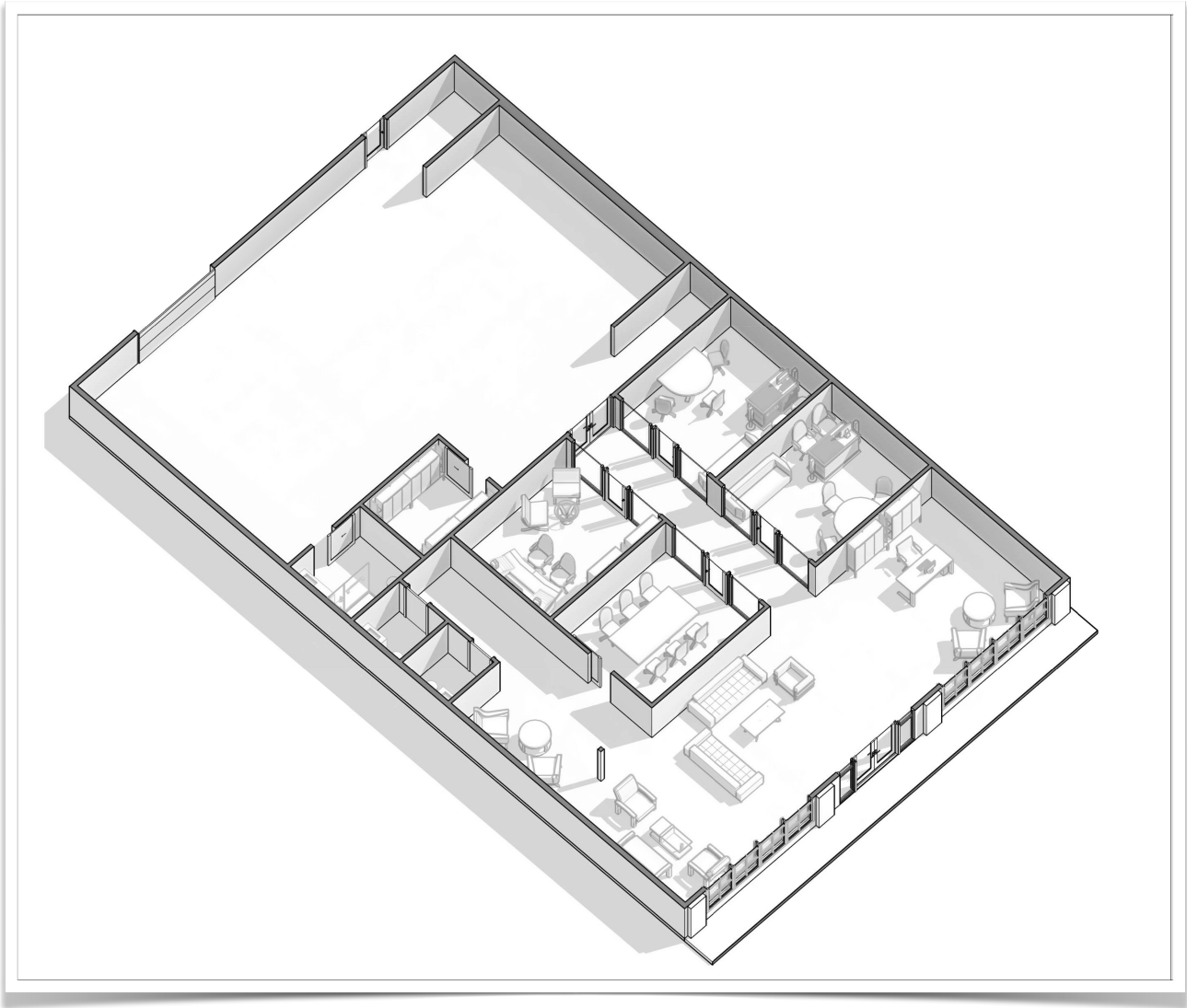
1. To launch a premier creative and film production hub that attracts diverse talents back to the Village of Homewood.
2. To develop an educational incubator, focused on imparting valuable skills in film/television production and the creative arts to the community.
3. To act as one of many catalysts for economic development in Downtown Homewood, generating jobs, and attracting investment.

Our vision is to harmonize economic development with educational and community outreach, creating a vibrant, multifunctional space that speaks to the needs and aspirations of the Village of Homewood. We are committed to leveraging the unique qualities of the village to establish a vital center for creative arts and education in the Midwest.



The Floorplans





The Renovation of 2020 Ridge Rd.

The plan for the buildout of the structure at 2020 Ridge Rd in Downtown Homewood is designed to ensure that operations can commence and sustain throughout the majority of the project's progress. This phased approach will allow us to maximize the utility of the space, generate early revenue streams, and engage the community from the outset.



Current Building Interior

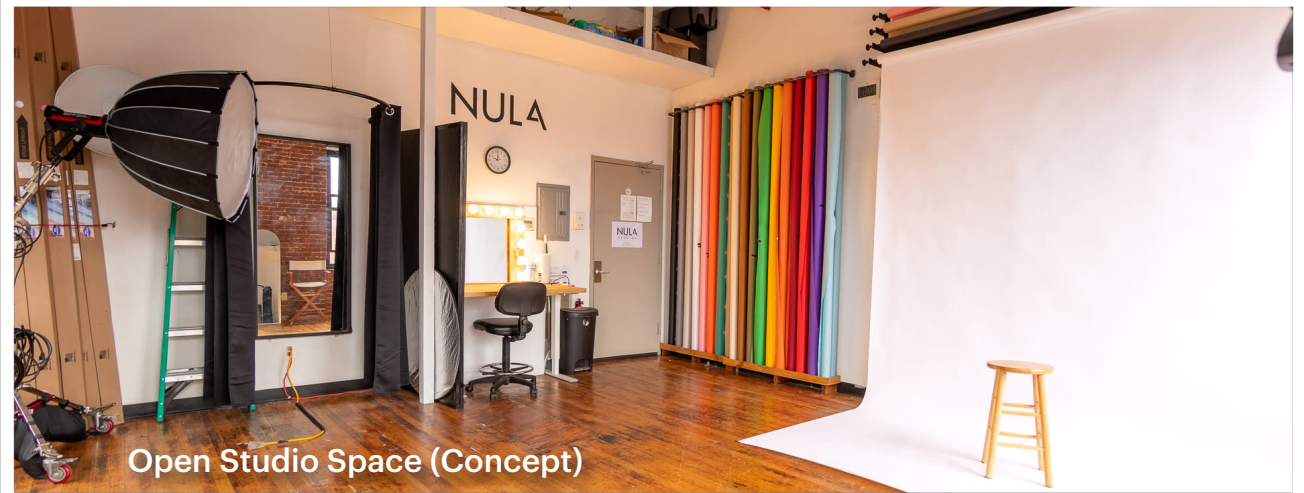
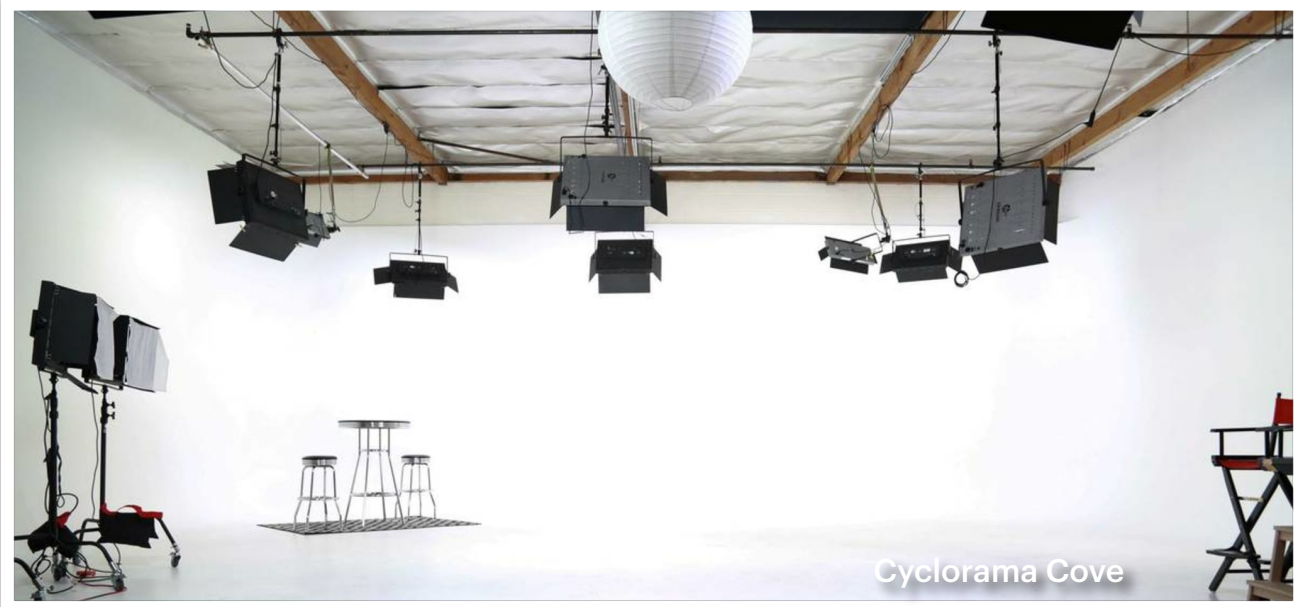


Future Open Entryway & Suites

The Studio Spaces

Cyclorama Wall/Open Studio Space: The Heartbeat of Creativity

The main studio space will be more than just a 2000 sq/ft room with fancy cameras and bright lights; it's an incubator for content creators. With options for both green screen setups and traditional filming environments, we offer an unrivaled utility that's a magnet for filmmakers, producers, and digital creators.



Premium Podcast Suites & Sound Recording Booth: The Voice of the People

The dual 200 sq/ft rentable podcast suites and sound proofed audio recording booth offer immense value by providing professional-grade equipment, accessible and affordable recording space, and a convenient location near the Metra SE line. These suites enable creators, both local and visiting, to produce high-quality audio/video content, enhance their brand, and engage with a vibrant community. Flexible booking options and expert support further empower podcasters to focus on content creation, making Downtown Homewood a thriving hub for podcasting and creative expression.



Studio Coffee Cart: In The Community's Living Room

This IS NOT just places to grab a morning brew; it's at the center of a space to engage and express your creativity. With premium small-batch coffee, tea and locally sourced baked goods, we offer an irresistible mix of comfort and quality that's bound to generate steady foot traffic.

Gear Rental Cage: A Cinephile's Vault

We will offer a wide array of technical gear and equipment that suits productions large and small, all available with daily and weekly rates.

Phased Costs

Phase 1: Basic Infrastructure Setup - \$102,500

During this initial phase, we will prioritize essential infrastructure upgrades + various permits/licenses, including electrical and plumbing work for the bathrooms, the installation of a comprehensive HVAC system, and the construction of a loading dock in the rear of the building. These foundational improvements will ensure that the building is equipped to handle subsequent phases without major disruptions.

Phase 2: Core Construction & Studio Buildout - \$25,000

The focus of Phase 2 will be on constructing the cyclorama wall and designing the 2000 sqft open studio space. This phase will also integrate the gear storage and photography backdrop areas. By completing these core components early, we can begin offering studio rentals and related services to generate revenue and attract local creatives.

Phase 3: Accessibility - \$85,000

Phase 3 will involve constructing the podcast suites, audio recording booth, edit bays, and conference room, as well as completing the bathrooms. This stage will expand our service offerings, allowing us to cater to a broader range of creative needs and further increase operational capacity.

Phase 4: Community Gathering Space - \$77,500

The final phase will include constructing the kitchenette, hallway, public lounge area with a coffee stand, and applying vintage-modern interior finishes. We will also renovate the front façade to enhance the building's aesthetic appeal. By this stage, the facility will be fully operational, offering a comprehensive range of services and spaces for the creative community.

Working Capital - \$25,500

– Reserved for unforeseen expenses, cost overruns, or strategic adjustments to the project plan.

Total Investment to Project Completion- \$315,500

Operational Continuity

Throughout each phase, we will strategically schedule construction activities to minimize disruptions to ongoing operations. Early completion of key areas, such as the open studio space and basic infrastructure, will allow us to commence partial operations and gradually scale up as additional spaces become available. This approach ensures a continuous revenue stream and maintains community engagement throughout the buildout process.

Revenue Projections

Studio Rentals

Rental Rate: From \$150/hour

Utilization: 30 hours/week

Monthly Revenue: $\$150 \times 30 \text{ hours/week} \times 4 \text{ weeks} = \$10,800$

Audio Recording Booth Rentals

Rental Rate: From \$75/hour

Utilization: 25 hours/week

Monthly Revenue: $\$75 \times 25 \text{ hours/week} \times 4 \text{ weeks} = \$5,000$

Podcast Suite Rentals

Rental Rate: From \$150/hour

Utilization: 20 hours/week

Monthly Revenue: $\$150 \times 20 \text{ hours/week} \times 4 \text{ weeks} = \$12,000$

Conference Room/Desk Rentals (Co-Work Space)

Rental Rate: \$60/hour

Utilization: 20 hours/week

Monthly Revenue: $\$60 \times 20 \text{ hours/week} \times 4 \text{ weeks} = \$4,800$

Public Lounge Area with Coffee Stand

Average Daily Sales: \$150/day

Monthly Revenue: $\$150 \times 30 \text{ days} = \$4,500$

Gear Rentals

Rental Rate: From \$100/day - \$1500/day (depending on gear)

Utilization: 25 days/month

Monthly Revenue: $\$100 \times 25 \text{ days} = \$2,500$ (conservative)

Community Film Production Education

Class Fee: \$20/person/class

Participants: 10 people/class

Classes: 6 classes/month

Monthly Revenue: \$20 x 10 people x 6 classes = **\$1,200**

Production Services

Service Fee: From \$125/hour

Utilization: 15 hours/week

Monthly Revenue: \$125 x 15 hours/week x 4 weeks = **\$7,500**

Total Studio Annual Revenue (once completed): **\$579,600.00**

Total Annual Tax Revenue Projection: **\$63,756.00**

Social Impact

1. Enhancing Cultural Vibrancy.
2. Fostering Education and Skill Development
3. Promoting Community Engagement
4. Stimulating Economic Development
5. Attracting Talent and Investment
6. Providing a Platform for Underrepresented Voices

By offering a space dedicated to creative arts and film production, the studio will provide a platform for underrepresented voices to tell their stories. This inclusivity can lead to a richer, more diverse cultural dialogue and inspire others in the community to pursue their artistic ambitions.

Comparable Facilities

1. Black Experience Studios (North Side)

Location: North Side, Chicago

Size: 4,000 sq/ft

Features: Multimedia studios, open-concept space, and a cafe

Community Programs: Offers classes, workshops, and collaborative events

Studio Rentals: \$100/hr x 30 hrs/week x 52 weeks = \$156,000

Community Programs: \$20/person x 20 people/class x 2 classes/week x 52 weeks = \$41,600

Cafe Revenue: \$400/day x 365 days = \$146,000

Total Estimated Annual Income: **\$343,600**

2. The Art House (West Loop)

Location: West Loop, Chicago

Size: Approximately 4,500 sq/ft

Features: This facility offers a mix of co-working spaces, art studios, and a small event area.

Community Programs: Frequent art workshops, galleries, and art education initiatives for the local community.

Studio Rentals: \$90/hr x 25 hrs/week x 52 weeks = \$117,000

Co-working Space: \$300/desk/month x 10 desks x 12 months = \$36,000

Community Programs: \$25/person x 15 people/class x 2 classes/week x 52 weeks = \$39,000

Total Estimated Annual Income: **\$192,000**

Conclusion

This is more than a renovation; it's the birth of a legacy that carries the spirit and promise of Downtown Homewood into a new era of innovation and community engagement, fostering a generation that is grounded in its rich history while reaching for the stars with bold and fresh ideas. It is a canvas where dreams are not just conceived but realized, embodying the vibrant rebirth of a community soaring on the wings of collective dreams and aspirations.



VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 25, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Amy Zukowski, Director of Finance

Topic: Liquor license request

PURPOSE

The Village has recently received a request for a Class 4A liquor license from 69 PRIME, a new steakhouse restaurant to be located at 2034 Ridge Road. 69 PRIME is set to take over La Voûte Bistro as the flagship dining establishment within La Banque Hotel. This will introduce a new restaurant concept by Paul Spass, owner of The Primal Cut in Tinley Park, IL which was established in 2017. The menu at 69 PRIME will focus on traditional surf and turf dishes along with Italian cuisine options. With its upscale setting and laid-back atmosphere, 69 PRIME aims to offer a unique dining experience.

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

PROCESS

LaVoute LLC is in the process of leasing out the restaurant located at 2034 Ridge Road. If the Board is in favor of the request from 69 PRIME for a liquor license, staff should be directed to begin the application process.

After successfully completing all of the steps required for obtaining a Village of Homewood liquor license and a permit for outdoor sales, an ordinance to increase the number of allowed Class 4A liquor licenses and issue a permit for outdoor sales for 69 PRIME will be presented at a Board meeting for approval.

OUTCOME

Approval of this request will enable 69 PRIME to offer more options to their dining patrons.

FINANCIAL IMPACT

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

VILLAGE OF HOMEWOOD



LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

After discussion, if the Board is in favor of granting the request for a liquor license to 69 PRIME, staff should be directed to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one, and to issue a permit for outdoor sales. The ordinance will be agendized at a future Board meeting, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license and permit for outdoor sales.

ATTACHMENT(S)

Letter from 69 PRIME

Mayor Rich Hofeld,

After numerous meetings with you and your staff as well as LaVoute in downtown Homewood i am very close to signing a lease with them. Me and my team look are looking forward to this new addition of fine dining steak , seafood, and pasta in the current Lavoute Space. I am requesting a full service liquor license as well as a gaming licence to operate our new business 2034 Ridge Rd. The name of our new establishment is 69 PRIME.

Sincerely

Paul Spass