

**Agenda**  
**Village of Homer Glen**  
**VILLAGE BOARD MEETING**  
**Wednesday, March 11, 2026 – 6:30 p.m.**  
**Village Board Room, 14240 W. 151<sup>st</sup> Street**

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- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE TO THE FLAG
- C. MOMENT OF SILENCE
- D. ROLL CALL - ESTABLISH QUORUM
- E. COMMUNITY RECOGNITION
  - 1. Ed Kerfin - American Legion Post 2011, Presenting the Veteran Support Appreciation Award
  - 2. Lockport Township High School Varsity Cheer Team – 2<sup>nd</sup> Place Finish at IHSA State
  - 3. Lockport Township High School Boys Wrestling Team – Winning the SWSC Championship
  - 4. Lockport Township High School Boys Bowling Team – 2<sup>nd</sup> Place Finish at IHSA State
  - 5. Lockport Township High School Girls Wrestling – Recognizing Claudia Heeney, Rebekah Ramirez, and Sophie Kelner for their achievement at IHSA State
  - 6. Homer Junior High Show Choir - Division One Ranking from the Illinois Grade School Music Association Show Choir Solo and Ensemble Competition
- F. AMENDMENTS TO THE AGENDA
- G. APPROVAL OF THE AGENDA
- H. APPROVAL OF MINUTES
  - 1. February 11, 2026 – Village Board Meeting
- I. PUBLIC COMMENT (3 Minute limit. Please sign in prior to start of meeting.)
- J. REPORTS AND COMMUNICATIONS FROM PRESIDENT AND OTHER OFFICERS
  - 1. Village Manager
  - 2. Village Trustees
  - 3. Village Clerk
  - 4. Village Attorney
  - 5. Public Safety Officials
  - 6. Village President
- K. CONSENT AGENDA
  - 1. Consider for Approval the Accounts Payable for the Period of February 14, 2026, through February 26, 2026, in the amount of \$693,893.30.
  - 2. Consider for Approval the Accounts Payable for the Period of February 27, 2026, through March 12, 2026, in the amount of \$251,240.68.
  - 3. Consider for Approval the Treasurer's Report of Cash and Investments for the Period Ending November 30, 2025, in the amount of \$53,074,388.69.
- L. LEGISLATION AND ACTION ITEMS
  - 1. Consider for Approval an Ordinance granting a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed plans, public testimony, and findings of fact, for certain real property located in the R-2 Single-family Residential District at 18032 S. Virginia Lane, Mokena, Illinois [Case No. HG-2603-V].
  - 2. Consider for Approval an Ordinance requesting an Extension of Ordinance 25-019, that granted [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley, applicable only to Phase 2 (PIN: 16-05-23-200-025-0000), with certain exceptions and conditions [Case HG-2423-APUD].

3. Consider for Approval an Ordinance Adopting the Official 2026 Zoning Map of the Village of Homer Glen.
4. Consider for Approval to Approve a Proposal for Geotechnical Services for the Heritage Park Phase II Expansion with Construction Testing Services of Illinois in the Amount of \$5,750.00.
5. Consider for Approval an Ordinance Accepting and Approving a Plat of Easement Granting an Easement for Sanitary Sewer, and a Temporary Construction Easement to the Village of Homer Glen.
6. Consider for Approval an Ordinance Approving a Final Plat for Stonebridge Lot 80 Resubdivision.
7. Consider for Approval Resolution No. 26-007, Concerning the Waiver of Surety Bonds for Construction on State Highways.
8. Consider for Approval an Ordinance Amending the provisions of Chapter 138, Article I, Section 5 Environmental Conservation and Tree Preservation of the Code of the Village of Homer Glen, Will County, Illinois.
9. Consider for Approval Resolution No. 26-008, a Resolution Approving the Following Executive Session Minutes: November 12, 2025 and December 10, 2025. The Executive Session Minutes Still Require Confidential Treatment and are not to be Released.
10. Consider for Approval the Village Manager to prepare a Request for Proposal (RFP), for an Independent Analysis of Police Services and Feasibility Study for the Establishment of a Municipal Police Department.

M. WORKSHOP

1. Discussion Regarding Tax Increment Financing Briefing (TIF)

N. OLD BUSINESS

O. NEW BUSINESS

P. EXECUTIVE SESSION

1. Discussion Regarding Personnel
2. Discussion Regarding Pending and Ongoing Litigation
3. Discussion Regarding Public Utilities
4. Executive Session Minutes

Q. ADJOURNMENT

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DISABLED: Any individual requiring special accommodations as specified by the Americans with Disabilities Act is requested to notify the Village Manager of Homer Glen at (708) 301-0632 at least 24 hours in advance of the meeting date.

# **Village of Homer Glen**

**14240 W. 151<sup>st</sup> Street  
Homer Glen, Illinois 60491**

**February 11, 2026**

**Board of Trustees  
Board Meeting**

**Village Board Room  
14240 W. 151<sup>st</sup> Street  
Homer Glen, IL 60491**

**A. CALL TO ORDER**

The meeting was called to order on February 11, 2026 by Mayor Neitzke-Troiike at 6:30 p.m. in the Village Board Room, 14240 W. 151<sup>st</sup> Street, Homer Glen.

**B. PLEDGE OF ALLEGIANCE TO THE FLAG****C. MOMENT OF SILENCE****D. ROLL CALL**

Present were Mayor Christina Neitzke-Troiike, Trustees Curtis Mason, Rose Reynders, Mike Lepore, Bart Holzhauser and Robert Schaller. Also present on behalf of the Village were, Village Attorney Michael Pasquinelli, Village Engineer Brett Westcott, Planning & Zoning Director Christopher Gruba, Economic Development Director Janie Patch, and Village Clerk Candice Bielski. *A quorum was established.*

**E. COMMUNITY REGOGNITION – none****F. AMENDMENTS TO THE AGENDA –**

Trustee Reynders motioned to move items M.1. and N up after consent agenda, second by Trustee Holzhauser.

*The Mayor asked the clerk to call the roll on the amendment:*

Ayes: (5) Trustees Mason, Schaller, Lepore, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

Present: (0)

The Mayor did not vote.

*The motion carried.*

**G. APPROVAL OF THE AGENDA**

Trustee Mason motioned to approve the agenda as amended, second by Trustee Reynders.

*The Mayor asked the clerk to call the roll on the approval of agenda as amended:*

Ayes: (5) Trustees Mason, Schaller, Lepore, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

Present: (0)

The Mayor did not vote.

*The motion carried.*

**H. APPROVAL OF MINUTES**

1. January 28, 2026 – Committee of the Whole Meeting

Trustee Holzhauser motioned to approve, second by Trustee Lepore.

*The Mayor asked the clerk to call the roll:*

Ayes: (5) Trustees Mason, Schaller, Lepore, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

Present: (0)

The Mayor did not vote.

*The motion carried.*

#### I. PUBLIC COMMENT - none

#### J. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS

**Village Manager Baber** – not in attendance

##### **Trustees:**

**Trustee Schaller** – Stated “for the residents — because you are important and this deserves clarity — I want to be very clear about where we are tonight. This is a preliminary workshop discussion only regarding ARYA. The purpose of this meeting is to hear early concepts, ask questions, and identify concerns. No approvals are being considered this evening. If this proposal moves forward, it must still go through the normal and required process, including a formal application, review by the Planning Commission, public hearings, and ultimately action by this Board. Again, this project is in a very early stage and nothing has been approved. As it continues through the proper review process, my focus will remain on three key priorities: No rentals, no neighborhood cut-through traffic, and strong protections for residents.”

**Trustee Reynders** – stated that residents deserve accurate information about what is happening in the village. The misinformation circulating only creates confusion. She mentions that no decisions have been made – this is simply a standard protocol where trustees meet with interested parties to determine whether a proposal might even be considered. The process is routine, and spreading false information is disheartening and unhelpful.

**Trustee Mason** – reported as the Chair of the Public Services Safety Committee. Gave an update on our local kratom ordinances. Trustee Mason stated that kratom remains legal for adults, but synthetic products containing 7-hydroxymitragynine (7-OH) are prohibited within village limits. Sales to anyone under 21 and marketing to minors are strictly forbidden. Businesses have been notified of these regulations. “While we are prioritizing education and compliance, violations may result in fines and possible license revocation. Our focus is protecting youth and ensuring community safety.”

**Trustee Lepore** – stated that it was encouraging to see such a strong turnout this evening. He mentioned appreciating everyone taking the time to attend and participate. Trustee Lepore stated that he “hopes the level of resident engagement and enthusiasm demonstrated tonight continues well beyond this meeting.”

**Trustee Holzhauser** – no report

**Village Clerk** – updates as follows: The Homer Junior High cheer team competed today at the IESA State Finals. While they did not place in the top, we are proud of their effort and representation of our community.

Congratulations to the LTHS varsity cheer team for placing second at the IHSA State competition this past weekend — an outstanding accomplishment.

In girls bowling, we had two, individual first and second-place finishers at IHSA Regionals last week, and the team took first place overall at regionals. Congratulations to them on a great showing.

Boys wrestling will compete at sectionals this weekend. LTHS has seven wrestlers competing for their opportunity to advance to the state finals.

LTHS girls wrestling competed at regionals last weekend. For the fourth year in a row, our very own Claudia Heeney was crowned regional champion in her weight class. As a team, the girls placed third overall — another strong performance.

**Village Attorney** – gave an update that on January 27, 2026, Illinois American Water filed a notice of approximately a \$130 million rate increase with the Illinois Commerce Commission. Mr. Pasquinelli stated that he has been directed, in his capacity as Village Attorney, to file a formal objection on behalf of the Village of Homer Glen. He will be working closely with the Citizens Utility Board and the Illinois Attorney General’s office to “vigorously oppose this proposed rate increase and advocate on behalf of our residents throughout the process.”

**Public Safety Officials** – no report

**Mayor Neitzke-Troike** – no report

## K. CONSENT AGENDA

1. Consider for Approval the Accounts Payable for the Period of January 31, 2026, through February 12, 2026, in the amount of \$247,949.81.
2. Consider for Approval a Professional Services Agreement with HR Green for Phase II Engineering Services for the Parker Road over Spring Creek Bridge (Structure No. 099-4204) Bridge Rehabilitation Project in the Amount of \$39,940.54
3. Consider for Approval the purchase of two (2) All Traffic Solutions insta-ALERT 24 message board trailers in the amount of \$31,108.24 for the EMA Department.
4. Consider for Approval the purchase of a portable stage for the Village to use at Village Events in the amount of \$17,740.
5. Consider for Approval the Lyons Pinner contract for the installation of a new circuit breaker panel for new HVAC systems at the Village Hall in the amount of \$24,900.
6. Consider for Approval the quote from Alta Equipment Company for the purchase of a new Genie AWP-25S in the amount of \$12,942.00 for the Facilities Department.
7. Consider for Approval the Amended Mayor and Village Board Standard Operating Procedure No. 002.
8. Consider for Approval the Payment for the Village of Homer Glen’s 2026 Annual Membership dues from the Will County Governmental League in the amount of \$24,609.45.
9. Consider for Approval the quote for an IT Security Services annual contract with Field Effect in the

amount of \$10,260.00.

10. Consider for Approval Resolution 26-003, a Resolution Establishing a Volunteer Community Service Program for the Village of Homer Glen.

Trustee Reynders motioned to approve, Trustee Mason second.

*The Mayor asked the Clerk to call the Roll:*

Ayes: (5) Trustees Mason, Schaller, Lepore, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

Present: (0)

The Mayor did not vote.

*The motion carried.*

#### M. WORKSHOP

1. Discussion Regarding Arya, a 15.5-acre mixed use community (vacant, just east of 12542 W. 159th Street)

- A proposed ARYA 15.5-acre mixed-use development
- Located near Homer Glen
- Site identified as vacant property just east of 12542 West 159th Street
- Unit count reduced from 170 to 66 (a 61%+ reduction)
- Presentation by representatives including George Arnold and planners from Lending Group

Trustee Mason motions to suspend the rules for open forum, second by Trustee Reynders.

*The Mayor asked the Clerk to call the Roll:*

Ayes: (5) Trustees Schaller, Reynders, Mason, Holzhauser, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

The speaker is Steve Francis. He states he is the land planner and architect for this project. Thank you for the opportunity to present tonight.

ARYA is a master-planned, 15.5-acre, lifestyle-focused mixed-use community designed to provide an elevated, walkable residential experience with nearby retail and commercial conveniences. The development emphasizes local ownership and stewardship, collaboration with Village leadership, and alignment with Homer Glen's values. Commercial spaces are purposefully buffered from residential and gathering areas through enhanced grading and landscape features.

ARYA is designed around the Blue Zone philosophy, focusing on health, wellness, balance, walkability, connection, and nature-forward, low-maintenance living. Amenity spaces are intentionally distributed throughout the development to promote gathering, reflection, and community. At the request of the trustees, we have incorporated a small park or tot lot, along with a meditative space overlooking the detention area at the northeast corner of the site.

Mr. Francis states, as you enter from 159th Street, there are two mixed-use buildings, each with a 16,000-square-foot footprint. The first floors will provide approximately 30,000 square feet of leasable retail and commercial space, including opportunities for outdoor dining and gathering areas

overlooking the ponds and landscaped frontage.

Above the retail:

- The second floor contains 16 condominium units total (8 per building), ranging from 1,250 to 1,500 square feet, each with balconies.
- The third floor includes 10 penthouse condominium units total (5 per building), ranging from 1,500 to 1,800 square feet, each with larger outdoor terrace spaces.

This brings the total condominium count to 26 units.

The lower level includes conditioned indoor parking for 68 vehicles, along with storage lockers for residents.

North of the roundabout are 40 ranch duplex villa units. These range from 1,850 to 1,950 square feet and include two-car garages, outdoor decks and patios, and access to the wooded perimeter. Select perimeter units will offer lookout or walkout basements.

Throughout the development, additional amenity areas support working, gathering, and recreational activities. ARYA has been carefully planned to meet the needs of the Village and to establish a premier residential destination in Homer Glen.

Mayor Neitzke-Troiike emphasizes transparency, clarifying misconceptions, and pointing out that the new development is over 1,100 feet away from residents' backyards—so it's not directly behind their homes. Slides and maps are shown to visually demonstrate the location and boundaries, referencing Butterfly Garden as a nearby landmark, and encouraging residents to ask questions while raising hands and stating their names.

The floor is opened to residents and guests to ask questions, comments or state concerns.

- Concerns from some residents about seeing the development from their homes, especially if it's a wooded area. Some argue that it's not as densely wooded as it seems.
- Mayor Neitzke-Troiike clarifies by law, property owners generally have the right to develop their land, and neighbors cannot legally block development simply because they do not like it.
- Concerns that if the project goes through, additional housing or commercial projects could follow on the adjacent lots. Mayor Neitzke-Troiike states that the area is designated for commercial use along the main street (159<sup>th</sup>), so development is expected eventually.
- Mayor Neitzke-Troiike asks residents to consider alternative developments – like housing versus a gas station to gauge what they would see as more acceptable.

Boris Predovich introduced himself and Legacy Development Group.

- Mentioned 18 years of owning land in Homer Glen and \$440,000 in taxes paid.
- Addressed concerns about empty retail spaces and potential apartments.
- Confirmed no apartments will be built.
- Commercial buildings (restaurants, coffee shops, etc.) and condos will not be built until 70% of condos are pre-sold.
- Ensures financial viability and that commercial tenants will have sufficient demand.
- Emphasized respect for the community and long-term commitment.
- Highlighted the importance of having the right tenants and homeowners before construction proceeds.

Question asked, Will there be section 8 housing?

- Mr. Predovich answered, "That's actually a great question. I appreciate you asking that. So, what's

really important, we're getting private funding. So, once you have private funding, the obligations to that are not necessary, and that is not the audience that would be able to afford our housing. So, the answer is no.

Next question asked, what are the base prices of the condos?

- Mr. Predovich responded "Good question. The base price of the condos is going to be north of \$500,000, with the penthouses approaching a million dollars."

Question - How much are the homes in the back?

- Mr. Predovich replied "\$600,000 is the magic starting point."

Statement and questions – "You said condos would not be built until after 70% are pre-sold, then you still have 30%, that still doesn't guarantee that you're not going to put section 8 housing in there because you're not going to lose money. You're going to fill those buildings somehow. My other follow-up question, with the tenants being downstairs, do you lock them in? How many years are you locking these tenants in for? Five, 10, 15 years for that rental, that commercial space?"

- Mr. Predovich stated "Yes, that would be true. It would be a long-term lease agreement."  
Audience member "Jerry" stated - "That's my question. How many years are you trying to come in? Are you locking them in for, what, 10, 15 years?"
- Mr. Predovich replied – "I think that would be very hard to predict. It would depend on who the client is. Minimum five years. Typically done..."  
Audience member "Jerry" interrupts – "Do you build these buildings downtown like that? I know building the post office, these buildings, these companies came in, they're locked in for 15 years."
- Mr. Predovich responded, "I appreciate that. I just don't want to be overambitious and tell you that we're going to lock in 15-year contracts. But what we can do, and this is very common, you do a five-year agreement with five-year extensions, and you could extend that, and that is a very common way of doing it."  
Audience member "Jerry" states, "Okay, now going back to my first question, you still haven't answered, if those buildings, those condos, are vacant, are you going to tell me there's going to be no Section 8 in there? Mr. Predovich tries to answer, he states, "There's going to be no Section 8."  
Audience member "Jerry", interrupts and says, "now you're going to reach out to the government, just like you did with...." Mayor Neitzke-Troiike asks for "decorum in this room. Once you ask your question, please allow him a minute to answer."
- Mr. Predovich states, "I appreciate that you're very excited about this, as am I. I think it's very important that I give you respect, and I hope I can earn the respect from all of you as well. With that being said, there will be no Section 8. I will stand by that."

Question from audience member "Mike". He referred to the map on the screen, and asked if the area between the project and Twin Lakes in pink were owned by someone?

- Mr. Predovich and the Mayor stated that yes, it is owned by someone.

"Mike" asked if this project would be in stages, like stage 1, stage 2 and stage 3?

- Mayor Neitzke-Troiike stated that the gentleman here does not own the area highlighted in pink.

"Mike" stated that he saw somewhere, and not on the "chit-chat channels," that all communities have to have 10% of affordable housing and we are at 3. The Mayor stated that she did not think we are at 3. He mentioned that they have been here for 30 years and does not want to have to move again. He

also stated, “I just don’t want...boys from the hood in my backyard anymore, okay.” He went on to comment that the water is insane and the prices keep going higher and higher. Mayor Neitzke-Troike commented that “as Mr. Predovich has stated, he’s already stated that there will not be Section 8 housing. I do want everyone to understand something, though, if you, as an individual homeowner, wanted to rent your house out to Section 8, you can. We cannot stop you. We, as a village board, cannot do that. And as the attorney was just going to say, it would be a violation, if we were to not allow it.” Attorney Pasquinelli explained that “It would be a violation of the Illinois Human Rights Act to preclude any person to rent. Let’s say you own a house. Let’s say I own a house down the street, and I wanted to rent it to somebody, and I put a condition on that rental that you had to have your own source of income. I put a straight condition that precluded you from alternative sources of income. That would be against the Illinois Human Rights Act, and you’d be subject to, most likely, an injunction, if not a massive fine.” Attorney Pasquinelli went on to say, “We do have people that rent to Section 8, yes. And we cannot stop them. And now again, that is a provision under Illinois law. No one can do that. If your neighbor is doing that, and you don’t know, you don’t know. You cannot have any law, or you cannot have any covenant that precludes rental based upon source of income. You cannot do that. It’s a violation of Illinois law. Regardless of what people have been telling you, it’s just a clear prohibition of Illinois law.”

Question from audience member “Lynn” – asked if the board that is going to govern this, townhomes and the condos, would have the right, and we as a village, would have the right to say that none of these can be sublet?”

- The answer to that was generally, a municipality (like the Village) cannot prohibit leasing outright simply because it prefers owner-occupancy. Property owners have private property rights, and courts are often skeptical of blanket bans on renting unless they are clearly authorized under zoning or tied to a legitimate public purpose. However, a Village can:
  - Regulate short-term rentals (like Airbnb)
  - Enforce occupancy limits
  - Require rental licensing
  - Impose safety and inspection standards

A municipality typically cannot force a property owner to waive the fundamental right to lease their property, unless:

- There is a lawful zoning basis, and
- The restriction is applied uniformly and not arbitrarily.

Banning rentals in just one development — while allowing them everywhere else — can raise:

- Equal protection concerns
- Substantive due process issues
- Claims of arbitrary or capricious government action

The bottom line is that a village cannot unilaterally force a no-rental restriction unless it has lawful authority and applies it uniformly.

- Mr. Predovich stated that “It’s worth highlighting that the intent is to have 70% of the units sold before we even break ground. Some have asked, “What about the remaining 30%?” The answer is simple — we will have approximately a year during construction to sell the balance. So, there is ample time to close out those remaining units. And to address the gentleman’s question in the back regarding housing vouchers — I’d like to remind residents that this information is publicly available. You can visit the Will County Housing Authority website and review the payment standards directly.”

Trustee Lepore mentioned that according to the 2025 voucher limits published, the maximum housing voucher for this ZIP code on a two-bedroom unit is a little over \$2,500 per month. These units are two- and three-bedroom homes. When you factor in a typical mortgage payment, association dues, property taxes, and insurance, the numbers simply do not support an owner being financially viable at that voucher level. In this scenario, renting to a housing authority voucher holder would likely put the owner in a negative cash-flow position. Owners would need tenants with a higher income level to avoid operating at a loss.

Resident read statement. See attached.

- Mr. Francis stated that we understand what needs to be done on the site. “We are aware that there has been some tree removal, and we know that we’ll need to complete the necessary landscaping work. We also understand that we are required to meet – or exceed – the Village’s ordinance requirements.” He stated that this is still in the early planning stages and that it is their responsibility to work closely with Village staff to develop a landscape plan that properly mitigates any impacts on the site. That includes replacing, restoring, or addressing anything that needs attention. He also mentioned they understand that landscaping compliance is not something that will be overlooked, and are committed to meeting the expectations.

Resident read statement for Margaret Sabo. See attached.

- Mr. Predovich and Mayor Neitzke-Troike explain, this is a concept plan. “We don’t have final street widths, pond sizes, or full engineering details yet. That matters because the village calculates density based on net acreage — meaning land after roads and ponds are removed — not gross acreage. Zoning allows up to six units per acre on a net basis. Based on what we’re seeing, if you calculate it’s gross, it’s closer to four units per acre. Once you subtract roads and infrastructure, it could approach six — but that’s still within what zoning permits. So, the key point is: this proposal does not exceed your zoning density.”

Audience member “Larry” asked, “Is it not in the city charter that we’re not allowed to have condos?”

- Mayor Neitzke-Troike stated that you must be referring to the “Comprehensive Plan” in your question. She also stated “To clarify, condos are not prohibited in Homer Glen, as they already exist in the village. The Comprehensive Plan guides land use, but zoning determines what is permitted. The current proposal significantly reduces the number of multifamily units from prior proposals and relocates them above commercial rather than as stand-alone buildings.

A woman in the audience asked, “Are you calculating density as 66 units over 15 acres...or 66 units over the 4–5 acres where the condos actually sit?”

- From the dialogue:
  - o The back section = 40 homes.
  - o The front section = 5 acres.
  - o Density still being quoted is gross.
  - o Net density unknown at this stage.

Mayor Neitzke-Troike states, “So technically, they are under-zoning limits on a gross basis, but the concentration within that five-acre condo pocket would appear denser when viewed locally. To confirm, the 4 units per acre number is based on the entire 15.5 acres.”

The presentation continues with viewing each slide being presented today. Mr. Predovich explains what is on each slide. This image shows a bird’s-eye view looking south from the north end of the

property. Below the homes is a meditation and Zen space. For perspective, it's about 1,100 feet from Twin Lakes, and only a portion may be visible from there.

This is a gated community of duplex townhomes, 1,850 to 1,950 square feet, all brick. Each includes an unfinished basement, and some will have walkouts. A walkout basement, because of the natural slope, allows for direct outdoor access and the option to add up to 1,400 square feet of additional finished living space.

We will vary brick colors, finishes, and elevations to avoid a cookie-cutter look.

The property gently rises from 159th Street, levels near the center, and tapers slightly back down. The entry and roundabout are designed to create an attractive arrival experience.

This development serves two purposes: quality private living and meaningful public space. There will be access to the bike path, boardwalk areas, and gathering spaces that residents from surrounding neighborhoods can enjoy at no cost.

Regarding school impact: in a comparable 46-home development, only one child entered the district. These are not starter homes; they typically attract buyers looking to downsize and simplify while staying in the community they love.

If this parcel were not developed residentially, it is zoned commercial — which could mean a strip mall with delivery traffic, dumpsters, and rear service areas. “Instead, we’re proposing an elevated residential community that strengthens the tax base, enhances local convenience, and aligns with the character of Homer Glen.”

The design emphasizes mirrored circulation, with paths on both sides of the property for a balanced flow.

Boardwalks run along the building, accessible to the public.

There are multiple walkways:

- Primary sidewalks near the driveway and street.
- Secondary, more intimate paths winding into trees and mature landscaping, encouraging leisurely strolls, dog walking, or spending time with family.
- Rooftop condominiums designed for lifestyle experiences:
  - Indoor-outdoor flow, private terraces, and balconies.
  - Penthouse units at the top have larger terraces, capturing sunsets and sunrises, emphasizing the natural beauty of Homer Glen.
  - Condos directly above commercial areas also include balconies, giving a sense of connection to the streetscape below.
- Boardwalk seating areas are designed to serve both residents and visitors:
  - Could be adjacent to a restaurant for indoor-outdoor dining.
  - Private seating areas co-exist with public spaces, creating multiple layers of accessibility and experience.

- Front elevation shows the view coming in from 159th Street, giving context to the eastern building.
- Similar illustration highlights the west building, reinforcing symmetry and balance.
  
- The goal is to create a destination:
  - Encourages residents and visitors from outside Homer Glen (like Orland) to spend time and money in the community.
  - Reduces the need for Homer Glen residents to leave town for dining, coffee, and other amenities.

Overall, the plan focuses on blending residential and commercial life, while creating walkable, inviting public spaces and maintaining a high-quality, private residential experience on upper levels.

An audience member asks a question but it is unable to determine what was said. Mr. Predovich does respond that, “Yes, we would stay within compliance and regulations of the county.”

Audience member “Larry 2” asked Mr. Predovich what his credentials were.

- Mr. Predovich states that he built his first townhome development in his late 20’s at Taylor and Oakley. Stated you can check out an example of his work at 1049 Hilltop. Built a car wash, (NuWave Car Wash, 9300 S. Kingery Highway) a 50-acre biosafety level 2 park. He acknowledged the project size but mentions that it is manageable. Mr. Predovich also mentions that he has diverse construction experience, both residential and commercial, and he brings a reliable, experienced team to ensure success on this project.

Audience member “Jessica” expresses concerns with over-crowded schools and how this development will impact. Mayor Neitzke-Troiike acknowledges the concern but also states that developments like this will help with the tax revenue without impacting the classrooms.

Audience member “Patty” has concerns with how this development will affect traffic. She said we have a huge problem with traffic in the Twin Lakes Subdivision. Mayor Neitzke-Troiike mentions that this development will not allow any access to the Twin Lakes Subdivision.

Trustee Mason made a motion to reinstate the rules, second by Trustee Holzhauser.

*Voice Vote:*

Ayes: (5) Trustees Schaller, Reynders, Mason, Holzhauser, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

## N. PUBLIC COMMENT

1. Linda Stone – Twin Lakes Subdivision resident for 33 years. Recognized and appreciates the boards work over the years. She suggested conducting a traffic study to better understand potential impacts. Increased traffic and congestion are her primary concerns if density increases. She stated that Twin Lakes residents pay high taxes and water bills. A promised park in their subdivision was never delivered. She does not oppose commercial development and likes the idea of walkable access to shops and restaurants along 159<sup>th</sup> Street. Ms. Stone mentioned that 66 dwellings would overwhelm the area and increase congestion. High density would diminish the “small town character” of the community. Rezoning to

mixed-use could set a precedent for broader changes throughout Homer Glen. She respectfully asked the board to vote no on changing the zoning to mixed-use and say no to the Arya project.

## L. LEGISLATION AND ACTION ITEMS

### 1. Motion to approve the Mayor's Appointment of Carly Bos to the Ability Awareness Committee.

Trustee Mason motioned to approve, Trustee Lepore second.

Discussion – none

*The Mayor asked the Clerk to call the Roll:*

Ayes: (5) Trustees Schaller, Reynders, Mason, Holzhauser, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

### 2. Motion to approve the Mayor's Appointment of Beth Mitchell to the Ability Awareness Committee.

Trustee Holzhauser motioned to approve, Trustee Mason second.

Discussion - none

*The Mayor asked the clerk to call the roll:*

Ayes: (5) Trustees Schaller, Mason, Reynders, Holzhauser, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

### 3. Motion to Approve the Mayor's Appointment of Trustee Schaller to the Environment Committee.

Trustee Mason motioned to approve, Trustee Lepore second.

Discussion - none

*The Mayor asked the Clerk to call the Roll:*

Ayes: (4) Trustees Mason, Reynders, Lepore, Holzhauser

Nays: (0)

Abstained: (1) Trustee Schaller

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

4. Motion to approve an Ordinance, with conditions, granting [1] a special use for a major change to a PUD with exceptions, [2] a special use for a car wash (classified as an automobile repair, service and body shop use), [3] a special use for a drive-through establishment, [4] a special use for an automobile service station (gas station), [5] a special use for a 24-hour operation (Lot 2 only); and [6] site improvement plans for a unified development for certain real property located in the C-2 Local Business zone district at 13812 S. Bell Road and 13830 S. Bell Road, Homer Glen, Illinois [HG-2530-PUD].

Trustee Mason motioned to table until the next meeting to review facts and findings, second by Trustee Reynders.

*The Mayor asked the Clerk to call the Roll to table:*

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

5. Motion to approve an Ordinance granting an amendment of a Special Use Permit for Outdoor sales and storage for certain real property located in the C-3 General Business District at 15830 S. Bell Road, Homer Glen, Illinois [Case No. HG-2526-SP].

Trustee Lepore motioned to approve, Trustee Schaller second.

*The Mayor asked the Clerk to call the Roll to approve:*

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

6. Motion to approve an ordinance granting a conditional parking adjustment to reduce the number of required parking spaces from three hundred and seventy-four (374) to two hundred and twenty-two (222) total spaces at Runnings supply building located within the C-3 general Business Zoning District at 15830 S. Bell Road, Homer Glen, Illinois [HG-2532-P].

Trustee Holzhauser motioned to approve, Trustee Mason second.

Discussion – Trustee Holzhauser stated this is just housekeeping.

*The Mayor asked the Clerk to call the Roll to approve:*

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

7. Motion for Approval of the Illinois Department of Transportation (IDOT) Resolution for Improvement Under the Highway Code for the Resurfacing of Various Streets and Maintenance of Streetlights throughout the Village of Homer Glen as Part of the Village's Roadway Resurfacing and Streetlight Maintenance Program.

Trustee Mason motioned to approve, Trustee Reynders second.

*The Mayor asked the Clerk to call the Roll to approve:*

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

8. Motion to approve Resolution No. 26-004, a Resolution Approving the Following Executive Session Minutes: July 9, 2025, July 23, 2025, August 13, 2025, August 27, 2025, and September 10, 2025. The Executive Session Minutes Still Require Confidential Treatment and are not to be Released.

Trustee Mason motioned to approve, Trustee Lepore second.

*The Mayor asked the Clerk to call the Roll to approve:*

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

9. Motion to approve Resolution No. 26-005, a Resolution Waiving the Application and Enforcement of Chapter 75-11 of the Village Code to Building Permit Application NOS. 202510128 and 202510129.

Trustee Schaller motioned to approve, Trustee Lepore second.

*The Mayor asked the Clerk to call the Roll to approve:*

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

**M. WORKSHOP – moved up**

**N. PUBLIC COMMENT – moved up**

**O. OLD BUSINESS**

**P. NEW BUSINESS**

**Q. EXECUTIVE SESSION**

Trustee Lepore motioned to enter executive session, second by Trustee Mason.

1. Discussion Regarding Personnel
2. Discussion Regarding Pending and Ongoing Litigation
3. Discussion Regarding Public Utilities.
4. Executive Session Minutes

*Voice Vote:*

Ayes: (5) Trustees Mason, Schaller, Lepore, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

*The motion carried.*

## **R. ADJOURNMENT**

Trustee Mason motioned to adjourn, second by Trustee Reynders.

*Voice Vote:*

Ayes: (3) Trustees Mason, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (3) Trustee Muller, Schaller, Lepore

The Mayor did not vote.

*The motion carried.*

The meeting was adjourned at 9:05pm.

---

Candice Bielski, Village Clerk

*Approved at the Board of Trustees Meeting dated*

2/11/2026

***In 2006 the Village of Homer Glen passed the Tree Preservation Ordinance. Many work hours were spent on this Ordinance by Environment Committee members, Committees of the Whole and Village Boards throughout the years because of the importance reasons found within the Whereas section.***

***WHEREAS, the Village Board has determined that the adoption and implementation of a tree preservation ordinance will recognize and allow a property owner to develop his or her property in a reasonable manner while protecting the various benefits to the community which are provided through the protection and maintenance of trees within the Village, including, but not limited to the prevention of soil erosion and sedimentation, improved air quality, reduced noise pollution, energy conservation through natural insulation and shading, enhanced property values, and the preservation and maintenance of the unique physical, historical and aesthetic character of the Village.***

***In 2010 a Special Use Ordinance was passed for the development of 15.5 acres named Waterfall Place by Legacy Development. A tree survey and tree preservation plan was submitted and approved within the special use.***

***IT HAS SINCE BEEN EXTENDED.***

***Later during the widening of 159<sup>th</sup> Street. An agreement was made between Judlau Contracting, Inc. and Legacy Development to use the property for Construction Staging, Material Processing, Excavation, and Stockpiling Operation. The Village issued a temporary use permit. Most all of the trees were cleared from the west 7.75 acres.***

***The Agenda supplement sheet reads;***

***Tree Removal, Mitigation The west 7.75 acres of the site appears unforested, while the east 7.75 acres is forested. A tree survey will be required to accurately calculate the amount of tree mitigation or restitution (cash-in-lieu) required. However, judging by the Site Plan, the site will likely be cleared of all existing trees and tree mitigation will be required.***

***It is my contention that with the approval of the special use in 2010 and every extension since, the property carries with it permissions and responsibilities. The original tree survey should be brought forth and combined with a new tree survey in order to make a true and complete Tree Preservation plan.***

***Cynthia Rataj Lombard***

From: Margaret Sabo [REDACTED]  
To: [REDACTED]  
Date: Wednesday, February 11, 2026, 04:10 PM CST

>> Mayor Christina and Village Board,

>>>

>>>>

>>>>> Homer Glen has scenery, vistas and geography like no other municipality in the area. It has easy access to Chicago and suburbs in any direction and for those traveling to and from work.

>>>>>

>>>>> Homer Glen is really a gem attracting people who are seeking to get away from crowded living, have more room and live in a semi-rural environment without a "city-fied" look.

>>>>>

>>>>> Homer Glen can provide all this if only future proposed developments will be approved with these attributes and appeal as a way to keep the character alive.

>>>>>

>>>>> However, Developer Boris Predovich proposes Ayra, mixed use project to the Village, its concept is the complete opposite. It is a picture of crowded living, density and small lots on 15.5 acres. Condos can be found in any town.

>>>>>

>>>>> In Homer's past, condos were built in the northeast section of the village before Homer became a town. People fought hard against condos but Will County approved that plan anyway.

>>>>>

>>>>> In Homer Glen's Comprehensive Land Use Plan, condos are not in the plan and are not allowed. So, when the plan shows no condos, why is a developer allowed to present something that is not allowed? When a Village starts changing their ordinances for developers, are we then headed down a path of pleasing the developer and ignoring the residents???

>>>>>

>>>>> This goes against the already established opinion of the residents —. No condos. It wastes the developers' time as well as the elected officials, committees, and staffs.

>>>>>

>>>>> There is no criteria, no standard, no information, no ordinance to allow for condos. This project with condos would set a precedent for 159th Street for future development, if built.

>>>>>

>>>>> By the description it seems to have some architectural appeal but still is a condo development. There is too much going on within this 15.5 acre parcel, too many buildings, too dense, too little "open-ness" left.

>>>>>

>>>>> In the past, a condo, townhouse, home and business development was proposed for 159th near Parker Rd. Again, the residents opposed this plan. One of the reasons the Village denied it because the plan included condos. After a period of time and must-to-do, the plan was re-drawn without condos but never built.

>>>>>

>>>>> Since Homer Glen is situated in an excellent location with great opportunities and character, it can afford to be selective about what develops within its boundaries.

>>>>>

>>>>> It can afford to promote and keep the uniqueness of larger lots, semi-rural living that other towns cannot offer.

>>>>>

>>>>> Developer Predovich has appealing architecture design and ideas, his project can be amended to not include condos and not be dense.

>>>>>

>>>>> Respectfully, Margaret Sabo

>>>>> Former Homer Glen Trustee

>>



 LEGACY  
DEVELOPMENT GROUP, LLC

**RECEIVED**

By Christopher Gruba at 5:25 pm, Feb 09, 2026



A master planned 15.5-acre mixed-use community nestled in the natural beauty of Homer Glen. Our community provides an elevated residential lifestyle with commercial conveniences nearby.

Inspired by the world's Blue Zone regions - where longevity and vitality are a way of life.

The **ARYA WAY** reimagines a lifestyle where wellness is not a goal - but a way of life. Every pathway, space and routine was carefully designed to promote wellness, purpose, and connection.





Cycling and walking paths promote connectivity for residents and neighboring communities.



Belonging, by design.  
Public spaces bringing the community together.



Built for connection.  
Gathering areas promoting outdoor activity.



30,000 square feet commercial space.  
16 storefronts & 26 condominiums.



The Boardwalk - A public space adjacent to commercial conveniences.



Offering outdoor seating and dining.



A common area where we link purpose with belonging.



The ARYA Pavilion - A gathering space promoting community and activities.



Families that play together,  
stay together.



Putting green for all that are young at heart.



Open spaces designed to promote connection and well-being.



The Reflection Sanctuary - Designed for purpose and meaningful pause.



Meet & Greet – A place where paths cross.



A residential retreat surrounded by nature's beauty.



A gated community offering 40 ranch-style villas.  
Ranging from 1,850 – 1,950 square feet.



Where life slows down and happiness moves in.



Designed to promote family connection and belonging.

Welcome Home!



Open floor plans with oversized windows connect the indoor living with natural lighting.



Shared Meals, Shared Moments.



Two mixed-use buildings each offering 8 retail spaces and 13 condominiums.

Linking retail with residential living.



Five rooftop penthouses per building.

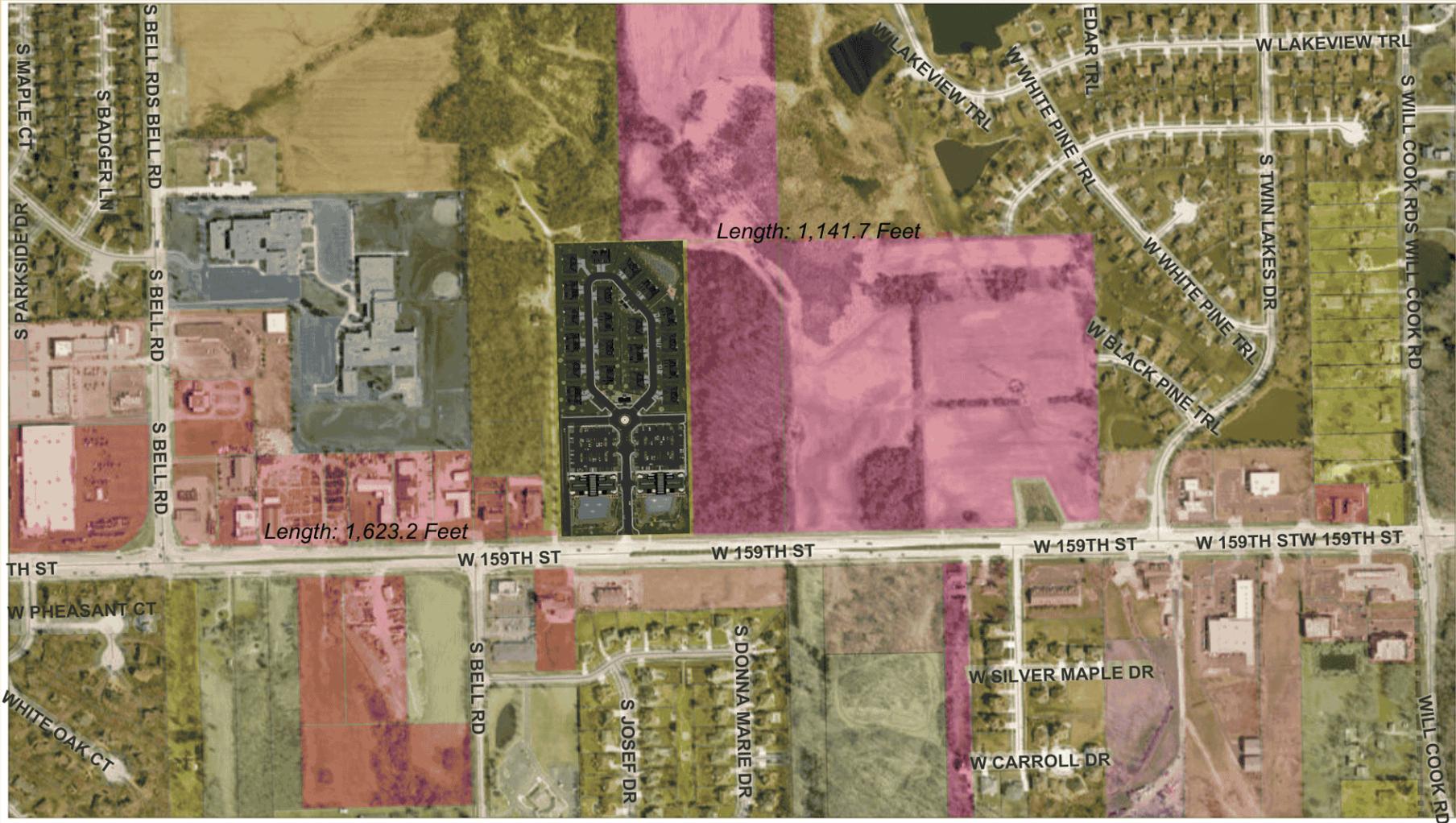


Condominium living offering breathtaking rooftop views.



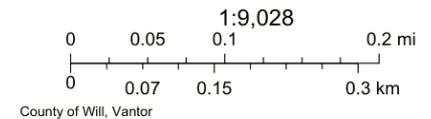
Site Plan





2/5/2026, 2:48:27 PM

- |                               |                             |   |                                |
|-------------------------------|-----------------------------|---|--------------------------------|
| Homer Glen Boundary           | A-2 Rural Residential       | C-5 Office and Research Park I-1 Industrial | R-2A Single-family Residential |
| Street Centerlines            | C-1 Neighborhood Commercial | P-1 Government Buildings & Public Schools   | R-3 Single-family Residential  |
| Parcels - Will County Parcels | C-2 Local Business          | R-1 Single-family Residential               | R-2 Single-family Residential  |
| Zoning Districts              | C-3 General Business        | R-2 Single-family Residential               | R-3A Single-family Residential |
| A-1 Agricultural              | C-4 Highway Commercial      | R-2 Single-family Residential               | R-4 Single-family Residential  |
|                               |                             | R-2 Single-family Residential               | R-5 Single-family Residential  |





- Promote Local Economy
  - Shop & Dine Homer Glen
  - Creating Jobs
  
- Increase Tax Revenue
  - \$1M+ annual property tax (66 units)
  - \$1M+ annual tax revenue (16 store fronts)
  
- Expanding Community Convenience
  - Providing residents with local conveniences
  - Promoting spending from neighboring areas
  - Economic catalyst attracting investors and residents



Thank You

**VILLAGE OF HOMER GLEN  
SCHEDULE OF ACCOUNTS PAYABLE  
FOR THE PERIOD FEBRUARY 14, 2026 TO FEBRUARY 26, 2026**

General Fund (#10) - From "Paid Invoice Listing" Report	\$619,703.76
Homer Fest Fund (#12) - From "Paid Invoice Listing" Report	\$0.00
Environment Fund (#14) - From "Paid Invoice Listing" Report	\$61.00
Water Management Fund (#16) - From "Paid Invoice Listing" Report	\$0.00
Motor Fuel Tax Fund (#20) - From "Paid Invoice Listing" Report	\$50.91
Park and Recreation Fund (#50) - From "Paid Invoice Listing" Report	\$74,077.63
Capital Project Fund (#70) - From "Paid Invoice Listing" Report	\$0.00
EAB Tree Replacement Fund (#71) - From "Paid Invoice Listing" Report	\$0.00
Capital Project Bond Fund (#72) - From "Paid Invoice Listing" Report	\$0.00
ARPA Grant Fund (#74) - From "Paid Invoice Listing" Report	\$0.00
Agency Fund (Prof Fee Deposits) (#80) - From "Paid Invoice Listing" Report	\$0.00
Total - All Funds	\$693,893.30
Prior Board Meeting - Approved Legislative payments (02/13/26):	\$0.00

VILLAGE OF HOMER GLEN  
 PAID INVOICE LISTING

FROM 02/14/2026 TO 02/26/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
ACE	WHITMORE	ACE HARDWARE							
	85220	01 PW BLDG MTCE JAN 2026	108675405	01/11/26		32726	02/26/26	49.97	20.69 20.69
	85293	01 VH BLDG MTCE FEB 2026	108675402	02/04/26		32726	02/26/26	49.97	22.12 22.12
	85316	01 PW BLDG MTCE FEB 2026	108675405	02/11/26		32726	02/26/26	49.97	7.16 7.16
								VENDOR TOTAL:	49.97
ADATUR	ADVANCED	TURF SOLUTIONS							
	S01431531	01 HERBICIDE MTCE FEB 2026	501270362	02/13/26		32727	02/26/26	530.00	530.00 530.00
								VENDOR TOTAL:	530.00
AFLAC	AFLAC								
	30126	01 INSURANCE - MAR 2026	101150130	02/18/26		32728	02/26/26	434.82	434.82 434.82
								VENDOR TOTAL:	434.82
AIRGAS	AIRGAS USA, LLC								
	9169109760	01 PW INDUSTRIAL OXYGEN CYLINDER	105570330	02/09/26		32713	02/26/26	90.46	90.46 90.46
								VENDOR TOTAL:	90.46
BARIND	BARRETT	INDUSTRIAL SUPPLY CO							
	3261377	01 PW BATTERY & CHARGER	105570330	02/12/26		32714	02/26/26	966.00	966.00 966.00
								VENDOR TOTAL:	966.00
BONIND	BONNELL	INDUSTRIES INC.							
	226400	01 PW CYLINDER UNIT 124	105575415	02/11/26		32715	02/26/26	1,147.61	1,147.61 1,147.61
								VENDOR TOTAL:	1,147.61
CITWID	CITY WIDE	FACILITY SOLUTIONS							
	52034009785	01 CUSTODIAL SUPPLIES FEB 2026	108670327	02/09/26		32729	02/26/26	216.88	216.88 216.88

VILLAGE OF HOMER GLEN  
 PAID INVOICE LISTING

FROM 02/14/2026 TO 02/26/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
								VENDOR TOTAL:	216.88
COMBUS	COMCAST BUSINESS								
	262822644	01 AC932768301 1/1/26 - 1/31/26	101160246	02/01/26		32693	02/26/26	3,229.20	3,229.20 3,229.20
	262822646	01 AC907049519 1/1/26 - 1/31/26	101160246	02/01/26		32694	02/26/26	1,154.58	1,154.58 1,154.58
								VENDOR TOTAL:	4,383.78
COMED	COM ED								
	2042026	01 AC8458782222 1/7/26 - 2/4/26	105560242	02/04/26		32695	02/26/26	929.00	929.00 929.00
	20426	01 AC6002423333 1/7/26 - 2/4/26	200060242	02/04/26		32696	02/26/26	50.91	50.91 50.91
	2426	01 AC9488339554 1/7/26 - 2/4/26	101160242	02/04/26		32697	02/26/26	67.47	67.47 67.47
	2626	01 AC6627426062 1/9/26 - 2/6/26	105560242	02/06/26		32698	02/26/26	60.16	60.16 60.16
								VENDOR TOTAL:	1,107.54
COMED2	COMED								
	20426	01 AC8845298000 1/7/26 - 2/4/26	501260242	02/04/26		32699	02/26/26	47.59	47.59 47.59
	20526	01 AC3270651222 1/8/26 - 2/5/26	501260242	02/05/26		32700	02/26/26	84.86	84.86 84.86
	20626	01 AC8617897000 1/9/26 - 2/6/26	501260242	02/06/26		32701	02/26/26	421.09	421.09 421.09
	2426	01 AC6829563000 1/7/26 - 2/4/26	501260242	02/04/26		32702	02/26/26	2,449.59	2,449.59 2,449.59
	2526	01 AC3552295000 1/8/26 - 2/5/26	501260242	02/05/26		32703	02/26/26	83.73	83.73 83.73
	2626	01 AC3101823333 1/9/26 - 2/6/26	501260242	02/06/26		32704	02/26/26	63.42	63.42 63.42

FROM 02/14/2026 TO 02/26/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
								VENDOR TOTAL:	3,150.28
CUSPRO	CUSTOM PRODUCTS CORPORATION								
	44071	01 PW BRACKET FOR SIGN/POST	105570335	02/10/26		32716	02/26/26	73.12	73.12
								VENDOR TOTAL:	73.12
ENORMAN	E.NORMAN SECURITY SYSTEMS INC								
	17915	01 ALARM 3/10/26-6/9/26	109260250	02/11/26		32730	02/26/26	149.16	149.16
								VENDOR TOTAL:	149.16
FARWOR	FARNSWORTH GROUP INC								
	267076	01 PR-DUNKIN THRU 1/30/26	107760202	02/04/26		32731	02/26/26	1,616.50	1,616.50
		02 PR-MENARDS THRU 1/30/26	107760202						193.00
		03 PR-COMED THRU 1/30/26	107760202						611.25
		04 PR-HOMER PLAZA THRU 1/30/26	107760202						241.25
		05 PR-DUNN FARM THRU 1/30/26	107760202						386.00
		06 PR-HIDDEN VALLEY THRU 1/30/26	107760202						92.50
								VENDOR TOTAL:	1,616.50
HYDSUP	HYDRAULIC SUPPLY COMPANY								
	3715163	01 PW SUPPLIES	105575415	01/28/26		32717	02/26/26	449.96	449.96
								VENDOR TOTAL:	449.96
IAW	ILLINOIS AMERICAN WATER								
	090226	01 AC1025220007340091 1/8-2/5/26	105560242	02/09/26		32705	02/26/26	173.45	173.45
	120626	01 AC1025220038411645 2/6-3/5/26	105560242	02/06/26		32706	02/26/26	44.37	44.37
	20926	01 AC1025220011328670 1/8-2/5/26	101160242	02/09/26		32707	02/26/26	308.41	308.41
	21026	01 AC1025220029845084 1/8-2/5/26	105560242	02/10/26		32708	02/26/26	19.45	19.45
	21126	01 AC1025210046013076 1/8-2/5/26	501260243	02/11/26		32709	02/26/26	109.26	109.26

VILLAGE OF HOMER GLEN  
 PAID INVOICE LISTING

FROM 02/14/2026 TO 02/26/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	2926	01 AC1025220038411669 12/6-1/7/26	105560242	02/09/26		32710	02/26/26	394.52	394.52 394.52
	90226	01 AC1025220039881353 1/8-2/4/26	105560242	02/09/26		32711	02/26/26	31.22	31.22 31.22
								VENDOR TOTAL:	1,080.68
IDAB		ILLINOIS DEPT OF AGRICULTURE							
	2026-1	01 OP LICENSE M.MOORMAN THRU 2028	501280555	02/18/26		32732	02/26/26	150.00	150.00 150.00
	2026-2	01 OP LICENSE N.CAMARDO THRU 2028	501280555	02/18/26		32733	02/26/26	150.00	150.00 150.00
	2026-3	01 OP LICEN G.SCALZITTI THRU 2028	501280555	02/18/26		32734	02/26/26	150.00	150.00 150.00
								VENDOR TOTAL:	450.00
IPBC		INTERGOVERNMENTAL PERSONNEL							
	129	01 FY26 HEALTH INSURANCE	101150130	01/26/26		32735	02/26/26	17,688.00	17,688.00 17,688.00
								VENDOR TOTAL:	17,688.00
IUOE		I.U.O.E. LOCAL 150							
	20126	01 PW MEMBERSHIP DUES FEB 2026	100000655	02/13/26		32736	02/26/26	342.44	342.44 342.44
								VENDOR TOTAL:	342.44
JIMTRU		JIM'S TRUCK INSPECTION LLC							
	214167	01 PW TRUCK INSPECTION UNIT 119	105575415	02/09/26		32718	02/26/26	43.00	43.00 43.00
								VENDOR TOTAL:	43.00
JOLASP		JOLIET ASPHALT, LLC							
	21-S6425	01 PW COLD PATCH	105570326	02/12/26		32719	02/26/26	701.50	356.50 356.50
	21-S6428	01 PW COLD PATCH	105570326	02/05/26		32719	02/26/26	701.50	345.00 345.00

FROM 02/14/2026 TO 02/26/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT	
								<b>VENDOR TOTAL:</b>	<b>701.50</b>	
JPMORG	JP MORGAN CHASE BANK NA									
	22626			02/26/26		857	02/24/26	103,177.07	103,177.07	
		01 1/8 3CMA ANNUAL MEMBERSHIP	104480561						845.00	
		02 1/7 BOBALUS GC EVENT CONTEST	104480523						50.00	
		03 1/7 BOBALUS GC EVENT CONTEST	104480523						50.00	
		04 1/5 U OF I REGISTRATION	501280555						25.00	
		05 1/6 IL ARBORIST CONF J.VITTORI	501280555						215.00	
		06 1/10 CARHARTT UNIFORMS	501270355						253.64	
		07 1/9 U OF I TRAINING J.VITTORI	501280555						50.00	
		08 1/13 CARHARTT REFUND FOR TAX	501270355						-18.79	
		09 1/21 LINA EMBROID UNIFORMS	501270355						202.00	
		10 1/22 ISA MEMBERSHIP J.VITTORI	501280555						241.22	
		11 1/27 MCCLOUD AQUA POND TRTMNT	501260254						3,657.50	
		12 1/29 ISA REFUND FOR TAX	501280555						-7.20	
		13 1/22 MORTON SALT ROAD MTCE	105560280						57,862.02	
		14 1/23 BEGGARS PW LUNCH	105570327						160.34	
		15 1/5 ZORO SMALL TOOLS	108670330						40.17	
		16 1/5 GRAINGER SMALL TOOLS	108670330						344.22	
		17 1/5 HOME DEP PW BLDG MTCE	108675405						458.15	
		18 1/8 HOME DEP PW BLDG MTCE	108675405						332.57	
		19 1/12 HOME DEPOT SUPPLIES	108675402						146.23	
		20 1/14 HOME DEPOT SMALL TOOLS	108670330						129.76	
		21 1/16 HOME DEP PARKS BLDG MTCE	108675410						220.64	
		22 1/16 HOME DEPOT VH BLDG MTCE	108675402						132.36	
		23 1/19 POLLARD PARKS BLDG MTCE	108675410						795.00	
		24 1/19 GRAINGER HVAC MTCE	108660262						30.50	
		25 1/19 GRAINGER SMALL TOOLS	108670330						199.00	
		26 1/19 HOME DEP PARKS BLDG MTCE	108675410						126.33	
		27 1/20 HOME DEP VH BLDG MTCE	108675402						129.98	
		28 1/21 HOME DEP VH BLDG MTCE	108675402						24.98	
		29 1/26 HOME DEP HVAC MTCE	108660262						495.00	
		30 1/27 HOME DEP VH BLDG MTCE	108675402						237.16	
		31 1/27 HOME DEP CUSTODIAL ITEMS	108670327						400.80	
		32 1/15 MEIJER RIB CUTTING EVTS-2	106680515						57.98	
		33 1/15 WALMART PW VEH MTCE	105575415						285.00	
		34 1/26 WALMART PW VEH MTCE	105575415						570.00	
		35 1/5 AMAZON PW OFFICE SUPPLIES	105570325						37.98	
		36 1/6 AMAZON PW OFFICE SUPPLIES	105570325						4.99	
		37 1/6 COSTCO OFFICE SUPPLIES	101170325						136.28	
		38 1/7 AMAZON EMA EQUIP	108870330						37.99	
		39 1/7 AMAZON EVENT SUPPLIES	104480523						187.99	
		40 1/8 AMAZON OFFICE SUPPLIES	101170325						89.10	
		41 1/9 AMAZON EVENT SUPPLIES	104470325						87.19	
		42 1/9 AMAZON OFFICE SUPPLIES	101170325						26.05	
		43 1/9 NFPA MEMBERSHIP BLDG DEPT	103380561						225.00	



VILLAGE OF HOMER GLEN  
 PAID INVOICE LISTING

FROM 02/14/2026 TO 02/26/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
								VENDOR TOTAL:	5,066.40
LOCAL150	IUOE LOCAL 150								
	20126	01 PW UNION DUES FEB 2026	100000655	02/13/26		32738	02/26/26	1,666.34	1,666.34 1,666.34
								VENDOR TOTAL:	1,666.34
MENARD1	MENARDS-HOMER GLEN								
	69229	01 SUPPLIES EVENTS FEB 2026	104480523	02/03/26		32739	02/26/26	323.67	49.53 49.53
	69263	01 PW BLDG MTCE FEB 2026	108675405	02/04/26		32739	02/26/26	323.67	7.98 7.98
	69266	01 PW SHOP SUPPLIES	105570330	02/04/26		32720	02/26/26	360.14	191.50 191.50
	69319	01 EVENT SUPPLIES FEB 2026	104480523	02/05/26		32739	02/26/26	323.67	3.98 3.98
	69328	01 PW BLDG MTCE FEB 2026	108675405	02/05/26		32739	02/26/26	323.67	1.28 1.28
	69483	01 PW SHOP SUPPLIES 02 PW KITCHEN SUPPLIES	105570330 105570327	02/09/26		32720	02/26/26	360.14	168.64 155.88 12.76
	69490	01 PW BLDG MTCE FEB 2026	108675405	02/09/26		32739	02/26/26	323.67	34.97 34.97
	69562	01 PW BLDG MTCE FEB 2026	108675405	02/11/26		32739	02/26/26	323.67	71.98 71.98
	69601	01 SMAL TOOLS FEB 2026	501270330	02/12/26		32739	02/26/26	323.67	153.95 153.95
								VENDOR TOTAL:	683.81
NAPAUT	NAPA AUTO PARTS								
	60670	01 PW VEH MTCE UNIT 119	105575415	02/12/26		32721	02/26/26	407.56	57.28 57.28
	60671	01 PW VEH MTCE UNIT 119	105575415	02/12/26		32721	02/26/26	407.56	133.77 133.77

FROM 02/14/2026 TO 02/26/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	60751	01 PW AIR FILTERS UNIT 124	105575415	02/13/26		32721	02/26/26	407.56	216.51 216.51
									VENDOR TOTAL: 407.56
NIC	NICOR								
	100226	01 AC78299185369 1/9/26 - 2/10/26	101160242	02/10/26		32712	02/26/26	5,275.50	265.22 265.22
	20626	01 AC76820372019 1/7/26 - 2/6/26	101160242	02/06/26		32712	02/26/26	5,275.50	23.59 23.59
	2092026	01 AC76544513823 1/8/26 - 2/9/26	101160242	02/09/26		32712	02/26/26	5,275.50	92.73 92.73
	20926	01 AC23272049430 1/8/26 - 2/9/26	101160242	02/09/26		32712	02/26/26	5,275.50	1,313.66 1,313.66
	21026	01 AC35726297258 1/9/26 - 2/10/26	101160242	02/10/26		32712	02/26/26	5,275.50	383.36 383.36
	2926	01 AC48821005732 1/8/26 - 2/9/26	105560242	02/09/26		32712	02/26/26	5,275.50	2,893.95 2,893.95
	90226	01 AC37252606860 1/7/26 - 2/6/26	101160242	02/09/26		32712	02/26/26	5,275.50	302.99 302.99
									VENDOR TOTAL: 5,275.50
PAYLOC	PAYLOCITY								
	INV3497956	01 PAYROLL SERVICE - FEB 2026	109260228	02/20/26		32740	02/26/26	1,949.77	1,949.77 1,949.77
									VENDOR TOTAL: 1,949.77
PITNEYPP	PITNEY BOWES PURCHASE POWER								
	20526	01 METER REFILL JAN 2026	101170305	02/05/26		32741	02/26/26	401.00	401.00 401.00
									VENDOR TOTAL: 401.00
QUILL	QUILL CORPORATION								
	47584044	01 OFFICE SUPPLIES JAN 2026	101170325	01/29/26		32742	02/26/26	990.41	990.41 990.41

VILLAGE OF HOMER GLEN  
 PAID INVOICE LISTING

FROM 02/14/2026 TO 02/26/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
									VENDOR TOTAL: 990.41
RISLOT		RISING LOTUS HEALING CENTER							
	FEB2026								
	01	FEB YOGA- 4 SESSIONS	101150132	02/17/26		32743	02/26/26	240.00	240.00 240.00
									VENDOR TOTAL: 240.00
RODBAK		ROD BAKER FORD							
	74549								
	01	PW VEH MTCE UNIT 119	105575415	02/10/26		32722	02/26/26	492.58	492.58 492.58
									VENDOR TOTAL: 492.58
ROI		RIEKE OFFICE INTERIORS							
	73385								
	01	PW OFFICE B.WOODS	108675405	02/16/26		32744	02/26/26	8,990.00	8,990.00 8,990.00
									VENDOR TOTAL: 8,990.00
RUSTRU		RUSH TRUCK CENTERS, INC							
	3045035346								
	01	PW VEH MTCE UNIT 124	105575415	02/13/26		32723	02/26/26	375.00	375.00 375.00
									VENDOR TOTAL: 375.00
SERSAN		SERVICE SANITATION INC							
	9274771								
	01	MTCE CULVER PARK JAN 2026	501275425	01/30/26		32724	02/26/26	523.72	261.86 261.86
	9274772								
	01	MTCE SPORTS COMPLEX JAN 2026	501275425	01/30/26		32724	02/26/26	523.72	142.26 142.26
	9274773								
	01	MTCE YANGAS PARK JAN 2026	501275425	01/30/26		32724	02/26/26	523.72	119.60 119.60
									VENDOR TOTAL: 523.72
SHOHOM		SHOREWOOD HOME & AUTO							
	3-501903								
	01	MOW EQUIP MTCE FEB 2026	501275423	02/10/26		32745	02/26/26	56.32	56.32 56.32
									VENDOR TOTAL: 56.32
STAPLES		STAPLES BUSINESS CREDIT							
	6051362921								
	01	SMALL TOOLS DEC 2025	501270330	12/25/25		32746	02/26/26	326.20	40.45 40.45

VILLAGE OF HOMER GLEN  
 PAID INVOICE LISTING

FROM 02/14/2026 TO 02/26/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	6051362922			12/25/25		32746	02/26/26	326.20	98.50
	01	SMALL TOOLS DEC 2025	501270330						98.50
	6051362923			12/25/25		32746	02/26/26	326.20	187.25
	01	SMALL TOOLS DEC 2025	501270330						187.25
							VENDOR TOTAL:		326.20
TAPCO		TRAFFIC & PARKING CONTROL							
	SO-048833			02/18/26		32747	02/26/26	31,008.24	31,008.24
	01	SAFETY TRAFFIC BRD TRAILERS-2	108885656						31,008.24
							VENDOR TOTAL:		31,008.24
TMOBILE		T-MOBILE							
	21326			02/19/26		32748	02/26/26	200.00	200.00
	01	PYMT PROCESSED VIA COMPROLLER	100004417						200.00
							VENDOR TOTAL:		200.00
TREILL		TREASURER, STATE OF ILLINOIS							
	127219			02/01/26		32749	02/26/26	57,955.42	57,955.42
	01	HEROE'S TRL EXT VLG SHARE	501485668						57,955.42
							VENDOR TOTAL:		57,955.42
TURJEF		JEFF TURNER							
	2926			02/09/26		32750	02/26/26	189.99	189.99
	01	REIMBURSEMENT SHOP SUPPLIES	105570330						189.99
							VENDOR TOTAL:		189.99
V3		V3 COMPANIES LTD							
	10126217			02/04/26		32751	02/26/26	814.00	814.00
	01	HEROES TRL W EXT THRU 1/31/26	501460202						814.00
							VENDOR TOTAL:		814.00
VERCOM		VERDANT COMMERCIAL CAPITAL							
	906019351			02/09/26		32752	02/26/26	485.00	485.00
	01	COPIER (2) FEB 2026	101160250						485.00
							VENDOR TOTAL:		485.00
VERI		VERIZON WIRELESS							
	6134981648			02/01/26		32753	02/26/26	1,785.09	1,785.09
	01	EMA CELL 1/2-2/1/26	108860246						39.22

FROM 02/14/2026 TO 02/26/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	6134981648			02/01/26		32753	02/26/26	1,785.09	1,785.09
		02 BLDG CELL 1/2-2/1/26	103360246						177.47
		03 ADMIN CELL 1/2-2/1/26	101160246						693.92
		04 ECDEV CELL 1/2-2/1/26	106660246						75.23
		05 PARKS CELL 1/2-2/1/26	501260246						284.70
		06 PARKS2 CELL 1/2-2/1/26	501260246						39.01
		07 P&Z CELL 1/2-2/1/26	107760246						78.44
		08 PUBWORKS CELL 1/2-2/1/26	105560246						397.10
								VENDOR TOTAL:	1,785.09
VESTIS	VESTIS								
	6030492409			02/05/26		32725	02/26/26	112.80	56.40
		01 PW UNIFORMS - JEFF TURNER	105570355						56.40
	6030494460			02/12/26		32725	02/26/26	112.80	56.40
		01 PW UNIFORMS - JEFF TURNER	105570355						56.40
								VENDOR TOTAL:	112.80
WCTO	WILL COUNTY TREASURER'S OFFICE								
	FY2026-DECEMBER25			01/02/26		858	02/26/26	433,236.64	433,236.64
		01 POLICE PUBLIC SAFETY DEC 2025	102260207						433,236.64
								VENDOR TOTAL:	433,236.64
WINSUP	WIN SUPPLY CO								
	25011601			01/29/26		32754	02/26/26	2,812.74	2,812.74
		01 VH BLDG MTCE JAN 2026	108675402						2,812.74
								VENDOR TOTAL:	2,812.74
								TOTAL --- ALL INVOICES:	693,893.30

DATE: 02/23/26  
TIME: 09:36:44  
ID: AP4A0000.WOW

VILLAGE OF HOMER GLEN  
PAID INVOICES BY ACCOUNT NUMBER

FINAL TOTALS  
ACTIVITY FROM 02/14/2026 TO 02/26/2026

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GENERAL FUND	619,703.76
ENVIRONMENT FUND	61.00
MOTOR FUEL TAX FUND	50.91
PARK DEVELOPMENT FUND	74,077.63
	-----
GRAND TOTAL	693,893.30
	=====

**VILLAGE OF HOMER GLEN  
SCHEDULE OF ACCOUNTS PAYABLE  
FOR THE PERIOD FEBRUARY 27, 2026 TO MARCH 12, 2026**

General Fund (#10) - From "Paid Invoice Listing" Report	\$124,117.97
Homer Fest Fund (#12) - From "Paid Invoice Listing" Report	\$0.00
Environment Fund (#14) - From "Paid Invoice Listing" Report	\$0.00
Water Management Fund (#16) - From "Paid Invoice Listing" Report	\$16,156.52
Motor Fuel Tax Fund (#20) - From "Paid Invoice Listing" Report	\$93,624.90
Park and Recreation Fund (#50) - From "Paid Invoice Listing" Report	\$16,930.29
Capital Project Fund (#70) - From "Paid Invoice Listing" Report	\$0.00
EAB Tree Replacement Fund (#71) - From "Paid Invoice Listing" Report	\$0.00
Capital Project Bond Fund (#72) - From "Paid Invoice Listing" Report	\$411.00
Agency Fund (Prof Fee Deposits) (#80) - From "Paid Invoice Listing" Report	<u>\$0.00</u>
 Total - All Funds	 <u><u>\$251,240.68</u></u>

DATE: 03/06/2026  
 TIME: 10:49:27  
 ID: AP450000.WOW

VILLAGE OF HOMER GLEN  
 PAID INVOICE LISTING

FROM 02/27/2026 TO 03/12/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
ADESTA	ADESTA LLC								
	INV3-960005631			02/27/26		32767	03/12/26	10,441.45	10,441.45
	01	LOCATES FEB 2026	105560275						10,441.45
									VENDOR TOTAL: 10,441.45
ADVAUT	ADVANCE AUTO PARTS								
	7655606445185			03/05/26		32768	03/12/26	119.98	119.98
	01	EMA VEH MTCE MAR 2026	108875415						119.98
									VENDOR TOTAL: 119.98
AFLAC	AFLAC								
	40126			03/02/26		32769	03/12/26	434.82	434.82
	01	INSURANCE - APR 2026	101150130						434.82
									VENDOR TOTAL: 434.82
AGDBDK	ANCEL GLINK PC								
	115701			01/07/26		32770	03/12/26	3,125.00	3,125.00
	01	CASE 24LA466 THRU 12/31/25	101160201						3,125.00
									VENDOR TOTAL: 3,125.00
BIRENT	BI RENTAL INC								
	153095-1			03/04/26		32771	03/12/26	461.58	461.58
	01	MTCE CULVER PK GRANT MAR 2026	501275437						461.58
									VENDOR TOTAL: 461.58
CITWID	CITY WIDE FACILITY SOLUTIONS								
	32034022579			03/01/26		32772	03/12/26	1,635.00	1,300.00
	01	VH CLEANING MAR 2026	108675402						1,300.00
	32034022580			03/01/26		32772	03/12/26	1,635.00	335.00
	01	PW CLEANING MAR 2026	108675405						335.00
									VENDOR TOTAL: 1,635.00
CITYLOCK	CITY OF LOCKPORT								
	15436DEC25JAN26			01/13/26		32756	02/27/26	7,205.08	7,205.08
	01	SANITARYSEWER 12/16/25-1/15/26	161460260						7,205.08
	15436JANFEB2026			02/11/26		32773	03/12/26	8,951.44	8,951.44
	01	SANITARY SEWER 1/15-2/13/26	161460260						8,951.44

FROM 02/27/2026 TO 03/12/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
								VENDOR TOTAL:	16,156.52
CUSPRO	CUSTOM PRODUCTS CORPORATION								
	40205	01 PW CAUT SP NEEDS CHILD SIGN	105570335	11/25/25		32757	03/12/26	893.92	121.30 121.30
	42472	01 PW SIGNS/POSTS	105570335	01/15/26		32757	03/12/26	893.92	82.50 82.50
	44502	01 PW STOP SIGNS (10)	105570335	02/17/26		32757	03/12/26	893.92	467.80 467.80
	44742	01 PW SIGN/POST ASSEMBLY MATERIAL	105570335	02/20/26		32757	03/12/26	893.92	222.32 222.32
								VENDOR TOTAL:	893.92
EDWBAR	EDWARD J BARRON								
	22826	01 ADJUDICATIONS FEB 2026	102260201	02/28/26		32774	03/12/26	875.00	875.00 875.00
								VENDOR TOTAL:	875.00
FARWOR	FARNSWORTH GROUP INC								
	267692	01 PR- HOME DEPOT THRU 2/27/26	107760202	03/04/26		32775	03/12/26	965.00	965.00 96.50 386.00 96.50 386.00
		02 PR- GG SCHOOL THRU 2/27/26	107760202						
		03 PR- HIDDEN VALLEY THRU 2/27/26	107760202						
		04 PR- MARIAN VLG THRU 2/27/26	107760202						
								VENDOR TOTAL:	965.00
FIRESTN	FIRESTONE COMPLETE AUTO CARE								
	121173	01 VEH MTCE F250 CODE ENF MAR2026	103375425	03/04/26		32776	03/12/26	100.28	100.28 100.28
								VENDOR TOTAL:	100.28
GENLOD	GENE LODE								
	VHG-23	01 INSPECTIONS FEB 2026	103360209	02/27/26		32777	03/12/26	540.00	540.00 540.00
								VENDOR TOTAL:	540.00
GRAING	GRAINGER								
	9813460756	01 PW SAFETY GLASSES PPE	105570355	02/19/26		32758	03/12/26	51.37	51.37 51.37

FROM 02/27/2026 TO 03/12/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
VENDOR TOTAL:									51.37
HARRI	HARRIS COMPUTER SYSTEMS								
	MSIMN0001056			01/23/26		32778	03/12/26	16,236.59	16,236.59
	01	ADJUDICATION 4/2026-3/2027	109270360						1,944.35
	02	MSI YR MTCE 4/2026-3/2027	109270360						14,292.24
VENDOR TOTAL:									16,236.59
HERIFS	HERITAGE FS INC								
	223217			02/13/26		32759	03/12/26	10,752.67	6,808.53
	01	PW MOTOR FUEL FEB 2026	105570350						6,808.53
	223269			02/27/26		32759	03/12/26	10,752.67	3,944.14
	01	PW MOTOR FUEL FEB 2026	105570350						3,944.14
VENDOR TOTAL:									10,752.67
HINCK	HINCKLEY SPRINGS WATER CO								
	15919415	021826		02/18/26		32779	03/12/26	726.07	726.07
	01	WATER COOLER JAN/FEB 2026	101170325						726.07
VENDOR TOTAL:									726.07
HRGREEN	HR GREEN								
	199283			03/03/26		32780	03/12/26	10,756.00	10,345.00
	01	PR-VILLAS HID VAL 1/17-2/13/26	107760202						1,303.75
	02	PR-DUNKIN BELL RD 1/17-2/13/26	107760202						4,205.00
	03	PR-GOODINGS 1/17-2/13/26	107760202						2,661.25
	04	PR-HG SUBSTATION 1/17-2/13/26	107760202						105.00
	05	PR-IEPA 1/17-2/13/26	107760202						2,070.00
	199462			03/05/26		32780	03/12/26	10,756.00	411.00
	01	NPDES PERMIT 1/17-2/13/26	720060202						411.00
VENDOR TOTAL:									10,756.00
IAW	ILLINOIS AMERICAN WATER								
	3226			03/02/26		32765	03/12/26	13.20	13.20
	01	AC1025220007275104 2/28-3/31	101160242						13.20
VENDOR TOTAL:									13.20
IMPSUR	IMPERIAL SURVEILLANCE INC								
	230366			02/20/26		32781	03/12/26	1,760.85	1,760.85
	01	PARK SECURITY 2/20-3/19/26	109260250						1,760.85

VILLAGE OF HOMER GLEN  
 PAID INVOICE LISTING

FROM 02/27/2026 TO 03/12/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
								VENDOR TOTAL:	1,760.85
IMRF	ILLINOIS MUNI RETIREMENT FUND								
	3022026	01 IMRF - FEBRUARY 2026	100000630	03/01/26		860	03/02/26	46,897.70	46,897.70 46,897.70
								VENDOR TOTAL:	46,897.70
INTSIG	INTEGRITY SIGN								
	94374	01 SIGNS OLD OAK TRL FEB 2026	101185660	02/26/26		32782	03/12/26	6,290.00	6,290.00 6,290.00
								VENDOR TOTAL:	6,290.00
J&L	J & L DOORS								
	765940	01 PW BLDG MTCE MAR 2026	108675405	03/05/26		32783	03/12/26	4,000.00	4,000.00 4,000.00
								VENDOR TOTAL:	4,000.00
KRUPS	KRUPSKE SPRINKLER SYSTEMS, INC								
	19642804	01 INSPECTIONS FEB 2026	103360209	02/28/26		32784	03/12/26	480.00	480.00 480.00
								VENDOR TOTAL:	480.00
LYONPINN	PINNER ELECTRIC, INC								
	20295	01 ST LT MTCE FEB 2026	200060242	03/01/26		32785	03/12/26	3,424.90	3,162.00 3,162.00
	33736	01 ST LT REPAIR MALLARD DR FEB	200075412	02/28/26		32785	03/12/26	3,424.90	262.90 262.90
								VENDOR TOTAL:	3,424.90
MCGRA	IMAGE SYSTEMS & BUS SOLUTIONS								
	437730	01 BLDG BW 2/4-3/3/26	101160250	03/03/26		32786	03/12/26	1,402.88	1,402.88 6.71
		02 BLDG CLR 2/4-3/3/26	101160250						138.95
		03 ADMIN BW 2/4-3/3/26	101160250						107.62
		04 ADMIN CLR 2/4-3/3/26	101160250						1,149.60
								VENDOR TOTAL:	1,402.88
MENARD1	MENARDS-HOMER GLEN								
	69909	01 PK EQUIP MTCE FEB 2026	501275410	02/20/26		32788	03/12/26	756.34	52.18 52.18

VILLAGE OF HOMER GLEN  
 PAID INVOICE LISTING

FROM 02/27/2026 TO 03/12/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	70023	01 EVENT SUPPLIES FEB 2026	104480523	02/23/26		32788	03/12/26	756.34	124.09 124.09
	70039	01 EVENT SUPPLIES FEB 2026	104480523	02/23/26		32788	03/12/26	756.34	27.20 27.20
	70042	01 EVENT SUPPLIES FEB 2026	104480523	02/23/26		32788	03/12/26	756.34	53.26 53.26
	70066	01 EVENT SUPPLIES FEB 2026	104480523	02/24/26		32788	03/12/26	756.34	176.92 176.92
	70119	01 EVENT SUPPLIES FEB 2026	104480523	02/25/26		32788	03/12/26	756.34	11.72 11.72
	70161	01 EVENT SUPPLIES FEB 2026	104480523	02/26/26		32788	03/12/26	756.34	57.45 57.45
	70162	01 SMALL TOOLS/HDWE FEB 2026	501270330	02/26/26		32788	03/12/26	756.34	30.68 30.68
	70210	01 PW OPERATION SUPPLIES 02 PW RESPIRATORS	105570330 105570355	02/27/26		32760	03/12/26	187.74	187.74 127.80 59.94
	70306	01 SUPPLIES VEH MTCE MAR 2026	108675415	03/02/26		32788	03/12/26	756.34	15.98 15.98
	70318	01 EVENT SUPPLIES MAR 2026	104480523	03/02/26		32788	03/12/26	756.34	58.94 58.94
	70343	01 VEH MTCE MAR 2026	501275415	03/03/26		32788	03/12/26	756.34	99.99 99.99
	70347	01 EVENT SUPPLIES MAR 2026	104480523	03/03/26		32788	03/12/26	756.34	47.93 47.93
							VENDOR TOTAL:		944.08
NAPAUT		NAPA AUTO PARTS							
	61499	01 PW TAIL LIGHT BULBS (10)	105575415	02/19/26		32761	03/12/26	242.76	10.20 10.20
	62028	01 PW FUEL & OIL FILTERS UNIT 109	105575415	02/24/26		32761	03/12/26	242.76	232.56 232.56

FROM 02/27/2026 TO 03/12/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
VENDOR TOTAL:									242.76
NRM	NATURAL RESOURCE MANAGEMENT								
	26-16			02/24/26		32789	03/12/26	7,600.00	3,800.00
		01 PRESCR BURN ERN HLS PK FEB	501275437						3,800.00
	26-17			02/28/26		32789	03/12/26	7,600.00	3,800.00
		01 PRESCR BURN CULV PK FEB	501275437						3,800.00
VENDOR TOTAL:									7,600.00
PITNE	PITNEY BOWES GLOBAL FINANCIAL								
	3107710783			03/05/26		32790	03/12/26	458.13	458.13
		01 METER RENTAL 1/21/26-4/20/26	101170305						458.13
VENDOR TOTAL:									458.13
POLAPP	POLACH APPRAISAL GROUP INC								
	16570			02/26/26		32791	03/12/26	90,200.00	90,200.00
		01 APPRAISAL SVCS 151ST PH1	200085680						60,100.00
		02 APPRAISAL SVCS 151ST PH2	200085680						30,100.00
VENDOR TOTAL:									90,200.00
PROYOU	PROTECT YOUTH SPORTS								
	1369689			02/28/26		32792	03/12/26	26.90	26.90
		01 BACKGROUND- KA.STERN	101180532						13.45
		02 BACKGROUND- KM.STERN	101180532						13.45
VENDOR TOTAL:									26.90
QUILL	QUILL CORPORATION								
	47826159			02/17/26		32793	03/12/26	667.46	667.46
		01 OFFICE SUPPLIES FEB 2026	101170325						667.46
VENDOR TOTAL:									667.46
SERSAN	SERVICE SANITATION INC								
	9291076			02/27/26		32766	03/12/26	523.72	261.86
		01 PK MTCE CULVER PARK FEB 2026	501275425						261.86
	9291077			02/27/26		32766	03/12/26	523.72	142.26
		01 PK MTCE SPORTS COMPLEX FEB '26	501275425						142.26
	9291078			02/27/26		32766	03/12/26	523.72	119.60
		01 PK MTCE YANGAS PARK FEB 2026	501275425						119.60

FROM 02/27/2026 TO 03/12/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
VENDOR TOTAL:									523.72
SHAW	SHAW MEDIA								
	2302217	01 2/4 HG-2603-V LEGAL AD	107780553	02/04/26		32794	03/12/26	479.60	109.46 109.46
	2305383	01 2/18 HG-2604-A LEGAL AD	107780553	02/18/26		32794	03/12/26	479.60	147.74 147.74
	2305534	01 2/18 HG-2600-SP LEGAL AD	107780553	02/18/26		32794	03/12/26	479.60	109.46 109.46
	2305539	01 2/18 HG-2605-APUD LEGAL AD	107780553	02/18/26		32794	03/12/26	479.60	112.94 112.94
VENDOR TOTAL:									479.60
SHOHOM	SHOREWOOD HOME & AUTO								
	3-502484	01 CULVER PK MTCE FEB- GRANT	501275437	02/18/26		32795	03/12/26	7,710.38	900.71 900.71
	3-502882	01 MOW EQUIP MTCE FEB 2026	501275423	02/23/26		32795	03/12/26	7,710.38	47.23 47.23
	3-503042	01 MOW EQUIP MTCE FEB 2026	501275423	02/24/26		32795	03/12/26	7,710.38	25.17 25.17
	3-503330	01 MOW EQUIP MTCE FEB 2026	501275423	02/27/26		32795	03/12/26	7,710.38	106.15 106.15
	3-503458	01 MOW EQUIP REPAIR MAR 2026	501275423	03/02/26		32795	03/12/26	7,710.38	6,576.14 6,576.14
	3-503468	01 MOW EQUIP MTCE MAR 2026	501275423	03/02/26		32795	03/12/26	7,710.38	38.82 38.82
	3-503528	01 MOW EQUIP MTCE MAR 2026	501275423	03/02/26		32795	03/12/26	7,710.38	16.16 16.16
VENDOR TOTAL:									7,710.38
STAIND	STATE INDUSTRIAL PRODUCTS								
	904107278	01 CUSTODIAL SUPPLIES FEB 2026	108670327	02/19/26		32796	03/12/26	248.84	122.58 122.58

FROM 02/27/2026 TO 03/12/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	904109864			02/21/26		32796	03/12/26	248.84	126.26
	01	VH BLDG MTCE FEB 2026	108675402						126.26
								VENDOR TOTAL:	248.84
STAPLES		STAPLES BUSINESS CREDIT							
	6056745822			02/25/26		32797	03/12/26	792.10	18.42
	01	SUPPLIES FEB 2026	501270330						18.42
	6056745824			02/25/26		32797	03/12/26	792.10	250.02
	01	SUPPLIES FEB 2026	501270330						250.02
	6056745826			02/25/26		32797	03/12/26	792.10	290.87
	01	PW BLDG MTCE FEB 2026	108675405						290.87
	6056745829			02/25/26		32797	03/12/26	792.10	49.47
	01	FACILITIES OFFICE SUPPLIES FEB	108670325						49.47
	6056745831			02/25/26		32797	03/12/26	792.10	183.32
	01	SMALL TOOLS/HDWE FEB 2026	501270330						183.32
								VENDOR TOTAL:	792.10
STERICYC		STERICYCLE INC							
	8013681396			03/03/26		32798	03/12/26	328.02	328.02
	01	8013681396 DOC SHRED 2/17/26	101170325						328.02
								VENDOR TOTAL:	328.02
T0000442		ROBERT R ANDREAS & SONS INC							
	2025-10262			03/02/26		32799	03/12/26	52.97	52.97
	01	REFUND PERMIT 2025-10262	100002232						52.97
								VENDOR TOTAL:	52.97
TASC		TASC							
	IN3685710			02/15/26		32800	03/12/26	345.84	345.84
	01	ADMIN FEES (4/1-6/30/26)	101170325						345.84
								VENDOR TOTAL:	345.84
TMOBILE		T-MOBILE							
	22226			02/22/26		32801	03/12/26	694.68	694.68
	01	EMA COMMUNICATIONS FEB 2026	108885652						399.99
	02	EMA SATELLITE 1/21-2/20/26	108880573						294.69

FROM 02/27/2026 TO 03/12/2026

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
									VENDOR TOTAL: 694.68
VESTIS	VESTIS								
	6030496493			02/19/26		32762	03/12/26	56.40	56.40
	01	PW UNIFORMS - JEFF TURNER	105570355						56.40
									VENDOR TOTAL: 56.40
WAREH	WAREHOUSE DIRECT								
	6097567-0			03/01/26		32802	03/12/26	412.02	412.02
	01	OFFICE SUPPLIES FEB 2026	101170325						412.02
									VENDOR TOTAL: 412.02
WCR	WILL COUNTY RECORDER								
	40892806			02/23/26		32803	03/12/26	71.00	71.00
	01	RECORDING FEE R2026010620	101160201						71.00
									VENDOR TOTAL: 71.00
WENTIR	WENTWORTH TIRE SERVICE								
	90035405			02/26/26		32763	03/12/26	584.00	584.00
	01	PW TIRE MTCE UNIT 109 CHIPPER	105575415						584.00
									VENDOR TOTAL: 584.00
WESCOM	WESCOM								
	20260232			02/13/26		32804	03/12/26	136.00	136.00
	01	WAVE DEVICE 2/2026-9/2026	108860272						136.00
									VENDOR TOTAL: 136.00
ZAHHRAN	RANDAL ZAHORA								
	22726			02/27/26		32764	03/12/26	125.00	125.00
	01	PW MAILBOX REIMBURSMNT ZAHORA	105560248						125.00
									VENDOR TOTAL: 125.00
									TOTAL --- ALL INVOICES: 251,240.68

DATE: 03/06/26  
TIME: 10:48:44  
ID: AP4A0000.WOW

VILLAGE OF HOMER GLEN  
PAID INVOICES BY ACCOUNT NUMBER

FINAL TOTALS  
ACTIVITY FROM 02/27/2026 TO 03/12/2026

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GENERAL FUND	124,117.97
WATER MANAGEMENT FUND	16,156.52
MOTOR FUEL TAX FUND	93,624.90
PARK DEVELOPMENT FUND	16,930.29
CIP BOND FUND	411.00
	-----
GRAND TOTAL	251,240.68
	=====

VILLAGE OF HOMER GLEN  
 TREASURER'S REPORT OF CASH AND INVESTMENTS  
 NOVEMBER 30, 2025

	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>BUDGET FOR YEAR ENDING APRIL 30, 2026</u>
<b>GENERAL FUND (#10)</b>			
ADJUSTED CASH AND INVESTMENTS, BEGINNING OF PERIOD	\$ 10,150,878.19	\$ 8,136,943.35	\$ 8,136,943
ADD REVENUES	888,694.44	9,236,508.50	15,185,926
LESS EXPENDITURES & TRANSFERS	1,270,862.51	7,604,741.73	15,178,620
CASH AND INVESTMENTS, END OF PERIOD	<u>\$ 9,768,710.12</u>	<u>\$ 9,768,710.12</u>	<u>\$ 8,144,249</u>
<b>SPECIAL EVENT FUND (#12)</b>			
ADJUSTED CASH AND INVESTMENTS, BEGINNING OF PERIOD	\$ 237,607.20	\$ 222,156.19	\$ 222,156
ADD REVENUES	-	223,868.13	278,539
LESS EXPENDITURES & TRANSFERS	625.00	209,042.12	291,039
CASH AND INVESTMENTS, END OF PERIOD	<u>\$ 236,982.20</u>	<u>\$ 236,982.20</u>	<u>\$ 209,656</u>
<b>ENVIRONMENT FUND (#14)</b>			
ADJUSTED CASH AND INVESTMENTS, BEGINNING OF PERIOD	\$ 158,832.88	\$ 146,823.63	\$ 146,824
ADD REVENUES	(285.00)	24,890.00	47,800
LESS EXPENDITURES & TRANSFERS	11,852.33	25,018.08	38,450
CASH AND INVESTMENTS, END OF PERIOD	<u>\$ 146,695.55</u>	<u>\$ 146,695.55</u>	<u>\$ 156,174</u>
<b>WATER MANAGEMENT FUND (#16)</b>			
ADJUSTED CASH AND INVESTMENTS, BEGINNING OF PERIOD	\$ 220,796.83	\$ 214,064.86	\$ 214,065
ADD REVENUES	6,697.32	54,346.02	70,000
LESS EXPENDITURES & TRANSFERS	6,697.32	47,614.05	137,000
CASH AND INVESTMENTS, END OF PERIOD	<u>\$ 220,796.83</u>	<u>\$ 220,796.83</u>	<u>\$ 147,065</u>
<b>MOTOR FUEL TAX FUND (#20)</b>			
ADJUSTED CASH AND INVESTMENTS, BEGINNING OF PERIOD	\$ 3,457,014.92	\$ 3,778,712.86	\$ 3,778,713
ADD REVENUES	108,046.99	921,122.09	3,249,658
LESS EXPENDITURES & TRANSFERS	541,207.25	1,675,980.29	6,760,223
CASH AND INVESTMENTS, END OF PERIOD	<u>\$ 3,023,854.66</u>	<u>\$ 3,023,854.66</u>	<u>\$ 268,148</u>

VILLAGE OF HOMER GLEN  
 TREASURER'S REPORT OF CASH AND INVESTMENTS  
 NOVEMBER 30, 2025

	CURRENT MONTH	YEAR TO DATE	BUDGET FOR YEAR ENDING APRIL 30, 2026
<b>HOME RULE SALES TAX FUND (#30)</b>			
ADJUSTED CASH AND INVESTMENTS, BEGINNING OF PERIOD	\$ 4,116,839.06	\$ 1,953,910.37	\$ 1,953,910
ADD REVENUES & TRANSFERS	362,367.59	2,525,296.28	4,023,712
LESS EXPENDITURES & TRANSFERS	-	-	4,025,000
CASH AND INVESTMENTS, END OF PERIOD	\$ 4,479,206.65	\$ 4,479,206.65	\$ 1,952,622
<b>PARK DEVELOPMENT FUND (#50)</b>			
ADJUSTED CASH AND INVESTMENTS, BEGINNING OF PERIOD	\$ 6,522,097.47	\$ 6,670,868.81	\$ 6,670,869
ADD REVENUES & TRANSFERS	29,386.71	619,748.61	2,125,000
LESS EXPENDITURES	114,971.46	854,104.70	5,619,133
CASH AND INVESTMENTS, END OF PERIOD	\$ 6,436,512.72	\$ 6,436,512.72	\$ 3,176,736
<b>CAPITAL PROJECT FUND (#70)</b>			
ADJUSTED CASH AND INVESTMENTS, BEGINNING OF PERIOD	\$ 24,059,893.04	\$ 23,567,680.57	\$ 23,567,681
ADD REVENUES & TRANSFERS	81,916.16	1,260,186.96	4,620,000
LESS EXPENDITURES	9,075.00	695,133.33	18,228,450
CASH AND INVESTMENTS, END OF PERIOD	\$ 24,132,734.20	\$ 24,132,734.20	\$ 9,959,231
<b>TREE RESTORATION FUND (#71)</b>			
ADJUSTED CASH AND INVESTMENTS, BEGINNING OF PERIOD	\$ 49,814.19	\$ 78,516.21	\$ 78,516
ADD REVENUES	221.55	1,984.70	9,500
LESS EXPENDITURES & TRANSFERS	35,350.00	65,815.17	55,000
CASH AND INVESTMENTS, END OF PERIOD	\$ 14,685.74	\$ 14,685.74	\$ 33,016
<b>CAPITAL PROJECT- BOND FUND (#72)</b>			
ADJUSTED CASH AND INVESTMENTS, BEGINNING OF PERIOD	\$ 4,623,441.99	\$ 4,604,605.11	\$ 4,604,605
ADD REVENUES	15,776.78	120,838.60	200,000
LESS EXPENDITURES & TRANSFERS	25,008.75	111,233.69	2,654,400
CASH AND INVESTMENTS, END OF PERIOD	\$ 4,614,210.02	\$ 4,614,210.02	\$ 2,150,205
TOTAL CASH AND INVESTMENTS (END OF PERIOD) - ALL FUNDS		\$ 53,074,388.69	
TOTAL CASH AND INVESTMENTS - FORECASTED BALANCE AT 4/30/2026			\$ 26,197,102.00

RESPECTFULLY SUBMITTED,

  
 JOHN SAWYERS, TREASURER

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>GENERAL REVENUES</b>					
<b>TAXES</b>					
10-00-01-110	SALES TAX	448,575.80	3,167,480.48	5,036,330.00	62.8
10-00-01-112	SALES TAX - IGA	0.00	10,500.00	60,000.00	17.5
10-00-01-120	PROPERTY TAXES	16,925.40	1,477,962.82	1,500,000.00	98.5
10-00-01-130	INCOME TAX	270,815.92	2,697,847.37	4,375,281.00	61.6
10-00-01-150	LOCAL USE TAX	20,894.36	133,219.55	481,043.00	27.6
10-00-01-155	CANNABIS EXCISE TAX	2,853.67	21,643.52	40,741.00	53.1
10-00-01-160	CHARITABLE GAMES TAX	0.00	0.00	0.00	0.0
10-00-01-170	GAMING TAX	0.00	320,005.10	620,000.00	51.6
<b>TOTAL TAXES</b>		<b>760,065.15</b>	<b>7,828,658.84</b>	<b>12,113,395.00</b>	<b>64.6</b>
<b>FEES, LICENSES &amp; PERMITS</b>					
10-00-02-205	CABLE FRANCHISE FEES	0.00	118,417.82	255,000.00	46.4
10-00-02-206	FRANCHISE FEES - NICOR	0.00	0.00	36,000.00	0.0
10-00-02-210	BUSINESS LICENSE	7,635.00	8,055.00	15,000.00	53.7
10-00-02-215	CONTRACTOR REGISTRATION	1,835.00	33,580.00	80,000.00	41.9
10-00-02-217	TOBACCO LICENSE	0.00	900.00	5,500.00	16.3
10-00-02-218	GAMING LICENSE	12,000.00	19,800.00	128,000.00	15.4
10-00-02-220	LIQUOR LICENSE	1,000.00	5,000.00	76,000.00	6.5
10-00-02-225	APPLICATION FEES - LIQUOR	0.00	0.00	1,000.00	0.0
10-00-02-227	COMML WASTE COLLECTION LICENSE	0.00	0.00	3,600.00	0.0
10-00-02-230	BLDG PERMIT FEE-RESIDENTIAL	18,805.20	124,468.20	225,000.00	55.3
10-00-02-232	BUILDING PERMITS - MISC	19,136.54	207,719.79	225,000.00	92.3
10-00-02-233	ENGINEERING PERMITS	0.00	55,800.00	35,000.00	159.4
10-00-02-235	BLDG PERMIT FEE - COMMERCIAL	2,217.08	25,076.18	40,000.00	62.6
10-00-02-237	SIGN PERMIT FEE	0.00	972.30	2,000.00	48.6
10-00-02-238	SOLICITATION REGISTRATION	100.00	600.00	4,000.00	15.0
10-00-02-239	REFUSE FEE	0.00	30,112.55	50,000.00	60.2
10-00-02-240	PROPERTY REGISTRATION	600.00	5,980.90	6,000.00	99.6
10-00-02-250	ZONING AND DEVELOPMENT FEES	14,396.25	27,996.25	25,000.00	111.9
<b>TOTAL FEES, LICENSES &amp; PERMITS</b>		<b>77,725.07</b>	<b>664,478.99</b>	<b>1,212,100.00</b>	<b>54.8</b>
<b>FINES &amp; FORFEITURES</b>					
10-00-04-415	ADJUDICATION FINES	800.00	6,012.09	13,000.00	46.2

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>GENERAL REVENUES</b>					
FINES & FORFEITURES					
10-00-04-417	CODE ENFORCEMENT FINES	2,585.00	24,169.49	10,000.00	241.6
<b>TOTAL FINES &amp; FORFEITURES</b>		<b>3,385.00</b>	<b>30,181.58</b>	<b>23,000.00</b>	<b>131.2</b>
<b>MISCELLANEOUS</b>					
10-00-05-510	INTEREST INCOME	38,260.17	240,396.12	475,000.00	50.6
10-00-05-535	PROGRAM REVENUES - REC.	435.00	930.00	20,000.00	4.6
10-00-05-560	OTHER INCOME/(EXPENSE)	(2,015.11)	16,880.69	25,000.00	67.5
10-00-05-561	DONATIONS	6,000.00	10,307.00	10,000.00	103.0
10-00-05-565	COMMUNITY EVENTS-SPONSORSHIP	0.00	10,406.74	22,000.00	47.3
10-00-05-566	COMMUNITY EVENTS-REGISTRATION	0.00	5,370.00	3,000.00	179.0
<b>TOTAL MISCELLANEOUS</b>		<b>42,680.06</b>	<b>284,290.55</b>	<b>555,000.00</b>	<b>51.2</b>
<b>REIMBURSEMENTS</b>					
10-00-06-610	REIMB - R & B LEVY (HOMER TWP)	4,149.81	360,867.99	365,000.00	98.8
10-00-06-620	REIMB - R & B LEVY (NEW LENOX)	28.51	6,535.50	6,600.00	99.0
10-00-06-630	REIMB - R&B LEVY (COOK COUNTY)	0.00	0.00	25.00	0.0
10-00-06-640	REIMB - PROFESSIONAL SERVICES	0.00	9,720.64	9,000.00	108.0
10-00-06-650	REIMB - CODE ENFORCEMENT	0.00	0.00	500.00	0.0
10-00-06-654	REIMB - HTRB ST LT MTCE - IGA	187.00	935.00	2,500.00	37.4
10-00-06-658	REIMB - HTRB SALT - IGA	0.00	0.00	0.00	0.0
10-00-06-659	REIMB - ROAD MTCE - HTRD	0.00	0.00	1,000.00	0.0
10-00-06-660	REIMB - INSURANCE CLAIMS	0.00	13,593.98	10,000.00	135.9
10-00-06-680	REIMB - WELLNESS PROGRAM	0.00	0.00	10,000.00	0.0
10-00-06-690	REIMB - HT FUEL - IGA	0.00	0.00	0.00	0.0
10-00-06-691	REIMB - HTRD FUEL - IGA	0.00	0.00	0.00	0.0
10-00-06-692	REIMB - HT FPD FUEL - IGA	473.84	5,968.28	25,000.00	23.8
10-00-06-694	REIMB - HT LIBRARY FUEL - IGA	0.00	692.07	2,500.00	27.6
10-00-06-695	REIMB-HOMER ATHLETIC CLUB	0.00	30,585.08	0.00	100.0
<b>TOTAL REIMBURSEMENTS</b>		<b>4,839.16</b>	<b>428,898.54</b>	<b>432,125.00</b>	<b>99.2</b>
<b>GRANTS</b>					
10-00-07-710	OTHER GRANTS	0.00	0.00	0.00	0.0

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>GENERAL REVENUES</b>					
<b>GRANTS</b>					
10-00-07-720	STATE GRANTS	0.00	0.00	0.00	0.0
10-00-07-730	FEDERAL GRANTS	0.00	0.00	75,306.00	0.0
<b>TOTAL GRANTS</b>		0.00	0.00	75,306.00	0.0
<b>TRANSFERS</b>					
10-00-08-840	TRANSFER IN-HR SALES TAX FUND	0.00	0.00	775,000.00	0.0
<b>TOTAL TRANSFERS</b>		0.00	0.00	775,000.00	0.0
<b>TOTAL REVENUES: GENERAL</b>		888,694.44	9,236,508.50	15,185,926.00	60.8
<b>ADMINISTRATION EXPENSES</b>					
<b>PERSONNEL EXPENDITURES</b>					
10-11-50-105	SALARIES - EMPLOYEES	75,685.30	510,889.78	1,075,789.00	47.4
10-11-50-110	PART-TIME & TEMP. SALARIES	4,020.00	37,529.25	49,140.00	76.3
10-11-50-115	SALARIES - ELECTED	4,307.70	31,153.90	56,000.00	55.6
10-11-50-120	OVERTIME WAGES	316.36	4,097.01	20,000.00	20.4
10-11-50-130	HEALTH INSURANCE	76,279.57	249,068.26	373,930.00	66.6
10-11-50-132	WELLNESS PROGRAM	0.00	1,563.03	11,200.00	13.9
10-11-50-140	STATE UNEMPLOYMENT TAX	0.00	0.00	5,000.00	0.0
10-11-50-150	FICA	5,005.14	34,668.18	73,391.00	47.2
10-11-50-160	MEDICARE TAX	1,170.58	8,108.00	17,164.00	47.2
10-11-50-170	IMRF	5,392.79	36,714.68	80,770.00	45.4
<b>TOTAL PERSONNEL EXPENDITURES</b>		172,177.44	913,792.09	1,762,384.00	51.8
<b>CONTRACTUAL SERVICES</b>					
10-11-60-201	LEGAL	13,211.50	74,693.87	265,000.00	28.1
10-11-60-202	ENGINEERING	0.00	0.00	50,000.00	0.0
10-11-60-203	PROF SERVICE - REIMBURSABLE	0.00	0.00	5,000.00	0.0
10-11-60-208	ACCOUNTING AND AUDIT	16,070.00	38,979.20	33,500.00	116.3

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>ADMINISTRATION EXPENSES</b>					
<b>CONTRACTUAL SERVICES</b>					
10-11-60-226	CONSULTANT SERVICES	42,500.00	72,499.00	40,000.00	181.2
10-11-60-230	MOSQUITO CONTROL	0.00	35,979.99	35,980.00	99.9
10-11-60-242	UTILITIES	1,725.48	5,186.15	17,000.00	30.5
10-11-60-246	TELEPHONE & DATA	6,067.10	38,048.96	70,000.00	54.3
10-11-60-250	COPIER	2,052.27	9,454.32	22,000.00	42.9
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>81,626.35</b>	<b>274,841.49</b>	<b>538,480.00</b>	<b>51.0</b>
<b>SUPPLIES &amp; MATERIALS</b>					
10-11-70-305	POSTAGE	654.21	6,124.45	8,000.00	76.5
10-11-70-310	PRINTING	150.00	540.00	3,000.00	18.0
10-11-70-315	PUBLICATIONS	75.00	545.99	1,500.00	36.3
10-11-70-325	OFFICE SUPPLIES	6,485.44	23,948.36	44,000.00	54.4
10-11-70-330	SMALL TOOLS, EQUIP. & HARDWARE	0.00	5,170.43	6,000.00	86.1
10-11-70-335	PHOTO EXPENSE	0.00	1,485.00	1,000.00	148.5
10-11-70-342	KITCHEN SUPPLIES	0.00	0.00	0.00	0.0
10-11-70-350	GASOLINE	484.72	1,862.60	5,850.00	31.8
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>7,849.37</b>	<b>39,676.83</b>	<b>69,350.00</b>	<b>57.2</b>
<b>OTHER EXPENDITURES</b>					
10-11-80-505	NEWSLETTER / COMMUNICATION	0.00	4,018.72	17,000.00	23.6
10-11-80-532	EMPLOYMENT/HR EXPENSE	133.93	786.23	2,500.00	31.4
10-11-80-540	ORDINANCE CODIFICATION	0.00	5,676.00	10,000.00	56.7
10-11-80-553	LEGAL NOTICES	147.00	357.38	2,000.00	17.8
10-11-80-555	MTGS & CONFERENCES	177.96	3,320.24	5,000.00	66.4
10-11-80-556	TRAINING	0.00	275.00	5,700.00	4.8
10-11-80-561	DUES AND MEMBERSHIPS	1,815.00	3,317.00	34,000.00	9.7
10-11-80-562	TOLLS AND TRAVEL	51.62	923.86	1,500.00	61.5
10-11-80-575	COMMUNITY COMMUNICATIONS	0.00	2,186.79	10,000.00	21.8
10-11-80-590	CREDIT CARD FEES	144.33	4,572.84	7,500.00	60.9
<b>TOTAL OTHER EXPENDITURES</b>		<b>2,469.84</b>	<b>25,434.06</b>	<b>95,200.00</b>	<b>26.7</b>
<b>CAPITAL OUTLAY</b>					

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>ADMINISTRATION EXPENSES</b>					
<b>CAPITAL OUTLAY</b>					
10-11-85-610	VEHICLES	0.00	0.00	0.00	0.0
10-11-85-630	OFFICE FURNITURE & EQUIPMENT	0.00	0.00	10,000.00	0.0
10-11-85-660	SIGNAGE	0.00	0.00	164,000.00	0.0
<b>TOTAL CAPITAL OUTLAY</b>		<b>0.00</b>	<b>0.00</b>	<b>174,000.00</b>	<b>0.0</b>
<b>TOTAL EXPENSES: ADMINISTRATION</b>		<b>264,123.00</b>	<b>1,253,744.47</b>	<b>2,639,414.00</b>	<b>47.5</b>
<b>PUBLIC SAFETY EXPENSES</b>					
<b>CONTRACTUAL SERVICES</b>					
10-22-60-201	LEGAL- ADJUDICATION	2,873.50	5,990.50	4,500.00	133.1
10-22-60-207	PUBLIC SAFETY/POLICE	433,236.64	3,079,579.66	5,212,375.00	59.0
10-22-60-208	PATROL/POLICE	0.00	0.00	0.00	0.0
10-22-60-209	ANIMAL CONTROL	4,425.00	4,425.00	10,000.00	44.2
10-22-60-210	SAFETY NETWORK	0.00	0.00	25,000.00	0.0
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>440,535.14</b>	<b>3,089,995.16</b>	<b>5,251,875.00</b>	<b>58.8</b>
<b>SUPPLIES &amp; MATERIALS</b>					
10-22-70-310	FORMS/PRINTING	0.00	0.00	2,500.00	0.0
10-22-70-340	SAFETY EQUIPMENT	0.00	0.00	15,000.00	0.0
10-22-70-350	FUEL REIMB. -PUBLIC SAFETY	11,275.16	42,989.38	70,000.00	61.4
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>11,275.16</b>	<b>42,989.38</b>	<b>87,500.00</b>	<b>49.1</b>
<b>OTHER EXPENDITURES</b>					
10-22-80-555	EDUCATION & OUTREACH	13.99	13.99	2,500.00	0.5
<b>TOTAL OTHER EXPENDITURES</b>		<b>13.99</b>	<b>13.99</b>	<b>2,500.00</b>	<b>0.5</b>
<b>TOTAL EXPENSES: PUBLIC SAFETY</b>		<b>451,824.29</b>	<b>3,132,998.53</b>	<b>5,341,875.00</b>	<b>58.6</b>
<b>BUILDING EXPENSES</b>					

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
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FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>BUILDING</b>					
<b>PERSONNEL EXPENDITURES</b>					
10-33-50-105	SALARIES - EMPLOYEES	33,824.95	260,365.36	461,710.00	56.3
10-33-50-110	PART-TIME & TEMP. SALARIES	0.00	0.00	6,912.00	0.0
10-33-50-120	OVERTIME - BLDG DEPT	36.10	1,003.06	9,000.00	11.1
10-33-50-150	FICA	2,015.87	15,586.58	29,076.00	53.6
10-33-50-160	MEDICARE TAX	471.44	3,645.13	7,250.00	50.2
10-33-50-170	IMRF	2,431.23	18,295.30	33,150.00	55.1
<b>TOTAL PERSONNEL EXPENDITURES</b>		<b>38,779.59</b>	<b>298,895.43</b>	<b>547,098.00</b>	<b>54.6</b>
<b>CONTRACTUAL SERVICES</b>					
10-33-60-209	INSPECTIONS	1,080.00	5,340.00	19,000.00	28.1
10-33-60-211	DEMOLITION	0.00	0.00	0.00	0.0
10-33-60-246	TELEPHONE	264.55	1,888.10	3,000.00	62.9
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>1,344.55</b>	<b>7,228.10</b>	<b>22,000.00</b>	<b>32.8</b>
<b>SUPPLIES &amp; MATERIALS</b>					
10-33-70-310	FORMS/PRINTING	0.00	39.92	1,500.00	2.6
10-33-70-317	BOOKS	0.00	0.00	300.00	0.0
10-33-70-330	SMALL TOOLS, EQUIP & HARDWARE	0.00	0.00	200.00	0.0
10-33-70-350	GASOLINE	886.30	2,888.72	5,900.00	48.9
10-33-70-355	UNIFORMS	127.99	216.74	500.00	43.3
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>1,014.29</b>	<b>3,145.38</b>	<b>8,400.00</b>	<b>37.4</b>
<b>REPAIRS &amp; MAINTENANCE</b>					
10-33-75-410	R&M EQUIPMENT	0.00	0.00	0.00	0.0
10-33-75-425	MAINTENANCE - CODE ENFORCEMENT	0.00	0.00	500.00	0.0
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>500.00</b>	<b>0.0</b>
<b>OTHER EXPENDITURES</b>					
10-33-80-555	MTGS, CONFERENCES & TRAINING	240.00	780.00	1,200.00	65.0
10-33-80-561	DUES & MEMBERSHIPS	0.00	319.88	1,350.00	23.6
10-33-80-590	BANK CHARGES	662.61	4,952.21	10,000.00	49.5
<b>TOTAL OTHER EXPENDITURES</b>		<b>902.61</b>	<b>6,052.09</b>	<b>12,550.00</b>	<b>48.2</b>

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
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ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>BUILDING</b>					
<b>CAPITAL OUTLAY</b>					
10-33-85-630	OFFICE FURNITURE & EQUIPMENT	0.00	0.00	0.00	0.0
<b>TOTAL CAPITAL OUTLAY</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>TOTAL EXPENSES: BUILDING</b>		<b>42,041.04</b>	<b>315,321.00</b>	<b>590,548.00</b>	<b>53.3</b>
<b>EVENTS EXPENSES</b>					
<b>PERSONNEL EXPENDITURES</b>					
10-44-50-105	SALARIES - EMPLOYEES	11,040.90	96,912.50	186,164.00	52.0
10-44-50-110	PART-TIME & TEMP. SALARIES	0.00	0.00	5,760.00	0.0
10-44-50-120	OVERTIME - RECREATION DEPT	225.00	1,496.25	15,000.00	9.9
10-44-50-150	FICA	639.76	5,544.02	11,917.00	46.5
10-44-50-160	MEDICARE	149.61	1,296.53	3,162.00	41.0
10-44-50-170	IMRF	711.43	6,704.65	13,366.00	50.1
<b>TOTAL PERSONNEL EXPENDITURES</b>		<b>12,766.70</b>	<b>111,953.95</b>	<b>235,369.00</b>	<b>47.5</b>
<b>SUPPLIES &amp; MATERIALS</b>					
10-44-70-310	PRINTING	0.00	2,855.68	10,000.00	28.5
10-44-70-325	OFFICE SUPPLIES EQUIPMENT	0.00	20.61	2,000.00	1.0
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>0.00</b>	<b>2,876.29</b>	<b>12,000.00</b>	<b>23.9</b>
<b>OTHER EXPNDITURES</b>					
10-44-80-523	COMMUNITY EVENTS	10,318.21	44,530.45	81,600.00	54.5
10-44-80-535	PROGRAM EXPENSES - REC	0.00	926.07	5,000.00	18.5
10-44-80-555	MTGS, CONFERENCES & TRAINING	0.00	0.00	2,000.00	0.0
10-44-80-561	DUES AND MEMBERSHIPS	11.99	2,502.61	2,000.00	125.1
10-44-80-562	TOLLS AND TRAVEL	0.00	68.60	0.00	(100.0)
<b>TOTAL OTHER EXPNDITURES</b>		<b>10,330.20</b>	<b>48,027.73</b>	<b>90,600.00</b>	<b>53.0</b>
<b>TOTAL EXPENSES: EVENTS</b>		<b>23,096.90</b>	<b>162,857.97</b>	<b>337,969.00</b>	<b>48.1</b>

VILLAGE OF HOMER GLEN  
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ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>PUBLIC WORKS EXPENSES</b>					
<b>PERSONNEL EXPENDITURES</b>					
10-55-50-105	SALARIES REGULAR	87,544.08	653,303.38	1,237,060.00	52.8
10-55-50-107	SALARIES RETRO	0.00	0.00	0.00	0.0
10-55-50-110	SALARIES PART TIME	0.00	0.00	0.00	0.0
10-55-50-120	SALARIES OVERTIME	4,123.01	10,038.58	80,000.00	12.5
10-55-50-125	SALARIES - PAID ON CALL	1,600.00	12,000.00	20,800.00	57.6
10-55-50-130	HEALTH INSURANCE	47,970.43	172,641.69	275,084.00	62.7
10-55-50-140	IL DEPT EMPLOYMENT SECURITY	0.00	0.00	2,500.00	0.0
10-55-50-150	FICA	5,499.57	39,790.05	76,697.00	51.8
10-55-50-160	MEDICARE	1,286.19	9,305.81	17,937.00	51.8
10-55-50-170	IMRF	6,696.56	48,489.62	89,563.00	54.1
<b>TOTAL PERSONNEL EXPENDITURES</b>		<b>154,719.84</b>	<b>945,569.13</b>	<b>1,799,641.00</b>	<b>52.5</b>
<b>CONTRACTUAL SERVICES</b>					
10-55-60-202	ENGINEERING SERVICES	0.00	0.00	0.00	0.0
10-55-60-240	RENTALS	0.00	0.00	5,000.00	0.0
10-55-60-242	UTILITIES	3,874.65	12,236.55	18,000.00	67.9
10-55-60-244	STREET LIGHTING/TRAFFIC SIGNAL	0.00	0.00	12,000.00	0.0
10-55-60-246	TELEPHONE	877.78	5,936.73	12,000.00	49.4
10-55-60-248	ROAD/RIGHT OF WAY MAINTENANCE	26,086.92	59,836.92	66,400.00	90.1
10-55-60-250	WEED & TREE REMOVAL	0.00	325.00	0.00	(100.0)
10-55-60-251	TREE REMOVAL	0.00	5,800.00	10,000.00	58.0
10-55-60-254	DRUG TESTING	0.00	1,440.00	1,600.00	90.0
10-55-60-255	CURB/SIDEWALK MAINTENANCE	750.00	244,757.50	250,000.00	97.9
10-55-60-256	CONCRETE LIFTING / MUD JACKING	0.00	15,840.00	30,000.00	52.8
10-55-60-257	SPOILS DISPOSAL	350.00	3,839.30	50,000.00	7.6
10-55-60-275	UNDERGRD UTILITY LOCATE-JULIE	12,887.40	57,944.65	110,000.00	52.6
10-55-60-280	SALT/BRINE	0.00	0.00	250,000.00	0.0
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>44,826.75</b>	<b>407,956.65</b>	<b>815,000.00</b>	<b>50.0</b>
<b>SUPPLIES &amp; MATERIALS</b>					
10-55-70-315	PUBLISHING	0.00	0.00	525.00	0.0
10-55-70-320	POSTAGE	0.00	0.00	100.00	0.0
10-55-70-325	OFFICE SUPPLIES	0.00	1,091.28	4,500.00	24.2

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<b>PUBLIC WORKS EXPENSES</b>					
<b>SUPPLIES &amp; MATERIALS</b>					
10-55-70-326	STREET MAINTENANCE SUPPLIES	10,308.08	62,723.91	56,255.00	111.4
10-55-70-327	OPERATIONS SUPPLIES	323.46	8,064.19	5,000.00	161.2
10-55-70-328	BUILDING SUPPLIES	0.00	18.40	6,000.00	0.3
10-55-70-330	SMALL TOOLS & SHOP SUPPLIES	841.03	6,131.83	20,000.00	30.6
10-55-70-335	SIGNS & POSTS	737.00	2,551.48	7,500.00	34.0
10-55-70-350	FUEL & OIL	(1,367.77)	24,574.93	120,000.00	20.4
10-55-70-355	SAFETY GEAR & UNIFORMS	909.36	2,986.12	16,500.00	18.0
10-55-70-360	COMPUTER SOFTWARE	1,113.00	19,613.00	15,500.00	126.5
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>12,864.16</b>	<b>127,755.14</b>	<b>251,880.00</b>	<b>50.7</b>
<b>REPAIRS &amp; MAINTENANCE</b>					
10-55-75-405	R&M BUILDING	0.00	1,620.46	6,000.00	27.0
10-55-75-410	R&M ROADS	0.00	2,726.99	200,000.00	1.3
10-55-75-415	R&M EQUIPMENT & VEHICLES	51,162.87	91,866.47	140,000.00	65.6
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>51,162.87</b>	<b>96,213.92</b>	<b>346,000.00</b>	<b>27.8</b>
<b>OTHER EXPENDITURES</b>					
10-55-80-505	LIABILITY INSURANCE	78,585.02	78,585.02	65,000.00	120.9
10-55-80-553	LEGAL NOTICES	0.00	0.00	300.00	0.0
10-55-80-555	TRAINING	310.00	1,836.90	6,500.00	28.2
10-55-80-561	DUES	0.00	238.00	500.00	47.6
10-55-80-580	MISCELLANEOUS EXPENSE	107.79	107.79	0.00	(100.0)
<b>TOTAL OTHER EXPENDITURES</b>		<b>79,002.81</b>	<b>80,767.71</b>	<b>72,300.00</b>	<b>111.7</b>
<b>CAPITAL OUTLAY</b>					
10-55-85-610	VEHICLES	0.00	55,262.00	75,000.00	73.6
10-55-85-615	MACHINERY & EQUIPMENT	0.00	133,823.05	152,000.00	88.0
10-55-85-630	OFFICE EQUIPMENT	199.49	13,844.49	15,000.00	92.2
10-55-85-645	BUILDING CAPITAL OTHER	0.00	0.00	150,000.00	0.0
10-55-85-655	BUILDING	0.00	0.00	0.00	0.0
<b>TOTAL CAPITAL OUTLAY</b>		<b>199.49</b>	<b>202,929.54</b>	<b>392,000.00</b>	<b>51.7</b>

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VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

PAGE: 10  
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FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
TOTAL EXPENSES: PUBLIC WORKS		342,775.92	1,861,192.09	3,676,821.00	50.6
PARK FACILITIES EXPENSES					
PERSONNEL EXPENDITURES					
10-60-50-105	SALARIES	0.00	0.00	0.00	0.0
10-60-50-110	PART-TIME & TEMP SALARIES	0.00	0.00	0.00	0.0
10-60-50-120	OVERTIME WAGES	0.00	0.00	0.00	0.0
10-60-50-140	STATE UNEMPLOYMENT TAX	0.00	0.00	0.00	0.0
10-60-50-150	FICA	0.00	0.00	0.00	0.0
10-60-50-160	MEDICARE	0.00	0.00	0.00	0.0
10-60-50-170	IMRF	0.00	0.00	0.00	0.0
TOTAL PERSONNEL EXPENDITURES		0.00	0.00	0.00	0.0
CONTRACTUAL SERVICES					
10-60-60-240	RENT - STORAGE RENT	0.00	0.00	0.00	0.0
10-60-60-242	ELECTRIC - PARKS	0.00	0.00	0.00	0.0
10-60-60-243	WATER - PARKS	0.00	0.00	0.00	0.0
10-60-60-246	TELEPHONE/PAGER SERVICE	0.00	0.00	0.00	0.0
10-60-60-250	PARK SECURITY	0.00	0.00	0.00	0.0
10-60-60-251	TREE REMOVAL	0.00	0.00	0.00	0.0
10-60-60-254	FERTILIZER/WEED CONTROL	0.00	0.00	0.00	0.0
TOTAL CONTRACTUAL SERVICES		0.00	0.00	0.00	0.0
SUPPLIES & MATERIALS					
10-60-70-330	SMALL TOOLS, EQUIP. & HARDWARE	0.00	0.00	0.00	0.0
10-60-70-350	GASOLINE & OIL	0.00	0.00	0.00	0.0
10-60-70-355	UNIFORMS / CLOTHING	0.00	0.00	0.00	0.0
10-60-70-362	SALT AND PESTICIDE SUPPLIES	0.00	0.00	0.00	0.0
TOTAL SUPPLIES & MATERIALS		0.00	0.00	0.00	0.0
REPAIRS & MAINTENANCE					
10-60-75-410	MAINTENANCE-PARK EQUIPMENT	0.00	0.00	0.00	0.0

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>PARK FACILITIES EXPENSES</b>					
<b>REPAIRS &amp; MAINTENANCE</b>					
10-60-75-415	MAINTENANCE-VEHCILES	0.00	0.00	0.00	0.0
10-60-75-420	MAINTENANCE-LANDSCAPING	0.00	0.00	0.00	0.0
10-60-75-422	MAINTENANCE-ROW MOWING-see PW	0.00	0.00	0.00	0.0
10-60-75-423	MAINTENANCE-MOWING EQUIPMENT	0.00	0.00	0.00	0.0
10-60-75-424	MAINTENANCE-SPORT FIELDS	0.00	0.00	0.00	0.0
10-60-75-425	MAINTENANCE-SANITATION	0.00	0.00	0.00	0.0
10-60-75-430	MAINTENANCE - TRAILS	0.00	0.00	0.00	0.0
10-60-75-432	MAINTENANCE - PARK STRUCTURES	0.00	0.00	0.00	0.0
10-60-75-435	MAINTENANCE - COURTS	0.00	0.00	0.00	0.0
10-60-75-437	MAINTENANCE-PONDS/NATURAL AREA	0.00	0.00	0.00	0.0
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>OTHER EXPENDITURES</b>					
10-60-80-545	PARK/TRAIL SIGNS	0.00	0.00	0.00	0.0
10-60-80-555	MTGS, CONFERENCES & TRAINING	0.00	0.00	0.00	0.0
10-60-80-562	TOLLS AND TRAVEL	0.00	0.00	0.00	0.0
10-60-80-565	FLAG POLES	0.00	0.00	0.00	0.0
<b>TOTAL OTHER EXPENDITURES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>CAPITAL OUTLAY</b>					
10-60-85-610	VEHICLES/TRUCKS	0.00	0.00	0.00	0.0
10-60-85-615	MACHINERY & EQUIPMENT	0.00	0.00	0.00	0.0
10-60-85-630	OFFICE FURNITURE & EQUIPMENT	0.00	0.00	0.00	0.0
10-60-85-650	COMPUTERS	0.00	0.00	0.00	0.0
<b>TOTAL CAPITAL OUTLAY</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>TOTAL EXPENSES: PARK FACILITIES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>

**ECONOMIC DEVELOPMENT EXPENSES**

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>ECONOMIC DEVELOPMENT</b>					
<b>PERSONNEL EXPENDITURES</b>					
10-66-50-105	SALARIES	8,612.46	64,593.47	117,559.00	54.9
10-66-50-150	FICA	525.66	3,944.17	7,288.00	54.1
10-66-50-160	MEDICARE TAX	122.94	922.45	1,704.00	54.1
10-66-50-170	IMRF	618.38	4,637.85	8,511.00	54.4
<b>TOTAL PERSONNEL EXPENDITURES</b>		<b>9,879.44</b>	<b>74,097.94</b>	<b>135,062.00</b>	<b>54.8</b>
<b>CONTRACTUAL SERVICES</b>					
10-66-60-246	TELEPHONE	75.23	541.53	950.00	57.0
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>75.23</b>	<b>541.53</b>	<b>950.00</b>	<b>57.0</b>
<b>SUPPLIES &amp; MATERIALS</b>					
10-66-70-310	PRINTING	0.00	1,911.00	500.00	382.2
10-66-70-315	PUBLICATIONS	0.00	0.00	250.00	0.0
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>0.00</b>	<b>1,911.00</b>	<b>750.00</b>	<b>254.8</b>
<b>OTHER EXPENDITURES</b>					
10-66-80-515	PROJECTS AND PROMOTIONS	57.98	283.90	2,600.00	10.9
10-66-80-530	ADVERTISING	1,500.00	1,500.00	2,500.00	60.0
10-66-80-555	MTGS, CONFERENCES & TRAINING	50.00	775.00	2,000.00	38.7
10-66-80-561	DUES AND MEMBERSHIPS	385.00	3,060.00	3,100.00	98.7
10-66-80-562	MILEAGE & TRAVEL REIMBURSEMENT	34.25	68.25	300.00	22.7
10-66-80-598	BUILDING IMPROVEMENT INCENTIVE	5,326.80	21,614.60	60,000.00	36.0
<b>TOTAL OTHER EXPENDITURES</b>		<b>7,354.03</b>	<b>27,301.75</b>	<b>70,500.00</b>	<b>38.7</b>
<b>TOTAL EXPENSES: ECONOMIC DEVELOPMENT</b>		<b>17,308.70</b>	<b>103,852.22</b>	<b>207,262.00</b>	<b>50.1</b>
<b>PLANNING &amp; ZONING EXPENSES</b>					
<b>PERSONNEL EXPENDITURES</b>					
10-77-50-105	SALARIES	19,050.40	134,579.15	260,861.00	51.5

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>PLANNING &amp; ZONING EXPENSES</b>					
<b>PERSONNEL EXPENDITURES</b>					
10-77-50-120	OT WAGES	393.43	1,826.89	0.00	(100.0)
10-77-50-150	FICA	1,180.34	8,264.27	16,173.00	51.0
10-77-50-160	MEDICARE TAX	276.04	1,932.74	3,782.00	51.1
10-77-50-170	IMRF	1,396.06	9,756.03	18,886.00	51.6
<b>TOTAL PERSONNEL EXPENDITURES</b>		<b>22,296.27</b>	<b>156,359.08</b>	<b>299,702.00</b>	<b>52.1</b>
<b>CONTRACTUAL SERVICES</b>					
10-77-60-202	PLAN REVIEW SERVICE	6,306.00	20,116.65	15,000.00	134.1
10-77-60-226	CONSULTANT SERVICES	0.00	0.00	0.00	0.0
10-77-60-246	TELEPHONE	78.44	599.89	1,500.00	39.9
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>6,384.44</b>	<b>20,716.54</b>	<b>16,500.00</b>	<b>125.5</b>
<b>SUPPLIES &amp; MATERIALS</b>					
10-77-70-310	PRINTING	0.00	772.50	250.00	309.0
10-77-70-315	PUBLICATIONS	0.00	0.00	100.00	0.0
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>0.00</b>	<b>772.50</b>	<b>350.00</b>	<b>220.7</b>
<b>OTHER EXPENDITURES</b>					
10-77-80-520	G.I.S.	4,970.00	5,505.00	13,500.00	40.7
10-77-80-553	LEGAL NOTICES	105.98	1,418.64	4,500.00	31.5
10-77-80-555	MTGS, CONFERENCES & TRAINING	0.00	2,496.30	2,000.00	124.8
10-77-80-561	DUES AND MEMBERSHIPS	0.00	118.00	800.00	14.7
10-77-80-562	MILEAGE & TRAVEL REIMBURSEMENT	0.00	0.00	250.00	0.0
<b>TOTAL OTHER EXPENDITURES</b>		<b>5,075.98</b>	<b>9,537.94</b>	<b>21,050.00</b>	<b>45.3</b>
<b>TOTAL EXPENSES: PLANNING &amp; ZONING</b>		<b>33,756.69</b>	<b>187,386.06</b>	<b>337,602.00</b>	<b>55.5</b>

**FACILITIES MAINTENANCE EXPENSES**

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>FACILITIES MAINTENANCE</b>					
<b>PERSONNEL EXPENDITURES</b>					
10-86-50-105	SALARIES - EMPLOYEES	10,170.74	79,750.49	138,830.00	57.4
10-86-50-110	PART-TIME & TEMP. SALARIES	0.00	2,270.00	20,000.00	11.3
10-86-50-120	OVERTIME WAGES	0.00	0.00	0.00	0.0
10-86-50-150	FICA	606.10	4,905.35	8,607.00	56.9
10-86-50-160	MEDICARE TAX	141.74	1,147.19	2,013.00	56.9
10-86-50-170	IMRF	730.26	5,639.94	10,051.00	56.1
<b>TOTAL PERSONNEL EXPENDITURES</b>		<b>11,648.84</b>	<b>93,712.97</b>	<b>179,501.00</b>	<b>52.2</b>
<b>CONTRACTUAL SERVICES</b>					
10-86-60-240	RENTALS	341.28	438.48	2,000.00	21.9
10-86-60-260	INSPECTION SERVICES	1,940.00	6,926.00	17,000.00	40.7
10-86-60-262	HVAC MAINTENACE SERVICES	1,474.90	8,860.48	60,000.00	14.7
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>3,756.18</b>	<b>16,224.96</b>	<b>79,000.00</b>	<b>20.5</b>
<b>SUPPLIES &amp; MATERIALS</b>					
10-86-70-325	OFFICE SUPPLIES	0.00	182.00	1,000.00	18.2
10-86-70-327	CUSTODIAL SUPPLIES	1,064.81	7,485.17	12,000.00	62.3
10-86-70-330	SMALL TOOLS, EQUIP. & HARDWARE	615.93	4,417.64	14,000.00	31.5
10-86-70-350	GASOLINE	0.00	0.00	0.00	0.0
10-86-70-355	UNIFORMS	0.00	901.80	2,000.00	45.0
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>1,680.74</b>	<b>12,986.61</b>	<b>29,000.00</b>	<b>44.7</b>
<b>REPAIRS &amp; MAINTENANCE</b>					
10-86-75-402	R&M ADMIN. BUILDING	2,501.81	16,992.12	64,000.00	26.5
10-86-75-405	R&M PUBLIC WORKS BUILDING	1,937.70	131,032.17	260,000.00	50.3
10-86-75-410	R&M PARKS BUILDING	207.31	3,645.22	15,000.00	24.3
10-86-75-415	R&M VEHICLES	50.96	471.90	5,000.00	9.4
10-86-75-420	R&M EMA BUILDING	0.00	312.11	1,500.00	20.8
10-86-75-425	R&M SPORTS PARKS BUILDING	4,623.51	34,331.85	50,000.00	68.6
10-86-75-430	R&M EQUIPMENT REPAIRS	72.46	12,574.24	15,000.00	83.8
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>9,393.75</b>	<b>199,359.61</b>	<b>410,500.00</b>	<b>48.5</b>

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
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ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>FACILITIES MAINTENANCE</b>					
<b>OTHER EXPENDITURES</b>					
10-86-80-555	MTGS, CONFERENCES & TRAINING	0.00	0.00	3,000.00	0.0
<b>TOTAL OTHER EXPENDITURES</b>		<b>0.00</b>	<b>0.00</b>	<b>3,000.00</b>	<b>0.0</b>
<b>CAPITAL OUTLAY</b>					
10-86-85-610	VEHICLES	0.00	0.00	0.00	0.0
10-86-85-615	MACHINERY & EQUIPMENT	0.00	0.00	12,000.00	0.0
10-86-85-655	BUILDING IMPROVEMENTS	0.00	0.00	0.00	0.0
<b>TOTAL CAPITAL OUTLAY</b>		<b>0.00</b>	<b>0.00</b>	<b>12,000.00</b>	<b>0.0</b>
<b>TOTAL EXPENSES: FACILITIES MAINTENANCE</b>		<b>26,479.51</b>	<b>322,284.15</b>	<b>713,001.00</b>	<b>45.2</b>
<b>EMA EXPENSES</b>					
<b>PERSONNEL EXPENDITURES</b>					
10-88-50-105	EMA - SALARIES	1,538.46	11,538.45	20,000.00	57.6
10-88-50-110	EMA - SALARY (PART-TIME)	0.00	0.00	0.00	0.0
10-88-50-150	EMA - FICA	93.64	702.08	1,240.00	56.6
10-88-50-160	EMA - MEDICARE	21.90	164.17	290.00	56.6
10-88-50-170	EMA - IMRF	110.46	828.45	1,448.00	57.2
<b>TOTAL PERSONNEL EXPENDITURES</b>		<b>1,764.46</b>	<b>13,233.15</b>	<b>22,978.00</b>	<b>57.5</b>
<b>CONTRACTUAL SERVICES</b>					
10-88-60-240	EMA - GARAGE RENT	4,650.00	33,011.60	56,000.00	58.9
10-88-60-242	EMA - UTILITIES - GARAGE	0.00	0.00	1,200.00	0.0
10-88-60-246	EMA - TELEPHONE/PAGER SERVICE	168.66	1,109.68	2,750.00	40.3
10-88-60-272	EMA - RADIO SERVICE	0.00	1,232.84	2,300.00	53.6
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>4,818.66</b>	<b>35,354.12</b>	<b>62,250.00</b>	<b>56.7</b>
<b>SUPPLIES &amp; MATERIALS</b>					
10-88-70-330	EMA - TOOLS/HARDWARE/EQUIPMENT	1,422.62	9,683.55	7,000.00	138.3

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VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

PAGE: 16  
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FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>EMA EXPENSES</b>					
<b>SUPPLIES &amp; MATERIALS</b>					
10-88-70-350	EMA - GASOLINE	595.93	1,651.58	3,500.00	47.1
10-88-70-355	EMA - UNIFORMS	191.05	3,777.27	3,500.00	107.9
10-88-70-360	EMA - COMPUTER SOFTWARE	100.00	449.00	1,000.00	44.9
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>2,309.60</b>	<b>15,561.40</b>	<b>15,000.00</b>	<b>103.7</b>
<b>REPAIRS &amp; MAINTENANCE</b>					
10-88-75-415	EMA - R&M EQUIPMENT & VEHICLES	495.24	11,591.18	11,000.00	105.3
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>495.24</b>	<b>11,591.18</b>	<b>11,000.00</b>	<b>105.3</b>
<b>OTHER EXPENDITURES</b>					
10-88-80-555	EMA - MEETINGS & CONFERENCES	23.00	1,240.65	1,000.00	124.0
10-88-80-561	EMA - DUES & MEMBERSHIPS	0.00	295.00	300.00	98.3
10-88-80-563	EMA - TRAINING	0.00	1,425.24	2,000.00	71.2
10-88-80-573	EMA - WEATHER SATELLITE	546.36	2,711.18	4,000.00	67.7
10-88-80-574	EMA - SIRENS	0.00	12,642.62	12,000.00	105.3
10-88-80-955	LEASE FINANCING PRINCIPAL	0.00	0.00	0.00	0.0
10-88-80-956	LEASE INTEREST EXPENSE	0.00	0.00	0.00	0.0
<b>TOTAL OTHER EXPENDITURES</b>		<b>569.36</b>	<b>18,314.69</b>	<b>19,300.00</b>	<b>94.8</b>
<b>CAPITAL OUTLAY</b>					
10-88-85-610	EMA - VEHICLE	0.00	3,700.50	15,000.00	24.6
10-88-85-652	EMA - COMMUNICATION EQUIP	994.92	4,221.10	5,000.00	84.4
10-88-85-654	EMA - PROTECTIVE EQUIPMENT	0.00	2,136.90	1,500.00	142.4
10-88-85-656	EMA - OTHER EQUIPMENT& MACHINE	0.00	5,361.39	79,500.00	6.7
<b>TOTAL CAPITAL OUTLAY</b>		<b>994.92</b>	<b>15,419.89</b>	<b>101,000.00</b>	<b>15.2</b>
<b>TOTAL EXPENSES: EMA</b>		<b>10,952.24</b>	<b>109,474.43</b>	<b>231,528.00</b>	<b>47.2</b>

OTHER EXPENDITURES  
 EXPENSES

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>OTHER EXPENDITURES</b>					
<b>PERSONNEL EXPENDITURES</b>					
10-92-50-130	HEALTH INSURANCE	0.00	0.00	0.00	0.0
<b>TOTAL PERSONNEL EXPENDITURES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>CONTRACTUAL SERVICES</b>					
10-92-60-206	INFO TECH SERVICES	0.00	5,820.00	25,000.00	23.2
10-92-60-210	WEBSITE SERVICES	0.00	35,109.83	33,000.00	106.3
10-92-60-228	PAYROLL SERVICE	2,486.04	8,842.98	17,000.00	52.0
10-92-60-250	SECURITY	1,910.01	11,012.58	37,000.00	29.7
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>4,396.05</b>	<b>60,785.39</b>	<b>112,000.00</b>	<b>54.2</b>
<b>SUPPLIES &amp; MATERIALS</b>					
10-92-70-360	COMPUTER SOFTWARE	0.00	35,022.03	90,000.00	38.9
10-92-70-370	COMPUTER SUPPLIES	0.00	0.00	25,000.00	0.0
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>0.00</b>	<b>35,022.03</b>	<b>115,000.00</b>	<b>30.4</b>
<b>REPAIRS &amp; MAINTENANCE</b>					
10-92-75-405	MTCE- BUILDING (DO NOT USE)	0.00	0.00	0.00	0.0
10-92-75-410	R & M - BUILDING (DO NOT USE)	0.00	0.00	0.00	0.0
10-92-75-415	MTCE - VEHICLES (DO NOT USE)	0.00	0.00	0.00	0.0
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>OTHER EXPENDITURES</b>					
10-92-80-505	LIABILITY INSURANCE	52,390.00	52,952.01	66,000.00	80.2
10-92-80-517	COMMITTEES	0.00	0.00	600.00	0.0
10-92-80-518	COMM.-HEALTH & ADDTCN RECOVERY	0.00	805.31	4,000.00	20.1
10-92-80-519	COMMITTEE - ABILITY AWARENESS	636.73	4,187.44	15,000.00	27.9
10-92-80-522	AWARDS AND RECOGNITION	350.00	1,090.20	7,500.00	14.5
10-92-80-592	SALES TAX INCENTIVE - PHOENIX	0.00	0.00	7,500.00	0.0
10-92-80-599	CONTINGENCY	0.00	0.00	250,000.00	0.0
<b>TOTAL OTHER EXPENDITURES</b>		<b>53,376.73</b>	<b>59,034.96</b>	<b>350,600.00</b>	<b>16.8</b>

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FUND: GENERAL FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
-----					
OTHER EXPENDITURES					
CAPITAL OUTLAY					
10-92-85-650	COMPUTER EQUIPMENT	731.44	788.43	25,000.00	3.1
-----					
TOTAL CAPITAL OUTLAY		731.44	788.43	25,000.00	3.1
TOTAL EXPENSES: OTHER EXPENDITURES		58,504.22	155,630.81	602,600.00	25.8
TRANSFERS					
EXPENSES					
TRANSFERS					
10-99-80-920	TRANSFER-CAPITAL PROJECT FUND	0.00	0.00	0.00	0.0
10-99-80-930	TRANSFER-PARK AND REC. FUND	0.00	0.00	500,000.00	0.0
10-99-80-935	TRANSFER-SPECIAL EVENTS	0.00	0.00	0.00	0.0
-----					
TOTAL TRANSFERS		0.00	0.00	500,000.00	0.0
TOTAL EXPENSES: TRANSFERS		0.00	0.00	500,000.00	0.0
TOTAL FUND REVENUES		888,694.44	9,236,508.50	15,185,926.00	60.8
TOTAL FUND EXPENSES		1,270,862.51	7,604,741.73	15,178,620.00	50.1
FUND SURPLUS (DEFICIT)		(382,168.07)	1,631,766.77	7,306.00	2334.6

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: HOMER FEST FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>SPECIAL EVENTS REVENUES</b>					
<b>MISCELLANEOUS</b>					
12-00-05-560	COMMUNITY FESTIVAL INCOME	0.00	197,361.13	218,539.00	90.3
12-00-05-561	COMMUNITY FESTIVAL SPONSORSHIP	0.00	26,507.00	60,000.00	44.1
<b>TOTAL MISCELLANEOUS</b>		<b>0.00</b>	<b>223,868.13</b>	<b>278,539.00</b>	<b>80.3</b>
<b>TRANSFERS</b>					
12-00-08-805	TRANSFER - GENERAL FUND	0.00	0.00	0.00	0.0
<b>TOTAL TRANSFERS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>TOTAL REVENUES: SPECIAL EVENTS</b>		<b>0.00</b>	<b>223,868.13</b>	<b>278,539.00</b>	<b>80.3</b>
<b>EXPENSES</b>					
<b>PERSONNEL EXPENDITURES</b>					
12-00-50-105	SALARIES	0.00	0.00	30,000.00	0.0
12-00-50-110	PART TIME & TEMP SALARIES	0.00	0.00	0.00	0.0
12-00-50-120	SALARIES - OVERTIME	0.00	65,593.56	0.00	(100.0)
12-00-50-150	FICA	0.00	4,066.80	0.00	(100.0)
12-00-50-160	MEDICARE TAX	0.00	951.11	0.00	(100.0)
12-00-50-170	IMRF	0.00	4,424.20	0.00	(100.0)
<b>TOTAL PERSONNEL EXPENDITURES</b>		<b>0.00</b>	<b>75,035.67</b>	<b>30,000.00</b>	<b>250.1</b>
<b>CONTRACTUAL SERVICES</b>					
12-00-60-240	RENT - STORAGE GARAGE	625.00	4,375.00	7,500.00	58.3
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>625.00</b>	<b>4,375.00</b>	<b>7,500.00</b>	<b>58.3</b>
<b>OTHER EXPENDITURES</b>					
12-00-80-521	COMMUNITY FESTIVAL EXPENSES	0.00	129,631.45	248,539.00	52.1
12-00-80-590	MERCHANT FEES	0.00	0.00	0.00	0.0
<b>TOTAL OTHER EXPENDITURES</b>		<b>0.00</b>	<b>129,631.45</b>	<b>248,539.00</b>	<b>52.1</b>

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FUND: HOMER FEST FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
-----					
SPECIAL EVENTS					
CAPITAL OUTLAY					
12-00-85-630	EQUIPMENT	0.00	0.00	5,000.00	0.0
-----					
TOTAL CAPITAL OUTLAY		0.00	0.00	5,000.00	0.0
TOTAL EXPENSES: SPECIAL EVENTS		625.00	209,042.12	291,039.00	71.8
TOTAL FUND REVENUES		0.00	223,868.13	278,539.00	80.3
TOTAL FUND EXPENSES		625.00	209,042.12	291,039.00	71.8
FUND SURPLUS (DEFICIT)		(625.00)	14,826.01	(12,500.00)	(118.6)

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FUND: ENVIRONMENT FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
ENVIRONMENTAL FUND					
REVENUES					
FEES					
14-00-02-241	ENVIRONMENTAL SURCHARGE	0.00	24,390.00	47,800.00	51.0
TOTAL FEES		0.00	24,390.00	47,800.00	51.0
MISCELLANEOUS					
14-00-05-561	DONATION	(285.00)	500.00	0.00	100.0
TOTAL MISCELLANEOUS		(285.00)	500.00	0.00	100.0
TOTAL REVENUES: ENVIRONMENTAL FUND		(285.00)	24,890.00	47,800.00	52.0
ENVIRONMENT ACTIVITIES					
EXPENSES					
PERSONNEL EXPENDITURES					
14-92-50-105	SALARIES	1,666.67	11,666.69	20,000.00	58.3
TOTAL PERSONNEL EXPENDITURES		1,666.67	11,666.69	20,000.00	58.3
CONTRACTUAL SERVICES					
14-92-60-202	PROFESSIONAL SERVICE	0.00	0.00	0.00	0.0
TOTAL CONTRACTUAL SERVICES		0.00	0.00	0.00	0.0
SUPPLIES AND MATERIALS					
14-92-70-317	BOOKS & PERIODICALS	0.00	0.00	150.00	0.0
TOTAL SUPPLIES AND MATERIALS		0.00	0.00	150.00	0.0
OTHER EXPENDITURES					
14-92-80-521	COMMUNITY ACTIVITIES AND EVENT	1,820.46	4,986.19	8,650.00	57.6
14-92-80-522	AWARDS AND RECOGNITION	865.20	865.20	900.00	96.1
14-92-80-523	CONSERVATION EVENTS	7,500.00	7,500.00	7,500.00	100.0
14-92-80-555	MEETINGS, CONF. & TRAINING	0.00	0.00	500.00	0.0

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FUND: ENVIRONMENT FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
ENVIRONMENT ACTIVITIES EXPENSES					
14-92-80-561	DUES AND MEMBERSHIPS	0.00	0.00	750.00	0.0
TOTAL OTHER EXPENDITURES		10,185.66	13,351.39	18,300.00	72.9
TOTAL EXPENSES: ENVIRONMENT ACTIVITIES		11,852.33	25,018.08	38,450.00	65.0
TRANSFERS EXPENSES					
14-99-80-945	TRANSFER-EAB TREE REPLCMNT FUND	0.00	0.00	0.00	0.0
TOTAL TRANSFERS		0.00	0.00	0.00	0.0
TOTAL EXPENSES: TRANSFERS		0.00	0.00	0.00	0.0
TOTAL FUND REVENUES		(285.00)	24,890.00	47,800.00	52.0
TOTAL FUND EXPENSES		11,852.33	25,018.08	38,450.00	65.0
FUND SURPLUS (DEFICIT)		(12,137.33)	(128.08)	9,350.00	(1.3)

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: WATER MANAGEMENT FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>WATER MANAGEMENT REVENUES</b>					
<b>FEEES</b>					
16-00-02-260	IMPACT FEES-RECAPTURE	0.00	0.00	0.00	0.0
16-00-02-261	SEWER TAP-ON FEES	0.00	0.00	0.00	0.0
16-00-02-262	SANITARY WATER REVENUE	6,697.32	54,346.02	70,000.00	77.6
<b>TOTAL FEES</b>		<b>6,697.32</b>	<b>54,346.02</b>	<b>70,000.00</b>	<b>77.6</b>
<b>WATER MANAGEMENT EXPENSES</b>					
<b>CONTRACTUAL</b>					
16-14-60-202	ENGINEERING	0.00	0.00	0.00	0.0
16-14-60-205	PROFESSIONAL FEES	0.00	0.00	0.00	0.0
16-14-60-226	CONSULTANT FEE	0.00	0.00	15,000.00	0.0
16-14-60-260	SANITARY WATER FEE	6,697.32	47,614.05	80,000.00	59.5
<b>TOTAL CONTRACTUAL</b>		<b>6,697.32</b>	<b>47,614.05</b>	<b>95,000.00</b>	<b>50.1</b>
<b>REPAIRS AND MAINTENANCE</b>					
16-14-75-420	MAINTENANCE - SEWER LINE	0.00	0.00	42,000.00	0.0
16-14-75-425	MAINTENANCE - LIFT STATION	0.00	0.00	0.00	0.0
<b>TOTAL REPAIRS AND MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>42,000.00</b>	<b>0.0</b>
<b>TOTAL EXPENSES: WATER MANAGEMENT</b>		<b>6,697.32</b>	<b>47,614.05</b>	<b>137,000.00</b>	<b>34.7</b>
<b>TOTAL FUND REVENUES</b>		<b>6,697.32</b>	<b>54,346.02</b>	<b>70,000.00</b>	<b>77.6</b>
<b>TOTAL FUND EXPENSES</b>		<b>6,697.32</b>	<b>47,614.05</b>	<b>137,000.00</b>	<b>34.7</b>
<b>FUND SURPLUS (DEFICIT)</b>		<b>0.00</b>	<b>6,731.97</b>	<b>(67,000.00)</b>	<b>(10.0)</b>

VILLAGE OF HOMER GLEN  
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FUND: MOTOR FUEL TAX FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>MFT REVENUES</b>					
<b>TAXES</b>					
20-00-01-115	MOTOR FUEL TAXES	44,260.98	315,531.60	529,393.00	59.6
20-00-01-116	MFT-SUPPLEMENT (HI-GRWTH)	0.00	0.00	0.00	0.0
20-00-01-117	MOTOR FUEL TAXES-RENEWAL FUND	49,093.87	342,556.00	568,661.00	60.2
20-00-01-118	REBUILD ILLINOIS CAPITAL	0.00	0.00	0.00	0.0
<b>TOTAL TAXES</b>		<b>93,354.85</b>	<b>658,087.60</b>	<b>1,098,054.00</b>	<b>59.9</b>
<b>MISCELLANEOUS</b>					
20-00-05-510	INTEREST INCOME	14,692.14	99,703.89	200,000.00	49.8
<b>TOTAL MISCELLANEOUS</b>		<b>14,692.14</b>	<b>99,703.89</b>	<b>200,000.00</b>	<b>49.8</b>
<b>REIMBURSEMENTS</b>					
20-00-06-605	REIMBURSEMENT - IDOT	0.00	163,330.60	1,946,604.00	8.3
20-00-06-615	REIMBURSEMENT - COUNTY	0.00	0.00	0.00	0.0
20-00-06-660	REIMB - INSURANCE CLAIMS	0.00	0.00	5,000.00	0.0
<b>TOTAL REIMBURSEMENTS</b>		<b>0.00</b>	<b>163,330.60</b>	<b>1,951,604.00</b>	<b>8.3</b>
<b>GRANTS</b>					
20-00-07-720	STATE GRANT	0.00	0.00	0.00	0.0
<b>TOTAL GRANTS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>TOTAL REVENUES: MFT</b>		<b>108,046.99</b>	<b>921,122.09</b>	<b>3,249,658.00</b>	<b>28.3</b>
<b>EXPENSES</b>					
<b>CONTRACTUAL SERVICES</b>					
20-00-60-202	ENGINEERING	5,236.70	233,331.57	1,434,864.00	16.2
20-00-60-205	PROFESSIONAL FEES	0.00	0.00	0.00	0.0
20-00-60-242	ELECTRIC - STREET LIGHTS	945.73	11,493.56	56,000.00	20.5
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>6,182.43</b>	<b>244,825.13</b>	<b>1,490,864.00</b>	<b>16.4</b>

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FUND: MOTOR FUEL TAX FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>MFT</b>					
<b>REPAIRS &amp; MAINTENANCE</b>					
20-00-75-412	MAINTENANCE - STREET LIGHTS	5,368.25	50,330.24	65,000.00	77.4
20-00-75-413	MAINTENANCE - OPTICOM	0.00	0.00	0.00	0.0
20-00-75-414	MAINTENANCE - TRAFFICE SIGNALS	0.00	3,069.90	6,500.00	47.2
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>5,368.25</b>	<b>53,400.14</b>	<b>71,500.00</b>	<b>74.6</b>
<b>CAPITAL OUTLAY</b>					
20-00-85-670	ROAD IMPROVEMENT PROJECTS	27,500.00	30,275.00	5,047,859.00	0.5
20-00-85-675	ROAD RESURFACE PROGRAM	502,156.57	1,347,480.02	0.00	(100.0)
20-00-85-680	RIGHT-OF-WAY ACQUISITION	0.00	0.00	150,000.00	0.0
<b>TOTAL CAPITAL OUTLAY</b>		<b>529,656.57</b>	<b>1,377,755.02</b>	<b>5,197,859.00</b>	<b>26.5</b>
<b>TOTAL EXPENSES: MFT</b>		<b>541,207.25</b>	<b>1,675,980.29</b>	<b>6,760,223.00</b>	<b>24.7</b>
<b>TOTAL FUND REVENUES</b>		<b>108,046.99</b>	<b>921,122.09</b>	<b>3,249,658.00</b>	<b>28.3</b>
<b>TOTAL FUND EXPENSES</b>		<b>541,207.25</b>	<b>1,675,980.29</b>	<b>6,760,223.00</b>	<b>24.7</b>
<b>FUND SURPLUS (DEFICIT)</b>		<b>(433,160.26)</b>	<b>(754,858.20)</b>	<b>(3,510,565.00)</b>	<b>21.5</b>

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FUND: HOME RULE SALES TAX FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
HOME RULE SALES TAX REVENUES					
TAXES					
30-00-01-120	HOME RULE SALES TAX	359,770.09	2,505,677.97	4,023,712.00	62.2
TOTAL TAXES		359,770.09	2,505,677.97	4,023,712.00	62.2
MISCELLANEOUS					
30-00-05-510	INTEREST	2,597.50	19,618.31	0.00	100.0
TOTAL MISCELLANEOUS		2,597.50	19,618.31	0.00	100.0
TOTAL REVENUES: HOME RULE SALES TAX		362,367.59	2,525,296.28	4,023,712.00	62.7
TRANSFERS EXPENSES					
TRANSFERS					
30-99-80-910	TRANSFER-GENERAL FUND	0.00	0.00	775,000.00	0.0
30-99-80-920	TRANSFER-CAPITAL PROJECT FUND	0.00	0.00	2,250,000.00	0.0
30-99-80-930	TRANSFER-PARK AND REC. FUND	0.00	0.00	1,000,000.00	0.0
TOTAL TRANSFERS		0.00	0.00	4,025,000.00	0.0
TOTAL EXPENSES: TRANSFERS		0.00	0.00	4,025,000.00	0.0
TOTAL FUND REVENUES		362,367.59	2,525,296.28	4,023,712.00	62.7
TOTAL FUND EXPENSES		0.00	0.00	4,025,000.00	0.0
FUND SURPLUS (DEFICIT)		362,367.59	2,525,296.28	(1,288.00)	(6063.3)

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VILLAGE OF HOMER GLEN  
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FUND: PARK DEVELOPMENT FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>PARK REVENUES</b>					
<b>TAXES</b>					
50-00-01-115	LOCAL MFT TAX	3,655.21	283,789.12	500,000.00	56.7
<b>TOTAL TAXES</b>		3,655.21	283,789.12	500,000.00	56.7
<b>FEES, LICENSES &amp; PERMITS</b>					
50-00-02-402	PARK CONTRIBUTIONS	2,551.00	10,504.00	25,000.00	42.0
<b>TOTAL FEES, LICENSES &amp; PERMITS</b>		2,551.00	10,504.00	25,000.00	42.0
<b>MISCELLANEOUS</b>					
50-00-05-510	INTEREST INCOME	23,180.50	178,623.49	100,000.00	178.6
50-00-05-530	DONATIONS	0.00	0.00	0.00	0.0
<b>TOTAL MISCELLANEOUS</b>		23,180.50	178,623.49	100,000.00	178.6
<b>REIMBURSEMENTS</b>					
50-00-06-607	REIMB-ITEP(BIKE TRAILS)	0.00	0.00	0.00	0.0
<b>TOTAL REIMBURSEMENTS</b>		0.00	0.00	0.00	0.0
<b>GRANTS</b>					
50-00-07-710	OTHER GRANTS	0.00	0.00	0.00	0.0
50-00-07-720	STATE GRANTS	0.00	0.00	0.00	0.0
50-00-07-730	FEDERAL GRANT	0.00	146,832.00	0.00	100.0
<b>TOTAL GRANTS</b>		0.00	146,832.00	0.00	100.0
<b>TRANSFERS</b>					
50-00-08-805	TRANSFER IN - GENERAL FUND	0.00	0.00	500,000.00	0.0
50-00-08-815	TRANSFER IN - HOME RULE ST	0.00	0.00	1,000,000.00	0.0
50-00-08-820	TRANSFER IN-CAPITAL PROJECT	0.00	0.00	0.00	0.0
50-00-08-825	TRANSFER IN - CAPITAL BOND	0.00	0.00	0.00	0.0
<b>TOTAL TRANSFERS</b>		0.00	0.00	1,500,000.00	0.0

VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

FUND: PARK DEVELOPMENT FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
TOTAL REVENUES: PARK		29,386.71	619,748.61	2,125,000.00	29.1
PARK FACILITIES EXPENSES					
PERSONNEL EXPENDITURES					
50-12-50-105	SALARIES	37,004.35	290,876.85	422,350.00	68.8
50-12-50-110	PART-TIME & TEMP SALARIES	0.00	0.00	46,104.00	0.0
50-12-50-120	OVERTIME WAGES	99.46	3,216.44	25,000.00	12.8
50-12-50-130	HEALTH INSURANCE	3,837.51	18,273.60	32,817.00	55.6
50-12-50-140	STATE UNEMPLOYMENT TAX	0.00	0.00	0.00	0.0
50-12-50-150	FICA	2,280.92	18,079.63	29,044.00	62.2
50-12-50-160	MEDICARE	533.45	4,228.35	6,792.00	62.2
50-12-50-170	IMRF	2,501.20	18,157.60	30,578.00	59.3
TOTAL PERSONNEL EXPENDITURES		46,256.89	352,832.47	592,685.00	59.5
CONTRACTUAL SERVICES					
50-12-60-240	RENT - STORAGE RENT	625.00	4,375.00	7,500.00	58.3
50-12-60-242	ELECTRIC - PARKS	5,303.21	23,602.33	16,831.00	140.2
50-12-60-243	WATER - PARKS	221.44	973.91	3,000.00	32.4
50-12-60-246	TELEPHONE/PAGER SERVICE	425.11	3,121.80	5,000.00	62.4
50-12-60-250	PARK SECURITY	0.00	0.00	0.00	0.0
50-12-60-251	TREE REMOVAL	0.00	1,450.00	5,000.00	29.0
50-12-60-254	FERTILIZER/WEED CONTROL	0.00	4,001.80	8,000.00	50.0
TOTAL CONTRACTUAL SERVICES		6,574.76	37,524.84	45,331.00	82.7
SUPPLIES & MATERIALS					
50-12-70-330	SMALL TOOLS, EQUIP. & HARDWARE	1,692.16	12,978.07	15,000.00	86.5
50-12-70-350	GASOLINE & OIL	2,443.12	10,459.58	17,000.00	61.5
50-12-70-355	UNIFORMS / CLOTHING	604.94	2,805.78	3,500.00	80.1
50-12-70-362	SALT AND PESTICIDE SUPPLIES	0.00	532.00	5,000.00	10.6
TOTAL SUPPLIES & MATERIALS		4,740.22	26,775.43	40,500.00	66.1
REPAIRS AND MAINTENANCE					

VILLAGE OF HOMER GLEN  
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FUND: PARK DEVELOPMENT FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>PARK FACILITIES EXPENSES</b>					
<b>REPAIRS AND MAINTENANCE</b>					
50-12-75-410	MAINTENANCE-PARK EQUIPMENT	8,539.41	10,631.64	15,000.00	70.8
50-12-75-415	MAINTENANCE-VEHCILES	304.80	1,878.14	10,000.00	18.7
50-12-75-420	MAINTENANCE-LANDSCAPING	448.24	2,273.01	23,500.00	9.6
50-12-75-423	MAINTENANCE-MOWING EQUIPMENT	898.68	8,577.65	10,000.00	85.7
50-12-75-424	MAINTENANCE-SPORT FIELDS	0.00	2,273.73	10,000.00	22.7
50-12-75-425	MAINTENANCE-SANITATION	4,659.43	14,882.70	25,000.00	59.5
50-12-75-430	MAINTENANCE - TRAILS	3,634.29	18,752.26	30,000.00	62.5
50-12-75-432	MAINTENANCE - PARK STRUCTURES	131.11	7,361.94	10,000.00	73.6
50-12-75-435	MAINTENANCE - COURTS	13,613.64	13,613.64	60,000.00	22.6
50-12-75-437	MAINTENANCE-PONDS/NATURAL AREA	51.49	23,229.49	50,000.00	46.4
<b>TOTAL REPAIRS AND MAINTENANCE</b>		<b>32,281.09</b>	<b>103,474.20</b>	<b>243,500.00</b>	<b>42.4</b>
<b>OTHER EXPENDITURES</b>					
50-12-80-545	PARK/TRAIL SIGNS	0.00	158.76	6,000.00	2.6
50-12-80-555	MTGS, CONFERENCES & TRAINING	0.00	560.95	6,000.00	9.3
50-12-80-562	TOLLS AND TRAVEL	0.00	67.20	0.00	(100.0)
50-12-80-565	FLAG POLES	0.00	2,310.85	2,000.00	115.5
50-12-80-955	LEASE FINANCING PRINCIPAL	0.00	0.00	0.00	0.0
50-12-80-956	LEASE INTEREST EXPENSE	0.00	0.00	0.00	0.0
<b>TOTAL OTHER EXPENDITURES</b>		<b>0.00</b>	<b>3,097.76</b>	<b>14,000.00</b>	<b>22.1</b>
<b>CAPITAL OUTLAY</b>					
50-12-85-610	VEHICLES/TRUCKS	0.00	0.00	0.00	0.0
50-12-85-611	DISPOSAL OF VEHICLE	0.00	0.00	0.00	0.0
50-12-85-615	MACHINERY & EQUIPMENT	0.00	0.00	33,000.00	0.0
50-12-85-630	OFFICE FURNITURE & EQUIPMENT	0.00	0.00	500.00	0.0
50-12-85-650	COMPUTERS	0.00	0.00	2,000.00	0.0
<b>TOTAL CAPITAL OUTLAY</b>		<b>0.00</b>	<b>0.00</b>	<b>35,500.00</b>	<b>0.0</b>
<b>TOTAL EXPENSES: PARK FACILITIES</b>		<b>89,852.96</b>	<b>523,704.70</b>	<b>971,516.00</b>	<b>53.9</b>

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FUND: PARK DEVELOPMENT FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
PARK DEVELOPMENT EXPENSES					
CONTRACTUAL SERVICES					
50-14-60-202	ENGINEERING	3,872.50	63,444.00	51,400.00	123.4
50-14-60-205	PROFESSIONAL FEES	21,246.00	27,832.00	0.00	(100.0)
TOTAL CONTRACTUAL SERVICES		25,118.50	91,276.00	51,400.00	177.5
CAPITAL OUTLAY					
50-14-85-660	PARK IMPROVEMENTS	0.00	239,124.00	3,467,217.00	6.8
50-14-85-668	TRAIL IMPROVEMENTS	0.00	0.00	1,129,000.00	0.0
TOTAL CAPITAL OUTLAY		0.00	239,124.00	4,596,217.00	5.2
TOTAL EXPENSES: PARK DEVELOPMENT		25,118.50	330,400.00	4,647,617.00	7.1
TOTAL FUND REVENUES		29,386.71	619,748.61	2,125,000.00	29.1
TOTAL FUND EXPENSES		114,971.46	854,104.70	5,619,133.00	15.1
FUND SURPLUS (DEFICIT)		(85,584.75)	(234,356.09)	(3,494,133.00)	6.7

VILLAGE OF HOMER GLEN  
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FUND: CAPITAL PROJECT FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>CAPITAL PROJECT REVENUES</b>					
<b>FEEES, LICENSES &amp; PERMITS</b>					
70-00-02-233	RECAPTURE FEE/SANITARY SEWER	0.00	0.00	0.00	0.0
70-00-02-260	RECAPTURE FEE/SANITARY SEWER	0.00	0.00	0.00	0.0
<b>TOTAL FEES, LICENSES &amp; PERMITS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>MISCELLANEOUS</b>					
70-00-05-510	INTEREST INCOME	81,916.16	627,461.86	1,000,000.00	62.7
<b>TOTAL MISCELLANEOUS</b>		<b>81,916.16</b>	<b>627,461.86</b>	<b>1,000,000.00</b>	<b>62.7</b>
<b>REIMBURSEMENTS</b>					
70-00-06-620	REIMBURSEMENT - COM ED	0.00	0.00	20,000.00	0.0
<b>TOTAL REIMBURSEMENTS</b>		<b>0.00</b>	<b>0.00</b>	<b>20,000.00</b>	<b>0.0</b>
<b>GRANTS</b>					
70-00-07-720	STATE GRANT	0.00	632,725.10	750,000.00	84.3
70-00-07-730	FEDERAL GRANT	0.00	0.00	0.00	0.0
<b>TOTAL GRANTS</b>		<b>0.00</b>	<b>632,725.10</b>	<b>750,000.00</b>	<b>84.3</b>
<b>TRANSFERS</b>					
70-00-08-805	TRANSFER IN - GENERAL FUND	0.00	0.00	0.00	0.0
70-00-08-840	TRANSFER IN-HR SALES TAX FUND	0.00	0.00	2,850,000.00	0.0
<b>TOTAL TRANSFERS</b>		<b>0.00</b>	<b>0.00</b>	<b>2,850,000.00</b>	<b>0.0</b>
<b>TOTAL REVENUES: CAPITAL PROJECT</b>		<b>81,916.16</b>	<b>1,260,186.96</b>	<b>4,620,000.00</b>	<b>27.2</b>
<b>EXPENSES</b>					
<b>CONTRACTUAL SERVICES</b>					
70-00-60-202	ENGINEERING	9,075.00	92,709.37	1,162,138.00	7.9
70-00-60-205	PROFESSIONAL FEES	0.00	0.00	933,400.00	0.0
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>9,075.00</b>	<b>92,709.37</b>	<b>2,095,538.00</b>	<b>4.4</b>

VILLAGE OF HOMER GLEN  
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FUND: CAPITAL PROJECT FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>CAPITAL PROJECT</b>					
<b>SUPPLIES &amp; MATERIALS</b>					
70-00-70-360	SURVEILLANCE SOFTWARE MTCE	0.00	0.00	0.00	0.0
<b>TOTAL SUPPLIES &amp; MATERIALS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>OTHER EXPENDITURES</b>					
70-00-80-920	TRANSFER-ARPA FUND	0.00	0.00	0.00	0.0
<b>TOTAL OTHER EXPENDITURES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>CAPITAL OUTLAY</b>					
70-00-85-610	TRUCKS & HEAVY EQUIPMENT	0.00	94,438.00	692,000.00	13.6
70-00-85-625	SUBDIVISION IMPRV-LOC FUNDED	0.00	0.00	31,000.00	0.0
70-00-85-630	WWTP PROJECT	0.00	(183.22)	9,960,000.00	0.0
70-00-85-635	OTHER CAPITAL PROJECTS	0.00	508,169.18	4,351,912.00	11.6
70-00-85-675	ROAD RESURFACE PROGRAM	0.00	0.00	1,098,000.00	0.0
70-00-85-680	LAND	0.00	0.00	0.00	0.0
<b>TOTAL CAPITAL OUTLAY</b>		<b>0.00</b>	<b>602,423.96</b>	<b>16,132,912.00</b>	<b>3.7</b>
<b>TOTAL EXPENSES: CAPITAL PROJECT</b>		<b>9,075.00</b>	<b>695,133.33</b>	<b>18,228,450.00</b>	<b>3.8</b>
<b>TRANSFERS EXPENSES</b>					
70-99-80-940	TRANSFER - ARPA FUND	0.00	0.00	0.00	0.0
<b>TOTAL TRANSFERS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>TOTAL EXPENSES: TRANSFERS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>TOTAL FUND REVENUES</b>		<b>81,916.16</b>	<b>1,260,186.96</b>	<b>4,620,000.00</b>	<b>27.2</b>
<b>TOTAL FUND EXPENSES</b>		<b>9,075.00</b>	<b>695,133.33</b>	<b>18,228,450.00</b>	<b>3.8</b>
<b>FUND SURPLUS (DEFICIT)</b>		<b>72,841.16</b>	<b>565,053.63</b>	<b>(13,608,450.00)</b>	<b>(4.1)</b>

VILLAGE OF HOMER GLEN  
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FUND: TREE RESTORATION FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>TREE REPLACEMENT REVENUES</b>					
<b>FEES</b>					
71-00-02-402	TREE RESTITUTION	0.00	0.00	0.00	0.0
<b>TOTAL FEES</b>		0.00	0.00	0.00	0.0
<b>MISCELLANEOUS</b>					
71-00-05-510	INTERST INCOME	221.55	1,984.70	8,000.00	24.8
71-00-05-561	DONATION	0.00	0.00	1,500.00	0.0
<b>TOTAL MISCELLANEOUS</b>		221.55	1,984.70	9,500.00	20.8
<b>TRANSFERS</b>					
71-00-08-815	TRANSFER - ENVIRONMENT FUND	0.00	0.00	0.00	0.0
<b>TOTAL TRANSFERS</b>		0.00	0.00	0.00	0.0
<b>TOTAL REVENUES: TREE REPLACEMENT</b>		221.55	1,984.70	9,500.00	20.8
<b>EXPENSES</b>					
<b>CONTRACTUAL SERVICES</b>					
71-00-60-218	ARBORIST	0.00	0.00	5,000.00	0.0
71-00-60-251	TREE REPLACEMENT PROGRAM	35,350.00	65,815.17	50,000.00	131.6
<b>TOTAL CONTRACTUAL SERVICES</b>		35,350.00	65,815.17	55,000.00	119.6
<b>TOTAL FUND REVENUES</b>		221.55	1,984.70	9,500.00	20.8
<b>TOTAL FUND EXPENSES</b>		35,350.00	65,815.17	55,000.00	119.6
<b>FUND SURPLUS (DEFICIT)</b>		(35,128.45)	(63,830.47)	(45,500.00)	140.2

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FUND: CIP BOND FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
<b>CAPITAL PROJECT-BOND FUNDED REVENUES</b>					
MISCELLANEOUS					
72-00-05-510	INTEREST INCOME	15,776.78	120,838.60	200,000.00	60.4
<b>TOTAL MISCELLANEOUS</b>		<b>15,776.78</b>	<b>120,838.60</b>	<b>200,000.00</b>	<b>60.4</b>
<b>REIMBURSEMENTS</b>					
72-00-06-640	REIMB - PROFESSIONAL SERVICES	0.00	0.00	0.00	0.0
<b>TOTAL REIMBURSEMENTS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>GRANTS</b>					
72-00-07-710	OTHER GRANTS	0.00	0.00	0.00	0.0
<b>TOTAL GRANTS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0</b>
<b>TOTAL REVENUES: CAPITAL PROJECT-BOND FUNDED</b>		<b>15,776.78</b>	<b>120,838.60</b>	<b>200,000.00</b>	<b>60.4</b>
<b>EXPENSES</b>					
<b>CONTRACTUAL SERVICES</b>					
72-00-60-202	ENGINEERING FEES	0.00	63,150.38	266,800.00	23.6
72-00-60-215	WATER TRANSMISSION LINE	0.00	22,074.56	3,600.00	613.1
72-00-60-226	PROFESSIONAL SERVICES	0.00	0.00	180,000.00	0.0
<b>TOTAL CONTRACTUAL SERVICES</b>		<b>0.00</b>	<b>85,224.94</b>	<b>450,400.00</b>	<b>18.9</b>
<b>CAPITAL OUTLAY</b>					
72-00-85-640	STORMWATER IMPROVEMENTS	25,008.75	26,008.75	2,204,000.00	1.1
72-00-85-671	159TH STREET-SEWER PROJECT	0.00	0.00	0.00	0.0
<b>TOTAL CAPITAL OUTLAY</b>		<b>25,008.75</b>	<b>26,008.75</b>	<b>2,204,000.00</b>	<b>1.1</b>
<b>TOTAL EXPENSES: CAPITAL PROJECT-BOND FUNDED</b>		<b>25,008.75</b>	<b>111,233.69</b>	<b>2,654,400.00</b>	<b>4.1</b>
<b>TOTAL FUND REVENUES</b>		<b>15,776.78</b>	<b>120,838.60</b>	<b>200,000.00</b>	<b>60.4</b>
<b>TOTAL FUND EXPENSES</b>		<b>25,008.75</b>	<b>111,233.69</b>	<b>2,654,400.00</b>	<b>4.1</b>
<b>FUND SURPLUS (DEFICIT)</b>		<b>(9,231.97)</b>	<b>9,604.91</b>	<b>(2,454,400.00)</b>	<b>(0.3)</b>

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VILLAGE OF HOMER GLEN  
 DETAILED REVENUE & EXPENSE REPORT  
 MONTH ACTUAL W/FYTD AND FY BUDGET W/VARIANCE

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FUND: ARPA GRANT FUND  
 FOR 7 PERIODS ENDING NOVEMBER 30, 2025

ACCOUNT NUMBER	DESCRIPTION	NOVEMBER ACTUAL	FISCAL YEAR-TO-DATE ACTUAL	FISCAL YEAR BUDGET	% COLLECTED/EXPENDED
ARPA GRANT FUND REVENUES					
74-00-05-510	INTEREST INCOME	0.00	0.00	0.00	0.0
TOTAL		0.00	0.00	0.00	0.0
GRANTS					
74-00-07-730	FEDERAL GRANTS	0.00	0.00	0.00	0.0
TOTAL GRANTS		0.00	0.00	0.00	0.0
TRANSFERS					
74-00-08-805	TRANSFER - CAP PROJ FUND	0.00	0.00	0.00	0.0
TOTAL TRANSFERS		0.00	0.00	0.00	0.0
TOTAL REVENUES: ARPA GRANT FUND		0.00	0.00	0.00	0.0
EXPENSES					
CONTRACTUAL SERVICES					
74-00-60-205	PROFESSIONAL FEES	0.00	0.00	0.00	0.0
TOTAL CONTRACTUAL SERVICES		0.00	0.00	0.00	0.0
CAPITAL OUTLAY					
74-00-85-650	SEWER PROJECT	0.00	0.00	0.00	0.0
74-00-85-660	LAND - WWTP	0.00	0.00	0.00	0.0
74-00-85-699	CONTINGENCY	0.00	0.00	0.00	0.0
TOTAL CAPITAL OUTLAY		0.00	0.00	0.00	0.0
TOTAL EXPENSES: ARPA GRANT FUND		0.00	0.00	0.00	0.0
TOTAL FUND REVENUES		0.00	0.00	0.00	0.0
TOTAL FUND EXPENSES		0.00	0.00	0.00	0.0
FUND SURPLUS (DEFICIT)		0.00	0.00	0.00	0.0

FUND: GENERAL FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
10-00-00-101	CASH - CHECKING	134,492.55	1,681,700.10	1,834,889.18	(18,696.53)
10-00-00-111	CASH - CREDIT CARD ACCOUNT	2,042,044.88	24,162.49	662.61	2,065,544.76
10-00-00-121	CASH - SAVINGS	(555,476.87)	129,415.68	319,370.00	(745,431.19)
10-00-00-126	CASH - BUSEY CC	526.45	0.00	0.00	526.45
10-00-00-131	CASH - FSA ACCOUNT	6,037.40	0.00	2,913.73	3,123.67
10-00-00-135	CASH - CIVIC PLUS REC	41,190.92	435.00	134.33	41,491.59
10-00-00-141	CASH & CD - POOLED INVESTMENT	1,371,369.48	658,125.25	359,770.09	1,669,724.64
10-00-00-142	CASH - IMET RESERVED	0.00	0.00	0.00	0.00
10-00-00-151	CASH - PAYROLL	10,757.13	280,000.00	288,549.03	2,208.10
10-00-00-201	CASH - ILLINOIS FUNDS	6,446,744.83	1,291,848.32	1,640,000.00	6,098,593.15
10-00-00-299	PETTY CASH	350.00	0.00	0.00	350.00
10-00-00-330	INTERFUND	0.00	0.00	0.00	0.00
10-00-00-401	A/R - SALES TAX	770,344.38	0.00	0.00	770,344.38
10-00-00-402	A/R - INCOME TAX	768,021.03	0.00	0.00	768,021.03
10-00-00-404	A/R - LOCAL USE TAX	28,026.35	0.00	0.00	28,026.35
10-00-00-406	A/R - GAMING TAX	112,984.83	0.00	0.00	112,984.83
10-00-00-408	A/R - CANNABIS TAX	3,024.46	0.00	0.00	3,024.46
10-00-00-410	A/R - FRANCHISE FEES	24,156.41	0.00	0.00	24,156.41
10-00-00-412	A/R - REFUSE FEES	4,975.67	0.00	0.00	4,975.67
10-00-00-414	A/R - PROPERTY REGISTRATION	0.00	0.00	0.00	0.00
10-00-00-420	A/R - INTEREST	0.00	0.00	0.00	0.00
10-00-00-422	A/R - LIQUOR & TOBACCO LICENSE	0.00	0.00	0.00	0.00
10-00-00-425	A/R - PROFESSIONAL FEES BILLED	0.00	0.00	0.00	0.00
10-00-00-427	A/R - CODE ENFORCEMENT	225.00	0.00	0.00	225.00
10-00-00-430	A/R - OTHER	10,500.00	0.00	0.00	10,500.00
10-00-00-435	A/R - INTER GOV'T	1,463.00	0.00	0.00	1,463.00
10-00-00-440	A/R - EMERGENCY BUSINESS LOAN	0.00	0.00	0.00	0.00
10-00-00-450	A/R - PROPERTY TAXES	1,873,029.00	0.00	0.00	1,873,029.00
10-00-00-510	SECURITY DEPOSIT	0.00	0.00	0.00	0.00
10-00-00-530	PREPAID EXPENSES	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>13,094,786.90</b>	<b>4,065,686.84</b>	<b>4,446,288.97</b>	<b>12,714,184.77</b>
<b>TOTAL ASSETS</b>		<b>13,094,786.90</b>	<b>4,065,686.84</b>	<b>4,446,288.97</b>	<b>12,714,184.77</b>

**LIABILITIES AND FUND EQUITY**

<b>LIABILITIES</b>					
10-00-00-610	ACCOUNTS PAYABLE	918,919.02	0.00	0.00	918,919.02
10-00-00-615	ACCRUED VACATIONS	0.00	0.00	0.00	0.00
10-00-00-620	FEDERAL WITHHOLDING TAXES	0.00	74,502.90	74,502.90	0.00

FUND: GENERAL FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>LIABILITIES</b>					
10-00-00-625	STATE WITHHOLDING TAXES	0.00	13,439.77	13,439.77	0.00
10-00-00-630	ACCRUED IMRF	38,592.60	38,423.21	40,012.18	40,181.57
10-00-00-635	ACCRUED SALARIES AND PYR TAXES	113,540.06	0.00	0.00	113,540.06
10-00-00-636	ACCRUED SALARIES RERTO	0.00	0.00	0.00	0.00
10-00-00-640	ACCRUED DEFERRED BENEFIT PYBLE	0.00	4,381.16	4,381.16	0.00
10-00-00-645	DEFERRED PROPERTY TAXES	1,873,029.00	0.00	0.00	1,873,029.00
10-00-00-646	DEFERRED PERMIT REVENUE	0.00	0.00	0.00	0.00
10-00-00-650	ACCRUED FSA BENEFIT	(171.97)	2,913.73	2,890.70	(195.00)
10-00-00-655	ACCRUED UNION DUES	0.00	2,008.78	2,008.78	0.00
<b>TOTAL</b>		<b>2,943,908.71</b>	<b>135,669.55</b>	<b>137,235.49</b>	<b>2,945,474.65</b>
<b>TOTAL LIABILITIES</b>		<b>2,943,908.71</b>	<b>135,669.55</b>	<b>137,235.49</b>	<b>2,945,474.65</b>
<b>FUND EQUITY</b>					
10-00-00-910	FUND BALANCE	8,136,943.35	0.00	0.00	8,136,943.35
10-00-00-911	FUND BALANCE-RESERVED	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>8,136,943.35</b>	<b>0.00</b>	<b>0.00</b>	<b>8,136,943.35</b>
	FUND SURPLUS (DEFICIT)	2,013,934.84	382,168.07	0.00	1,631,766.77
<b>TOTAL FUND EQUITY</b>		<b>10,150,878.19</b>	<b>382,168.07</b>	<b>0.00</b>	<b>9,768,710.12</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>13,094,786.90</b>	<b>517,837.62</b>	<b>137,235.49</b>	<b>12,714,184.77</b>

FUND: HOMER FEST FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
12-00-00-101	CASH - CHECKING	0.00	625.00	625.00	0.00
12-00-00-111	CASH - EPAY ACCT	0.00	17,095.00	17,095.00	0.00
12-00-00-121	CASH - SAVINGS	111,544.76	17,095.00	17,720.00	110,919.76
12-00-00-135	CASH - CIVIC PLUS REC	64,743.00	0.00	0.00	64,743.00
12-00-00-141	CASH & CD'S-POOLED INVESTMENT	0.00	0.00	0.00	0.00
12-00-00-299	PETTY CASH	0.00	0.00	0.00	0.00
12-00-00-430	A/R - OTHER	0.00	0.00	0.00	0.00
12-00-00-530	PREPAID FESTIVAL EXPENSES	93,119.44	0.00	0.00	93,119.44
<b>TOTAL</b>		<b>269,407.20</b>	<b>34,815.00</b>	<b>35,440.00</b>	<b>268,782.20</b>
<b>TOTAL ASSETS</b>		<b>269,407.20</b>	<b>34,815.00</b>	<b>35,440.00</b>	<b>268,782.20</b>
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
12-00-00-610	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00
12-00-00-645	DEFERRED FESTIVAL REVENUES	31,800.00	0.00	0.00	31,800.00
<b>TOTAL</b>		<b>31,800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31,800.00</b>
<b>TOTAL LIABILITIES</b>		<b>31,800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31,800.00</b>
<b>FUND EQUITY</b>					
12-00-00-910	FUND BALANCE	222,156.19	0.00	0.00	222,156.19
<b>TOTAL</b>		<b>222,156.19</b>	<b>0.00</b>	<b>0.00</b>	<b>222,156.19</b>
	FUND SURPLUS (DEFICIT)	15,451.01	625.00	0.00	14,826.01
<b>TOTAL FUND EQUITY</b>		<b>237,607.20</b>	<b>625.00</b>	<b>0.00</b>	<b>236,982.20</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>269,407.20</b>	<b>625.00</b>	<b>0.00</b>	<b>268,782.20</b>

FUND: ENVIRONMENT FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
14-00-00-101	CASH - CHECKING	0.00	10,755.66	10,755.66	0.00
14-00-00-111	CASH - CREDIT CARD	0.00	0.00	0.00	0.00
14-00-00-121	CASH - SAVINGS	154,772.55	0.00	12,137.33	142,635.22
14-00-00-141	CASH - POOLED INVESTMENTS	0.00	0.00	0.00	0.00
14-00-00-412	AR - ENVIRONMENTAL SURCHARGE	4,060.33	0.00	0.00	4,060.33
14-00-00-430	ACCOUNTS RECEIVABLE	0.00	0.00	0.00	0.00
14-00-00-530	PREPAID EVENT EXPENSES	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>158,832.88</b>	<b>10,755.66</b>	<b>22,892.99</b>	<b>146,695.55</b>
<b>TOTAL ASSETS</b>		<b>158,832.88</b>	<b>10,755.66</b>	<b>22,892.99</b>	<b>146,695.55</b>
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
14-00-00-610	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00
14-00-00-645	DEFERRED EVENTS REVENUE	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL LIABILITIES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>FUND EQUITY</b>					
14-00-00-910	FUND BALANCE	146,823.63	0.00	0.00	146,823.63
<b>TOTAL</b>		<b>146,823.63</b>	<b>0.00</b>	<b>0.00</b>	<b>146,823.63</b>
	FUND SURPLUS (DEFICIT)	12,009.25	12,137.33	0.00	(128.08)
<b>TOTAL FUND EQUITY</b>		<b>158,832.88</b>	<b>12,137.33</b>	<b>0.00</b>	<b>146,695.55</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>158,832.88</b>	<b>12,137.33</b>	<b>0.00</b>	<b>146,695.55</b>

FUND: WATER MANAGEMENT FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
16-00-00-101	POOLED CASH	0.00	6,697.32	6,697.32	0.00
16-00-00-121	SAVINGS	32,529.16	6,697.32	0.00	39,226.48
16-00-00-141	POOLED INVESTMENTS	181,034.53	0.00	6,697.32	174,337.21
16-00-00-430	A/R - OTHER	11,176.34	0.00	0.00	11,176.34
<b>TOTAL</b>		<b>224,740.03</b>	<b>13,394.64</b>	<b>13,394.64</b>	<b>224,740.03</b>
<b>TOTAL ASSETS</b>		<b>224,740.03</b>	<b>13,394.64</b>	<b>13,394.64</b>	<b>224,740.03</b>
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
16-00-00-610	ACCOUNTS PAYABLE	3,943.20	0.00	0.00	3,943.20
<b>TOTAL</b>		<b>3,943.20</b>	<b>0.00</b>	<b>0.00</b>	<b>3,943.20</b>
<b>TOTAL LIABILITIES</b>		<b>3,943.20</b>	<b>0.00</b>	<b>0.00</b>	<b>3,943.20</b>
<b>FUND EQUITY</b>					
16-00-00-910	FUND BALANCE	214,064.86	0.00	0.00	214,064.86
<b>TOTAL</b>		<b>214,064.86</b>	<b>0.00</b>	<b>0.00</b>	<b>214,064.86</b>
	FUND SURPLUS (DEFICIT)	6,731.97	0.00	0.00	6,731.97
<b>TOTAL FUND EQUITY</b>		<b>220,796.83</b>	<b>0.00</b>	<b>0.00</b>	<b>220,796.83</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>224,740.03</b>	<b>0.00</b>	<b>0.00</b>	<b>224,740.03</b>

FUND: MOTOR FUEL TAX FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
20-00-00-101	CASH - CHECKING	0.00	541,207.25	541,207.25	0.00
20-00-00-121	CASH - SAVING	0.00	0.00	0.00	0.00
20-00-00-141	CASH & CD - POOLED INVESTMENT	(1,030,753.04)	0.00	541,207.25	(1,571,960.29)
20-00-00-201	CASH - ILLINOIS FUNDS	1,011,049.79	3,398.88	0.00	1,014,448.67
20-00-00-202	CASH - ILLINOIS FUNDS - MFT	3,274,360.78	104,648.11	0.00	3,379,008.89
20-00-00-401	A/R - MOTOR FUEL TAX	42,287.09	0.00	0.00	42,287.09
20-00-00-402	A/R - MFT RENEWAL FUND	46,419.44	0.00	0.00	46,419.44
20-00-00-403	A/R - MFT HI-GROWTH	0.00	0.00	0.00	0.00
20-00-00-410	A/R - OTHER	0.00	0.00	0.00	0.00
20-00-00-420	A/R - INTEREST	0.00	0.00	0.00	0.00
20-00-00-430	AR -OTHER	163,330.60	0.00	0.00	163,330.60
20-00-00-530	PREPAID EXPENSES	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>3,506,694.66</b>	<b>649,254.24</b>	<b>1,082,414.50</b>	<b>3,073,534.40</b>
<b>TOTAL ASSETS</b>		<b>3,506,694.66</b>	<b>649,254.24</b>	<b>1,082,414.50</b>	<b>3,073,534.40</b>
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
20-00-00-610	ACCOUNTS PAYABLE	49,679.74	0.00	0.00	49,679.74
20-00-00-645	DEFERRED REVENUE	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>49,679.74</b>	<b>0.00</b>	<b>0.00</b>	<b>49,679.74</b>
<b>TOTAL LIABILITIES</b>		<b>49,679.74</b>	<b>0.00</b>	<b>0.00</b>	<b>49,679.74</b>
<b>FUND EQUITY</b>					
20-00-00-910	FUND BALANCE	3,778,712.86	0.00	0.00	3,778,712.86
<b>TOTAL</b>		<b>3,778,712.86</b>	<b>0.00</b>	<b>0.00</b>	<b>3,778,712.86</b>
	FUND SURPLUS (DEFICIT)	(321,697.94)	433,160.26	0.00	(754,858.20)
<b>TOTAL FUND EQUITY</b>		<b>3,457,014.92</b>	<b>433,160.26</b>	<b>0.00</b>	<b>3,023,854.66</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>3,506,694.66</b>	<b>433,160.26</b>	<b>0.00</b>	<b>3,073,534.40</b>

FUND: HOME RULE SALES TAX FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
30-00-00-101	CASH - CHECKING	0.00	0.00	0.00	0.00
30-00-00-121	CASH - SAVING	0.00	0.00	0.00	0.00
30-00-00-141	CASH & CD - POOLED INVESTMENT	2,748,159.21	359,770.09	0.00	3,107,929.30
30-00-00-201	SAVINGS IL FUNDS	772,666.01	2,597.50	0.00	775,263.51
30-00-00-405	A/R - HOME RULE SALES TAX	596,013.84	0.00	0.00	596,013.84
<b>TOTAL</b>		<b>4,116,839.06</b>	<b>362,367.59</b>	<b>0.00</b>	<b>4,479,206.65</b>
<b>TOTAL ASSETS</b>		<b>4,116,839.06</b>	<b>362,367.59</b>	<b>0.00</b>	<b>4,479,206.65</b>
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
30-00-00-330	INTERFUND	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL LIABILITIES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>FUND EQUITY</b>					
30-00-00-910	FUND BALANCE	1,953,910.37	0.00	0.00	1,953,910.37
<b>TOTAL</b>		<b>1,953,910.37</b>	<b>0.00</b>	<b>0.00</b>	<b>1,953,910.37</b>
	FUND SURPLUS (DEFICIT)	2,162,928.69	0.00	362,367.59	2,525,296.28
<b>TOTAL FUND EQUITY</b>		<b>4,116,839.06</b>	<b>0.00</b>	<b>362,367.59</b>	<b>4,479,206.65</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>4,116,839.06</b>	<b>0.00</b>	<b>362,367.59</b>	<b>4,479,206.65</b>

FUND: PARK DEVELOPMENT FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
50-00-00-101	CASH - CHECKING	0.00	71,231.74	71,231.74	0.00
50-00-00-102	CASH - MMA - FMB	0.00	0.00	0.00	0.00
50-00-00-121	CASH - SAVINGS	47,032.07	6,206.21	42,143.20	11,095.08
50-00-00-141	CASH & CD-POOLED INVESTMENT	1,475,333.92	6,561.64	0.00	1,481,895.56
50-00-00-151	CASH - PAYROLL	0.00	0.00	0.00	0.00
50-00-00-201	CASH - ILLINOIS FUNDS	4,943,542.78	16,618.86	72,828.26	4,887,333.38
50-00-00-301	INTERFUND - GENERAL FUND	0.00	0.00	0.00	0.00
50-00-00-401	A/R - LOCAL MFT	59,979.16	0.00	0.00	59,979.16
50-00-00-410	ACCOUNTS RECEIVABLE	0.00	0.00	0.00	0.00
50-00-00-420	A/R - INTEREST	0.00	0.00	0.00	0.00
50-00-00-430	ACCOUNTS RECEIVABLE-OTHER	880.00	0.00	0.00	880.00
50-00-00-530	PREPAID EXPENSES	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>6,526,767.93</b>	<b>100,618.45</b>	<b>186,203.20</b>	<b>6,441,183.18</b>
<b>TOTAL ASSETS</b>		<b>6,526,767.93</b>	<b>100,618.45</b>	<b>186,203.20</b>	<b>6,441,183.18</b>
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
50-00-00-610	ACCOUNTS PAYABLE	965.71	0.00	0.00	965.71
50-00-00-635	ACCRUED SALARIES AND PYR TAXES	3,704.75	0.00	0.00	3,704.75
<b>TOTAL</b>		<b>4,670.46</b>	<b>0.00</b>	<b>0.00</b>	<b>4,670.46</b>
<b>TOTAL LIABILITIES</b>		<b>4,670.46</b>	<b>0.00</b>	<b>0.00</b>	<b>4,670.46</b>
<b>FUND EQUITY</b>					
50-00-00-910	FUND BALANCE	6,670,868.81	0.00	0.00	6,670,868.81
<b>TOTAL</b>		<b>6,670,868.81</b>	<b>0.00</b>	<b>0.00</b>	<b>6,670,868.81</b>
	FUND SURPLUS (DEFICIT)	(148,771.34)	85,584.75	0.00	(234,356.09)
<b>TOTAL FUND EQUITY</b>		<b>6,522,097.47</b>	<b>85,584.75</b>	<b>0.00</b>	<b>6,436,512.72</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>6,526,767.93</b>	<b>85,584.75</b>	<b>0.00</b>	<b>6,441,183.18</b>

FUND: CAPITAL PROJECT FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
70-00-00-101	CASH - CHECKING	(94,438.00)	103,513.00	9,075.00	0.00
70-00-00-121	CASH - SAVINGS	449,500.00	0.00	0.00	449,500.00
70-00-00-141	CASH & CD-POOLED INVESTMENT	1,423,998.53	6,333.32	9,075.00	1,421,256.85
70-00-00-201	CASH - ILLINOIS FUNDS	22,483,311.04	75,582.84	94,438.00	22,464,455.88
70-00-00-410	ACCOUNTS RECEIVABLE	0.00	0.00	0.00	0.00
70-00-00-420	ACCRUED INTEREST RECEIVABLE	0.00	0.00	0.00	0.00
70-00-00-430	AR -OTHER	4,310.00	0.00	0.00	4,310.00
<b>TOTAL</b>		<b>24,266,681.57</b>	<b>185,429.16</b>	<b>112,588.00</b>	<b>24,339,522.73</b>
<b>TOTAL ASSETS</b>		<b>24,266,681.57</b>	<b>185,429.16</b>	<b>112,588.00</b>	<b>24,339,522.73</b>
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
70-00-00-610	ACCOUNTS PAYABLE	203,691.21	0.00	0.00	203,691.21
70-00-00-612	ACCRUED REAL ESTATE TAXS	3,097.32	0.00	0.00	3,097.32
70-00-00-710	DEFERRED GRANT REVENUE	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>206,788.53</b>	<b>0.00</b>	<b>0.00</b>	<b>206,788.53</b>
<b>TOTAL LIABILITIES</b>		<b>206,788.53</b>	<b>0.00</b>	<b>0.00</b>	<b>206,788.53</b>
<b>FUND EQUITY</b>					
70-00-00-910	FUND BALANCE	23,567,680.57	0.00	0.00	23,567,680.57
<b>TOTAL</b>		<b>23,567,680.57</b>	<b>0.00</b>	<b>0.00</b>	<b>23,567,680.57</b>
<b>FUND SURPLUS (DEFICIT)</b>		<b>492,212.47</b>	<b>0.00</b>	<b>72,841.16</b>	<b>565,053.63</b>
<b>TOTAL FUND EQUITY</b>		<b>24,059,893.04</b>	<b>0.00</b>	<b>72,841.16</b>	<b>24,132,734.20</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>24,266,681.57</b>	<b>0.00</b>	<b>72,841.16</b>	<b>24,339,522.73</b>

FUND: TREE RESTORATION FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
71-00-00-101	POOLED CHECKING	0.00	35,350.00	35,350.00	0.00
71-00-00-111	CASH - CREDIT CARD ACCOUNT	0.00	0.00	0.00	0.00
71-00-00-121	POOLED SAVINGS	0.00	0.00	0.00	0.00
71-00-00-141	POOLED INVESTMENT	49,814.19	221.55	35,350.00	14,685.74
<b>TOTAL</b>		<b>49,814.19</b>	<b>35,571.55</b>	<b>70,700.00</b>	<b>14,685.74</b>
<b>TOTAL ASSETS</b>		<b>49,814.19</b>	<b>35,571.55</b>	<b>70,700.00</b>	<b>14,685.74</b>
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
71-00-00-610	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL LIABILITIES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>FUND EQUITY</b>					
71-00-00-910	FUND BALANCE	78,516.21	0.00	0.00	78,516.21
<b>TOTAL</b>		<b>78,516.21</b>	<b>0.00</b>	<b>0.00</b>	<b>78,516.21</b>
	FUND SURPLUS (DEFICIT)	(28,702.02)	35,128.45	0.00	(63,830.47)
<b>TOTAL FUND EQUITY</b>		<b>49,814.19</b>	<b>35,128.45</b>	<b>0.00</b>	<b>14,685.74</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>49,814.19</b>	<b>35,128.45</b>	<b>0.00</b>	<b>14,685.74</b>

FUND: CIP BOND FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
72-00-00-101	CASH - CHECKING	0.00	25,008.75	25,008.75	0.00
72-00-00-121	CASH - SAVINGS	0.00	0.00	0.00	0.00
72-00-00-141	CASH - POOLED INVESTMENTS	151,064.07	671.87	25,008.75	126,727.19
72-00-00-201	CASH - ILLINOIS FUNDS	4,493,194.80	15,104.91	0.00	4,508,299.71
72-00-00-330	INTERFUND	0.00	0.00	0.00	0.00
72-00-00-430	ACCOUNTS RECEIVABLE	0.00	0.00	0.00	0.00
72-00-00-510	WORK IN PROGRESS	0.00	0.00	0.00	0.00
<b>TOTAL</b>		<b>4,644,258.87</b>	<b>40,785.53</b>	<b>50,017.50</b>	<b>4,635,026.90</b>
<b>TOTAL ASSETS</b>		<b>4,644,258.87</b>	<b>40,785.53</b>	<b>50,017.50</b>	<b>4,635,026.90</b>
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
72-00-00-610	ACCOUNTS PAYABLE	23,914.20	0.00	0.00	23,914.20
72-00-00-612	ACCRUED REAL ESTATE TAXES	(3,097.32)	0.00	0.00	(3,097.32)
<b>TOTAL</b>		<b>20,816.88</b>	<b>0.00</b>	<b>0.00</b>	<b>20,816.88</b>
<b>TOTAL LIABILITIES</b>		<b>20,816.88</b>	<b>0.00</b>	<b>0.00</b>	<b>20,816.88</b>
<b>FUND EQUITY</b>					
72-00-00-910	FUND BALANCE	4,604,605.11	0.00	0.00	4,604,605.11
<b>TOTAL</b>		<b>4,604,605.11</b>	<b>0.00</b>	<b>0.00</b>	<b>4,604,605.11</b>
	FUND SURPLUS (DEFICIT)	18,836.88	9,231.97	0.00	9,604.91
<b>TOTAL FUND EQUITY</b>		<b>4,623,441.99</b>	<b>9,231.97</b>	<b>0.00</b>	<b>4,614,210.02</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>4,644,258.87</b>	<b>9,231.97</b>	<b>0.00</b>	<b>4,635,026.90</b>

VILLAGE OF HOMER GLEN  
 DETAILED BALANCE SHEET

FUND: ARPA GRANT FUND  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
74-00-00-101	CASH - CHECKING	0.00	0.00	0.00	0.00
74-00-00-121	POOLED SAVINGS	(310.55)	0.00	0.00	(310.55)
74-00-00-141	POOLED INVESTMENT	0.00	0.00	0.00	0.00
<b>TOTAL</b>		(310.55)	0.00	0.00	(310.55)
<b>TOTAL ASSETS</b>		(310.55)	0.00	0.00	(310.55)
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
74-00-00-610	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00
74-00-00-612	ACCRUED RE TAXES	(310.55)	0.00	0.00	(310.55)
74-00-00-645	DEFERRED GRANT REVENUE	0.00	0.00	0.00	0.00
<b>TOTAL</b>		(310.55)	0.00	0.00	(310.55)
<b>TOTAL LIABILITIES</b>		(310.55)	0.00	0.00	(310.55)
<b>FUND EQUITY</b>					
74-00-00-910	FUND BALANCE	0.00	0.00	0.00	0.00
<b>TOTAL</b>		0.00	0.00	0.00	0.00
<b>TOTAL FUND EQUITY</b>		0.00	0.00	0.00	0.00
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		(310.55)	0.00	0.00	(310.55)

FUND: AGENCY FUND - PROF. FEE ESCROW  
 FOR PERIOD 7 ENDING NOVEMBER 30, 2025

ACCOUNT #	DESCRIPTION	BALANCE 11/01/25	NET DEBITS	NET CREDITS	BALANCE 11/30/25
<b>ASSETS</b>					
80-00-00-101	CASH -CHECKING	0.00	10,000.00	10,000.00	0.00
80-00-00-121	CASH - SAVINGS	14,000.00	0.00	0.00	14,000.00
80-00-00-141	CASH & CD - POOLED INVESTMENT	176,721.54	0.00	10,000.00	166,721.54
<b>TOTAL</b>		190,721.54	10,000.00	20,000.00	180,721.54
<b>TOTAL ASSETS</b>		190,721.54	10,000.00	20,000.00	180,721.54
<b>LIABILITIES AND FUND EQUITY</b>					
<b>LIABILITIES</b>					
80-00-00-601	REFUNDABLE DEPOSIT	156,231.54	0.00	0.00	156,231.54
80-00-00-611	TCO BUILDING DEPT. DEPOSIT	34,490.00	10,000.00	0.00	24,490.00
<b>TOTAL</b>		190,721.54	10,000.00	0.00	180,721.54
<b>TOTAL LIABILITIES</b>		190,721.54	10,000.00	0.00	180,721.54
<b>FUND EQUITY</b>					
80-00-00-910	FUND BALANCE	0.00	0.00	0.00	0.00
<b>TOTAL</b>		0.00	0.00	0.00	0.00
<b>TOTAL FUND EQUITY</b>		0.00	0.00	0.00	0.00
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		190,721.54	10,000.00	0.00	180,721.54



**HOMER GLEN**

## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** L.1  
**Village Board Meeting Date:** March 11, 2026  
**Plan Commission Meeting Date:** February 19, 2026

**Item Title:** Consider a request for approval of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet for certain real property located in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Mokena, Illinois [Case No. HG-2603-V].

**Motion for Consideration:**  
**Is there a motion to Approve an Ordinance granting a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed plans, public testimony, and findings of fact, for certain real property located in the R-2 Single-family Residential District at 18032 S. Virginia Lane, Mokena, Illinois [Case No. HG-2603-V]?**

**Staff Contact:** Assistant Planner Dana Kahn

**Plan Commission Recommendation**

At the February 19, 2026 Plan Commission meeting, the Plan Commission voted **5-0** to recommend approval of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet. See *Attachment 4* for DRAFT Minutes of the February 19, 2026 Plan Commission, *Attachment 5* with Approved Grading Plan and *Attachment 6* with Existing Site Plan.

**Background Information**

The applicants, Nader Ayyad and Eman Abushamah, live at the subject property at 18032 S. Virginia Lane within the Hunt Club Woods Phase Two subdivision [see *Attachment 2 with Land Use Viewer*]. They are applying for a Zoning Variance to increase the maximum permitted gross width of a circular driveway from 28 feet to 46 feet for their property. The applicant installed an additional driveway without Village approval. The proposed and approved Grading Plan for the Single-Family Home Permit #2022-4106 from June 6, 2022 (issued November 18, 2022 and completed job date of November 18, 2024) did not include the circular driveway.

On October 28, 2025, staff provided the applicant with the following options:

1. Remove the circle drive to match the 2022 final grade survey that had been approved,
2. Revise the driveways to meet the 14' width at front property line by removing concrete, or;
3. Request a zoning variance to permit an increase in maximum driveway width from the required 14' each to 28' and 16' and keep the driveway as is.

**Conformance with Zoning Regulations**

**§ 220-807: Permitted obstructions in yards**

- Driveways for single family homes are permitted obstructions in front yards.

§ 220-VI-614 (A)(7): Other residential standards

- Driveways. All driveways must maintain a minimum setback of five feet from the property line. Only a means of ingress and egress perpendicular, or nearly perpendicular, to the public right-of-way may encroach this required setback. **At the property line, a driveway shall have a maximum width of 28 feet, except for circular driveways with two curb cuts, in which case the maximum width shall be 14 feet.**

	<b>Code Requirement</b>	<b>Existing</b>	<b>Notes</b>
<b>Permitted Obstruction</b>	Front, corner side, rear, or side yard	Front yard	
<b>Max Curb Cuts Per Property Line</b>	2	2	
<b>Max turning radius for side-loaded garage</b>	26'	26'	
<b>Max driveway width</b>	28'	29.4' (on one side) & 16.3' (on the other) = Total of 46'	Requesting a variance to increase the driveway width
<b>Driveway setback</b>	5'	Greater than 5'	
<b>Impervious Surface Coverage</b>	30% for R-2	6,445 sf, 12.52%	Proposed 4,605 sf, 8.95%

In addition to the circular driveway, the applicant added two sidewalks without permit approval.

**Impervious Surface Coverage**

The table below shows the impervious surface coverage that was approved under residential permit #2022-4106 versus the existing impervious coverage after the work was completed.

<b>Structure</b>	<b>Approved Impervious for Permit #2022-4106</b>	<b>Existing Impervious Coverage</b>	<b>Note</b>
<b>Home &amp; Garage</b>	2,617 sf	2,617 sf	
<b>Driveway(s)</b>	1,704 sf	3,372 sf	Increased by 1,668 sf with the extra circular driveway
<b>Front Porch/Sidewalk</b>	285 sf	358 sf	Increased by 70 sf
<b>Side Walkway</b>	-	98.43 sf	Not approved
<b>Total</b>	4,605 sf (8.95%)	6,445 sf (12.52%)	

While impervious and lot coverage increased beyond the approved plans, the plan does not appear to exceed the maximum permitted in this district.

**Building Department Notes**

The Building Department Manager provided the following information regarding this property:

In June 2022, the permit for this home was issued to a builder (M & M Development). Around mid-2024, work had stalled and no final inspections were done. After posting notices on site, the Building Department Manager was contacted by the current owner, Nader. He advised that he purchased the home from M & M and would be finishing the project for his primary residence since the initial builder had abandoned the project when it was about 75% done, and the owner has since been catching up. In December 2024, a TCO was issued due to final grade approval, vegetative cover, and parkway trees. A final grade survey was later received but only showed the

primary driveway. Around mid-2025, Engineer Tom Summers visited the site to inspect the culvert. Tom discovered the new circle driveway, and Nader was notified of the non-compliance. The homeowner is working towards final occupancy from a TCO on October 27, 2025 but field inspections show the addition of a circle driveway that wasn't reflected on the approved plans.

The following contractors were switched during the construction process:

- Roofing contractor changed on October 20, 2022
- Electrical contractor changed on October 21, 2022
- Electrical contractor changed again on April 27, 2023
  - General contractor had a new contractor start
- Plumbing contractor changed again on April 28, 2023

The home is still on a temporary certificate of occupancy (TCO) bond, a deposit paid to secure occupancy if the home is habitable but has outstanding non-life safety issues. The TCO was issued on December 9, 2024, and expired on June 1, 2025. The TCO was extended indefinitely until the circle driveway issue is resolved. A definitive date for TCO completion will be set after the Board meeting. Vegetative cover and parkway trees are still required.

### **Public Comment**

Several members of the public called staff in February 2026 to ask about the case and the reason for the hearing. The residents did not provide any comments or concerns about the request.

### **Public Testimony**

Nader Ayyad, the homeowner, stated that there were a lot of issues while working with the original builder. Mr. Ayyad said that the house should have closed in 6 months but ended up taking 2.5 years. Mr. Ayyad worked with Casey, the Building Department Manager, throughout the process. The homeowners ended up paying ~\$35,000 for the horseshoe driveway. Mr. Ayyad was under the impression that the builder received all the permits. The applicant had to spend \$25,000 on landscaping because the builder neglected the project. Mr. Ayyad is working with the IL State's Attorney and his own attorney to try to recoup these costs. Mr. Ayyad's attorney said that the builder has done this multiple times at other properties. Mr. Ayyad did the final building and plumbing inspections because the builder stopped answering. Mr. Ayyad said that the driveway does not harm anyone, does not interfere with traffic, and does not impact drainage. *See the full, draft minutes in Attachment 4.*

### **Similar Variances Granted<sup>1</sup>:**

- HG-1807-V: 14403 W. Erin Lane; Increase maximum gross driveway width from 28' to 50' in R-4 District
- HG-1815-PSV: 16545 S. Hidden Cove Ct; Increase maximum gross driveway width from 28' to 48' in R-2 District
- HG-2216-V: 16454 S. Spaniel Lake Ct; Increase the maximum driveway width from 28' to 33' in R-2 District
- HG-2231-V: 16455 S. Hidden Cove Ct; Increase the maximum driveway width from 28' to 33' in the R-2 District

**Findings of Fact:** Section 220-1207C (1-3) of the Code of the Village of Homer Glen states the required standards for making findings of fact for a Variance. The Code requires that the Plan Commissioners consider these standards in making its finding and determining a recommendation to send to the Village Board. Refer to the applicant's findings in *Attachment 1*.

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<sup>1</sup> All variances were approved with other variances and weren't standalone variances like case no. HG-2603-V.

**Exterior Construction Standards (Chapter 75, Article II):** The Exterior Construction Standards do not apply to the requested Variance as such standards apply only to primary dwellings and accessory structures greater than two hundred twenty-five (225) square feet in area located in residential zones.

**Lighting (Chapter 75, Article II):** The Lighting regulations do not apply to this request as no exterior lighting has been proposed at this time. Any proposed lighting must meet the required regulations of the outdoor lighting ordinance.

**Conservation Subdivision (Chapter 107, Article IV):** The Conservation Subdivision regulations do not apply to this request because the applicant has not proposed the development of a residential subdivision greater than ten (10) acres in area, nor have they proposed the development of a residential subdivision made up of lots less than one and one-half (1.5) acres in size.

**Tree Preservation (Chapter 107, Article III):** The Tree Preservation regulations do not apply to this request as the applicant has not requested the approval of a Preliminary Plat of Subdivision or proposed the division of the subject property, and the subject property is less than five (5) acres in size.

**Subdivision & Stormwater (Chapter 138, Article I):** The Subdivision regulations do not apply to this request as the applicant has not proposed the division of the subject property at this time. The Stormwater regulations do not apply to this request.

**Park Donation (Chapter 138, Article II):** The Park Donation regulations do not apply to this request as these regulations only apply when the final Plat for a residential subdivision or development has been approved, or when the final Plat for a Planned Unit Development has been approved.

#### **Conformance with Adopted Plans**

**Comprehensive Land Use Plan:** The Comprehensive Plan designates the subject property as Single-Family – Estate. This aligns with the subject property’s current zoning, R-2 Single-Family Residential and the Single-Family land use.

**Transportation Plan:** The Variance requested by the applicant conforms to the regulations and recommendations set forth within the Village of Homer Glen Transportation Plan.

**Budget Implications:** None

#### **Attachments**

1. Findings of Fact
2. Land Use Viewer of Subject Property
3. Site Photos
4. Minutes of the February 19, 2026 Plan Commission
5. Originally Approved Grading Plan
6. Existing Site Plan (not approved)

## **Attachment 1 – Findings of Fact**

### **Standards for Variances**

Chapter 220-1207C(1-3) of the Code of the Village of Homer Glen lists the standards by which the Plan Commission shall make the findings of fact. The following are the categories with the applicant's findings in *italics*:

1. The Plan Commission shall not vary the provisions of this Ordinance as authorized unless it has made findings based upon the evidence presented to it in the following cases:

- (a) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

*The subject property is a single-family residence and is not intended to generate income or financial return. The requested variance is not sought for financial gain, but rather to allow continued reasonable and functional residential use for the property as constructed in good faith reliance on the builder's representation.*

- (b) That the plight of the owner is due to unique circumstances.

*The hardship is due to unique circumstances not created by the owner. The horseshoe driveway was constructed by the builder during the original construction of the home. The owner was informed by the builder that all necessary permits had been obtained. The owner relied on this representation in good faith and had no reason to believe the driveway was not properly permitted until notified by the Village.*

- (c) That the variance, if granted, will not alter the essential character of the locality.

*Granting the variance will not alter the essential character of the neighborhood. The driveway is consistent with the appearance and residential nature of the surrounding area and does not negatively impact neighboring properties, traffic flow, drainage, or public safety. The driveway has been in place and functioning as intended, and its continued use will maintain the existing character of the locality rather than introduce any new or incompatible use.*

2. A variance shall be recommended to the Village Board only if the evidence, in the judgment of the Plan Commission, sustains each of the three conditions enumerated in Subsection C(1).

3. For the purpose of supplementing the above standards, the Plan Commission, in making its determination, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

- (a) That the particular surroundings, shape, or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

*Strict enforcement of the ordinance would require substantial removal and reconstruction, resulting in unnecessary hardship that goes beyond a mere inconvenience. In addition, the owner incurred a significant financial hardship,*

*having paid approximately \$35,000 for the driveway as part of the original construction. The condition was not self-created, as the driveway was completed prior to occupancy based on good faith reliance on the builder's representation.*

- (b) That the conditions upon which the petition for variance is based would not be applicable, generally, to other property within the same zoning classification.

*The subject property is unique in that it contains an existing horseshoe driveway that allows for safe and efficient vehicle access and minimizes the need for vehicles to back into the roadway, without negatively impacting surrounding properties or public safety.*

- (c) That the purpose of the variance is not exclusively based upon a desire to make more money out of the property.

*I am not seeking a variance to increase the value of my property or make additional profit. My intension was simply to build a functional and safe driveway from my home, as advised by my contractor I hired. I have already invested \$35,000 in this project, and the variance request is solely to correct the permitting issue so that the driveway can remain in its current form without violating local regulations. I am acting in good faith to comply with the Village's requirements and ensure the property is safe and accessible, not for financial gain.*

- (d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

*I did not create the circumstances requiring this variance. The driveway was built based on the contractor's representation that a permit had been obtained. The circumstances namely the driveway's location and design were planned and constructed in good faith, relying on the contractor's professional advice. I am now seeking the variance to correct an unintentional permitting oversight, not because of any deliberate action on my part.*

- (e) That the granting of the variance will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located.

*The variance would not harm public welfare or neighboring properties. The driveway is fully on my property, does not interfere with traffic or sight lines, and is constructed safely and neatly. It complements the property's layout and maintains the character of the neighborhood without creating any negative impact.*

- (f) That the exterior architectural appeal and functional plan of any proposed structure will not be so at Variance with the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

*The driveway design complements the existing homes and landscaping in the neighborhood. Its horseshoe shape is functional, aesthetically consistent with surrounding properties, and does not detract from the overall appearance. It is unlikely to negatively impact property values, as it is a well-built, visually*

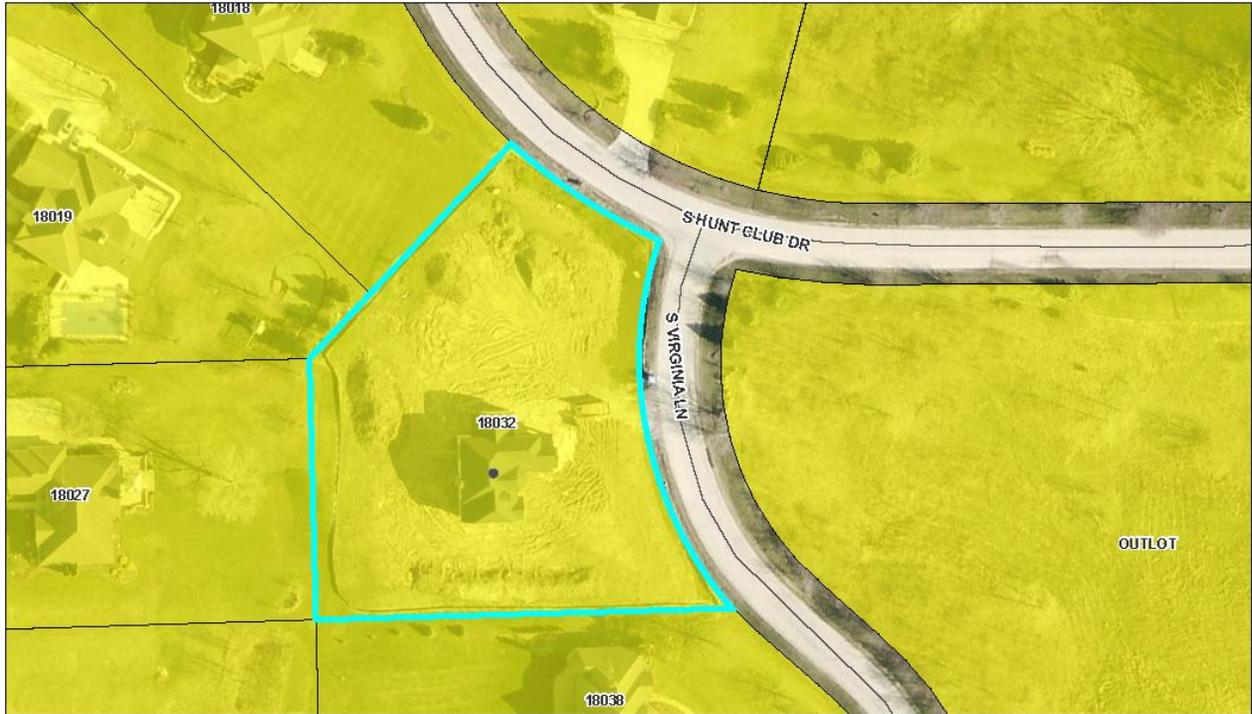
*unobtrusive feature that enhances accessibility without altering the character of the neighborhood.*

- (g) That the proposed variance will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

*The driveway does not block airflow to my property or neighboring properties. It is constructed with proper spacing and materials, and its design does not create any additional fire hazards. It meets standard safety practices, ensuring no increased risk to the neighborhood.*

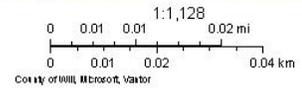
# Attachment 2 – Land Use Viewer

## Land Use Viewer of 18032 S. Virginia Lane



2/4/2026, 4:53:14 PM

- Homer Glen Boundary
- Street Centerlines
- Parcels- Will County
- Zoning Districts**
  - R-2 Single-family Residential
  - Subject Property



Village of Homer Glen  
Planning and Zoning Department

**Attachment 3 – Site photos**  
*Photos from February 12, 2026 taken by staff*





**Attachment 4 – Draft Minutes of the February 19, 2026 Plan Commission Meeting**

**Case No. HG-2603-V, 18032 S. Virginia Lane:** A request for approval of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Mokena, Illinois (PIN: 16-05-35-406-005-0000).

Planner Kahn introduced the case and stated that the residents, Nader Ayyad and Eman Abushamah are requesting a Variance to increase the max permitted gross width of their existing driveway from 28' to 46'. This project was part of a new residential permit. Several contractors switched in the middle of constructing the home. The TCO was issued in December 2024 for final grade approval, vegetative cover, and parkway trees. The TCO expired on June 1, 2025. The TCO date will be set after the public hearing process. Several members of the public called staff members to ask about the case but the residents did not provide any comments or concerns.

In October 2025, staff members provided the applicants with three options:

1. Remove the circle drive to match the 2022 final grade survey that had been approved,
2. Revise the driveways to meet the 14' width at front property line by removing concrete, or;
3. Request a zoning variance to permit an increase in maximum driveway width from the required 14' each to 28' and 16' and keep the driveway as is.

Ultimately, the homeowners opted for the third option. Planner Kahn showed the approved site plan under permit #2022-4106 versus the existing site plan with the additional circular driveway and two walkways.

*Commissioner McGary made a motion to open the public hearing, seconded by Commissioner Mesaf. A voice vote was taken, all voting in favor, zero (0) opposed. The public hearing was opened.*

**Petitioner Comment:**

Nader Ayyad, the homeowner, said that he and his wife are requesting a variance for the existing horseshoe driveway. Mr. Ayyad stated that there were a lot of issues while working with the original builder. Mr. Ayyad said that the house should have closed in 6 months but ended up taking 2.5 years. Mr. Ayyad worked with Casey, the Building Department Manager, throughout the process. The homeowners ended up paying ~\$35,000 for the horseshoe driveway. Mr. Ayyad was under the impression that the builder received all the permits. The applicant had to spend \$25,000 on landscaping because the builder neglected the project. Mr. Ayyad is working with the IL State's Attorney and his own attorney to try to recoup these costs. Mr. Ayyad's attorney said that the builder has done this multiple times at other properties. Mr. Ayyad did the final building and plumbing inspections because the builder stopped answering. Mr. Ayyad said that the driveway does not harm anyone, does not interfere with traffic, and does not impact drainage.

**Public Comment:** No public comment.

**Plan Commission Discussion:**

Commissioner Stanly mentioned that the driveway adds elegance to the property and fits the in with the neighborhood. Chairman Hand said that he is fine with the driveway because the lot is over an acre. Chairman Hand asked about the walkways that were also added but not on the approved survey. Planner Kahn shared that the walkways would just be work without a permit and that the property is under the impervious surface maximum. Staff will follow up about permits for the walkways.

*Commissioner Stanly made a motion to close the public hearing, seconded by Commissioner McGary. A voice vote was taken, all voting in favor, zero (0) opposed. The public hearing was closed.*

*Motion for Consideration*

*Commissioner Foley made a motion to recommend approval, seconded by Commissioner McGary, of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed plans, public testimony, and findings of fact, in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Mokena, Illinois [HG-2603-V]. The motion carries 5-0.*

*Commissioner Foley made a motion to recommend approval of findings of facts, seconded by Commissioner McGary, for a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed plans, public testimony, and findings of fact, in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Mokena, Illinois [HG-2603-V]. The motion carries 5-0.*

*This case will go to the Village Board on Wednesday, March 11, 2026 for a final action.*

# Attachment 5: Originally Approved Grading Plan under Permit #2022-4106

# PROPOSED GRADING PLAN

# PLAT OF SURVEY



LOT AREA 51,452 SF (SF=Square Feet)

BUILDING AREA 2,617 SF (REFER TO BUILDING DESIGN PLANS)

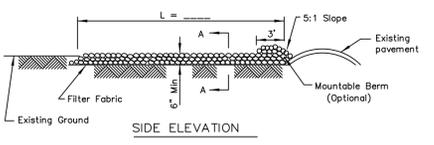
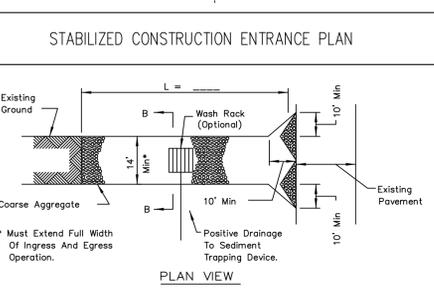
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7	1781486.9793	1093111.7209	707.0000	10' O/S BLD BOX T/F=
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9	1781402.1792	1093054.6555	707.0000	10' O/S BLD BOX T/F=

THE CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCY IS NOTED ON THE PLOT PLAN OR ON CONSTRUCTION LAYOUT THE CONTRACTOR SHALL CONTACT THE SURVEYOR TO RESOLVE THE DIFFERENCE.

**Flood Zone Classification:** The property is located in Zone X Unshaded "Areas determined to be outside of the 0.2% annual chance floodplain" based on graphic plotting only, using the FIRM flood insurance rate map for Will County, Illinois, Map Number 17197C0195G with an effective date of February 15, 2019.

**Approved**  
08/31/2022 9:14:14 AM  
By Brett Westcott

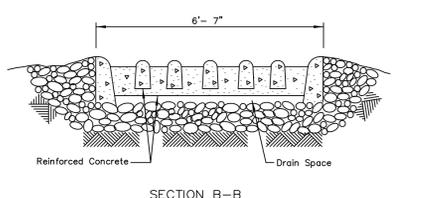
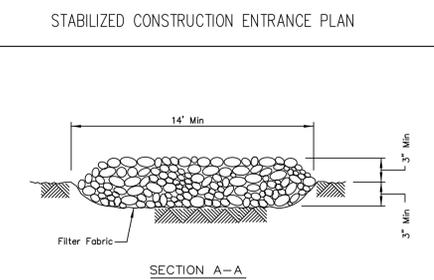
of  
LOT 9 IN HUNT CLUB WOODS PHASE TWO PLANNED UNIT DEVELOPMENT, A SUBDIVISION PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2002 AS DOCUMENT NUMBER R2002-79328 AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 2002 AS DOCUMENT NUMBER R2002-104422, ALL IN HOMER TOWNSHIP, WILL COUNTY, ILLINOIS



**NOTES:**

- Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class 1 or 2, and shall be placed over the cleared area prior to the placing of rock.
- Rock shall meet one of the following gradations: AHTD Aggregate Base Course Class 1, 2, or 3, or ASTM C33 Coarse Aggregate Size 1, 2, 3, 357, 4 or 467, and be placed according to Construction Specification 25 ROCKFILL using placement Method 1 and Class compaction.
- Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
- If wash racks are used they shall be installed according to the manufacturers specifications.

REFERENCE	U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	STANDARD DWG. NO. AR-ENG-709
Project	DATE	DATE
Designed	DATE	DATE
Checked	DATE	DATE
Approved	DATE	DATE



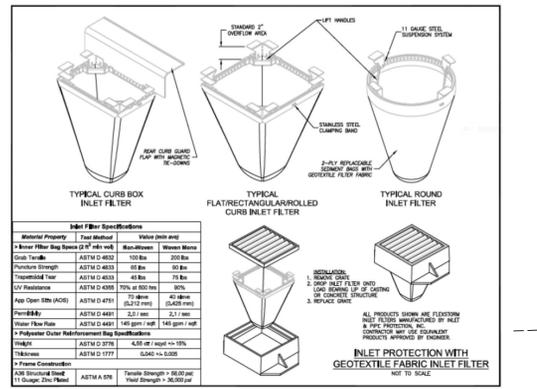
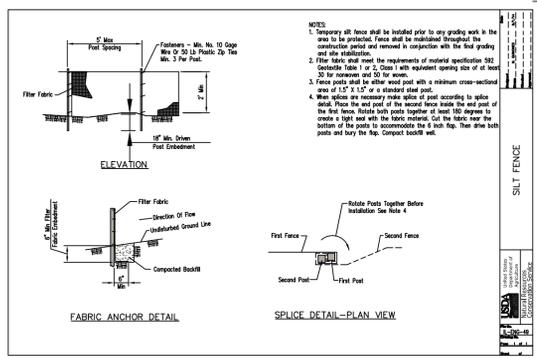
REFERENCE	U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	STANDARD DWG. NO. AR-ENG-709
Project	DATE	DATE
Designed	DATE	DATE
Checked	DATE	DATE
Approved	DATE	DATE

I, ANTHONY D. SMIERCIAK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAINS IS A CORRECT REPRESENTATION OF SAID SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE INFORMATION CONTAINED ON THIS PLAT IS DESIGNED FOR THE SOLE BENEFIT OF THE OWNER/CLIENT. WE ASSUME NO LIABILITY WHATSOEVER FOR THE UNAUTHORIZED USE OR REUSE OF THIS DOCUMENT.

DATE FIELDWORK COMPLETED: NOVEMBER 22, 2021  
DATE OF PLAT: JULY 11, 2022

*Anthony D. Smierciak*  
ANTHONY D. SMIERCIAK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 3888  
STATE OF ILLINOIS  
LLS (NO. 5)  
LAND SURVEYOR



**INLET PROTECTION WITH GEOTEXTILE FABRIC INLET FILTER**

NOT TO SCALE

SURFACE WATER DRAINAGE CERTIFICATE  
STATE OF ILLINOIS) SS  
COUNTY OF WILL)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE LOT IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 11TH DAY OF JULY, 2022

*Lee Naga*  
LEE NAGA  
REGISTERED PROFESSIONAL ENGINEER  
OF ILLINOIS

LOT AREA = 51,452 SF (SF=Square Feet)

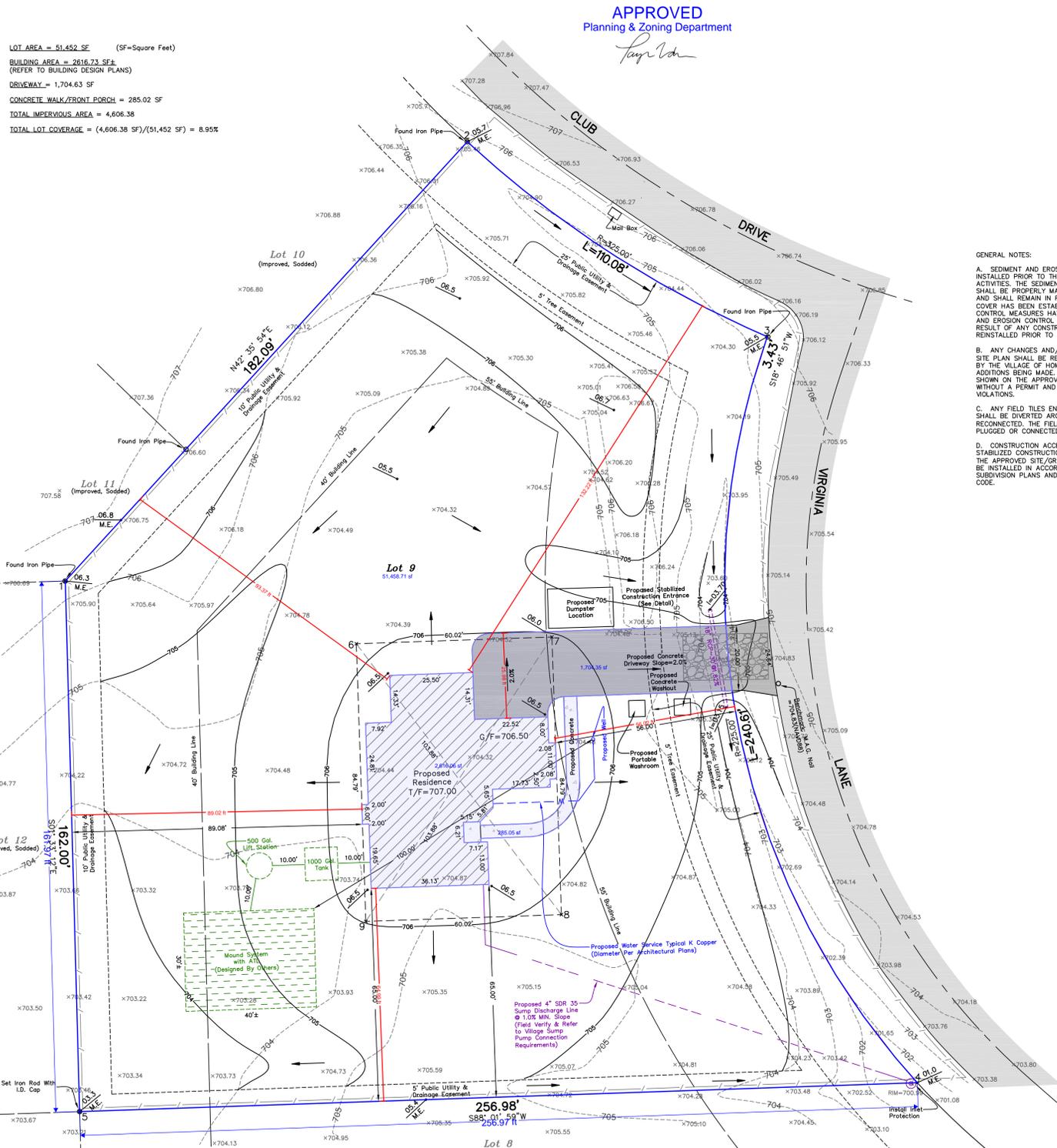
BUILDING AREA = 2616.71 SF (REFER TO BUILDING DESIGN PLANS)

DRIVEWAY = 1,704.63 SF

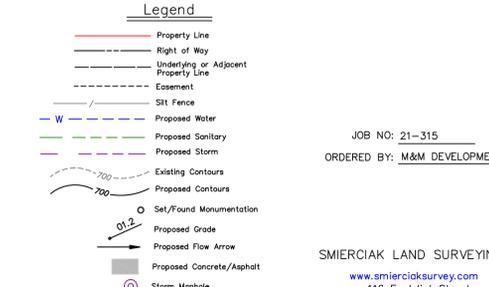
CONCRETE WALK/FRONT PORCH = 285.02 SF

TOTAL IMPERVIOUS AREA = 4,606.38

TOTAL LOT COVERAGE = (4,606.38 SF)/(51,452 SF) = 8.95%



- GENERAL NOTES:**
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PROJECT AND SHALL REMAIN IN PLACE UNTIL THE FINAL VEGETATIVE COVER HAS BEEN ESTABLISHED AND/OR PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ANY SEDIMENT AND EROSION CONTROL MEASURES THAT ARE REMOVED, AS A RESULT OF ANY CONSTRUCTION ACTIVITIES, MUST BE PROPERLY REINSTALLED PRIOR TO THE END OF EACH DAY.
  - ANY CHANGES AND/OR ADDITIONS FROM THE APPROVED SITE PLAN SHALL BE REVIEWED AND APPROVED (IN WRITING) BY THE VILLAGE OF HOMER GLEN, PRIOR TO ANY CHANGES OR ADDITIONS BEING MADE. ANY WORK COMPLETED, WHICH IS NOT SHOWN ON THE APPROVED PLAN, SHALL BE CONSIDERED WORK WITHOUT A PERMIT AND SHALL BE SUBJECT TO THE SAME VIOLATIONS.
  - ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE DIVERTED AROUND THE CONSTRUCTION AREA AND RECONNECTED. THE FIELD TILE(S) SHALL NOT BE ABANDONED, PLUGGED OR CONNECTED TO THE STORM SEWER SYSTEM.
  - CONSTRUCTION ACCESS SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY, AS IDENTIFIED ON THE APPROVED SITE/GRADING PLAN. PARKWAY TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SUBDIVISION PLANS AND SPECIFICATIONS AS WELL AS VILLAGE CODE.
- NOTES:**
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
  - DIMENSIONS ARE NOT TO BE ASSUMED OR SCALED.
  - BASIS OF BEARINGS: HOLDING THE SOUTHERLY LINE OF LOT 9 AT S 88° 01' 59\"/>



JOB NO: 21-315  
ORDERED BY: M&M DEVELOPMENT

SMIERCIAK LAND SURVEYING  
www.smierciaksurvey.com  
116 E. Joliet Street  
Scherrville, IN. 46375  
Phone: (219) 227-8733  
Fax: (888) 214-4353

# Attachment 6: Existing Site Plan (not approved)

# PROPOSED GRADING PLAN

# PLAT OF SURVEY

LOT AREA 51,452 SF (SF=Square Feet)  
 BUILDING AREA 2,617 SF (REFER TO BUILDING DESIGN PLANS)

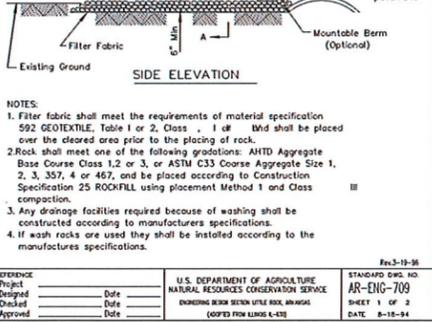
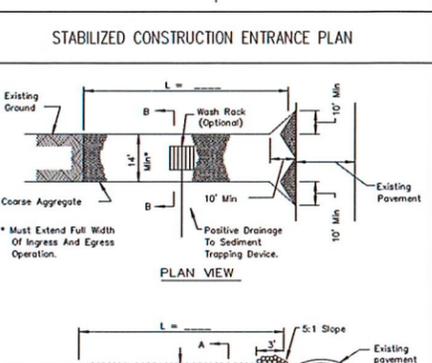
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3	1781850 6328	1093177.7531	0.0000	LOTX
4	1781502 2641	1093225.2528	0.0000	LOTX
5	1781544 1331	1092965.9041	0.0000	LOTX
6	1781486 9783	1093051.7453	707.0000	10' 0/5' BLD BOX T/F=
7	1781488 9783	1093111.7299	707.0000	10' 0/5' BLD BOX T/F=
8	1781404 2383	1093114.6401	707.0000	10' 0/5' BLD BOX T/F=
9	1781402 1792	1093054.6555	707.0000	10' 0/5' BLD BOX T/F=

THE CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCY IS NOTED ON THE PLOT PLAN OR ON CONSTRUCTION LAYOUT THE CONTRACTOR SHALL CONTACT THE SURVEYOR TO RESOLVE THE DIFFERENCE.

Flood Zone Classification: The property is located in Zone X Unshaded Areas determined to be outside of the 0.2% annual chance floodplain based on graphic plotting only, using the FIRM flood insurance rate map for Will County, Illinois, Map Number 17197C0195G with an effective date of February 15, 2019.

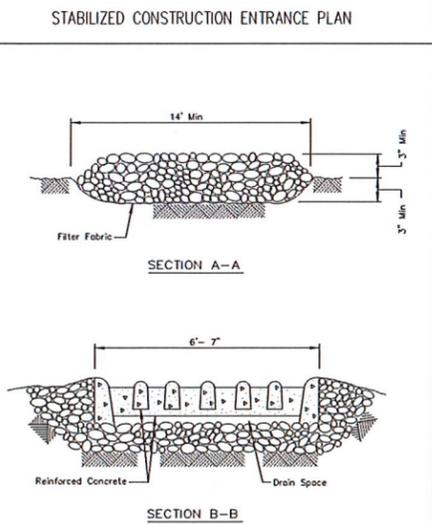
**final grade approved w/o circle drive**  
 By Brett Westcott

I verify that these the dimensions we are requesting



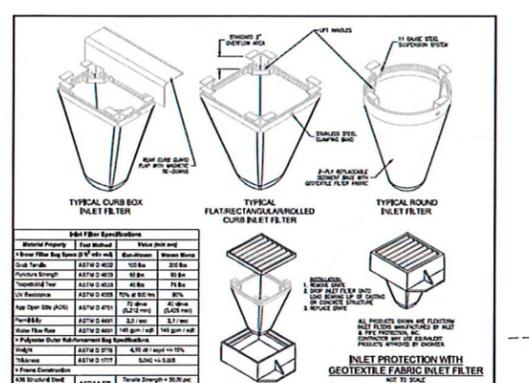
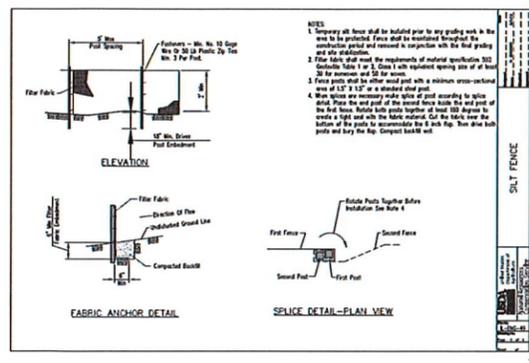
NOTES:

- Filter fabric shall meet the requirements of material specification 592 GEOTEXILE, Table 1 or 2, Class 1 or 4 and shall be placed over the cleared area prior to the placing of rock.
- Rock shall meet one of the following gradations: AHTD Aggregate Base Course Class 1, 2, or 3, or ASTM C33 Coarse Aggregate Size 1, 2, 3, 357, 4 or 467, and be placed according to Construction Specification 25 R00FILL using placement Method 1 and a Class compaction.
- Any drainage facilities required because of washing shall be constructed according to manufacturer specifications.
- If wash rocks are used they shall be installed according to the manufacturer specifications.



REFERENCE:

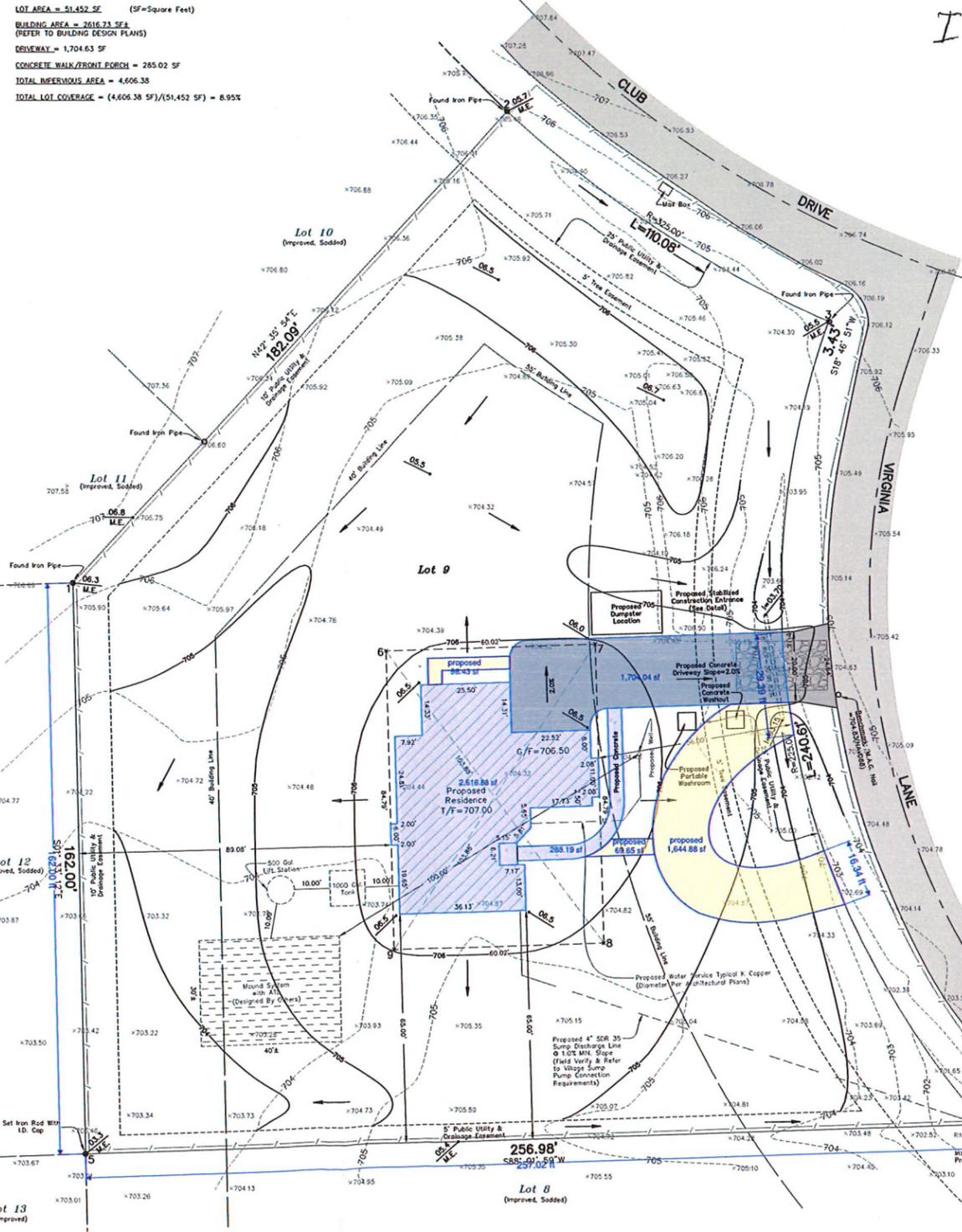
Project	Date	U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE (FORMING SOIL WITHIN LIFE ZONE, UNIFORM)	STANDARD ENG. NO. AR-ENG-709
Designed			SHEET 1 OF 2
Checked			DATE: 8-18-24
Approved			



INLET FILTER SPECIFICATIONS

Material Property	Four Method	Vertical Spill Method
Filter Fabric	ASTM D 4751	ASTM D 4751
Filter Fabric Strength	ASTM D 4751	ASTM D 4751
Filter Fabric Permeability	ASTM D 4751	ASTM D 4751
Filter Fabric Thickness	ASTM D 4751	ASTM D 4751

LOT AREA = 51,452 SF (SF=Square Feet)  
 BUILDING AREA = 2,617 SF (REFER TO BUILDING DESIGN PLANS)  
 DRIVEWAY = 1,704.63 SF  
 CONCRETE WALK/FRONT PORCH = 265.02 SF  
 TOTAL IMPERVIOUS AREA = 4,606.38  
 TOTAL LOT COVERAGE = (4,606.38 SF)/(51,452 SF) = 8.95%



- GENERAL NOTES:
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  - ANY CHANGES AND/OR ADDITIONS FROM THE APPROVED SITE PLAN SHALL BE REVIEWED AND APPROVED (IN WRITING) BY THE VILLAGE OF HOMER GLEN. PRIOR TO ANY CHANGES OR ADDITIONS BEING MADE, ANY WORK COMPLETED, WHICH IS NOT SHOWN ON THE APPROVED PLAN, SHALL BE CONSIDERED WORK WITHOUT A PERMIT AND SHALL BE SUBJECT TO THE SAME VIOLATIONS.
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  - CONSTRUCTION ACCESS SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY, AS IDENTIFIED ON THE APPROVED SITE/GRADING PLAN. PARKWAY TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SUBDIVISION PLANS AND SPECIFICATIONS AS WELL AS VILLAGE CODE.

PLANNING & ZONING RECEIVED 01/23/2026



ANTHONY D. SMIERCIAK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE INFORMATION CONTAINED ON THIS PLAT IS DESIGNED FOR THE SOLE BENEFIT OF THE OWNER/CLIENT. WE ASSUME NO LIABILITY WHATSOEVER FOR THE UNAUTHORIZED USE OR REUSE OF THIS DOCUMENT.

DATE FIELDWORK COMPLETED: NOVEMBER 22, 2021  
 DATE OF PLAT: JULY 11, 2022

ANTHONY D. SMIERCIAK  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3688  
 EXPIRES: 11/30/2027

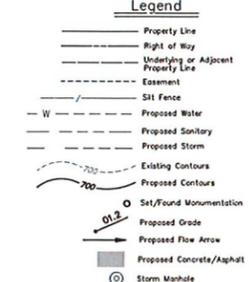
SURFACE WATER DRAINAGE CERTIFICATE  
 STATE OF ILLINOIS  
 COUNTY OF WILL

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR GRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 11TH DAY OF JULY, 2022

ENGINEER: [Signature]

Lee Nagai  
 REGISTERED PROFESSIONAL ENGINEER  
 ILLINOIS



JOB NO: 21-315  
 ORDERED BY: M&M DEVELOPMENT

SMIERCIAK LAND SURVEYING  
 www.smierciaklandsurveying.com  
 116 E. Joliet Street  
 Schererville, IL 46375  
 Phone: (219) 227-8733  
 Fax: (888) 214-4353

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**THE VILLAGE OF HOMER GLEN  
WILL COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 26-XXX**

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**AN ORDINANCE GRANTING A VARIANCE TO INCREASE THE  
MAXIMUM PERMITTED GROSS WIDTH OF A CIRCULAR DRIVEWAY  
FROM TWENTY-EIGHT (28) FEET TO FORTY-SIX (46) FEET AT THE  
PROPERTY COMMONLY KNOWN AS 18032 S. VIRGINIA LANE,  
MOKENA, ILLINOIS LOCATED WITHIN THE R-2  
ZONING DISTRICT [CASE NO. HG-2603-V].**

**CHRISTINA NEITZKE-TROIKE, Village President  
CANDICE BIELSKI, Village Clerk**

**Village Trustees  
BART HOLZHAUSER  
MIKE LEPORE  
CURT MASON  
NICHOLAS MULLER  
ROSE REYNDERS  
ROBERT SCHALLER**

AN ORDINANCE GRANTING A VARIANCE TO INCREASE THE  
MAXIMUM PERMITTED GROSS WIDTH OF A CIRCULAR DRIVEWAY  
FROM TWENTY-EIGHT (28) FEET TO FORTY-SIX (46) FEET AT THE  
PROPERTY COMMONLY KNOWN AS 18032 S. VIRGINIA LANE,  
MOKENA, ILLINOIS LOCATED WITHIN THE R-2  
ZONING DISTRICT [CASE NO. HG-2603-V].

**WHEREAS**, the Village of Homer Glen, Will County, Illinois (the “Village”), is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and,

**WHEREAS**, an application has been filed by Nader Ayyad and Eman Abushamah (“Applicants”), for a Variance to increase the maximum permitted gross width of a circular driveway from 28 to 46 feet for certain real property located in the R-2 Single-family Residential Zoning District (“Variance”); and,

**WHEREAS**, the certain real property to which the application and this Ordinance relate (“Subject Property”), is commonly known as 18032 S. Virginia Lane, Mokena, Illinois, and is legally described in Exhibit A, attached hereto; and,

**WHEREAS**, pursuant to a public notice published in a newspaper of general circulation within the Village as required by the Code of the Village of Homer Glen, the Plan Commission of the Village held a public hearing with regard to said application on February 19, 2026; and,

**WHEREAS**, the Plan Commission after due consideration of the issues, exhibits, Zoning Case File No. HG-2603-V, and testimony, along with Applicant’s arguments and conclusions in support of the findings of fact, (“Applicant’s Submission”), made findings of fact which are incorporated into the record of its proceedings, and attached hereto as Exhibit B for reference, and recommended approval of the Variance; and,

**WHEREAS**, the Village President and Board of Trustees carefully considered the record of proceedings before the Plan Commission which included the application, public commentary, exhibits, testimony, Zoning Case File No. HG-2603-V, the recommendations of the Plan Commission, along with Applicant’s Submission in support of the requisite findings of fact, all of which are incorporated herein; and,

**WHEREAS**, the Village President and Board of Trustees agree with the Plan Commission’s ultimate findings, that Chapter 220-1207C(1-3) were sufficiently established;

**WHEREAS**, the Village President and Board of Trustees, after due consideration have determined that granting a Variance, is in conformance with the Village’s Comprehensive Plan and in the best interests of the public health, safety and welfare of the Village’s residents.

**NOW, THEREFORE, BE IT ORDAINED** by the Village President and Village Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

**Section 1. Incorporation of Recitals.** That the recitals and findings set forth above, and within the Plan Commission’s findings as set forth in Exhibit B, are incorporated by reference as if fully set forth herein.

**Section 2. Variances.** The Village hereby grants a Variance to permit an increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet on the Subject Property.

**Section 3. Severability.** The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

**Section 4. Repealer.** All Ordinances or portions of Ordinances previously passed or adopted by the Village of Homer Glen that conflict with the provisions of this Ordinance are hereby repealed, to the extent of such conflict.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval.

Adopted this 11<sup>th</sup> day of March, 2026 pursuant to a roll call vote as follows:

	<b><u>YES</u></b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Holzhauser				
Lepore				
Mason				
Muller				
Reynders				
Schaller				
Neitzke-Troike (Village President)				
TOTAL				

**APPROVED** by the Village President on March 11, 2026

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Christina Neitzke-Troike  
Village President

ATTEST:

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Candice Bielski  
Village Clerk

**Legal Description – “Exhibit A”**

COMMON ADDRESS: 18032 S. Virginia Lane, Mokena, Illinois  
PIN: 16-05-35-406-005-0000

LOT 9 IN HUNT CLUB WOODS PHASE TWO PLANNED UNIT DEVELOPMENT, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2002 AS DOCUMENT NO. R2002-79328 AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 2002 AS DOCUMENT NUMBER R2002-104422, ALL IN HOMER TOWNSHIP IN WILL COUNTY, ILLINOIS.

**Findings of Fact-“Exhibit B”****Standards for Variances**

Chapter 220-1207C(1-3) of the Code of the Village of Homer Glen lists the standards by which the Plan Commission shall make the findings of fact. The following are the categories along with the Applicant's Submission/findings in *italics*:

1. The Plan Commission shall not vary the provisions of this Ordinance as authorized unless it has made findings based upon the evidence presented to it in the following cases:

- (a) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

*The subject property is a single-family residence and is not intended to generate income or financial return. The requested variance is not sought for financial gain, but rather to allow continued reasonable and functional residential use for the property as constructed in good faith reliance on the builder's representation.*

- (b) That the plight of the owner is due to unique circumstances.

*The hardship is due to unique circumstances not created by the owner. The horseshoe driveway was constructed by the builder during the original construction of the home. The owner was informed by the builder that all necessary permits had been obtained. The owner relied on this representation in good faith and had no reason to believe the driveway was not properly permitted until notified by the Village.*

- (c) That the variance, if granted, will not alter the essential character of the locality.

*Granting the variance will not alter the essential character of the neighborhood. The driveway is consistent with the appearance and residential nature of the surrounding area and does not negatively impact neighboring properties, traffic flow, drainage, or public safety. The driveway has been in place and functioning as intended, and its continued use will maintain the existing character of the locality rather than introduce any new or incompatible use.*

2. A variance shall be recommended to the Village Board only if the evidence, in the judgment of the Plan Commission, sustains each of the three conditions enumerated in Subsection C(1).

3. For the purpose of supplementing the above standards, the Plan Commission, in making its determination, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

- (a) That the particular surroundings, shape, or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

*Strict enforcement of the ordinance would require substantial removal and reconstruction, resulting in unnecessary hardship that goes beyond a mere inconvenience. In addition, the owner incurred a significant financial hardship, having paid approximately \$35,000 for the driveway as part of the original construction. The condition was not self-created, as the driveway was completed prior to occupancy based on good faith reliance on the builder's representation.*

- (b) That the conditions upon which the petition for variance is based would not be applicable, generally, to other property within the same zoning classification.

*The subject property is unique in that it contains an existing horseshoe driveway that allows for safe and efficient vehicle access and minimizes the need for vehicles to back into the roadway, without negatively impacting surrounding properties or public safety.*

- (c) That the purpose of the variance is not exclusively based upon a desire to make more money out of the property.

*I am not seeking a variance to increase the value of my property or make additional profit. My intension was simply to build a functional and safe driveway from my home, as advised by my contractor I hired. I have already invested \$35,000 in this project, and the variance request is solely to correct the permitting issue so that the driveway can remain in its current form without violating local regulations. I am acting in good faith to comply with the Village's requirements and ensure the property is safe and accessible, not for financial gain.*

- (d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

*I did not create the circumstances requiring this variance. The driveway was built based on the contractor's representation that a permit had been obtained. The circumstances namely the driveway's location and design were planned and constructed in good faith, relying on the contractor's professional advice. I am now seeking the variance to correct an unintentional permitting oversight, not because of any deliberate action on my part.*

- (e) That the granting of the variance will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located.

*The variance would not harm public welfare or neighboring properties. The driveway is fully on my property, does not interfere with traffic or sight lines, and is constructed safely and neatly. It complements the property's layout and maintains the character of the neighborhood without creating any negative impact.*

- (f) That the exterior architectural appeal and functional plan of any proposed structure will not be so at Variance with the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

*The driveway design complements the existing homes and landscaping in the neighborhood. Its horseshoe shape is functional, aesthetically consistent with surrounding properties, and does not detract from the overall appearance. It is unlikely to negatively impact property values, as it is a well-built, visually unobtrusive feature that enhances accessibility without altering the character of the neighborhood.*

- (g) That the proposed variance will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

*The driveway does not block airflow to my property or neighboring properties. It is constructed with proper spacing and materials, and its design does not create any additional fire hazards. It meets standard safety practices, ensuring no increased risk to the neighborhood.*

**Plan Commission Recommendation**

*Commissioner Foley made a motion to recommend approval, seconded by Commissioner McGary, of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed plans, public testimony, and findings of fact, in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Mokena, Illinois [HG-2603-V]. The motion carries 5-0.*

*Commissioner Foley made a motion to recommend approval of findings of facts, seconded by Commissioner McGary, for a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed plans, public testimony, and findings of fact, in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Mokena, Illinois [HG-2603-V]. The motion carries 5-0.*



## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** L.2  
**Village Board Meeting Date:** March 11, 2026  
April 23, 2025  
April 9, 2025

**Plan Commission Meeting Date:** March 20, 2025

**Item Title:** Consider for Approval an Ordinance requesting an Extension of Ordinance 25-019, that granted [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley, applicable only to Phase 2 (PIN: 16-05-23-200-025-0000), with certain exceptions and conditions [Case HG-2423-APUD]

**Motion for Consideration:** Is there a motion to approve an Ordinance Approving an Extension of Ordinance 25-019, that granted [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley, applicable only to Phase 2 (PIN: 16-05-23-200-025-0000), with certain exceptions and conditions [Case HG-2423-APUD]:

**Staff Contact:** Director of Planning & Zoning, Christopher Gruba, AICP

### **Background Information**

The applicant, Marth Enterprises, Inc., received approval for [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley, on April 23, 2025, via Ordinance 25-019.

Per the Village Code, §220-902(D)(2)(b), the Final Development Plan must be submitted by the developer to the Village not less than one year after approval of the Preliminary Plan. In other words, the Final Development Plan must be approved by the Board within a year that the Board granted approval of the Preliminary Plan, or an extension must be obtained from the Board to avoid expiration of the Preliminary Plan.

Also, §220-1209(l) says almost the same thing, but refers to special use permits, noting that they also expire after 1 year. PUD's are a type of special use permit. This code section also allows the Board to grant an extension of a special use permit for an additional year.

The applicant is seeking this extension only for Phase 2 of The Villas of Hidden Valley, which is the land east of Hidden Valley Drive. The applicant is seeking approval of the Final Development Plan for Phase 1 that the Board will likely take action upon on April 8<sup>th</sup> or April 22<sup>nd</sup>. Per the plans, Phase 2 would contain 22 units (11 duplex buildings). Phase 1 would contain 28 units (14 duplex buildings). The reason for the requested extension for Phase 2 is because further engineering work is needed, mostly relating to stormwater detention. The two phases operate independently for stormwater, so the separation into two phases is straightforward.

**Budget Implications:** None

**Attachments**

1. Proposed draft ordinance granting 1-year extension, Ord 26-XXX
2. Email from Applicant's Attorney
3. Overall Site Plan, illustrating Phase 1 and Phase 2 of The Villas of Hidden Valley
4. Ordinance 25-019

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**THE VILLAGE OF HOMER GLEN  
WILL COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 26-XXX**

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**AN ORDINANCE GRANTING AN EXTENSION OF TIME TO SUBMIT AND REQUEST APPROVALS FOR [1] THE PHASE 2 FINAL PLAT OF SUBDIVISION, AND [2] THE PHASE 2 FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF HIDDEN VALLEY TRAIL AND 159TH STREET, HOMER GLEN, ILLINOIS, COMMONLY KNOWN AS THE VILLAS OF HIDDEN VALLEY, PHASE 2 (PIN: 16-05-23-200-025-0000)**

**CHRISTINA NEITZKE-TROIKE, Village President  
CANDICE BIELSKI, Village Clerk**

**Village Trustees  
BART HOLZHAUSER  
MIKE LEPORE  
CURT MASON  
NICHOLAS MULLER  
ROSE REYNDERS  
ROBERT SCHALLER**

AN ORDINANCE APPROVING AN EXTENSION OF TIME TO SUBMIT AND REQUEST APPROVALS FOR [1] THE PHASE 2 FINAL PLAT OF SUBDIVISION, AND [2] THE PHASE 2 FINAL DEVELOPMENT PLAN, FOR CERTAIN REAL PROPERTY LOCATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF HIDDEN VALLEY TRAIL AND 159TH STREET, HOMER GLEN, ILLINOIS, COMMONLY KNOWN AS THE VILLAS OF HIDDEN VALLEY, PHASE 2 (PIN: 16-05-23-200-025-0000)

**WHEREAS**, the Village of Homer Glen, Will County, Illinois (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and,

**WHEREAS**, the Preliminary Plat, Map Amendment (rezoning), Special Use Permit and Preliminary Site Plan Approval requests were previously granted by the Village Board on April 23, 2025 via Ordinance 25-019 for [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159<sup>th</sup> Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINS: 16-05-23-100-048-0000, 16-05-23-100-049-0000, 16-05-23-200-025-0000); and legally described in Exhibit A; and,

**WHEREAS**, the real property to which the requested extension and this Ordinance relate (“Subject Property”), is commonly known as The Villas of Hidden Valley, Phase 2, (PIN: 16-05-23-200-025-0000), as legally described in Exhibit B; and,

**WHEREAS**, the Applicant, Marth Enterprises, Inc., has requested a one-year extension of time, to and including March 10, 2027, to submit and request approvals for the Phase 2 Final Plat of Subdivision, and the Phase 2 Final Development Plan (“Future Approval Requests”); and,

**WHEREAS**, the Village President and Board of Trustees, after due consideration, find that good cause exists to grant the Applicant an extension of time to submit the Future Approval Requests for Phase 2 of the Subject Property; and further find that the approval of said extension is in the best interests of the public health, safety and welfare of the Village; and,

**NOW, THEREFORE, BE IT ORDAINED** by the Village President and Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

**Section 1. Incorporation of Recitals.** That the recitals and findings set forth above are hereby incorporated in this Section, as if fully set forth herein.

**Section 2. Extension for Future Approval Requests.** In accordance with Chapter 220-901(D)(2)(b) of the Village Code, the Board of Trustees hereby grants the Applicant an extension

of time to and including March 10, 2027, to submit Future Approval Requests for Phase 2 of the Subject Property.

**Section 3. Severability.** The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

**Section 4. Repealer.** All Ordinances or portions of Ordinances previously passed or adopted by the Village of Homer Glen that conflict with the provisions of this Ordinance, are hereby repealed to the extent of such conflict.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval.

Adopted this 11<sup>th</sup> day of March, 2026 pursuant to a roll call vote as follows:

	<u>YES</u>	NO	ABSENT	PRESENT
Holzhauser				
LePore				
Mason				
Muller				
Reynders				
Schaller				
Neitzke-Troiike (Village President)				
TOTAL				

**APPROVED** by the Village President on March 11, 2026

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Christina Neitzke-Troiike  
Village President

ATTEST:

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Candice Bielski  
Village Clerk

**Legal Description – (“Exhibit A”)**

**PARCEL 1**

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 35 FEET OF SAID WEST HALF OF THE NORTHEAST QUARTER WITH THE SOUTHERLY RIGHT OF WAY LINE ILLINOIS ROUTE 7; THENCE SOUTHERLY 1127.74 FEET TO THE SOUTH LINE OF THE NORTH 1181.43 FEET; THENCE EAST TO THE WEST LINE OF HIDDEN VALLEY ESTATES UNIT 1; THENCE NORTHERLY ALONG SAID SUBDIVISION LINE BEING THE WESTERLY LINE OF LOT 33 AND HIDDEN VALLEY TRAIL TO THE SOUTHERLY RIGHT OF WAY OF ILLINOIS ROUTE 7; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AFORESAID, LYING EASTERLY AND NORTHERLY OF HIDDEN VALLEY ESTATES UNIT 1 AND SOUTHERLY OF ILLINOIS ROUTE 7, EXCEPTING THAT PART HEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148 AND EXCEPT THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED23 AND RECORDED AS DOCUMENT NO. R2014-01800 AND DECREE ENTERED IN CASE 13ED26 AND RECORDED AS DOCUMENT NO. R2014-020582, IN WILL COUNTY, ILLINOIS.

**PARCEL 2:**

THE NORTH 1181.43 FEET OF THE WEST 35.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE NORTH 1181.43 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, EXCEPTING THE WEST 22.00 FEET THEREOF; AND ALSO EXCEPTING THE EAST 110.00 FEET OF THE WEST 132.00 FEET OF THE NORTH 396.00 FEET THEREOF; AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 99.75 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER 53.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY ROUTE NO. 7 FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY 7, 1047.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 514.56 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 847.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 217.11 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 200.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 297.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART HEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148, AND EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED19 AND RECORDED AS DOCUMENT NO. 2014-017999, WILL COUNTY, ILLINOIS.

**PARCEL 3:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 99.75 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 53.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ILLINOIS HIGHWAY NO. 7 FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY NO. 7, 1047.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 514.56 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 847.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 217.11 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 200.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 297.00 FEET TO THE POINT OF BEGINNING, ALL IN HOMER TOWNSHIP, EXCEPT THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED18 AND RECORDED AS DOCUMENT NO. 2014-017993, IN WILL COUNTY, ILLINOIS.

**Legal Description – (“Exhibit B”)**

**PARCEL 1**

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 35 FEET OF SAID WEST HALF OF THE NORTHEAST QUARTER WITH THE SOUTHERLY RIGHT OF WAY LINE ILLINOIS ROUTE 7; THENCE SOUTHERLY 1127.74 FEET TO THE SOUTH LINE OF THE NORTH 1181.43 FEET; THENCE EAST TO THE WEST LINE OF HIDDEN VALLEY ESTATES UNIT 1; THENCE NORTHERLY ALONG SAID SUBDIVISION LINE BEING THE WESTERLY LINE OF LOT 33 AND HIDDEN VALLEY TRAIL TO THE SOUTHERLY RIGHT OF WAY OF ILLINOIS ROUTE 7; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AFORESAID, LYING EASTERLY AND NORTHERLY OF HIDDEN VALLEY ESTATES UNIT 1 AND SOUTHERLY OF ILLINOIS ROUTE 7, EXCEPTING THAT PART HEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148 AND EXCEPT THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED23 AND RECORDED AS DOCUMENT NO. R2014-01800 AND DECREE ENTERED IN CASE 13ED26 AND RECORDED AS DOCUMENT NO. R2014-020582, IN WILL COUNTY, ILLINOIS.

**MATTHEW M. KLEIN**

*Attorney at Law*

**322 W. Burlington**

**LaGrange, IL 60525**

**708) 354-8840 / (708) 354-8850 Fax**

**matthew.klein55@gmail.com**

February 23, 2026

Christina Neitzke-Troike, Mayor  
Christopher Gruba, P & Z Director  
Village of Homer Glen  
14240 W 151st Street  
Homer Glen, IL 60491

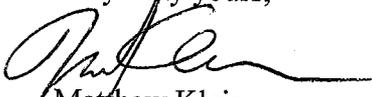
Re: Villas of Hidden Valley PD

Dear Mayor Neitzke-Troike and Director Gruba:

As you know, Marth Enterprises has opted to develop Villas of Hidden Valley as two phases. We look forward to your Board consideration of our request for Final Approval of the West phase. As development will be phased, we request an extension of the Planned Development for the East portion of the property for an additional year. The marketing of the West portion has gone well, with several units already reserved. We would anticipate seeking approval of the East portion either late this fall or next spring.

Thank you in advance for consideration of this request.

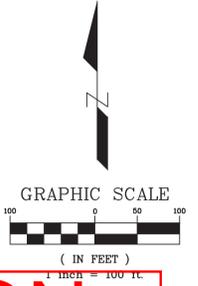
Very truly yours,



Matthew Klein

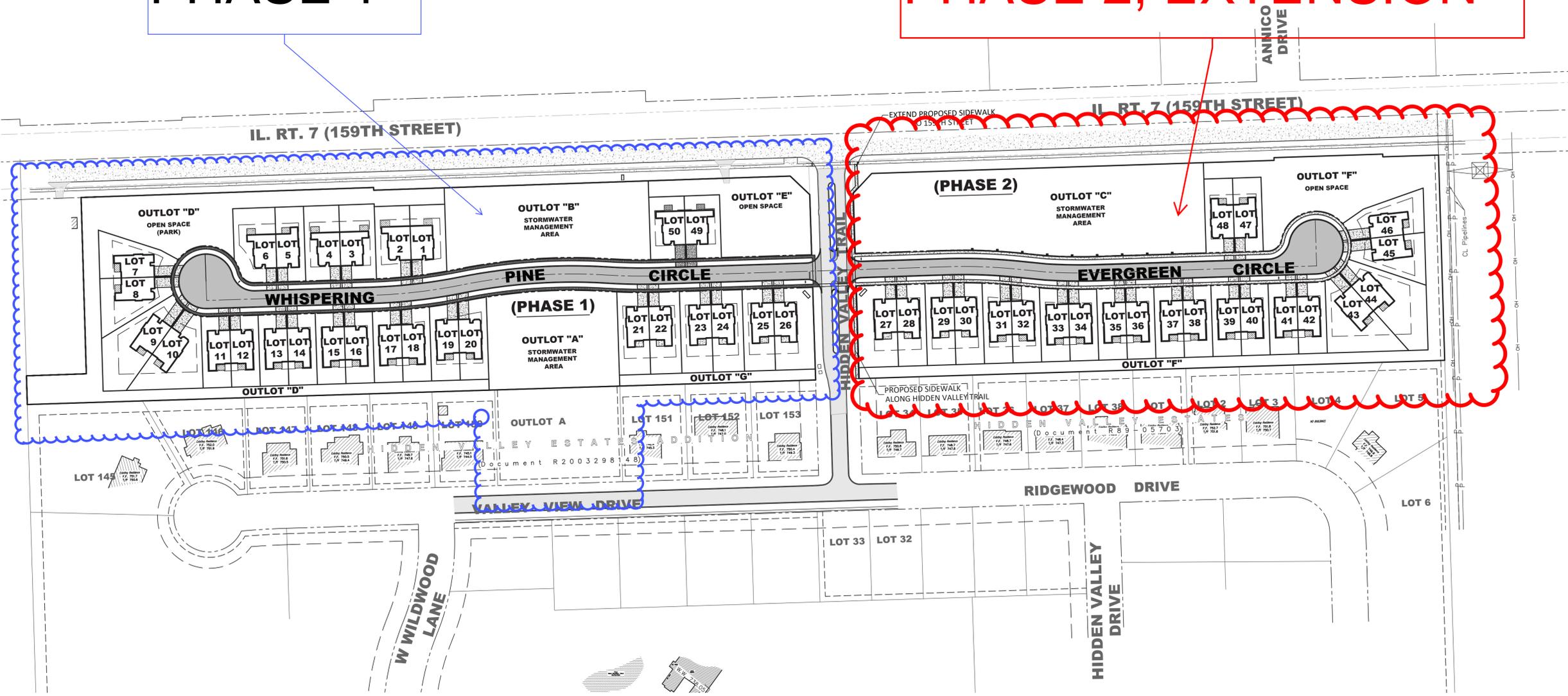
cc: James Marth

NO.	DATE	DESCRIPTION	BY
1	07-23-25	PER VILLAGE & IAWC	MJF
2	09-10-25	PER VILLAGE REVIEW	MJF
3	10-10-25	PER IAWC REVIEW	MJF
4	11-04-25	PER VILLAGE REVIEW	MJF
5	11-20-25	PER IAWC REVIEW	MJF
6	01-30-26	PER IDOT REVIEW - PHASE 1	MJF



**PHASE 1**

**PHASE 2, EXTENSION**



**MARTH CONSTRUCTION**  
 14800 S. 80th AVENUE  
 ORLAND PARK, ILLINOIS 60462  
 (708) 873-9700

**FINAL ENGINEERING PLANS FOR**  
**VILLAS OF HIDDEN VALLEY PHASE 1 & 2**  
 159TH STREET  
 HOMER GLEN, ILLINOIS

**DESIGNTEK ENGINEERING, INC.**  
 CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
 9930 W. 190TH STREET, SUITE L  
 MOKENA, ILLINOIS 60448  
 (708) 326-4961  
 FAX: (708) 326-4962  
 IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION	
Project No.:	24-0012
Scale:	1" = 100'
Date:	05/30/2025
Design By:	MJF
Drawn By:	DJB
Checked By:	MJF

SITE DATA TABLE		
GROSS AREA :	910,265 S.F.	20.90 AC.
PHASE 1 :	506,275 S.F.	11.62 AC.
PHASE 2 :	403,992 S.F.	9.27 AC.
PHASE 1 R.O.W. :	77,304 S.F.	1.77 AC.
PHASE 2 R.O.W. :	61,223 S.F.	1.41 AC.
REFER TO SHEET 6 FOR OTHER SPECIFIC LOT AREAS		

**OVERALL SITE PLAN**

REVIEW SET  
 NOT FOR CONSTRUCTION

L:\Projects\2024\24-0012\Engineering\Drawings\Overall Site Plan.dwg Plot Date: 1/29/2026 3:46:35 PM B:\dbuser

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**THE VILLAGE OF HOMER GLEN  
WILL COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 25-019**

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**AN ORDINANCE GRANTING APPROVAL OF [1] A PRELIMINARY PLAT OF SUBDIVISION, TO BE REVISED, [2] A MAP AMENDMENT FROM C-2 LOCAL BUSINESS TO R-6A ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT, [3] A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT WITH CERTAIN EXCEPTIONS, AND [4] A PRELIMINARY PLAN (SITE IMPROVEMENT PLAN) FOR CERTAIN REAL PROPERTY LOCATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF HIDDEN VALLEY TRAIL AND 159TH STREET, HOMER GLEN, ILLINOIS, COMMONLY KNOWN AS THE VILLAS OF HIDDEN VALLEY (PINS: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), WITH CERTAIN EXCEPTIONS AND CONDITIONS [CASE HG-2423-APUD]**

**CHRISTINA NEITZKE-TROIKE, Village President  
CANDICE BIELSKI, Village Clerk**

**Village Trustees  
NICHOLAS MULLER  
MICHAEL LEPORE  
CURT MASON  
CJ MCNAUGHTON  
ROSE REYNDERS  
SUSANNA E. STEILEN**

AN ORDINANCE GRANTING APPROVAL OF [1] A PRELIMINARY PLAT OF SUBDIVISION, TO BE REVISED, [2] A MAP AMENDMENT FROM C-2 LOCAL BUSINESS TO R-6A ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT, [3] A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT WITH CERTAIN EXCEPTIONS, AND [4] A PRELIMINARY PLAN (SITE IMPROVEMENT PLAN) FOR CERTAIN REAL PROPERTY LOCATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF HIDDEN VALLEY TRAIL AND 159TH STREET, HOMER GLEN, ILLINOIS, COMMONLY KNOWN AS THE VILLAS OF HIDDEN VALLEY (PINS: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), WITH CERTAIN EXCEPTIONS AND CONDITIONS [CASE HG-2423-APUD]

**WHEREAS**, the Village of Homer Glen, Will County, Illinois (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and,

**WHEREAS**, an application has been filed by Marth Enterprises for [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINS: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000); and,

**WHEREAS**, the real property to which the application and this Ordinance relate (“Subject Property”), is commonly known as The Villas of Hidden Valley (PINS: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000); and is legally described in Exhibit A, attached hereto; and,

**WHEREAS**, pursuant to a public notice published in a newspaper of general circulation within the Village as required by the Code of the Village of Homer Glen, the Plan Commission of the Village held a public hearing with regard to said application on March 20, 2025 and rendered its findings of fact and recommendations to the Board of Trustees of the Village; and,

**WHEREAS**, the Plan Commission after due consideration of the issues, exhibits, and testimony, made findings of fact which are incorporated into the record of its proceedings which are attached hereto as Exhibits B and C, and recommended approval of [1] a Preliminary Plat of Subdivision, [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] a Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINS: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000); and,

**WHEREAS**, the Village President and Board of Trustees carefully considered public

commentary and the recommendations of the Plan Commission which are incorporated into the record of its proceedings; and,

**WHEREAS**, the Village President and Board of Trustees, after due consideration have determined that granting [1] a Preliminary Plat of Subdivision, of which Outlot E as depicted thereon, will be revised to include two additional residential units, generally similar to and consistent with Sheet 6 of the Preliminary Engineering Site Plan, dated April 17, 2025, attached hereto as “Exhibit E,” [2] a Map Amendment from C-2 Local Business to R-6A Attached Single-Family Residential District, [3] a Special Use for a Planned Unit Development with certain exceptions, and [4] A Preliminary Plan (Site Improvement Plan) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000) with certain exceptions and conditions, is in conformance with the Village’s Comprehensive Plan and in the best interests of the public health, safety and welfare of the Village’s residents.

**NOW, THEREFORE, BE IT ORDAINED** by the Village President and Village Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

**Section 1. Incorporation of Recitals.** That the recitals and findings set forth above, and within the Plan Commission’s findings as set forth in Exhibits B and C, are incorporated by reference as if fully set forth herein, and are expressly adopted as recitals and factual findings of the Village Board.

**Section 2. Approval of a Preliminary Plat of Subdivision.** The Preliminary Plat of Subdivision, attached hereto as “Exhibit D,” of which Outlot E as depicted thereon, will be revised in the future to include two additional residential units, generally similar to and consistent with Sheet 6 of the Preliminary Engineering Site Plan, dated April 17, 2025, which is attached hereto as “Exhibit E,” is hereby approved as revised.

**Section 3. Map Amendment.** The official Zoning Map of the Village, as adopted pursuant to the Zoning Ordinance, is hereby amended by classifying the subject property from C-2 Local Business to R-6A Attached Single-Family Residential District.

**Section 4. Special Use.** The Village hereby grants a Planned Unit Development for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), with certain exceptions and conditions:

**PUD Exceptions:**

1. Reduce minimum lot frontage from 50’ to 33.8’ (Chapter 220, Attachment 1:3)
2. Reduce minimum corner side yard setback from 47’ to 30’ for Lots 26 & 27 (Chapter 220, Attachment 1:3)

3. Allow for maximum impervious area to be calculated as an aggregate of the entire PUD. (Chapter 220, Attachment 1:3)
4. Allow 0% of the units to have side-load garages, whereas at least 30% is required (§220-614(A)(6))
5. Reduce the minimum setback requirement for driveways to side property lines from 5' to 0' (§220-614(A)(7))
6. Reduce the minimum building side-to-side separation from 30' to 20' for all lots (§220 Art IX)
7. Reduce the minimum front yard setback from 30' to 25' for all lots (Chapter 138-5(C))
8. Reduce the minimum side yard setback from 10' to 0' for all lots (Chapter 138-5(C))
9. Reduce the minimum rear yard setback from 30' to 25' for lots 1, 2, 49 & 50. Reduce the rear yard setback from 30' to 20' for lots 7, 8, 45 & 46 (Chapter 138-5(C))
10. Reduce the minimum lot width for standard lots from 80' to 52.5' (Chapter 138-5(C))
11. Permit the minimum lot width for cul-de-sac lots to be less than 60' (138-5(C))
12. Increase the maximum number of dwelling units permitted within a residential cluster from 20 to 28 (Chapter 138-5(C))
13. Waive the requirement for a trail or sidewalk within the landscape buffer along 159<sup>th</sup> Street (Chapter 138-5(C))
14. Permit sidewalks on both sides of the new public right-of-way serving the development, whereas sidewalks are only permitted on 1 side of the street (Chapter 138-5(C))
15. Allow the open space area to be configured at less than 80% of a single whole. (Chapter 138-5(C))
16. To permit the required landscape berm along 159th Street to be less than 3' tall with a 5' width at the highest point of the berm (Chapter 138-3(G)(3))
17. To permit several species of trees as opposed to 1 species of tree for on-site tree mitigation of the removed burr oak trees (Chapter 138-5b(5)(b))

**PUD Conditions:**

1. Meet all final engineering and building code requirements, including Final Plat submittal.
2. Prior to issuance of any building permits, final draft of Homeowners' Association Covenants shall be submitted to the Village for approval. Such covenants shall provide for the right (but not the obligation) of the Village to cause the common areas to be maintained upon the dissolution or default by the Homeowners' Association at the expense of the Homeowners' Association or of owners of units within the Subject Property.
3. All Outlots shall be owned and maintained by the Homeowner's Association (HOA).
4. Prior to issuance of any building permits, a "dormant" or "backup" Special Service Area (SSA) shall be created to maintain the stormwater management improvements and common spaces in the event that the Homeowners Association fails to do so at some time in the future.
5. Detention and drainage design shall conform to all applicable ordinances of the Village. All detention and retention areas within the Subject Property shall be privately maintained and owned by the Homeowners' Association. No buildings or structures shall be placed in or upon such detention facilities.

6. Developer shall comply with the payment of cash to Village, in lieu of Developer's dedication of park lands, in connection with the development of the Subject Property per §138-4 of the Code of the Village of Homer Glen.
7. The amount of evergreen planting shall be increased along the south property line, within Outlots D, F, and G, which may replace some of the deciduous landscaping in this area. This change shall be reflected on the Final Development Plan set, including the Landscape Plan.
8. The Homeowner's Association for the Villas of Hidden Valley shall be responsible for lawn mowing of the landscaped boulevard within Hidden Valley Trail.
9. Construction hours for the project shall be limited to 7 am - 6 pm every day.
10. The common open space area (approximately .63 acres), that will remain after Outlot E is revised in the manner set forth in Section 2 above, will be owned and maintained by the HOA.

**Section 5. Preliminary Plan Approval.** The Village hereby grants approval of a Preliminary Plan (Site Improvement Plan) for the subject property.

**Section 6. Severability.** The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

**Section 7. Repealer.** All Ordinances or portions of Ordinances previously passed or adopted by the Village of Homer Glen that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.

**Section 8. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval.

**Section 9. Notice to Applicant.** That the Village Clerk is further directed to forward a copy of this Ordinance to the applicant as notification of the passage and approval of this Ordinance.

Adopted this 23<sup>rd</sup> day of April, 2025 pursuant to a roll call vote as follows:

	<u>YES</u>	NO	ABSENT	PRESENT
Muller	X			
LePore	X			
Mason	X			
McNaughton			X	
Reynders	X			
Steilen	X			
Neitzke-Troiike (Village President)				
TOTAL	5		1	

APPROVED by the Village President on April 23, 2025



Christina Neitzke-Troiike  
Village President

ATTEST:



Candice Bielski  
Village Clerk

**Legal Description – “Exhibit A”**

Location: Southeast and southwest corners of Hidden Valley Trail and 159th Street, Homer Glen, Illinois, commonly known as The Villas of Hidden Valley

PIN: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000

**Legal Description**

**Parcel 1:**

That part of the West half of the Northeast quarter of Section 23, Township 36 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of the West 35 feet of said West half of the Northeast quarter with the Southerly right of way line Illinois Route 7; thence Southerly 1127.74 feet to the South line of the North 1181.43 feet; thence East to the West line of Hidden Valley Estates Unit 1; thence Northerly along said subdivision line being the Westerly line of Lot 33 and Hidden Valley Trail to the Southerly right of way of Illinois Route 7; thence West along said Southerly right of way to the point of beginning. Together with that part of the West half of the Northeast quarter of Section 23, aforesaid, lying Easterly and Northerly of Hidden Valley Estates Unit 1 and Southerly of Illinois Route 7, excepting that part hereof falling in Hidden Valley Estates Addition recorded December 8, 2003 as document No. R2003-298148 and except therefrom the fee simple title thereof to that part thereof vested in the State of Illinois by decree entered in Case 13ED23 and recorded as document No. R2014-01800 and decree entered in Case 13ED26 and recorded as document No. R2014-020582, in Will County, Illinois.

**Parcel 2:**

The North 1181.43 feet of the West 35.00 feet of the West half of the Northeast quarter of Section 23, Township 36 North, Range 11 East of the Third Principal Meridian, and also the North 1181.43 feet of the East half of the Northwest quarter of said Section 23, excepting the West 22.00 feet thereof; and also excepting the East 110.00 feet of the West 132.00 feet of the North 398.00 feet thereof; and also excepting therefrom that part of the Northwest quarter of Section 23, Township 36 North, Range 11 East of the Third Principal Meridian described as follows: commencing at a point on the North line of the said Northwest quarter that is 99.75 feet west of the East line of the said Northwest quarter; thence Southerly along a line parallel with the said East line of the Northwest quarter 53.66 feet to a point on the Southerly right of way line of Illinois Highway Route No. 7 for a point of beginning; thence Westerly along the said Southerly right of way line of Illinois Highway No. 7, 1047.00 feet to a point; thence Southerly along a line parallel with the said East line of the Northwest quarter, 514.56 feet to a point; thence Easterly parallel with the said North line of the Northwest quarter, 847.00 feet to a point; thence Northerly along a line parallel with the said East line of the Northwest quarter, 217.11 feet to a point; thence Easterly along a line parallel with the said North line of the Northwest quarter, 200.00 feet to a point; thence Northerly along a line parallel with the said East line of the Northwest quarter, 297.00 feet to the point of beginning, except that part hereof falling in Hidden Valley Estates Addition recorded December 8, 2003 as document No. R2003-298148, and excepting therefrom the fee simple title thereof to that part thereof vested in the State of Illinois by decree entered in Case 13ED19 and recorded as document No. 2014-017999, Will County, Illinois.

**Parcel 3:**

That part of the Northwest quarter of Section 23, Township 36 North, Range 11 East of the Third Principal Meridian described as follows: commencing at a point on the North line of the said Northwest quarter that is 99.75 feet West of the East line of the said Northwest quarter; thence Southerly along a line parallel with the said East Line of the Northwest quarter, 53.66 feet to a point on the Southerly right of way of Illinois Highway No. 7 for a point of beginning; thence Westerly along the said Southerly right of way line of Illinois Highway No. 7, 1047.00 feet to a point; thence Southerly along a line parallel with the said East line of the Northwest quarter, 514.56 feet to a point; thence easterly parallel with the said North line of the Northwest quarter, 847.00 feet to a point; thence Northerly along a line parallel with the said East line of the Northwest quarter, 217.11 feet to a point; thence Easterly along a line parallel with the said North line of the Northwest quarter, 200.00 feet to a point; thence Northerly along a line parallel with the said East line of the Northwest quarter, 297.00 feet to the point of beginning, all in Homer Township, except therefrom the fee simple title thereof to that part thereof vested in the State of Illinois by decree entered in Case 13ED18 and recorded as document No. 2014-017993, in Will County, Illinois.

**Findings of Fact-“Exhibit B”**  
**Standards for Re-zoning**

The Homer Glen Zoning Code states the required standards for making findings of fact for zoning approvals. The Code requires that the Plan Commissioners consider the following corresponding standards in making its finding and determining a recommendation to send to the Village Board. Chapter 220-1208D of the Code of the Village of Homer Glen lists the standards by which the Plan Commission shall make the findings of fact. The applicant has submitted the following responses to the re-zoning factors:

*1. Existing Uses of Property in the General Area.*

The area to the south of the subject property is single-family residential entered through the subject property via Hidden Valley Drive, with a residential entry at 159<sup>th</sup> Street. Additional single-family residential is to the east. To the north is a mix of commercial, industrial, residential and agricultural, and vacant /agricultural. To the west are rural residential and commercial /industrial uses.

*2. The Zoning Classification of Property in the Area.*

The subject site is zoned C-2 (Local Business) but is split by Hidden Valley Drive - the only access to the residences in the R-3 zoning to the South. The residences to the east are in R-4 Single-family Residential zoning. To the north is a mix of C-2 Local Business zoning, C-3 General Business, R-6 Multi-family, R-6A Attached Single Family, more R-5 Single family, R-4 Single family, and I-1 Industrial and I-2 General Industrial.

*3. The suitability of the property in question to the uses permitted under the existing zoning classification.*

The site is unsuitable for Local Business zoning / use. It is long and narrow, with limited opportunities for commercial access. Any business would have difficulty establishing reasonable commercial access and parking, and would have no relation to other nearby businesses. The businesses this district was designed for are now located at other locations. The sole access point is the only access to the subdivision to the South off of Hidden Valley Drive.

*4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.*

The trend in the nearby area is towards residential use. Single-family development with little open space has occurred to the south and east. Agriculture / open space remains to the north and west. Development of the subject site with attached single-family homes clustered along drives east and west of Hidden Valley, with upgrading the maintenance of the existing detention, and preserved trees and open space would be the next step in the residential trend.

*5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.*

The Village planning for the subject property is no longer reflective of ongoing development. The subject site is zoned C-2 (local business) even though lacking direct access to 159<sup>th</sup> Street and lacking the depth needed for commercial frontage and parking fields. The Land Use Plan continues to show the site as commercial, even though commercial growth has moved north on Bell Road and further east along 159<sup>th</sup>. As the Plan states: *“It should be emphasized that the Land Use Plan is a general guide for growth and development within the planning jurisdiction. The Land Use Plan does not impose site development requirements. While it is specific enough to provide guidance on land use decisions, it is also flexible enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the policies and guidelines included in the Comprehensive Plan.”* Plan Pg 19.

6. *The length of time the property has been vacant as zoned, considered in context of the land development in the area surrounding the subject property.*

Development of the surrounding property has been slow, but the land to the south and east is almost completely developed as residential, with little or no open space or even neighborhood park land. No development has occurred on the property, and essentially no development of the property is likely under the current C-2 zoning.

7. *The extent to which property values are diminished by particular zoning restrictions.*

The property is essentially un-marketable for commercial use under current C-2 zoning. Limitations include no direct access to 159<sup>th</sup>, with access only through the residential Hidden Valley Drive entrance, lack of depth for commercial structures and parking fields, limited north south dimension, existing stormwater facilities, and use conflicts with Hidden Valley Drive residents.

**Findings of Fact-“Exhibit C”**  
**Standards for Special Use Permit**

Section 220-1209D of the Code of the Village of Homer Glen states the required standards for making findings of fact for a special use (and any amendments thereto). The applicant has submitted the following responses to the special use standards:

1. *That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.*  
Development of the site as proposed with individually owned attached single-family homes will have no detrimental effects. The restoration of the open water and naturalized area for detention will be positive to all community and neighbor interests. The preserved open areas and buffering to the north along 159<sup>th</sup> street, the naturalized detention and the provision of a neighborhood park all provide enhancement to the public health, safety, morals, comfort and welfare.
2. *The proposed use at the proposed location will not have an undue or substantial adverse effect, above and beyond that inherently associated with such use, irrespective of the location in the particular zoning district, upon adjacent property, the character of the neighborhood, or other matters affecting the public health, safety and welfare of the community.*  
The attached owner occupied attached single-family Villas of Hidden Valley development as a conservation development will be very consistent with the surrounding residential development. The preservation of open area and water management at the north of the site, and provision of open space and open water as part of the naturalized modern detention area, improved managed drainage for the surrounding area will all positively affect the public health, safety and welfare of the community.
3. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*  
The attached single-family Villas of Hidden Valley conservation subdivision will have no negative effect on use, enjoyment nor value of surrounding property. The attached single-family units - designed as owner occupied next homes for those downsizing from larger single-family homes, and desiring community property maintenance, will fit well in the community. The property will be well buffered with perimeter open space, and open water and naturalized detention to the north. The attached single-family units are likely to enhance area property value, relative to any form of commercial development of the site.
4. *The proposed use at the particular location is desirable to provide a service or facility in the interest of public convenience and the gain to the public and all or a part of the community exceeds the hardship imposed upon the property owner.*

The Villas of Hidden Valley will provide substantial gain to public convenience and to the public. The attached owner-occupied single-family homes will provide a housing opportunity for Homer Glen residents desiring to downsize but remain in the community. The Villas of Hidden Valley are single family ranch homes, and provide maintenance free living. The plan provides for preservation of the prairie scape open water drainage along 159<sup>th</sup> Street, improved area drainage, and a new open space / community park site.

5. *The proposed special use is generally suitable for the particular zoning district and will not adversely affect development of adjacent properties in accord with the applicable district regulations.*

The proposed Villas of Hidden Valley attached single family homes are consistent with the surrounding residential development. The surrounding residential zoning to the south and east is essentially fully developed, with the only access to the homes to the south through this site. Residential development is clustered to the east and west to take into account existing prairie and open water, and needed buffering of 159<sup>th</sup> Street. No negative impact on the vacant / agricultural / commercial / industrial properties to the north across 159<sup>th</sup> street will occur.

6. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The bulk of surrounding property south of 159<sup>th</sup> is developed as residential. The proposed attached single-family homes developed as a conservation subdivision will be fully compatible with the existing residential uses surrounding the property. The proposed residential development of the property will not impede development of permitted commercial uses on property to the north across 159<sup>th</sup> or to the west.

7. *That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.*

The attached single-family homes planned for the Villas of Hidden Valley are designed in a very traditional style, feature brick construction, and appropriate detailing, consistent with the single-family homes to the south and east. Each home will typically be about 2,000 to 2,200 square feet, have two bedrooms, two baths, a great room/ family room / dining room area, and a generous kitchen. Some homes will have a flex room that can be a separate dining room, den or office. Most homes will have a basement. Each home will have a two-car attached garage.

8. *That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.*

All access ways, storm water management and utilities and other necessary facilities will be provided. Storm water is managed in naturalized open water ponds to the east and west

of Hidden Valley Drive. Public park / open space is provided at 159th and Hidden Valley Drive, with smaller open space / park acres at the east and west ends of the property.

9. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

All access will be to Hidden Valley Drive. Residential development will minimize the new traffic entering 159<sup>th</sup> at Hidden Valley Drive. Ample provision is made for fire trucks, delivery trucks, garbage trucks and other larger vehicles serving homes off of Hidden Valley Drive.

10. *The proposed use has been considered in relation to the location, goals and objectives of the Village's Comprehensive Plan and is in general accord with the guidelines of the plan.*

The proposed residential use, with development as a conservation subdivision, will enhance residential opportunities in accord with the Comprehensive Plan. Continued limitation of use of the site to commercial no longer reflects existing development patterns in the Village.

**Plan Commission Recommendation**

*Chairman Hand asked for a motion. Commissioner Stanly made a motion to recommend approval of a Preliminary Plat of Subdivision for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159<sup>th</sup> Street (HG-2423-APUD)? The motion was seconded by Commissioner Foley. A roll call vote was taken, where Commissioners Stanly, Komperda, Foley and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.*

*Chairman Hand asked for a motion. Commissioner Stanly made a motion to adopt the applicants' findings as the findings of the Plan Commission and recommend approval of a Map Amendment (rezoning) from C-2 Local Business to R-6A Attached Single-Family Residential District, for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159<sup>th</sup> Street (HG-2423-APUD)? The motion was seconded by Commissioner Komperda. A roll call vote was taken, where Commissioners Stanly, Komperda, Foley and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.*

*Chairman Hand asked for a motion. Commissioner Stanly made a motion to recommend approval of Site Improvement Plans for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159<sup>th</sup> Street for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159<sup>th</sup> Street (HG-2423-APUD)? The motion was seconded by Commissioner Komperda. A roll call vote was taken, where Commissioners Foley, Komperda, Stanly and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.*

*Chairman Hand asked for a motion. Commissioner Stanly made a motion to adopt the applicants' findings as the findings of the Plan Commission and recommend approval with conditions of a Special Use for a Planned Unit Development with certain exceptions and subject to the conditions listed below for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159<sup>th</sup> Street (HG-2423-APUD)? The exceptions and conditions are listed as follows:*

**PUD Exceptions:**

1. Reduce minimum lot frontage from 50' to 33.8' (Chapter 220, Attachment 1:3)
2. Reduce minimum corner side yard setback from 47' to 30' (Chapter 220, Attachment 1:3)
3. Allow for maximum impervious area to be calculated as an aggregate of the entire PUD. (Chapter 220, Attachment 1:3)
4. Allow 0% of the units to have side-load garages, whereas at least 30% is required (§220-614(A)(6))
5. Reduce the minimum setback requirement for driveways to side property lines from 5' to 0' (§220-614(A)(7))
6. Reduce the minimum building side-to-side separation from 30' to 20' for all lots (§220 Art IX)
7. Reduce the minimum front yard setback from 30' to 25' for all lots (Chapter 138-5(C))
8. Reduce the minimum side yard setback from 10' to 0' for all lots (Chapter 138-5(C))
9. Reduce the minimum rear yard setback from 30' to 20' for lots 7, 8, 45 & 46 (Chapter 138-5(C))

10. Reduce the minimum lot width for standard lots from 80' to 52.5' (Chapter 138-5(C))
11. Permit the minimum lot width for cul-de-sac lots to be less than 60' (138-5(C))
12. Increase the maximum number of dwelling units permitted within a residential cluster from 20 to 26 (Chapter 138-5(C))
13. Waive the requirement for a trail or sidewalk within the landscape buffer along 159<sup>th</sup> Street (Chapter 138-5(C))
14. Permit sidewalks on both sides of Eastwood and Westwood Court, whereas sidewalks are only permitted on 1 side of the street (Chapter 138-5(C))
15. Allow the open space area to be configured at less than 80% of a single whole. (Chapter 138-5(C))
16. To permit the required landscape berm along 159<sup>th</sup> Street to be less than 3' tall with a 5' width at the highest point of the berm (Chapter 138-3(G)(3))
17. To permit several species of trees as opposed to 1 species of tree for on-site tree mitigation of the removed burr oak trees (Chapter 138-5b(5)(b))

**PUD Conditions:**

1. Meet all final engineering and building code requirements, including Final Plat submittal.
2. Prior to issuance of any building permits, final draft of Homeowners' Association Covenants shall be submitted to the Village for approval. Such covenants shall provide for the right (but not the obligation) of the Village to cause the common areas to be maintained upon the dissolution or default by the Homeowners' Association at the expense of the Homeowners' Association or of owners of units within the Subject Property.
3. All Outlots, with the exception of Outlot E (public park), shall be owned and maintained by the Homeowner's Association (HOA)
4. Prior to issuance of any building permits, a "dormant" or "backup" Special Service Area (SSA) shall be created to maintain the stormwater management improvements and common spaces in the event that the Homeowners Association fails to do so at some time in the future.
5. Detention and drainage design shall conform to all applicable ordinances of the Village. All detention and retention areas within the Subject Property shall be privately maintained and owned by the Homeowners' Association. No buildings or structures shall be placed in or upon such detention facilities.
6. Developer shall comply with the park donation ordinance of the Village in connection with the development of the Subject Property. Developer shall construct a park on "OUTLOT E", as shown on the preliminary plat. All park property to be dedicated to the Village hereunder shall be constructed in accordance with plans and specifications approved by the Village. "OUTLOT E" shall be dedicated to the Village no later than the issuance of fifty percent (50%) of the certificates of occupancy for all dwelling units to be located within the Subject Property, provided, however, that the Village shall not be required to accept any such park property unless and until the following conditions have been met:
  - a) The seed has achieved a level of germination and growth reasonably satisfactory.
  - b) The landscaping has been inspected and approved by the Village.

*The motion was seconded by Commissioner Foley. A roll call vote was taken, where Commissioners Komperda, Foley, Stanly and Chairman Hand voted in favor of approval, and Commissioner Lyons voted unfavorable. The motion passed with four (4) favorable votes to approve and one unfavorable vote. This will go before the Village Board tentatively on April 9, 2025.*

**LEGAL DESCRIPTION**

**PARCEL 1**

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 35 FEET OF SAID WEST HALF OF THE NORTHEAST QUARTER WITH THE SOUTHERLY RIGHT OF WAY LINE ILLINOIS ROUTE 7; THENCE SOUTHERLY 1127.74 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER 1181.43 FEET; THENCE EAST TO THE WEST LINE OF HIDDEN VALLEY ESTATES UNIT 1; THENCE NORTHERLY ALONG SAID SUBDIVISION LINE BEING THE WESTERLY LINE OF LOT 33 AND HIDDEN VALLEY TRAIL TO THE SOUTHERLY RIGHT OF WAY OF ILLINOIS ROUTE 7; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AFORESAID, LYING EASTERLY AND NORTHERLY OF HIDDEN VALLEY ESTATES UNIT 1 AND SOUTHERLY OF ILLINOIS ROUTE 7, EXCEPTING THAT PART THEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148 AND EXCEPT THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED23 AND RECORDED AS DOCUMENT NO. R2014-01800 AND DECREE ENTERED IN CASE 13ED26 AND RECORDED AS DOCUMENT NO. R2014-020582, IN WILL COUNTY, ILLINOIS.

**PARCEL 2:**

THE NORTH 1181.43 FEET OF THE WEST 35.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE NORTH 1181.43 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, EXCEPTING THE WEST 22.00 FEET THEREOF; AND ALSO EXCEPTING THE EAST 110.00 FEET OF THE WEST 132.00 FEET OF THE NORTH 396.00 FEET THEREOF; AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 99.75 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER 53.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY ROUTE NO. 7 FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY NO. 7, A DISTANCE OF 1047.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 514.56 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 217.11 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 200.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 297.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART HEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148, AND EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED19 AND RECORDED AS DOCUMENT NO. 2014-017999, WILL COUNTY, ILLINOIS.

**PARCEL 3:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 99.75 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 53.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ILLINOIS HIGHWAY NO. 7 FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY NO. 7, 1047.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 514.56 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 217.11 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 200.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 297.00 FEET TO THE POINT OF BEGINNING, ALL IN HOMER TOWNSHIP, EXCEPT THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED18 AND RECORDED AS DOCUMENT NO. 2014-017993, IN WILL COUNTY, ILLINOIS.

# PLAT OF SURVEY (EXISTING PLAT CONDITIONS)

EXHIBIT D

**RECEIVED**

By Christopher Gruba at 4:07 pm, Feb 27, 2025

**BASIS OF BEARING**

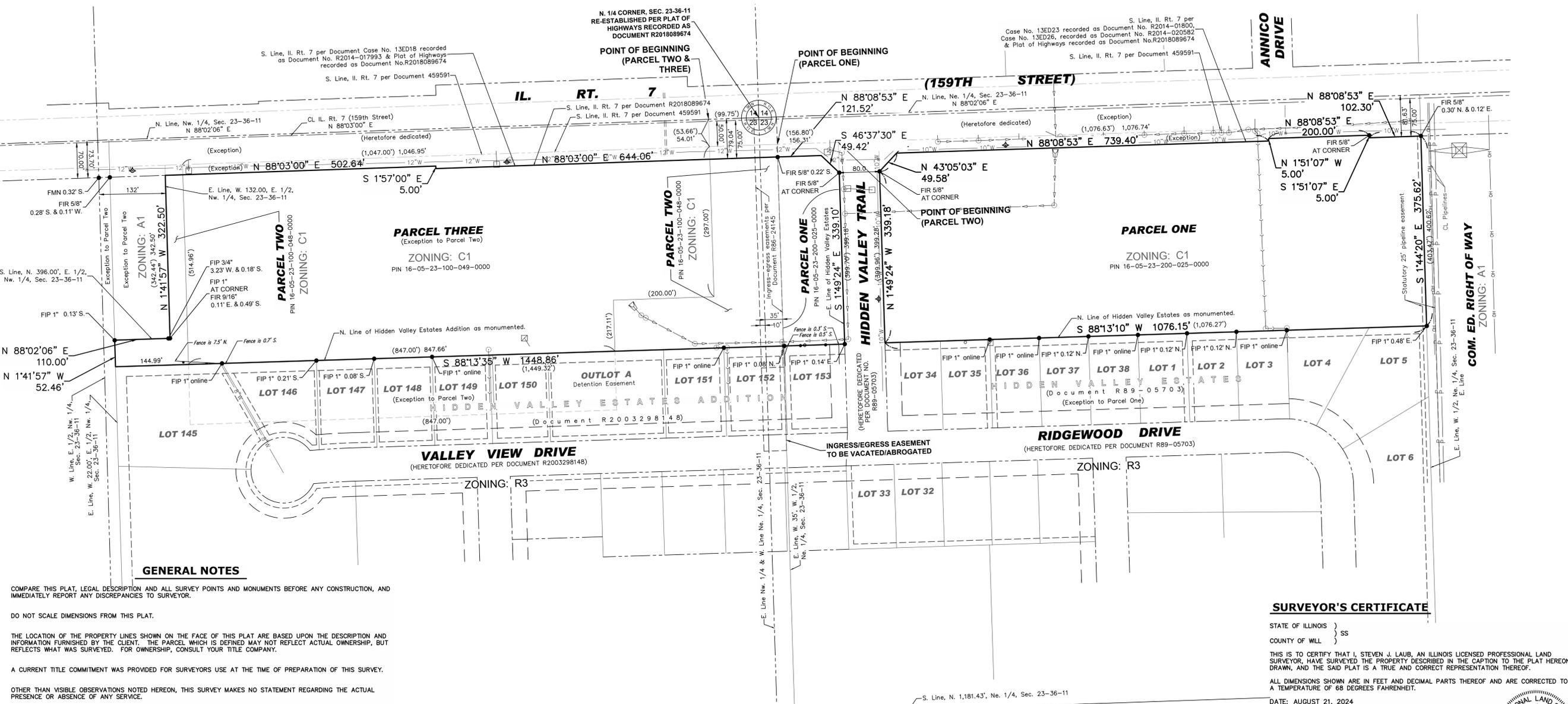
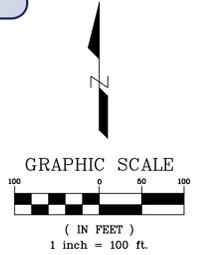
BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

**PARCEL IDENTIFICATION NUMBER**

PARCEL ONE: 16-05-23-200-025-0000  
 PARCEL TWO: 16-05-23-100-048-0000  
 PARCEL THREE: 16-05-23-100-049-0000

**SITE DATA**

PARCEL ONE AREA: 448,858 SQ. FT. OR 10.30 ACRES  
 PARCEL TWO AREA: 89,565 SQ. FT. OR 2.06 ACRES  
 PARCEL THREE AREA: 371,842 SQ. FT. OR 8.54 ACRES  
 GROSS AREA: 910,265 SQ. FT. OR 20.90 ACRES



**GENERAL NOTES**

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- A CURRENT TITLE COMMITMENT WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- OBOLTERATED PROPERTY CORNER MONUMENTS, IF ANY, WERE NOT RESET AS PART OF THIS SURVEY.
- SEE PRELIMINARY ENGINEERING FOR EXISTING ON-SITE UTILITIES.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
 COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HERON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

DATE: AUGUST 21, 2024

*Steven J. Laub*  
 STEVEN J. LAUB  
 ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3160  
 MY CURRENT LICENSE RENEWS NOV. 30, 2026



**REVISIONS**

NO.	DATE	DESCRIPTION
1	12-27-24	PER VILLAGE REVIEW
2	02-18-25	PER VILLAGE REVIEW

MARTH CONSTRUCTION  
 14800 S 80TH AVENUE  
 ORLAND PARK, IL 60462  
 708-873-9700

PLAT/TOPOGRAPHIC SURVEY  
 FOR  
 PROPOSED HIDDEN  
 VALLEY ESTATES NORTH  
 HOMER GLEN, IL

DESIGNTEK ENGINEERING, INC.  
 CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
 9930 W. 190TH STREET, SUITE L  
 MOKENA, ILLINOIS 60448  
 (708) 326-4961  
 FAX: (708) 326-4692



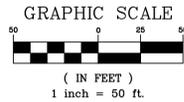
**PROJECT INFORMATION**

Project No.: 24-0012  
 Scale: 1" = 100'  
 Date: 08/21/2024  
 Field Date: 08/20/2024  
 Drawn By: SJL  
 Checked By: SDD

1  
 OF  
 4

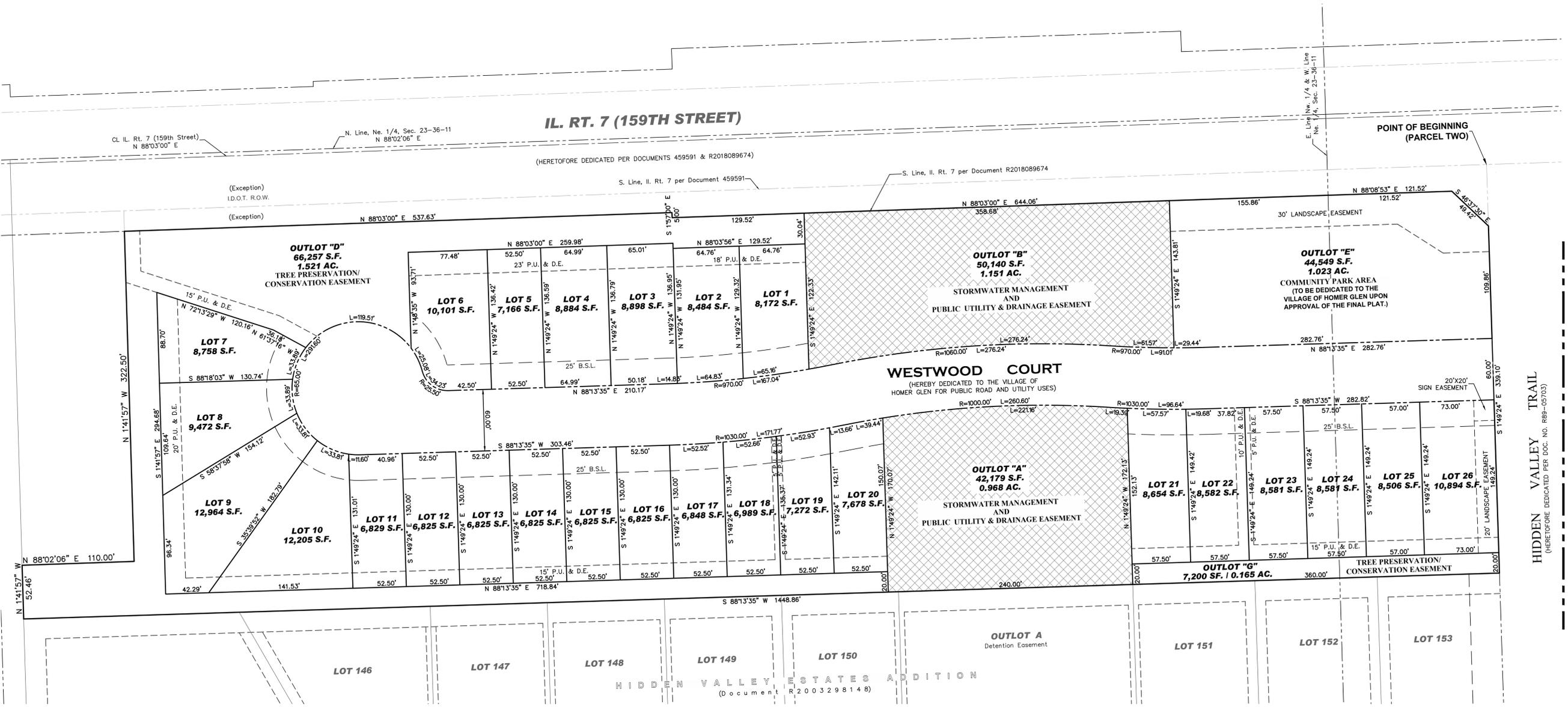
EXISTING PLAT CONDITIONS

**BASIS OF BEARING**  
BASIS OF BEARINGS: ILLINOIS STATE PLANE  
EASTERN ZONE, NORTH AMERICAN DATUM 1983,  
(NAD '83 (2011) GEOID 18)



PRELIMINARY PLAT / P.D.  
FOR  
**VILLAS OF HIDDEN VALLEY**  
HOMER GLEN, ILLINOIS

BEING A SUBDIVISION IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH,  
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HOMER TOWNSHIP, WILL COUNTY, ILLINOIS.



- GENERAL NOTES**
- ALL AREAS ARE PLUS OR MINUS.
  - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE GRANTED TO THE VILLAGE OF HOMER GLEN, ILLINOIS.
  - ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THERE SHALL BE NO DIRECT ACCESS FROM OUTLOTS "B", "C", "D", "E", "F", TO IL RT. 7 (159TH STREET).
  - THERE SHALL BE NO DIRECT ACCESS FROM OUTLOTS "C", "E", "G" AND LOTS 26-27 TO HIDDEN VALLEY TRAIL.
  - OUTLOTS "A", THROUGH "G" SHALL BE CONSIDERED NON-BUILDABLE LOTS.
  - A SIDEWALK SHALL BE CONSTRUCTED IN THE EAST SIDE R.O.W. OF HIDDEN VALLEY TRAIL FROM 159TH STREET TO THE EXISTING SIDEWALK LOCATED IN HIDDEN VALLEY ESTATES WITH ADA RAMPS AND WARNING PLATES AT ALL CROSSINGS.
  - VILLAS OF HIDDEN VALLEY HOMEOWNERS ASSOCIATION TO BE CREATED AND RECORDED UNDER SEPARATE DOCUMENT.

- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE

- ABBREVIATIONS**
- FD. FOUND
  - ###-## RECORD DIMENSION
  - ###-## MEASURED DIMENSION
  - P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
  - S.F. SQUARE FEET
  - B.S.L. BUILDING SETBACK LINE
  - L. ARC DIMENSION
  - R. RADIUS DIMENSION
  - N. NORTH
  - S. SOUTH
  - E. EAST
  - W. WEST

**HATCHING**  
STORMWATER MANAGEMENT AREA

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12/12/24	PER VILLAGE REVIEW
2	02/18/25	PER VILLAGE REVIEW
3	02/27/25	PER VILLAGE REVIEW

MARTH CONSTRUCTION  
14800 S 80TH AVENUE  
ORLAND PARK, IL 60462  
708-873-9700

PRELIMINARY PLAT / P.D.  
FOR  
VILLAS OF HIDDEN VALLEY  
159TH STREET  
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4692  
IL PROF. LIC. NO.: 184-003740



**PROJECT INFORMATION**  
Project No.: 24-0012  
Scale: 1" = 50'  
Date: 11/06/2024  
Field Date:  
Drawn By: DJB  
Checked By: SDD

FOR CONTINUATION SEE SHEET #2

HIDDEN VALLEY TRAIL  
(HEREBY DEDICATED PER DOC. NO. R89-05703)

L:\Projects\2024\24-0012\24-0012\Subdivision\Phase1\24-0012 Preliminary Plat\24-0012 Preliminary Plat.dwg, Date: 2/27/2025, 2:11:43 PM, By: dave

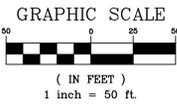
PRELIMINARY PLAT / P.D.

FOR  
**VILLAS OF HIDDEN VALLEY**  
HOMER GLEN, ILLINOIS

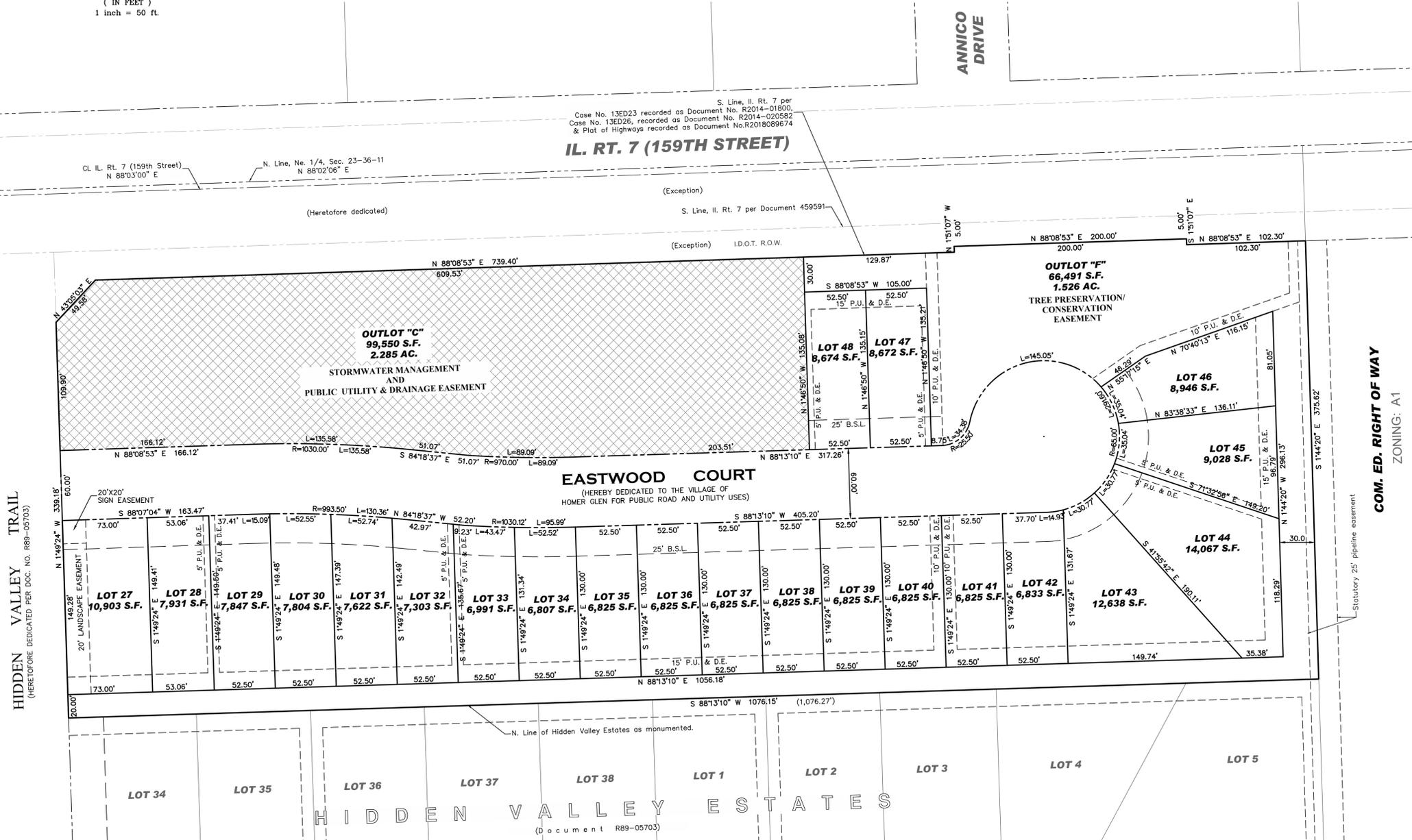
BEING A SUBDIVISION IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH,  
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HOMER TOWNSHIP, WILL COUNTY, ILLINOIS.

**BASIS OF BEARING**

BASIS OF BEARINGS: ILLINOIS STATE PLANE  
EASTERN ZONE, NORTH AMERICAN DATUM 1983,  
(NAD '83 (2011) GEOID 18)



FOR CONTINUATION SEE SHEET #1



HIDDEN VALLEY TRAIL  
(HEREINAFTER DEDICATED PER DOC. NO. R89-05703)

**EASTWOOD COURT**  
(HEREBY DEDICATED TO THE VILLAGE OF  
HOMER GLEN FOR PUBLIC ROAD AND UTILITY USES)

HIDDEN VALLEY ESTATES  
(Document R89-05703)

ANNICO DRIVE

COM. ED. RIGHT OF WAY  
ZONING: A1

- GENERAL NOTES**
- ALL AREAS ARE PLUS OR MINUS.
  - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE GRANTED TO THE VILLAGE OF HOMER GLEN, ILLINOIS.
  - ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THERE SHALL BE NO DIRECT ACCESS FROM OUTLOTS "B", "C", "D", "E", "F", TO IL RT. 7 (159TH STREET).
  - THERE SHALL BE NO DIRECT ACCESS FROM OUTLOTS "C", "E", "G" AND LOTS 26-27 TO HIDDEN VALLEY TRAIL.
  - OUTLOTS "A", THROUGH "G" SHALL BE CONSIDERED NON-BUILDABLE LOTS.
  - A SIDEWALK SHALL BE CONSTRUCTED IN THE EAST SIDE R.O.W. OF HIDDEN VALLEY TRAIL FROM 159TH STREET TO THE EXISTING SIDEWALK LOCATED IN HIDDEN VALLEY ESTATES WITH ADA RAMPS AND WARNING PLATES AT ALL CROSSINGS.
  - VILLAS OF HIDDEN VALLEY HOMEOWNERS ASSOCIATION TO BE CREATED AND RECORDED UNDER SEPARATE DOCUMENT.

- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE

- ABBREVIATIONS**
- FD. FOUND
  - ### RECORD DIMENSION
  - ### MEASURED DIMENSION
  - P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
  - S.F. SQUARE FEET
  - B.S.L. BUILDING SETBACK LINE
  - L ARC DIMENSION
  - R RADIUS DIMENSION
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST

- HATCHING**
- STORMWATER MANAGEMENT AREA

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12/12/24	PER VILLAGE REVIEW
2	02/18/25	PER VILLAGE REVIEW
3	02/27/25	PER VILLAGE REVIEW

MARTH CONSTRUCTION  
14800 S 80TH AVENUE  
ORLAND PARK, IL 60462  
708-873-9700

PRELIMINARY PLAT / P.D.  
FOR  
VILLAS OF HIDDEN VALLEY  
159TH STREET  
HOMER GLEN, ILLINOIS

**DESIGNTEK ENGINEERING, INC.**  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4692  
IL PROF. LIC. NO.: 184-003740



**PROJECT INFORMATION**

Project No.: 24-0012  
Scale: 1" = 50'  
Date: 11/06/2024  
Field Date:  
Drawn By: DJB  
Checked By: SDD

3  
OF  
4

PRELIMINARY PLAT / P.D. - PHASE 2

L:\Projects\2024\24-0012\Survey\Subdivision\Preliminary\_Plat\_24-0012\_Preliminary\_Plat.dwg, Plot Date: 2/27/2025, 2:33:08 PM, By: dave

OWNER'S CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF WILL }
THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND LEGALLY DESCRIBED HEREON LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:
ELEMENTARY SCHOOL DISTRICT: 33-C HIGH SCHOOL DISTRICT: 205 COMMUNITY COLLEGE DISTRICT: 525
DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

MANAGER
VILLAS OF HIDDEN VALLEY, LLC
14800 S. 80TH AVENUE
ORLAND PARK, ILLINOIS 60462

OWNER'S NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED AND DELIVERED THE SAID INSTRUMENTS AS \_\_\_\_\_ OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }
AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED \_\_\_\_\_ AND RECORDED \_\_\_\_\_ IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS, ON \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.
DATE: \_\_\_\_\_ A.D., 20\_\_\_\_

NOTARY

STATE OF ILLINOIS }
COUNTY OF WILL }
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED THE ABOVE CERTIFICATE AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }
APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HOMER GLEN, ILLINOIS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_
VILLAGE PRESIDENT \_\_\_\_\_ VILLAGE CLERK \_\_\_\_\_

VILLAGE PLAN COMMISSION CERTIFICATE

APPROVED BY THE VILLAGE OF HOMER GLEN PLAN COMMISSION, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_
PLAN COMMISSION CHAIRMAN \_\_\_\_\_ VILLAGE CLERK \_\_\_\_\_

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF WILL }
I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF HOMER GLEN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
DATED AT HOMER GLEN, WILL COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_
VILLAGE TREASURER \_\_\_\_\_

COUNTY CLERK CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATE.
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_
WILL COUNTY CLERK \_\_\_\_\_

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }
I, \_\_\_\_\_ DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO THE REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE OF HOMER GLEN BOARD OF TRUSTEES INsofar AS THEY PERTAIN TO THE ANNEXED PLAT, HAVE BEEN COMPLIED WITH PUBLIC WORKS.
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_
VILLAGE ENGINEER \_\_\_\_\_

PARK AUTHORITY ACKNOWLEDGEMENT

I DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO THE REQUIREMENTS OF THE LOCAL PARK AUTHORITY, INsofar AS THEY PERTAIN TO THIS PLAT, HAVE BEEN COMPLIED WITH.
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_
REPRESENTATIVE OF THE PARK AUTHORITY \_\_\_\_\_

LIBRARY AUTHORITY ACKNOWLEDGEMENT

I DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO THE REQUIREMENTS OF THE LOCAL LIBRARY AUTHORITY, INsofar AS THEY PERTAIN TO THIS PLAT, HAVE BEEN COMPLIED WITH.
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_
REPRESENTATIVE OF THE LIBRARY AUTHORITY \_\_\_\_\_

PRELIMINARY PLAT / P.D. FOR VILLAS OF HIDDEN VALLEY HOMER GLEN, ILLINOIS

PARCEL IDENTIFICATION NUMBER
PARCEL ONE: 16-05-23-200-025-0000
PARCEL TWO: 16-05-23-100-048-0000
PARCEL THREE: 16-05-23-100-049-0000

RESERVED FOR: WILL COUNTY RECORDER

Submitted by: Village of Homer Glen 14240 W. 151st Street Homer Glen, Illinois 60491 708-301-8407
Return the original Mylar to: Village of Homer Glen 14240 W. 151st Street Homer Glen, Illinois 60491 708-301-8407
Send all future tax bills to: Villas of Hidden Valley, LLC 14800 S. 80th Avenue Orland Park, Illinois 60462

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC - AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT"; "UTILITY EASEMENT"; "PUBLIC UTILITY EASEMENT"; "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS"; AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS"; AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT"; "UTILITY EASEMENT"; "PUBLIC UTILITY EASEMENT"; "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "COURTLOS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NI-COR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH EASEMENT AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }
THIS IS TO CERTIFY THAT I, \_\_\_\_\_, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. \_\_\_\_\_, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE EAST LINE OF THE EAST LINE OF THE EAST LINE OF THE NORTHWEST QUARTER WITH THE SOUTHERLY RIGHT OF WAY LINE ILLINOIS ROUTE 7; THENCE SOUTHERLY 1127.74 FEET TO THE SOUTH LINE OF THE NORTH 1181.43 FEET; THENCE EAST TO THE WEST LINE OF HIDDEN VALLEY ESTATES UNIT 1; THENCE NORTHERLY ALONG SAID SUBDIVISION LINE BEING THE WESTERLY LINE OF LOT 33 AND HIDDEN VALLEY TRAIL TO THE SOUTHERLY RIGHT OF WAY OF ILLINOIS ROUTE 7; THENCE WEST ALONG SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AFORESAID, LYING EASTERLY AND NORTHERLY OF HIDDEN VALLEY ESTATES UNIT 1 AND SOUTHERLY OF ILLINOIS ROUTE 7, EXCEPTING THAT PART HEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148 AND EXCEPT THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART HEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED23 AND RECORDED AS DOCUMENT NO. R2014-01800 AND DECREE ENTERED IN CASE 13ED26 AND RECORDED AS DOCUMENT NO. R2014-020582, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1181.43 FEET OF THE WEST 35.00 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE NORTH 1181.43 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, EXCEPTING THE WEST 22.00 FEET THEREOF; AND ALSO EXCEPTING THE EAST 110.00 FEET OF THE WEST 132.00 FEET OF THE NORTH 395.00 FEET THEREOF; AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 99.75 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER 53.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ILLINOIS HIGHWAY ROUTE NO. 7, 7 FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY 7, 1047.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 514.58 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 847.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 217.11 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 200.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 297.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART HEREOF FALLING IN HIDDEN VALLEY ESTATES ADDITION RECORDED DECEMBER 8, 2003 AS DOCUMENT NO. R2003-298148, AND EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART HEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED19 AND RECORDED AS DOCUMENT NO. 2014-017999, WILL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER THAT IS 99.75 FEET WEST OF THE EAST LINE OF THE SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 53.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ILLINOIS HIGHWAY NO. 7, 7 FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS HIGHWAY NO. 7, 1047.00 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 514.58 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 847.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 217.11 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF THE NORTHWEST QUARTER, 200.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF THE NORTHWEST QUARTER, 297.00 FEET TO THE POINT OF BEGINNING, ALL IN HOMER TOWNSHIP, EXCEPT THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART HEREOF VESTED IN THE STATE OF ILLINOIS BY DECREE ENTERED IN CASE 13ED18 AND RECORDED AS DOCUMENT NO. 2014-017993, IN WILL COUNTY, ILLINOIS.

PARCELS 1, 2 AND 3 CONTAINING 910,265 SQUARE FEET OR 20.90 ACRES.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE VILLAGE LIMITS OF THE VILLAGE OF HOMER GLEN, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF HOMER GLEN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON PIPES 1" (O.D.) X 24" WILL BE SET AT ALL LOT CORNERS EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED UPON THE COMPLETION OF THE FINAL GRADING, AND THAT THE PLAT HEREOF CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF COOK COUNTY AND INCORPORATED AREAS, MAP NUMBER 17197C0180G, MAP DATED FEBRUARY 15, 2019, AND MAP NUMBER 17197C0185G, MAP DATED FEBRUARY 15, 2019.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ALL CURVE LENGTHS SHOWN ARE ARC DIMENSIONS.

GIVEN UNDER MY HAND AND SEAL AT MOKENA, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2024

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. # \_\_\_\_\_ LICENSE EXPIRES ON NOVEMBER, 30, 2026

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Table with columns: NO., DATE, REVISIONS, DESCRIPTION. Rows 1-3 detailing revisions.

MARTH CONSTRUCTION
14800 S 80TH AVENUE
ORLAND PARK, IL 60462
708-873-9700

PRELIMINARY PLAT / P.D. FOR VILLAS OF HIDDEN VALLEY 159TH STREET HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 926-4692
ILL. PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 24-0012
Scale: NONE
Date: 11/06/2024
Field Date:
Drawn By: DJB
Checked By: SDD

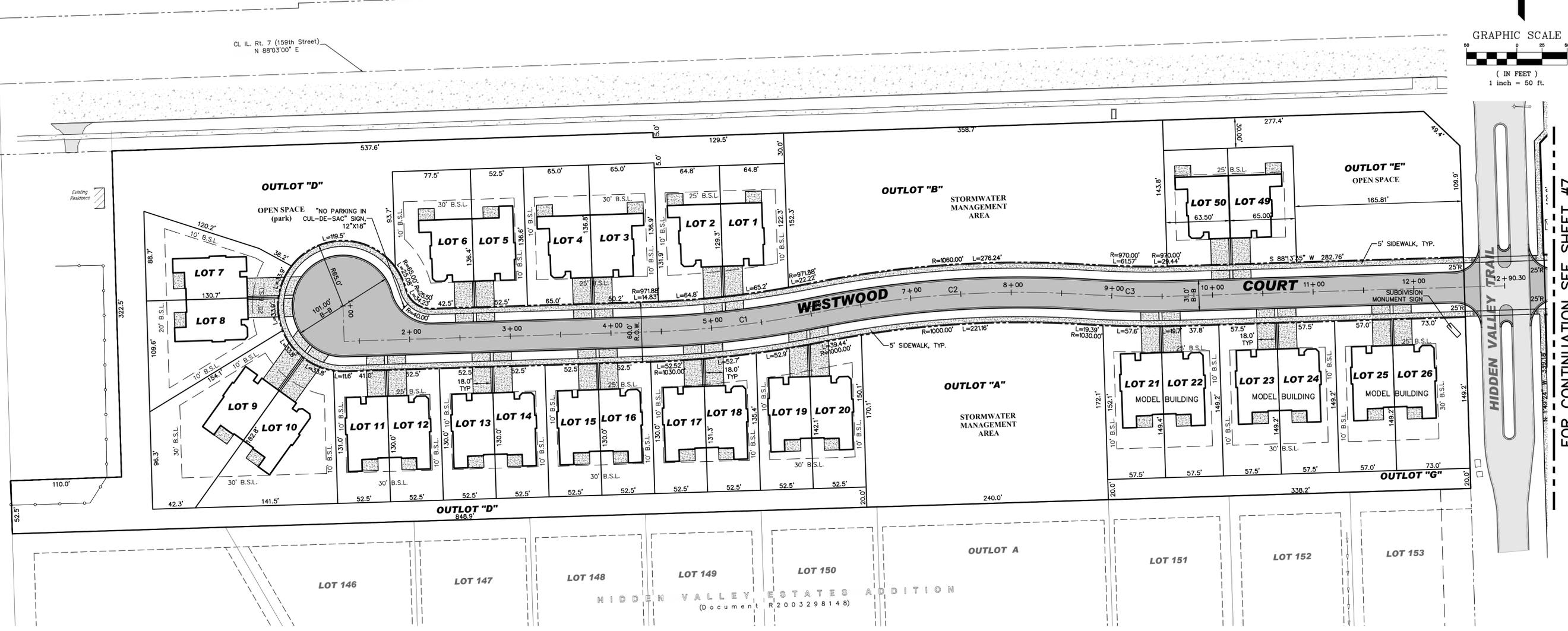
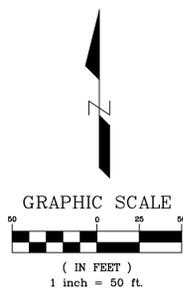
4 OF 4

PRELIMINARY PLAT / P.D.

RECEIVED

By Christopher Gruba at 3:49 pm, Apr 17, 2025

EXHIBIT E



NO.	DATE	DESCRIPTION
1	11-27-24	PER VILLAGE REVIEW
2	10-19-25	PER VILLAGE REVIEW
3	10-27-25	PER VILLAGE REVIEW

MARTH CONSTRUCTION  
14800 S. 80th AVENUE  
ORLAND PARK, ILLINOIS 60462  
(708) 873-9700

PRELIMINARY ENGINEERING PLANS  
FOR  
VILLAS OF HIDDEN VALLEY  
159TH STREET  
HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4962  
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION  
Project No.: 24-0012  
Scale: 1" = 50'  
Date: 08/29/2024  
Design By: SDD  
Drawn By: DJB  
Checked By: SDD

6 OF 11

**EXISTING ZONING = C-2 COMMERCIAL**  
**PROPOSED ZONING = R-6A RESIDENTIAL**

SITE PLAN DATA	
GROSS LAND AREA:	20.89 ACRES
INTERNAL RIGHT-OF-WAY (R.O.W)	3.18 ACRES
STORMWATER MANAGEMENT AREA (OUTLOT "A")	0.97 ACRES
STORMWATER MANAGEMENT AREA (OUTLOT "B")	1.21 ACRES
STORMWATER MANAGEMENT AREA (OUTLOT "C")	2.29 ACRES
SUB-TOTAL	7.65 ACRES
NET BUILDABLE AREA (20.89 - 7.65)	13.24 ACRES
OUTLOT "D"	1.52 ACRES
OUTLOT "G"	0.17 ACRES
OUTLOT "E"	0.63 ACRES
NUMBER OF RESIDENTIAL UNITS PROPOSED:	50
DENSITY (50/13.24):	3.78 DU/ACRE
OPEN SPACE AREA (OUTLOTS A, B, C, D, E, F & G):	6.79 ACRES
OPEN SPACE (PERCENTAGE OF GROSS LAND AREA)	32.5%
TOTAL IMPERVIOUS AREA:	6.53 ACRES
AGGREGATE SITE COVERAGE (PERCENTAGE OF GROSS LAND AREA, 6.53/20.89)	31.3%

- PRELIMINARY PLANNED UNIT DEVELOPMENT NOTES**
- THE VILLAGE CONSERVATION SUBDIVISION DEVELOPMENT AND DESIGN STANDARDS STATE THAT THE MINIMUM LOT SIZE FOR R-6A MULTIFAMILY RESIDENCE IS "NOT APPLICABLE".
  - PROPOSED PARKING PER UNIT INCLUDES TWO (2) SPACES IN THE DRIVEWAY AND TWO (2) SPACES IN THE GARAGE. THE TOTAL PROPOSED PARKING SPACES FOR EACH BUILDABLE LOT IS EIGHT (8) SPACES.
  - ALL INTERSECTIONS WITH SIDEWALK SHALL BE PROVIDED WITH DIRECTIONAL RAMPS AND DETECTABLE WARNINGS.
  - PUBLIC SIDEWALKS ADJACENT TO SLOPES AND WALLS EXCEEDING A 30-INCH DROP SHALL BE PROTECTED WITH A PEDESTRIAN GUARDRAIL, TO BE SHOWN ON FINAL ENGINEERING PLANS.
  - MINIMUM DISTANCE BETWEEN BUILDING SIDE WALLS IS 20'.
  - PATIO OR DECK AT THE REAR OF THE BUILDING IS TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING.

Curve #	Length	Radius	Chord Direction	Chord Length
C1	169.40	1000.49	N83° 31' 22.03"E	169.20
C2	268.42	1030.00	N86° 08' 11.92"E	267.66
C3	93.83	1000.00	S89° 05' 08.24"E	93.80

VILLAS OF HIDDEN VALLEY SITE PLAN - PHASE 1

REVIEW SET NOT FOR CONSTRUCTION

VILLAS OF HIDDEN VALLEY SITE PLAN - PHASE 1

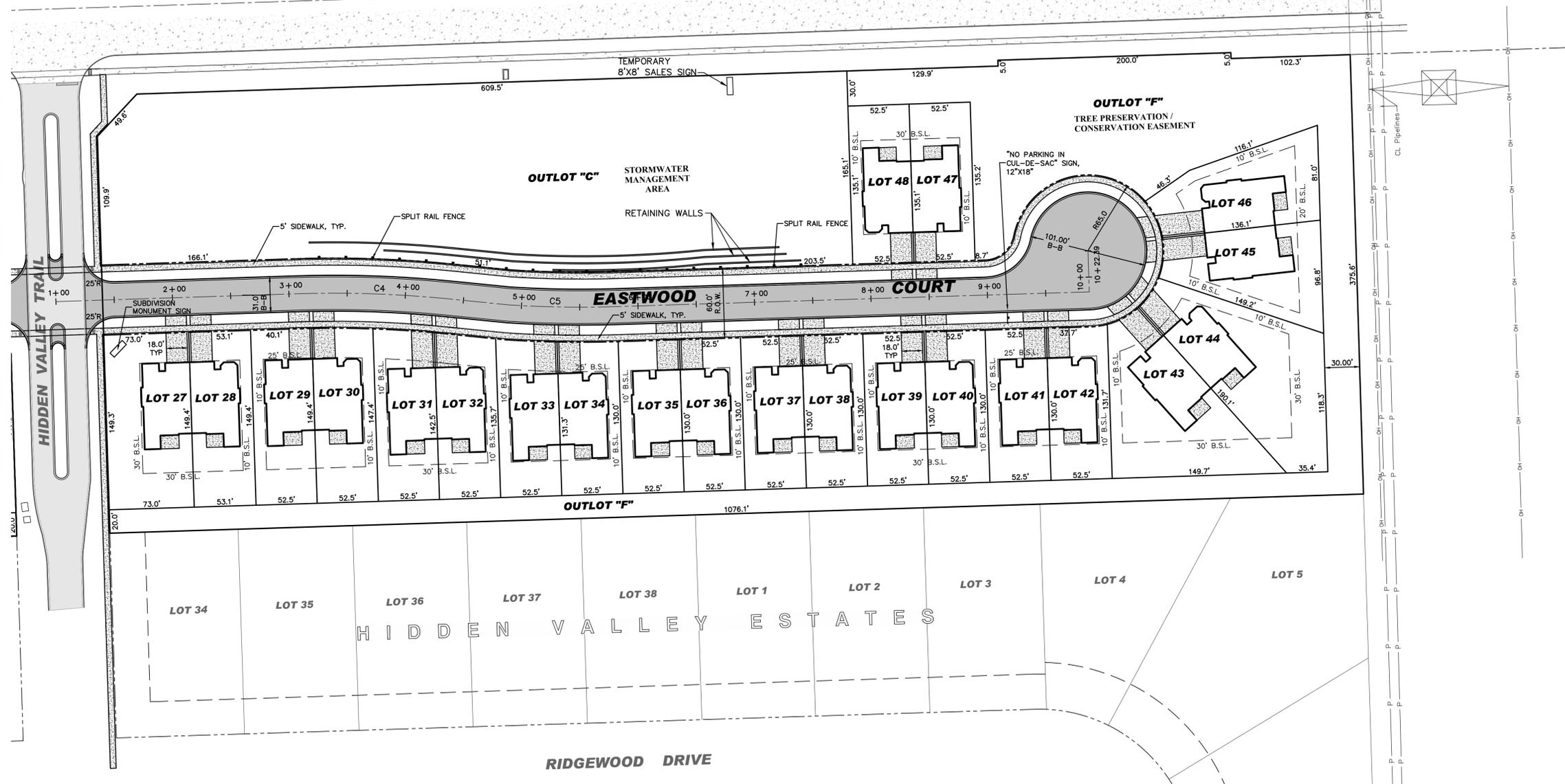
L:\Projects\2024\24-0012\Engineering\Site\Drawings\24-0012\_P1\_OUTLOT E 25-04-18.dwg Plot Date: 4/17/2025 1:08:29 PM By: mford

RECEIVED

By Christopher Gruba at 3:49 pm, Apr 17, 2025

IL. RT. 7 (159TH STREET)

FOR CONTINUATION SEE SHEET #6



REVISIONS

NO.	DATE	DESCRIPTION
1	12-27-24	PER VILLAGE REVIEW
2	02-19-25	PER VILLAGE REVIEW
3	02-27-25	PER VILLAGE REVIEW

MARTH CONSTRUCTION  
 14800 S. 80th AVENUE  
 ORLAND PARK, ILLINOIS 60462  
 (708) 873-9700

PRELIMINARY ENGINEERING PLANS  
 FOR  
 VILLAS OF HIDDEN VALLEY  
 159TH STREET  
 HOMER GLEN, ILLINOIS

DESIGNTEK ENGINEERING, INC.  
 CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
 9930 W. 190TH STREET, SUITE L  
 MOKENA, ILLINOIS 60448  
 (708) 326-4961  
 FAX: (708) 326-4962  
 ILL. PROF. LIC. NO.: 184-003740



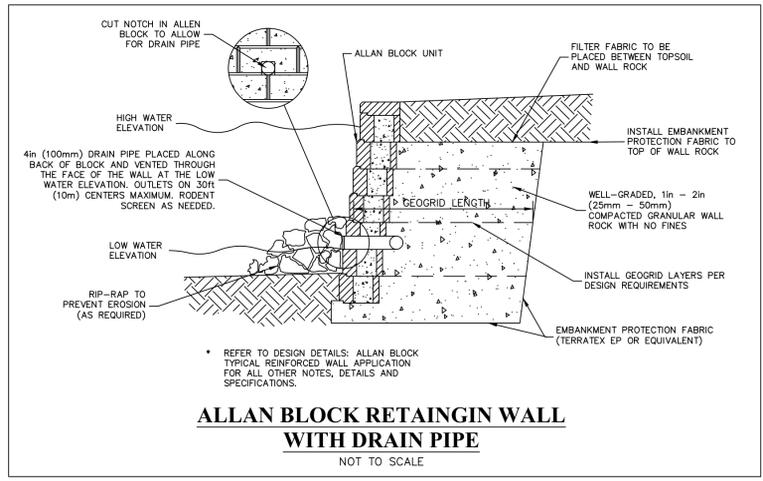
PROJECT INFORMATION  
 Project No.: 24-0012  
 Scale: 1" = 50'  
 Date: 08/29/2024  
 Design By: SDD  
 Drawn By: DJB  
 Checked By: SDD

**PRELIMINARY PLANNED UNIT DEVELOPMENT NOTES**

1. THE VILLAGE CONSERVATION SUBDIVISION DEVELOPMENT AND DESIGN STANDARDS STATE THAT THE MINIMUM LOT SIZE FOR R-6A MULTIFAMILY RESIDENCE IS "NOT APPLICABLE".
2. PROPOSED PARKING PER UNIT INCLUDES TWO (2) SPACES IN THE DRIVEWAY AND TWO (2) SPACES IN THE GARAGE. THE TOTAL PROPOSED PARKING SPACES FOR EACH BUILDABLE LOT IS EIGHT (8) SPACES.
3. ALL INTERSECTIONS WITH SIDEWALK SHALL BE PROVIDED WITH DIRECTIONAL RAMPS AND DETECTABLE WARNINGS.
4. PUBLIC SIDEWALKS ADJACENT TO SLOPES AND WALLS EXCEEDING A 30-INCH DROP SHALL BE PROTECTED WITH A PEDESTRIAN GUARDRAIL, TO BE SHOWN ON FINAL ENGINEERING PLANS.
5. MINIMUM DISTANCE BETWEEN BUILDING SIDE WALLS IS 20'.
6. PATIO OR DECK AT THE REAR OF THE BUILDING IS TO BE DETERMINED AT TIME OF FINAL ENGINEERING.

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C4	131.63	1000.00	S88° 04' 51.86"E	131.53
C5	92.63	1000.00	S89° 07' 37.34"E	92.60



**VILLAS OF HIDDEN VALLEY SITE PLAN - PHASE 2**

REVIEW SET  
 NOT FOR CONSTRUCTION

VILLAS OF HIDDEN VALLEY SITE PLAN - PHASE 2

L:\Projects\2024\24-0012\Engineering\Site\Drawings\24-0012\_P2\_OUTLOT E 25-04-18.dwg Plot Date: 4/17/2025 1:08:33 PM By:cmf



## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** L.3  
**Village Board Meeting Date:** March 11, 2026  
**Plan Commission Meeting Date:** N/A

**Item Title: Consider for Approval an Ordinance Adopting the Official 2026 Zoning Map of the Village of Homer Glen.**

**Motion for Consideration:** Is there a motion to approve an Ordinance Adopting the Official 2026 Zoning Map of the Village of Homer Glen?

**Staff Contact:** Assistant Planner Dana Kahn

### **Staff Recommendation**

Staff recommends adoption of the official 2026 Village of Homer Glen Zoning Map pursuant to the State of Illinois requirement as follows:

*According to ILCS 5/1-13-19, "the corporate authorities shall cause to be published, no later than March 31 of each year, a map clearly showing the existing zoning uses, divisions, restrictions, regulations, and classifications of such municipality for the preceding calendar year."*

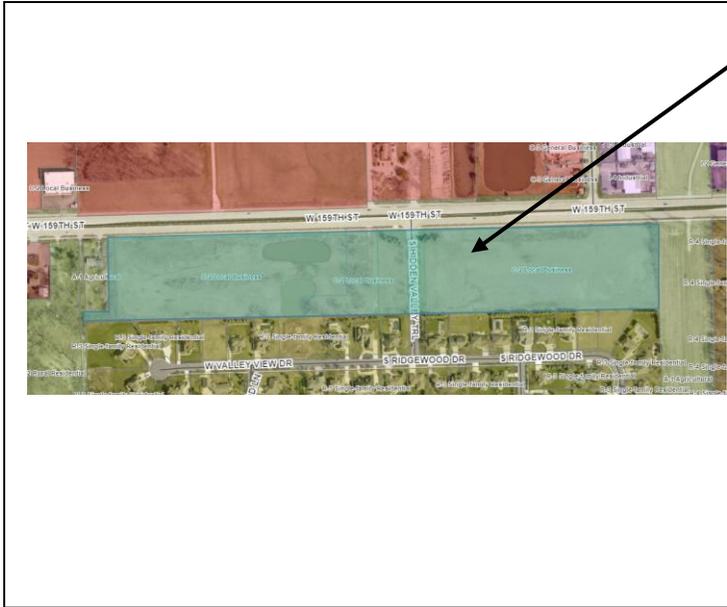
### **Background Information:**

The Village Board did not approve any Annexations during the 2025 calendar year. The zoning map has been updated to reflect new map amendments and corrected an error; see chart provided on page 2.

**Budget Implications:** None.

### **Attachments:**

1. 2026 Zoning Map
2. 2026 Zoning Map with Subdivisions labeled



**1. Map Amendment - Villas of Hidden Valley (HG-2423-APUD)**

PINs: 16-05-23-100-048-0000, 16-05-23-100-049-0000, 16-05-23-200-025-0000

Map Amendments: 3 parcels rezoned from C-2 Local Business to R-6A Attached Single-Family Residential

Final Plat for Hidden Valley is pending approval.

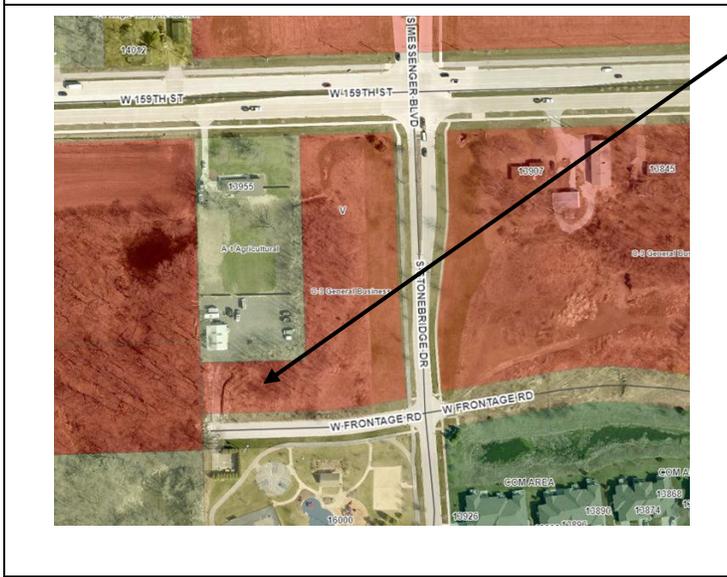
Ordinance: 25-019 approved on April 23, 2025



**2. Map error – Parcel north of Menards PUD**

PIN: 16-05-02-200-027-0000

Parcel was incorrectly labeled as A-1 Agricultural but should have been C-2 Local Business.



**3. Map Amendment – Stonebridge PUD (HG-2317-PUD)**

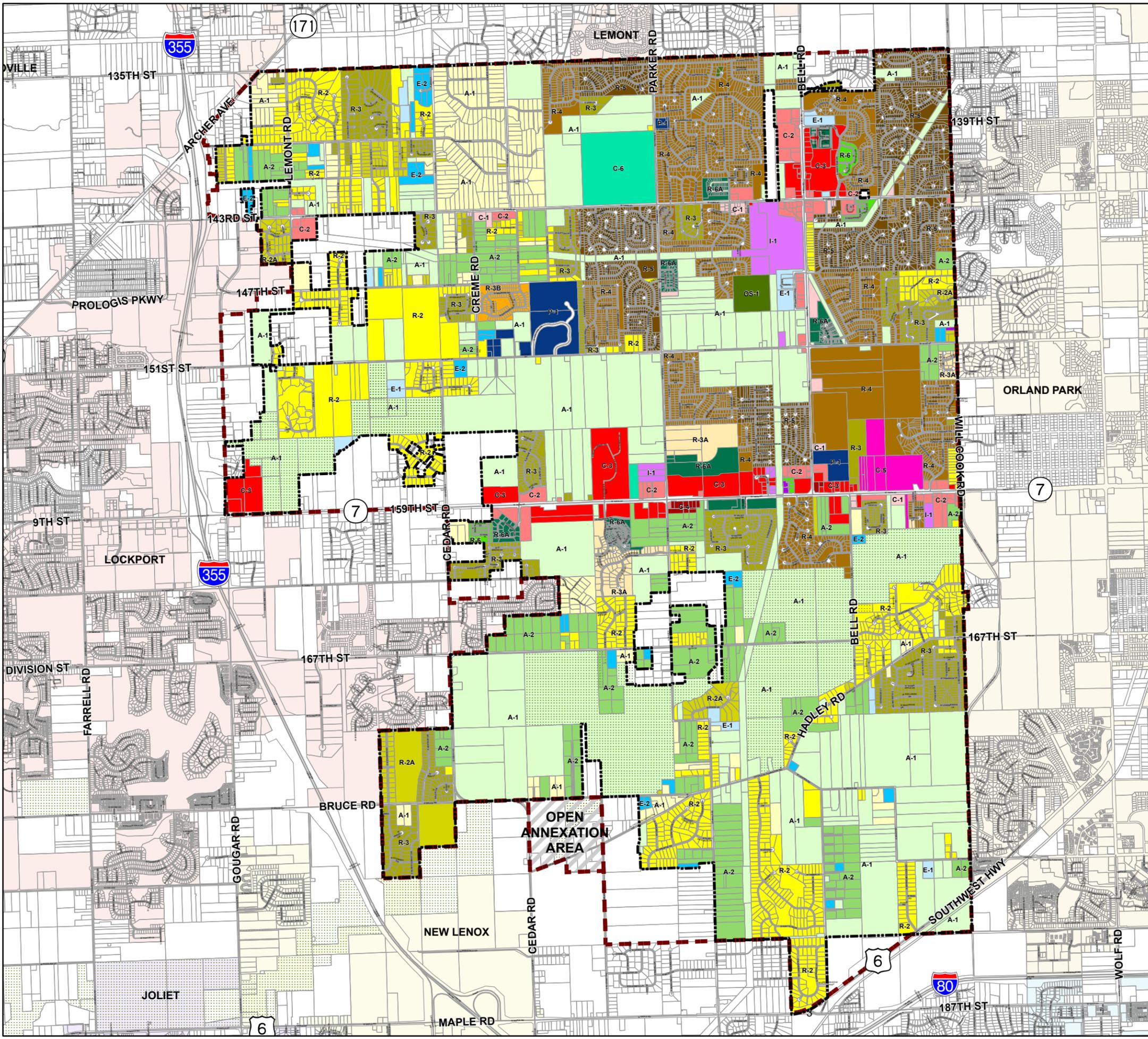
PIN: 16-05-22-201-003-0000

The small portion of C-3 General Business in the rear of the A-1 off of Frontage Road changed to A-1 Agricultural. Note: owner never completed Plat of Consolidation.

Ordinance: 24-023 approved on August 14, 2023



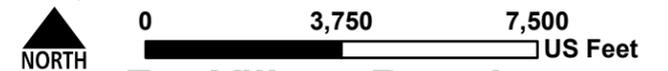
# Village of Homer Glen 2026 Zoning Map



### Legend

- Village Boundary
- Boundary Agreements
- Boundary Agreement Option Area
- Streets
- Forest Preserve District of Will County
- A-1 Agricultural
- A-2 Rural Residential\*
- C-1 Neighborhood Commercial
- C-2 Local Business
- C-3 General Business
- C-4 Highway Commercial\*
- C-5 Office and Research Park
- C-6 Commercial Recreational
- I-1 Industrial
- I-2 General Industrial
- P-1 Government Buildings & Public Schools
- E-1 Single-family Estate Residential
- E-2 Single-family Rural Residential
- R-1 Single-family Residential
- R-2 Single-family Residential
- R-2A Single-family Residential
- R-3 Single-family Residential
- R-3A Single-family Residential
- R-3B Single-family Residential
- R-4 Single-family Residential\*
- R-5 Single-family Residential\*
- R-6 Multifamily Residence District\*
- R-6A Attached Single-Family Residential District
- OS-1 Open Space District

\*There shall be no application for any map amendment to the A-2, C-4, R-4, R-5 and R-6 Zoning Districts accepted after the adoption of this chapter. See Chapter 220 Zoning of the Village Code for additional regulations.



Prepared For:  
Village of Homer Glen Planning and Zoning Department

Prepared By:  
TWG Engineering

**For Village Board  
Adoption**

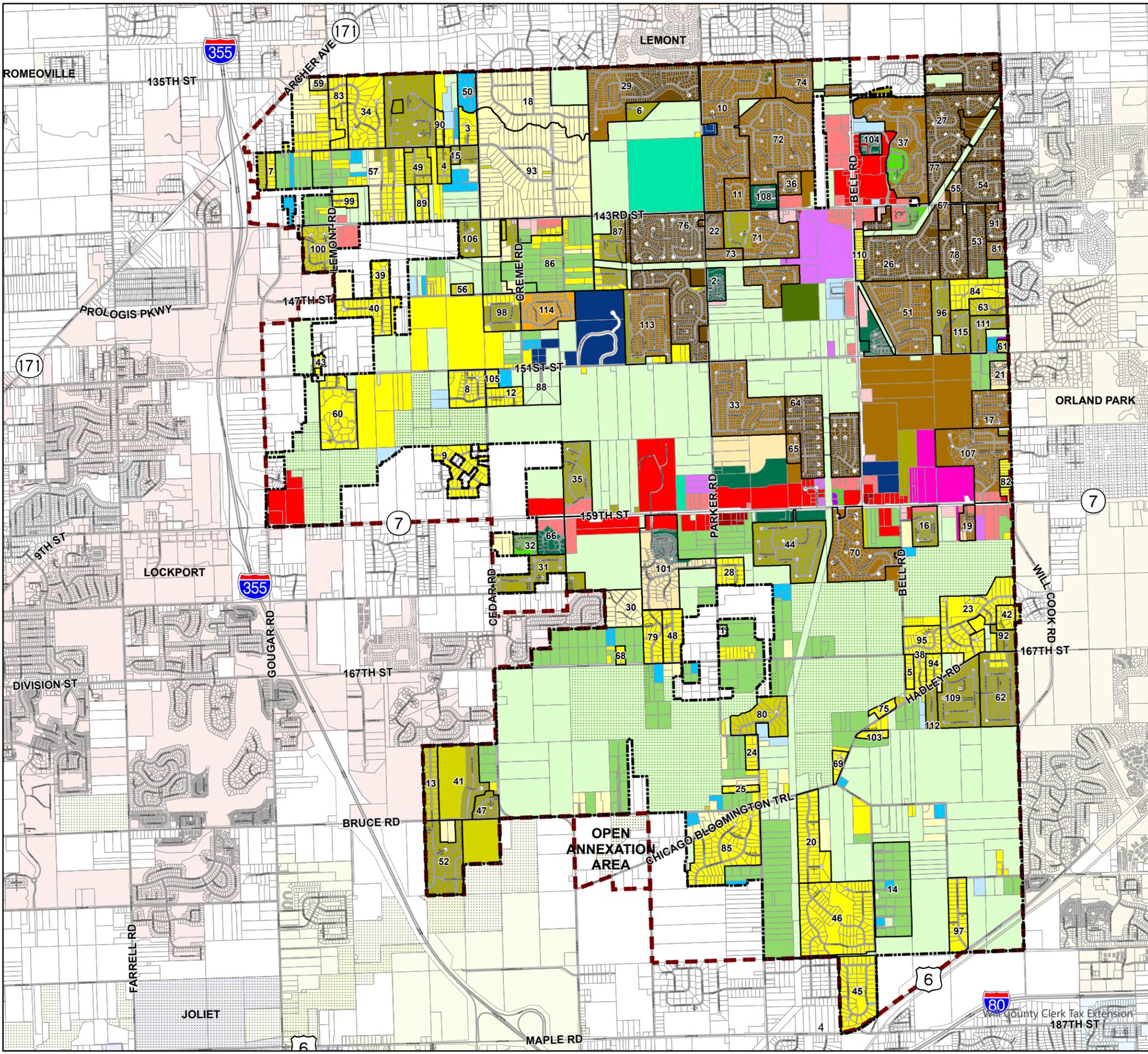
Approved: --/--/2026

Last Revised: 01/29/2026

TINLEY PARK

Will County Clerk Tax Extension

# Village of Homer Glen 2026 Zoning Map With Subdivisions



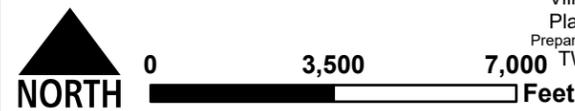
### Legend

- Village Boundary
- Boundary Agreements
- Neighborhood
- Streets
- A-1 Agricultural
- A-2 Rural Residential\*
- C-1 Neighborhood Commercial
- C-2 Local Business
- C-3 General Business
- C-4 Highway Commercial\*
- C-5 Office and Research Park
- C-6 Commercial Recreational
- I-1 Industrial
- I-2 General Industrial
- P-1 Government Buildings & Public Schools
- E-1 Single-family Estate Residential
- E-2 Single-family Rural Residential
- R-1 Single-family Residential
- R-2 Single-family Residential
- R-2A Single-family Residential
- R-3 Single-family Residential
- R-3A Single-family Residential
- R-3B Single-family Residential
- R-4 Single-family Residential\*
- R-5 Single-family Residential\*
- R-6 Multifamily Residence District\*
- R-6A Attached Single-Family Residential District
- OS-1 Open Space District
- Forest Preserve District of Will County

\*There shall be no application for any map amendment to the A-2, C-4, R-4, R-5 and R-6 Zoning Districts accepted after the adoption of this chapter. See Chapter 220 Zoning of the Village Code for additional regulations.

Number,Name		
1,Alenjune	38,Hadley Woods	77,Pheasant Hollow
2,Amberfield	39,Hawthorne	78,Pheasant Hollow South
3,Aspen Glen	40,Hawthorne South	79,Pine Hill Estates
4,Barbalic	41,Heritage Estates	80,Pines of Spring Creek
5,Bellbrook	42,Hidden Cove	81,Pineview Hills
6,Blackrock Estates	43,Hidden Creek	82,Platt
7,Carli Acres	44,Hidden Valley Estates	83,Quail Brook Estates
8,Cedar Brooke	45,Hunt Club Meadows	84,Rambling Road Estates
9,Cedar Glen	46,Hunt Club Woods	85,Rolling Glen
10,Chickasaw Hills	47,John W Reiter	86,Rolling Meadow
11,Chickasaw Woods	48,Kensington Estates	87,Saddle Brook Run
12,Cinnamon Creek	49,King Acres	88,School Trustees
13,Colonial Acres	50,King Drive	89,Scott Acres
14,Country Manor Estates	51,Kingston Hills	90,Skender Court
15,Country Squire	52,Kylemore	91,Somerset Hill
16,Country View	53,Lancaster South	92,Spaniel Woods
17,Country Woods	54,Lancaster Square	93,Spring Creek Woods
18,Creekwood	55,Lancaster West	94,Spring Creek
19,Crystal Creek	56,Le Grand	95,Spring Creek Trails
20,Crystal Lake Estates	57,Lemont Farms	96,Spring Lake Woods
21,Cypress Pointe	58,Long Run Acres	97,Spring Meadows
22,Dawnwood	59,Long Run Creek	98,Stadler Ridge
23,De Boer Woods	60,Mallard Lakes	99,Stately Acres
24,Deer Creek	61,Maude Estates	100,Stately Oaks
25,Deerview Estates	62,Meadowcrest	101,Stonebridge Woods
26,Derby Hills	63,Meadows Edge	101,Sylvan Hills
27,Derby Meadows	64,Meadowview	103,Taelevale
28,Dokter Parker Place	65,Meadowview West	104,The Square at Goodings Grove
29,Erin Hills	66,Messenger Woods	105,Truhlar's
30,Evergreen	67,Michael's Place	106,Twin Creek
31,Evlyn's Gate	68,Mussatto	107,Twin Lakes
32,Evlyn's Gate North	69,Oak Meadows	108,Villas of Old Oak
33,Farm View Hills	70,Oak Valley	109,Wedgewood Highlands
34,Foxley Acres	71,Old Oak	110,Welter's
35,Glenview Walk	72,Old Oak Estates	111,Wilco Estates
36,Golden Oaks	73,Old Oak West	112,Windsor Court
37,Goodings Grove	74,Old Oaks Estates East	113,Woodbine
	75,Ozinga Estates	114,Woodbine West
	76,Pebble Creek	115,Wooded Oaks

Prepared For:  
Village of Homer Glen  
Planning and Zoning Department  
Prepared By:  
800 TWG Engineering  
Approved: \_\_\_/\_\_\_/2026  
Last Revised: 01/29/2026



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**THE VILLAGE OF HOMER GLEN  
WILL COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 26-XXX**

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**AN ORDINANCE ADOPTING THE OFFICIAL 2026  
ZONING MAP OF THE  
VILLAGE OF HOMER GLEN**

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**CHRISTINA NEITZKE-TROIKE, Village President  
CANDICE BIELSKI, Village Clerk**

**Village Trustees  
BART HOLZHAUSER  
MIKE LEPORE  
CURT MASON  
NICHOLAS MULLER  
ROSE REYNDERS  
ROBERT SCHALLER**

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AN ORDINANCE ADOPTING THE OFFICIAL 2026 ZONING MAP OF THE VILLAGE OF  
HOMER GLEN

**WHEREAS**, the Village of Homer Glen, Will County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and,

**WHEREAS**, pursuant to 65 ILCS 5/11-13-19, the Village is required by March 31 of each year to cause the official zoning map to be published.

**NOW, THEREFORE, BE IT ORDAINED** by the Village President and Village Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

**Section 1. Incorporation of Recitals.** The above recitals and findings are found to be true and correct, are incorporated herein by reference the same as if they were fully set forth herein verbatim, and are adopted as the findings of the Village Board.

**Section 2. Adoption of the Official 2026 Zoning Map.** The 2026 Zoning Map attached hereto, made a part hereof and incorporated herein by reference as “Exhibit A”, is hereby adopted as the official zoning map of the Village of Homer Glen. The Village Clerk, Village Manager and/or their designee, are hereby authorized and directed to publish the official zoning map of the Village of the Homer Glen pursuant to 65 ILCS 5/11-13-19.

**Section 3. Severability.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

**Section 4. Repealer.** All Ordinances, Resolutions, or Motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval and publication as required by law.

Adopted this 11<sup>th</sup> day of March, 2026 pursuant to a roll call vote as follows:

	<u>YES</u>	NO	ABSENT	PRESENT
Holzhauser				
Lepore				
Mason				
Muller				
Reynders				
Schaller				
Neitzke-Troike (Village President)				
TOTAL				

**APPROVED** by the Village President on March 11, 2026

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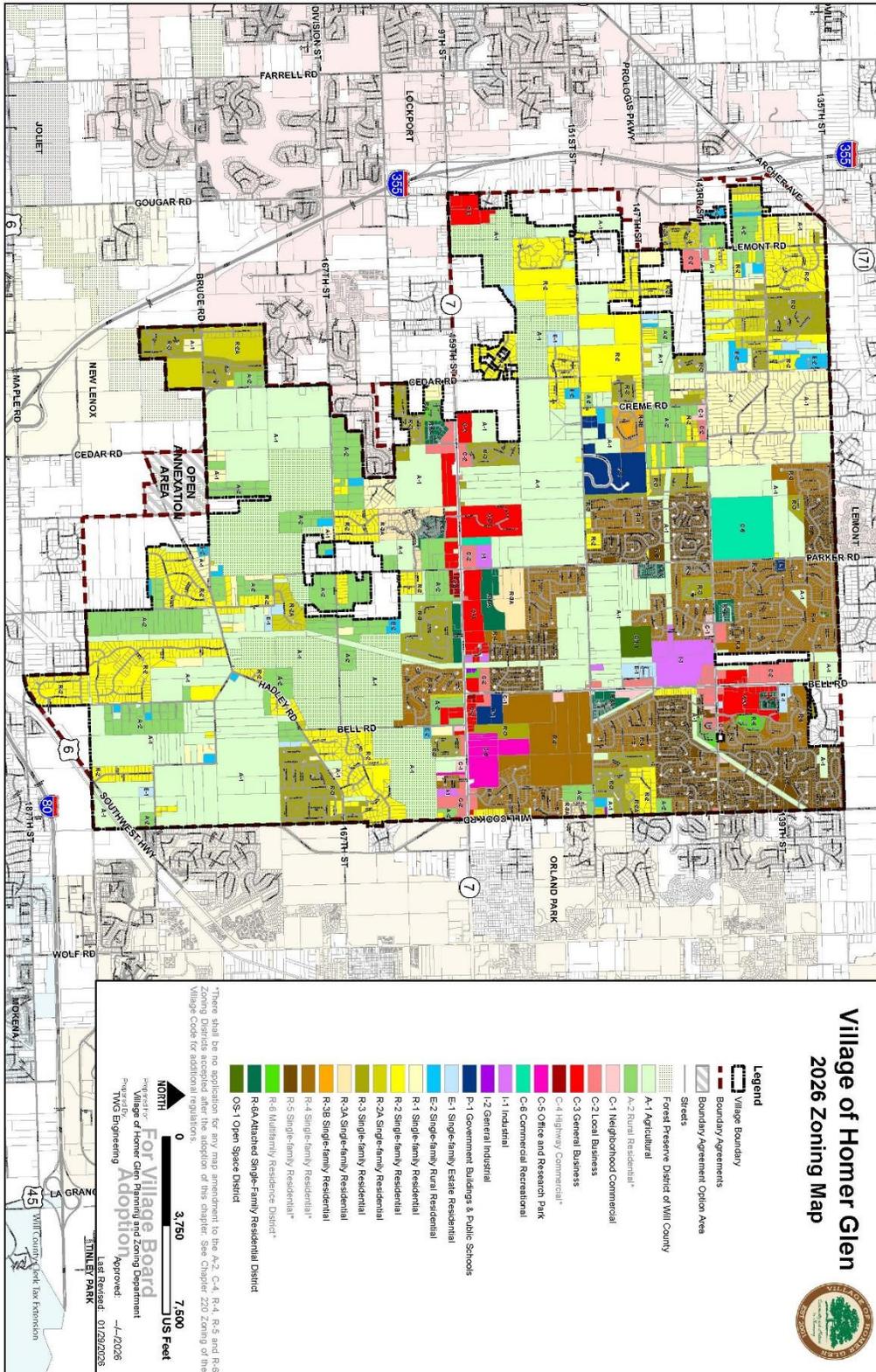
Christina Neitzke-Troike  
Village President

ATTEST:

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Candice Bielski  
Village Clerk

**Official 2026 Zoning Map of the Village of Homer Glen – “Exhibit A”**





## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** L.4  
**Village Board Meeting Date:** March 11, 2026  
**Committee Meeting Date:** N/A

**Item Title:** Consider a Motion to Approve a Proposal for Geotechnical Services for the Heritage Park Phase II Expansion with Construction Testing Services of Illinois in the Amount of \$5,750.00.

**Motion for Consideration:** Is there a Motion to Approve a Proposal for Geotechnical Services for the Heritage Park Phase II Expansion with Construction Testing Services of Illinois in the Amount of \$5,750.00?

**Staff Contact:** Village Engineer, Brett Westcott PE

**Background Information:** The Lakota Group has made significant progress on the design of our Heritage Park Phase II Expansion project. As part of the process, geotechnical services are required to gather current soils data for final design of foundations and other elements of the project. The geotechnical firm will drill a total of three (3) borings to a depth of twenty (20) feet and perform one (1) infiltration test as well.

Three quotes were obtained for geotechnical drilling services:

Construction Testing Services of Illinois -	\$5,750.00
Testing Service Corporation -	\$5,775.00
Geotill -	\$7,200.00

**Budget Implications:** \$5,750.00 to be paid out of 50.14.60.205.

**Attachments:**

- 1) CTS Geotech Proposal
- 2) TSC Geotech Proposal
- 3) Geotill Geotech Proposal

# CTS CONSTRUCTION TESTING SERVICES of Illinois

To whom this may concern:

Construction Testing Services is a chartered Illinois Corporation since 1978, and has been servicing construction testing requirements of architects, engineers, owners and general contractors in the Northern Illinois area for over thirty four years. Our testing services and on site inspections cover all phases of laboratory and field testing:

Soil exploration	Asphalt testing
Soil testing	Concrete testing
Masonry testing	Floor flatness
Steel and bolt testing	Subsurface soil drilling
Mass Dirt on site testing	Density testing on soil and stone
Engineering and engineering consultation	Floor moisture testing
On site monitoring and observations	Floor moisture probe testing
Spray on Fireproof inspections	Concrete and asphalt coring

Construction Testing Services Of Illinois testing personnel meet all the ACI and IDOT standards as required, and we have structural engineers and Professional Engineers on staff as well.

Respectfully,  
CONSTRUCTION TESTING SERVICES of ILLINOIS



Adrienne Varvil  
President

# CTS CONSTRUCTION TESTING SERVICES OF ILLINOIS

February 12, 2026  
Village of Homer Glen  
[bwestcott@homerglenil.org](mailto:bwestcott@homerglenil.org)  
14240 W. 151<sup>st</sup> Street  
Homer Glen, IL 60491

RE: Heritage Park, 14240 W. 151<sup>st</sup> Street, Homer Glen, IL

To whom this may concern:

We are pleased to present our proposal for three (3) twenty foot (20') deep soil borings for park expansion. This is to determine soil suitability. Included is:

Soil borings Drill Rig

Soil boring logs

Water Infiltration study (1)

Moisture contents

Full Engineering report and recommendations sealed by an Illinois Registered  
P.E.

Our contract price is Five Thousand Seven Hundred Fifty Dollars (\$5750.00). Upon acceptance, we will order a JULIE and commence with the drills 48 hours thereafter and have verbal results within three days. The full report will be completed within seven to 10 business days. The drills will be on grassy areas and locations will be filled with site material. Not responsible for pipes, sod, plantings, lines and fixtures or restoration of same. **Terms: Upon completion.** NOTE: Collection costs and legal fees are the responsibility of the client if there are any unpaid balances. We require a site plat with the boring location marked by others, and paint and stakes where the drills are to be. A certificate of insurance will be provided. Note: There is a possibility in Northern Illinois that stone obstructions could/may be on various lots from three to fifteen feet. Every effort will be made to complete the drilling operations. This drilling and reporting could be done by or on the week of February 23, 2026 to March 5, 2026, weather and scheduling permitting.

RE: Heritage Park, 14240 W. 151<sup>st</sup> Street, Homer Glen, IL  
Page 2

Should you have any questions with regard to this information, please feel free to contact us.

Respectfully,

CONSTRUCTION TESTING SERVICES of IL

Adrienne Varvil  
President

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acceptance                      date



**TESTING SERVICE CORPORATION**

Corporate Office

360 South Main Place, Carol Stream, IL 60188-2404  
Phone 630.462.2600

February 13, 2026

Mr. Brett Westcott, P.E.  
Village of Homer Glen  
14240 W. 151st Street  
Homer Glen, IL 60491

RE: P.N. 77,320  
Geotechnical Exploration  
Heritage Park Improvements  
Heritage Circle at 151st Street  
Homer Glen, Illinois

Dear Mr. Westcott:

Testing Service Corporation (TSC) is pleased to submit this proposal to provide Geotechnical Engineering Services for the above captioned project. It is in response to your email dated February 12, 2026 and related conversations. The objectives of the Geotechnical Exploration are to explore soil and groundwater conditions and provide recommendations for foundation design in connection with the proposed park improvement. It is understood that a pavilion-type structure will be built.

**Boring Program:**

Per your request, we are proposing to drill three (3) soil borings as part of our Geotechnical Exploration, as indicated on the boring location plan attached. They are to be extended 20 feet below existing grade as also shown on this drawing. Total drilling footage is on this basis estimated to be about 60 lineal feet.

For the purposes of this proposal we have assumed that the boring locations will be accessible to a conventional truck or ATV mounted drill. In this regard, they should not be located in standing water, within wooded areas or on steeply sloping ground. No provisions have been made for tree/brush clearing or other obstruction removal should borehole access be impeded. Landscape restoration (if required) is also not included in the project budget.

TSC can utilize personnel who are trained in layout procedures to stake the borings in the field. Ground surface elevations for each borehole can be determined by GPS using a Trimble R12 GNSS receiver. However, you have indicated that village personnel may stake the borings. Utility clearance for the borings will be obtained by contacting JULIE (Joint Utility Locating Information for Excavators). Private underground utility lines will have to be marked by the property owner or their agents; a private locator can be hired for an added cost if necessary.

Soil samples will primarily be obtained by split-spoon methods and taken at 2½-foot intervals for at least the first 15 feet, greater if fill or unsuitable soil types extend below that depth (as well as in cut or detention areas) and to otherwise not exceed 5-foot intervals. A representative portion of the split-spoon samples will be placed in a glass jar with screw-type lid for transportation to our laboratory. Groundwater observations will also be made during and following completion of drilling operations, with the boreholes to be backfilled immediately using drill cuttings and any in pavement areas also patched at the surface (for safety reasons).



In accordance with the International Building Code (IBC), the Site Class for seismic design is to be based on average soil properties in the top 100 feet. Where IBC 2006 through 2021 have been enacted, Site Class D shall be used unless site specific soils information is available. To determine whether Site Class C is a possibility, it would be necessary to extend at least one (1) of the borings to 100' in depth (or rock if encountered shallower), or alternatively to measure soil shear wave velocity using the Refraction Microtremor (ReMi) method. For IBC 2024, the ReMi method is recommended in order to directly measure shear wave velocity. The added cost for ReMi testing is given in our Cost Estimate as an optional service.

### **Laboratory Testing:**

Samples obtained from the borings will be examined by experienced laboratory personnel in order to verify field descriptions as well as to visually classify in accordance with the Unified Soil Classification System. Laboratory testing will include moisture content and dry unit weight determinations as well as measurements of unconfined compressive strength by direct or indirect methods, as appropriate. Other tests deemed to be necessary by TSC's Project Engineer may also be recommended for your approval.

### **Engineering Report:**

A geotechnical engineering report will be prepared upon completion of field and laboratory testing, to include typed boring logs and a location plan. The report will provide a summary of soil and groundwater conditions as well as address their impact on the proposed site development. It will also provide recommendations to guide design and specification preparation pertaining to geotechnical issues relevant to the structure or purpose described in this proposal. These may include the following as applicable:

- General earthwork and construction considerations.
- Remedial work and/or treatment of unstable or unsuitable soil types.
- Fill placement and compaction requirements.
- Foundation type, capacity and depth/elevation.
- Anticipation and management of groundwater.
- Discussion of Potential Infiltration Rates.

Local ordinances may require an estimate of the seasonal high groundwater elevation (SHGWE) and/or soil infiltration rates at the site. TSC can provide an estimated SHGWE based on soil coloration and mottling as well as water level observations at the time of drilling. Infiltration rates can also be estimated based on soil types and gradations, to often be relatively low for silt and clay deposits which predominate in northeastern Illinois. If additional measures are required to provide more accurate determinations you would be contacted before we proceed with any additional work.

### **Fees and Scope:**

In accordance with the Cost Estimate attached, TSC is proposing a not-to-exceed budget amount of Five Thousand Seven Hundred Seventy-Five Dollars (\$5,775.00) to provide the Geotechnical Exploration outlined above. Our proposal is based on the understanding that the boring locations are accessible to conventional drilling equipment and the work can be performed during standard business hours. Our fee is further subject to this proposal being accepted by you on or before May 31, 2026.



Should the study reveal unexpected subsurface conditions requiring a change in the scope of work, you will be contacted before we proceed with any additional work. Our invoice would then be based on our standard unit rates given in the attached Cost Estimate or as otherwise agreed upon. While our quoted fee does not include earthwork, excavation, and/or footing observations during the construction phase, the project budget should include a provision for these services. Plan review, preconstruction meetings and/or other consulting and professional services that are provided subsequent to the delivery of TSC's report would be covered by separate invoice.

TSC's geotechnical investigation does not include services required to evaluate the likelihood of the site being contaminated by hazardous materials or other pollutants. Analytical and/or pH testing which would be required in connection with IEPA Forms LPC-662/663, Uncontaminated Soil Certification are also not included. Should environmental and/or analytical testing be desired, please contact the undersigned for additional details and associated costs.

**Closure:**

The geotechnical engineering services being performed are subject to TSC's attached General Conditions. TSC charges include all state and federal taxes that may be required. However, unless stated otherwise they do not include license, permit or bond fees that local governments may impose, if any to potentially be added to our invoice. The invoice will be sent to the following unless written instructions to the contrary are received:

Mr. Brett Westcott, P.E.  
Village of Homer Glen  
14240 W. 151st Street  
Homer Glen, IL 60491  
Tel: (708) 301-0632  
Email: [bwestcott@homerglenil.org](mailto:bwestcott@homerglenil.org)

If this proposal meets with your approval, please indicate your acceptance by signing one copy and returning it to our Carol Stream, Illinois office. It would be helpful if you could also complete the attached Project Data form indicating who is to receive copies of TSC's report and other related information.



Your consideration of our proposal is appreciated. We look forward to being of service to you on this project.

Respectfully submitted,

TESTING SERVICE CORPORATION

A black rectangular box redacts the signature of Steven R. Koester. A small blue checkmark is visible to the left of the box.

Steven R. Koester, P.E.  
Vice President

SRK:dk

Enc: Cost Estimate  
Boring Location Plan  
General Conditions  
Project Data Sheet

Approved and accepted for \_\_\_\_\_ by:

\_\_\_\_\_  
(NAME)

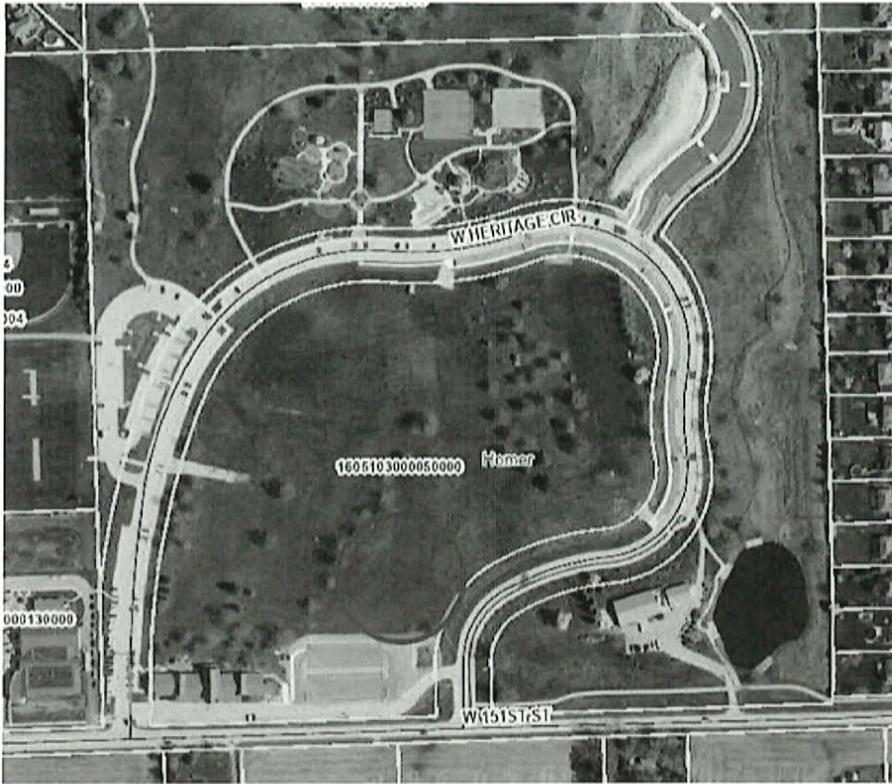
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(TITLE)

\_\_\_\_\_  
(DATE)



**COST ESTIMATE**  
Heritage Park Improvements  
Heritage Circle at 151st Street  
Homer Glen, Illinois

ITEM	UNIT	QTY	RATE	COST
<b>STAKING AND UTILITY CLEARANCE</b>				
1.1	Layout Person to recon site, Mark Boring Locations, Obtain Surface Elevations and/or Arrange for Clearance of Underground Utilities	Hour	2.0	125.00 \$ 250.00
1.2	Utility Locator to Mark Private Underground Lines incl. Inside Existing Buildings	Cost + 10%	0	Est. 1100.00 \$ 0.00
<b>DRILLING AND SAMPLING</b>				
2.1	Drill Mounted on Truck or ATV with Two-Person Crew (Portal-to-Portal)	Lump Sum	1	3,700.00 \$ 3,700.00
<b>LABORATORY TESTING</b>				
3.1	Examine Samples to Describe by Textural System and Classify Using the Unified Soil Classification System	Each	21	6.00 \$ 126.00
3.2	Water Content Determination (Includes Pocket Penetrometer Reading on Cohesive Samples)	Each	19	12.00 \$ 228.00
3.3	Unconfined Compressive Strength of Cohesive Soils or Torvane Shear Strength Measurement	Each	6	24.00 \$ 144.00
3.4	Dry Unit Weight Determination	Each	2	12.00 \$ 24.00
3.5	Sieve/Hydrometer Grain Size Analysis to Evaluate Potential for Stormwater Infiltration	Each	2	200.00 \$ 400.00
<b>REFRACTION MIRCOTREMOR (REMI) TESTING</b>				
4.1	Measure Average Soil Shear Wave Velocity to 100' in Depth by ReMi Method (Used to Determine IBC Site Class for Seismic Design)	Each	0	950.00 \$ 0.00
<b>ENGINEERING SERVICES</b>				
5.1	Prepare Geotechnical Report with Typed Boring Logs and Location Plan	Lump Sum	1	900.00 \$ 900.00
5.2	Senior Geotechnical Engineer to Consult or Attend Project Meetings	Hour	0.0	200.00 \$ 0.00
<b>ESTIMATED TOTAL</b>				<b>\$ 5,772.00</b>
<b>RECOMMENDED BUDGET</b>				<b>\$ 5,775.00</b>



Boring locations can be marked in the field by Village staff. Let me know a price for this work, please follow up with any additional questions.

*Proposed Boring Locations*



## TESTING SERVICE CORPORATION

**1. PARTIES AND SCOPE OF WORK:** If Client is ordering the services on behalf of another, Client represents and warrants that Client is the duly authorized agent of said party for the purpose of ordering and directing said services, and in such case the term "Client" shall also include the principal for whom the services are being performed. Prices quoted and charged by TSC for its services are predicated on the conditions and the allocations of risks and obligations expressed in these General Conditions. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services ordered by Client are adequate and sufficient for Client's intended purpose. Unless otherwise expressly assumed in writing, TSC's services are provided exclusively for client. TSC shall have no duty or obligation other than those duties and obligations expressly set forth in this Agreement. TSC shall have no duty to any third party. Client shall communicate these General Conditions to each and every party to whom the Client transmits any report prepared by TSC. Ordering services from TSC shall constitute acceptance of TSC's proposal and these General Conditions.

**2. SCHEDULING OF SERVICES:** The services set forth in this Agreement will be accomplished in a timely and workmanlike manner. If TSC is required to delay any part of its services to accommodate the requests or requirements of Client, regulatory agencies, or third parties, or due to any cause beyond its reasonable control, Client agrees to pay such additional charges, if any, as may be applicable.

**3. ACCESS TO SITE:** TSC shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as a result of its services or the use of its equipment; however, TSC has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires TSC to restore the site to its former condition, TSC will, upon written request, perform such additional work as is necessary to do so and Client agrees to pay to TSC the cost thereof plus TSC's normal markup for overhead and profit.

**4. CLIENT'S DUTY TO NOTIFY ENGINEER:** Client represents and warrants that Client has advised TSC of any known or suspected hazardous materials, utility lines and underground structures at any site at which TSC is to perform services under this Agreement. Unless otherwise agreed in writing, TSC's responsibility with respect to underground utility locations is to contact the Illinois Joint Utility Locating Information for Excavators for the location of public, but not private, utilities.

**5. DISCOVERY OF POLLUTANTS:** TSC's services shall not include investigation for hazardous materials as defined by the Resource Conservation Recovery Act, 42 U.S.C. § 6901, et. seq., as amended ("RCRA") or by any state or Federal statute or regulation. In the event that hazardous materials are discovered and identified by TSC, TSC's sole duty shall be to notify Client.

**6. MONITORING:** If this Agreement includes testing construction materials or observing any aspect of construction of improvements, Client's construction personnel will verify that the pad is properly located and sized to meet Client's projected building loads. Client shall cause all tests and inspections of the site, materials and work to be timely and properly performed in accordance with the plans, specifications, contract documents, and TSC's recommendations. No claims for loss, damage or injury shall be brought against TSC unless all tests and inspections have been so performed and unless TSC's recommendations have been followed.

TSC's services shall not include determining or implementing the means, methods, techniques or procedures of work done by the contractor(s) being monitored or whose work is being tested. TSC's services shall not include the authority to accept or reject work or to in any manner supervise the work of any contractor. TSC's services or failure to

perform same shall not in any way operate or excuse any contractor from the performance of its work in accordance with its contract. "Contractor" as used herein shall include subcontractors, suppliers, architects, engineers and construction managers.

Information obtained from borings, observations and analyses of sample materials shall be reported in formats considered appropriate by TSC unless directed otherwise by Client. Such information is considered evidence, but any inference or conclusion based thereon is, necessarily, an opinion also based on engineering judgment and shall not be construed as a representation of fact. Subsurface conditions may not be uniform throughout an entire site and ground water levels may fluctuate due to climatic and other variations. Construction materials may vary from the samples taken. Unless otherwise agreed in writing, the procedures employed by TSC are not designed to detect intentional concealment or misrepresentation of facts by others.

**7. DOCUMENTS AND SAMPLES:** Client is granted an exclusive license to use findings and reports prepared and issued by TSC and any sub-consultants pursuant to this Agreement for the purpose set forth in TSC's proposal provided that TSC has received payment in full for its services. TSC and, if applicable, its sub-consultant, retain all copyright and ownership interests in the reports, boring logs, maps, field data, field notes, laboratory test data and similar documents, and the ownership and freedom to use all data generated by it for any purpose. Unless otherwise agreed in writing, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed sixty (60) days after submission of TSC's report.

**8. TERMINATION:** TSC's obligation to provide services may be terminated by either party upon (7) seven days prior written notice. In the event of termination of TSC's services, TSC shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses. The terms and conditions of these General Conditions shall survive the termination of TSC's obligation to provide services.

**9. PAYMENT:** Client shall be invoiced periodically for services performed. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to in writing for valid cause within sixty (60) days at the rate of twelve (12%) per annum (or the maximum interest rate permitted by applicable law, whichever is the lesser) until paid and TSC's costs of collection of such accounts, including court costs and reasonable attorney's fees.

**10. WARRANTY:** TSC's professional services will be performed, its findings obtained and its reports prepared in accordance with these General Conditions and with generally accepted principles and practices. In performing its professional services, TSC will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession. In performing physical work in pursuit of its professional services, TSC will use that degree of care and skill ordinarily used under similar circumstances. This warranty is in lieu of all other warranties or representations, either express or implied. Statements made in TSC reports are opinions based upon engineering judgment and are not to be construed as representations of fact.

Should TSC or any of its employees be found to have been negligent in performing professional services or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming through Client and all parties claiming to have in any way relied upon TSC's services or work agree that the maximum aggregate amount of damages for which TSC, its officers, employees and agents shall be liable is limited to \$50,000 or the total amount of the fee paid to TSC for its services performed with respect to the project, whichever amount is greater.

# GENERAL CONDITIONS

## Geotechnical and Construction Services

In the event Client is unwilling or unable to limit the damages for which TSC may be liable in accordance with the provisions set forth in the preceding paragraph, upon written request of Client received within five days of Client's acceptance of TSC's proposal together with payment of an additional fee in the amount of 5% of TSC's estimated cost for its services (to be adjusted to 5% of the amount actually billed by TSC for its services on the project at time of completion), the limit on damages shall be increased to \$500,000 or the amount of TSC's fee, whichever is the greater. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the exposure to an award of greater damages.

**11. INDEMNITY:** Subject to the provisions set forth herein, TSC and Client hereby agree to indemnify and hold harmless each other and their respective shareholders, directors, officers, partners, employees, agents, subsidiaries and division (and each of their heirs, successors, and assigns) from any and all claims, demands, liabilities, suits, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, arising, or allegedly arising, from personal injury, including death, property damage, including loss of use thereof, due in any manner to the negligence of either of them or their agents or employees or independent contractors. In the event both TSC and Client are found to be negligent or at fault, then any liability shall be apportioned between them pursuant to their pro rata share of negligence or fault. TSC and Client further agree that their liability to any third party shall, to the extent permitted by law, be several and not joint. The liability of TSC under this provision shall not exceed the policy limits of insurance carried by TSC. Neither TSC nor Client shall be bound under this indemnity agreement to liability determined in a proceeding in which it did not participate represented by its own independent counsel. The indemnities provided hereunder shall not terminate upon the termination or expiration of this Agreement, but may be modified to the extent of any waiver of subrogation agreed to by TSC and paid for by Client.

**12. SUBPOENAS:** TSC's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay TSC pursuant to TSC's then current fee schedule for any TSC employee(s) subpoenaed by any party as an occurrence witness as a result of TSC's services.

**13. OTHER AGREEMENTS:** TSC shall not be bound by any provision or agreement (i) requiring or providing for arbitration of disputes or controversies arising out of this Agreement or its performance, (ii) wherein TSC waives any rights to a mechanics lien or surety bond claim; (iii) that conditions TSC's right to receive payment for its services upon payment to Client by any third party or (iv) that requires TSC to indemnify any party beyond its own negligence. These General Conditions are notice, where required, that TSC shall file a lien whenever necessary to collect past due amounts. This Agreement contains the entire understanding between the parties. Unless expressly accepted by TSC in writing prior to delivery of TSC's services, Client shall not add any conditions or impose conditions which are in conflict with those contained herein, and no such additional or conflicting terms shall be binding upon TSC. The unenforceability or invalidity of any provision or provisions shall not render any other provision or provisions unenforceable or invalid. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. In the event of a dispute arising out of or relating to the performance of this Agreement, the breach thereof or TSC's services, the parties agree to try in good faith to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association as a condition precedent to filing any demand for arbitration, or any petition or complaint with any court. Paragraph headings are for convenience only and shall not be construed as limiting the meaning of the provisions contained in these General Conditions.



**TESTING SERVICE CORPORATION**

General Information: \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

County: \_\_\_\_\_

Project Manager: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_

Site Contact: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_

Send Invoice to: \_\_\_\_\_

Purchase Order Number: \_\_\_\_\_

Attention: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

If waivers are required, please provide the Owner's name here \_\_\_\_\_

IMPORTANT NOTES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Completed by: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Distribute Reports as Follows:

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_

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City/State/Zip: \_\_\_\_\_

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Telephone: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_



Phone 317.449.0033  
Fax 317.285.0609  
[www.geotill.com](http://www.geotill.com)

*Geotechnical Engineering • Environmental Services • Subsurface Exploration • Construction Testing and Material Engineering*

February 19, 2026

Village of Homer Glen  
14240 W. 151<sup>st</sup> Street  
Homer Glen, IL 60491

Attention: Mr. Brett Westcott  
P.E.

Re: Geotechnical Engineering Investigation  
**Proposed New Residential**  
14240 W 151<sup>st</sup> Street  
Homer Glen, IL 60491  
GEOTILL Proposal Number PE- 02251126

Mr. Brett Westcott:

We are pleased to submit this proposal for performing a geotechnical engineering investigation for the referenced project. This project will consist of the construction of a New Residential located at 14240 W 151<sup>st</sup> Street Homer Glen, IL 60491.

The objectives of this investigation are to determine the existing subsurface conditions at the site and to develop recommendations necessary for the design and construction of the soil supported elements of the proposed project. The proposed subsurface exploration consists **of drilling three (3) soil test borings to a depth of 20 ft, and one (1) Infiltration.** samples (ASTM D-1586) will be obtained at 2.5 ft intervals to a depth of 10 ft below the existing ground and at 5.0 ft intervals elsewhere. Ground water level observations will be made during drilling operations and after withdrawal of the augers from the borings.

A reconnaissance of the project site will be made by a geotechnical engineer from our staff and the boring locations will be established in the field at that time. GEOTILL will contact local Underground Plant Protection Service to locate underground utilities that are owned by the member utility companies. This proposal does not include fees for a private underground utility locate service.

Laboratory tests will be performed as necessary to establish the significant characteristics and parameters of the soils. After completion of the field investigation and laboratory tests, an engineering report will be prepared containing recommendations to guide design and construction of the proposed structures as well as recommendations for the design of the foundations and pavement areas.

We propose to perform the scope of work described herein for a lump sum of \$7,200 unless unexpected subsurface conditions are encountered or the project characteristics are changed significantly. If any changes in the program are indicated by the initial findings, we will consult with you and, with your approval, make such changes as are considered necessary. In any case, the cost estimate will not be exceeded without additional approval from you

**Water quality will be excluded as it does not fall under our scope of work.**

Our estimate covers the work needed to present our findings and recommendations in a report form. Not included are fees for the preparation or review of construction documents (e.g., plans and specifications), special conferences and any other work requested after submittal of our report. In order to authorize this work, please sign and return one copy of the following Proposal Acceptance form and provide the necessary instructions regarding billing and other matters as appropriate.

If you have any questions concerning this proposal, please do not hesitate to call me.

Very truly yours,

**GEOTILL INC.**



Malek Smadi, Ph.D., P.E.  
Superintendent Engineer  
(317) 449-0033 Ext. 101 / [msmadi@geotill.com](mailto:msmadi@geotill.com)



# PROPOSAL ACCEPTANCE FORM

This Agreement is made by acceptance below of the Contract Document this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by and between ("Client") \_\_\_\_\_ of (Address) \_\_\_\_\_ and

GEOTILL Inc. of Fishers, Indiana.

Client and GEOTILL agree as follows:

1. CONTRACT DOCUMENT – Referred to as the “Contract Document” or “Agreement.” Defined as: PROPOSAL ACCEPTANCE FORM, the GENERAL TERMS AND CONDITIONS, and any proposals that includes a scope of services, fee schedules and other documents listed below under PROFESSIONAL SERVICES.
2. PROFESSIONAL SERVICES – GEOTILL will provide professional services ("Services") for the Client as indicated in the following documents:
  - 2.1 Proposal No. PE- 02251126 dated February 19, 2026, AND
  - 2.2 Other proposal documents by reference: \_\_\_\_\_, AND
  - 2.3 Other subcontracts, service agreements, and/or vendor contracts (list): \_\_\_\_\_
3. DESIGNATED REPRESENTATIVES – The parties designate the following named individuals as their authorized representatives to provide approvals, directives, and permissions, including changes, and to receive notices or other communications under this agreement at the following addresses:

DESIGNATED REPRESENTATIVE  
GEOTILL INC.

DESIGNATED REPRESENTATIVE  
CLIENT

Name: Malek M. Smadi, Ph.D., P.E.  
Address: GEOTILL Inc.  
7732 Loma Court  
Fishers, IN

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: 317-449-0033 Ext. 101

Phone: \_\_\_\_\_

YOUR SIGNATURE INDICATES ACCEPTANCE OF THE CONTRACT DOCUMENT, AS DEFINED ABOVE, UNLESS EXPRESSLY MODIFIED IN WRITING.

ACCEPTED BY:

GEOTILL INC.

CLIENT: \_\_\_\_\_



By: Malek Smadi

By: \_\_\_\_\_

(Person authorized to execute contracts)

Title: Superintendent Engineer

Title: \_\_\_\_\_

Date: 2/19/26

Date: \_\_\_\_\_



**GEOTILL CLIENT**  
**GENERAL TERMS AND CONDITIONS**

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1. **PAYMENT** Client will pay GEOTILL for Services and expenses in accordance with the Contract Document. GEOTILL will submit invoices to Client monthly together with reasonable supporting documentation requested by Client and a final bill upon completion of its Services. Unless otherwise agreed in writing, there shall be no retainage. Payment is due within thirty (30) days regardless of whether Client has been reimbursed by any other party. Client agrees to pay GEOTILL's attorney's fees, interest, and all other costs incurred in collecting past due amounts.

2. **OBLIGATIONS OF CLIENT** - Client will not hold GEOTILL liable if GEOTILL's recommendations are not followed and waives any claim against GEOTILL, and agrees to defend, indemnify and hold GEOTILL harmless from any claim or liability for injury or loss that results from failure to implement GEOTILL's recommendations.

3. **STANDARD OF CARE** GEOTILL's Services as defined by the Contract Document shall be performed in accordance with generally accepted industry principles and practices, consistent with a level of care and skill ordinarily practiced by the consulting profession currently providing similar services under similar circumstances at the time the Services were provided. Client agrees to give GEOTILL written notice within one (1) year of any breach or default under this section and to provide GEOTILL a reasonable opportunity to cure such breach or default, without the payment of additional fees to GEOTILL, as a condition precedent to any claim for damages.

4. **INTERPRETATION OF DATA** Client recognizes that subsurface conditions may vary from those encountered at the locations where the borings, surveys, or explorations are made by GEOTILL and that the data interpretations and recommendations of GEOTILL's personnel are based solely on the information available to them. GEOTILL will be responsible for its data, interpretations, and recommendations, but shall not be responsible for the interpretation by others or the information developed.

5. **SITE ACCESS** Client grants or shall obtain for GEOTILL a right of entry to all parts of the project site necessary to complete the Services and it represents that it has obtained the applicable permits and licenses for the proposed work. If Client does not own the site, Client represents that it has or will obtain prior to the commencement of work, the authority and permission of the owner and/or the occupant of the site.

6. **SAMPLES AND EQUIPMENT** GEOTILL will not retain any samples obtained from the project site for more than 30 days, or as required by law, after submitting its report or issuing written tests results. At no time does GEOTILL assume title to any samples; all samples shall remain the property of the Client.

7. **ENGINEERING AND CONSTRUCTION SERVICES** If the Services provided in the Contract Document require only construction materials testing, engineering and/or construction subsurface exploration, GEOTILL assumes that there are no hazardous substances or constituents in the soils or groundwater underlying the site. GEOTILL's duties and

responsibilities are limited to performing tests and monitoring of specific construction activities as outlined in the Contract Document.

8. **UTILITIES** Unless otherwise specified in the Contract Document, it is Client's responsibility to mark or furnish the locations of all underground man-made obstructions. Client shall indemnify, defend and hold harmless GEOTILL from and against any claims, losses or damages incurred or asserted against GEOTILL related to Client's failure to mark, protect or advise GEOTILL of underground structures or utilities.

9. **RIGHT TO STOP WORK** If, during the performance of Services, any unforeseen hazardous substance, material, element, constituent, condition, or occurrence is encountered which, in GEOTILL's reasonable judgment significantly affects or may affect the Services, the risk involved in providing the Services, or the recommended scope of Services, GEOTILL may immediately suspend work.

10. **LIMIT OF LIABILITY** GEOTILL's total liability for the Services shall not exceed the proceeds from insurance. Client agrees that all indemnifications granted to GEOTILL shall also be extended to those subcontractors, individuals, or organizations retained by GEOTILL for performance of the Services.

11. **TERMINATION OF CONTRACT** This contract may be terminated by either party upon seven (7) days written notice. In the event of termination or suspension, by the Client, GEOTILL shall be paid for Services performed prior to the termination date plus reasonable termination and suspension expenses.

12. **FORCE MAJEURE** Neither Client nor GEOTILL shall hold the other responsible for damages or delays in performance caused by uncontrollable events, which could not reasonably have been anticipated or prevented, including but not limited to, acts of God, the public enemy, acts of the Government of the United States or of the several states, or any foreign country, or any of them acting in their sovereign capacity, materially different site conditions, wars, riots, terrorism, rebellions, sabotage, fires, explosions, accidents, floods, strikes, or other conceded acts of workers, lockouts, or change in laws, regulations, or ordinances.

13. **GENERAL PROVISIONS** If any provision of this agreement is in conflict with any provision of the proposal, the terms and conditions of this Agreement shall prevail unless the conflict concerns the scope of Services to be provided. This Agreement represents the entire understanding between the parties relating to the described Services and supersedes any and all prior Agreements whether written or oral.

The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the laws of the state in which the project is located. Any legal action arising out of this Agreement shall be venued in a court of competent jurisdiction within the state and county of the project site.





## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** L.5

**Village Board:** March 11, 2026

**Item Title:** Consider for Approval an Ordinance Accepting and Approving a Plat of Easement Granting an Easement for Sanitary Sewer, and a Temporary Construction Easement to the Village of Homer Glen.

**Motion for Consideration:** Is there a Motion Approving Ordinance Accepting and Approving a Plat of Easement Granting an Easement for Sanitary Sewer, and a Temporary Construction Easement to the Village of Homer Glen?

**Staff Contact:** Village Engineer, Brett Westcott P.E.

**Background Information:**

The subject property is located at 14500 W 159<sup>th</sup> Street. PIN: 16-05-16-400-003

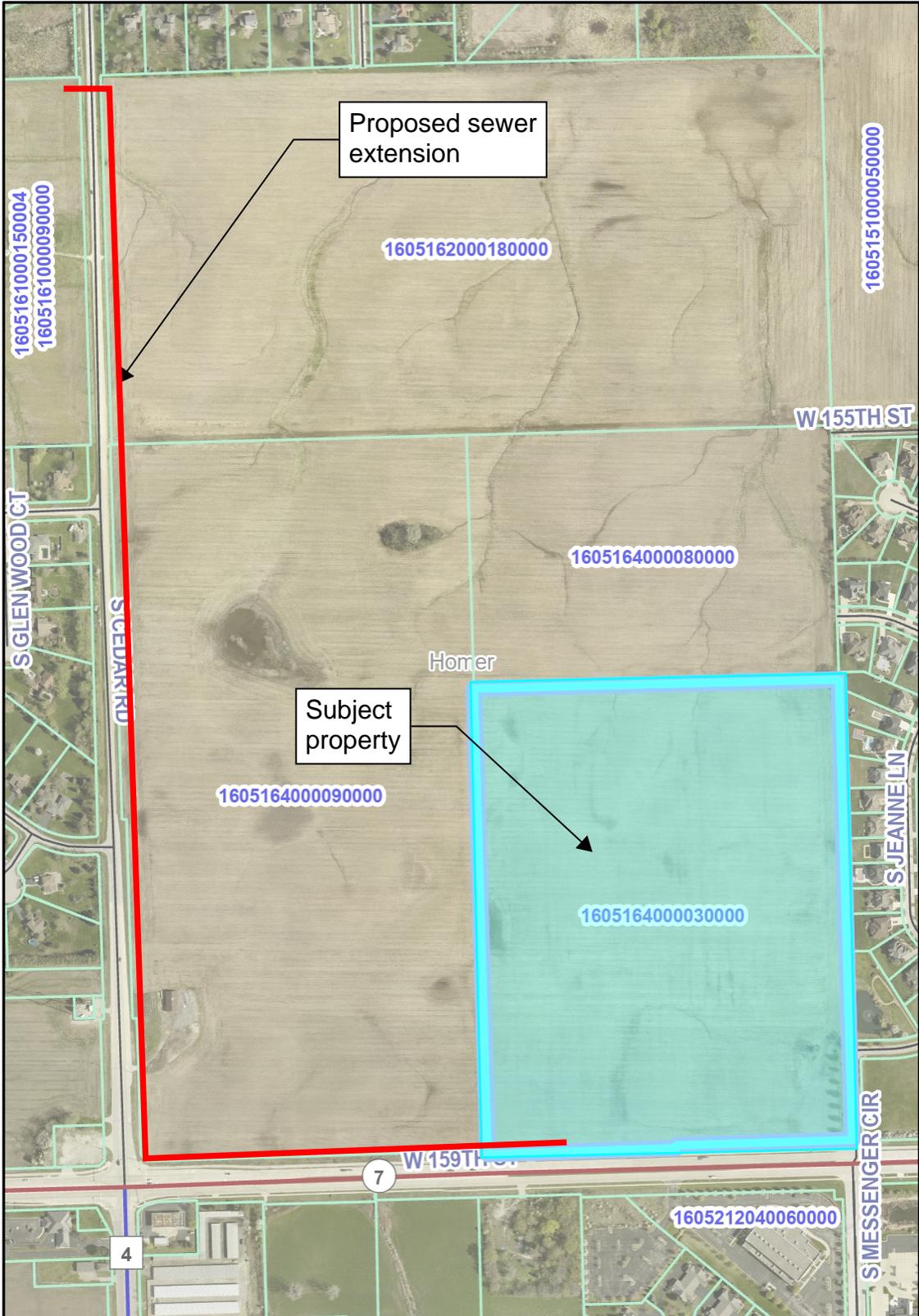
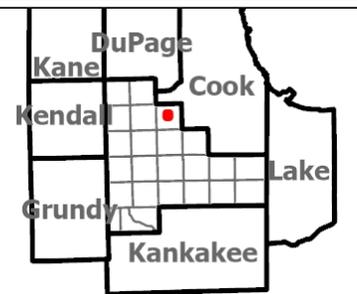
This grant of easement for sanitary sewer is required as part of the Village's Fiddymont Creek – Cedar Road Extension project. The project will provide an extension of the Village's existing Fiddymont Creek sanitary sewer trunk line to the south, along Cedar Road and 159<sup>th</sup> Street, and provide sanitary sewer service to currently undeveloped parcels. A map of the proposed sewer route is attached with the subject property highlighted for reference.

The Plat of Easement is included as "Exhibit A" in the Ordinance and attached.

**Budget Implications:** None.

**Attachments:**

1. Map
2. Ordinance OR26-XXX; Approving a Plat of Easement for Sanitary Sewer.
3. Exhibit A – Plat of Easement.



Legend

- Roadways
  - Federal (Yellow line)
  - State (Red line)
  - County (Blue line)
  - Local and Private (Grey line)
- Parcels (Green outline)
- Townships (White outline)

Notes

Date: 3/2/2026

1: 9,028



Projection

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to [gis@willcountyillinois.com](mailto:gis@willcountyillinois.com).

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**THE VILLAGE OF HOMER GLEN  
WILL COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 26-XXX**

**AN ORDINANCE ACCEPTING AND APPROVING A PLAT OF  
EASEMENT GRANTING AN EASEMENT FOR SANITARY SEWER,  
AND A TEMPORARY CONSTRUCTION EASEMENT TO THE  
VILLAGE OF HOMER GLEN**

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**CHRISTINA NEITZKE-TROIKE, Village President  
CANDICE BIELSKI, Village Clerk**

**Village Trustees  
BART HOLZHAUSER  
MIKE LEPORE  
CURT MASON  
NICHOLAS MULLER  
ROSE REYNDERS  
ROBERT SCHALLER**

**AN ORDINANCE ACCEPTING AND APPROVING A PLAT OF EASEMENT  
GRANTING AN EASEMENT FOR SANITARY SEWER, AND A TEMPORARY  
CONSTRUCTION EASEMENT TO THE VILLAGE OF HOMER GLEN**

**WHEREAS**, the Village of Homer Glen, Will County, Illinois (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and,

**WHEREAS**, the Village President and Village Board of Trustees of the Village of Homer Glen (the “*Corporate Authorities*”) have determined that the acceptance and approval of the Plat of Easement, granting a Sanitary Sewer Easement and a Temporary Construction Easement, (referred to collectively herein as “Easements”), as legally described and depicted in the Plat of Easement titled “Grant of Easement for Sanitary Sewer to the Village of Homer Glen, “attached hereto as “Exhibit A,” constitutes a public benefit and interest; and is therefore in the best interest of the health, safety and welfare of the Village; and

**WHEREAS**, the Corporate Authorities have further determined that in order to advance the interests of the health, safety and welfare of its residents, the Village will accept the grant of Easements as legally described as follows:

Sanitary Sewer Easement:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 69.72 FEET, TO A NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078 AS IDENTIFIED ON PLAT OF HIGHWAYS RECORDED JANUARY 16, 2019 AS DOCUMENT NO. R2019-002966 AND THE POINT OF BEGINNING; THENCE THE FOLLOWING 2 COURSES BEING ALONG SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; NORTH 87 DEGREES 59 MINUTES 21 SECONDS EAST A DISTANCE OF 291.82 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 53 SECONDS EAST A DISTANCE OF 158.20 FEET; THENCE NORTH 01 DEGREES 59 MINUTES 07 SECONDS WEST A DISTANCE OF 27.00 FEET, TO A LINE 27.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; THENCE SOUTH 88 DEGREES 00 MINUTES 53 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 158.21 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 21 SECONDS WEST ALONG A LINE 27.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078 A DISTANCE OF 291.79 FEET, TO SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 55 MINUTES 28 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 27.00 FEET, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

Temporary Construction Easement:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 69.72 FEET, TO A NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078 AS IDENTIFIED ON PLAT OF HIGHWAYS RECORDED JANUARY 16, 2019 AS DOCUMENT NO. R2019-002966; THENCE THE FOLLOWING 2 COURSES BEING ALONG SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; NORTH 87 DEGREES 59 MINUTES 21 SECONDS EAST A DISTANCE OF 291.82 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 53 SECONDS EAST A DISTANCE OF 158.20 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 59 MINUTES 07 SECONDS WEST A DISTANCE OF 27.00 FEET, TO A LINE 27.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; THENCE SOUTH 88 DEGREES 00 MINUTES 53 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 158.21 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 21 SECONDS WEST ALONG A LINE 27.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078 A DISTANCE OF 291.79 FEET, TO SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 55 MINUTES 28 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 10.00 FEET, TO A LINE 37.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; THENCE NORTH 87 DEGREES 59 MINUTES 21 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 291.77 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 53 SECONDS EAST ALONG A LINE 37.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078 A DISTANCE OF 168.21 FEET; THENCE SOUTH 01 DEGREES 59 MINUTES 07 SECONDS EAST A DISTANCE OF 37.00 FEET, TO SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; THENCE SOUTH 88 DEGREES 00 MINUTES 53 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

**WHEREAS**, the terms of the Temporary Construction Easement as described on the Grant of Easement for Sanitary Sewer to the Village of Homer Glen, Illinois, which is attached hereto as “Exhibit A”, shall expire upon the acceptance of construction and installation of the sanitary sewer transmission and distribution systems or January 1, 2030, whichever shall occur first.

**NOW, THEREFORE, BE IT ORDAINED** by the Village President and Village Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

**Section 1. Incorporation of Recitals.** That the recitals set forth above are hereby incorporated in this Section in their entirety, as if fully set forth herein.

**Section 2. Approval of Grant of Easement.** The Plat of Easement titled as “Grant of Easement for Sanitary Sewer to the Village of Homer Glen,” Illinois, prepared by Bradley K. Lueders on May 12, 2025, and previously referenced and incorporated as Exhibit “A,” is hereby approved, and the Sanitary Sewer and Temporary Construction Easements granted to the Village therein are hereby accepted.

**Section 3. Severability.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

**Section 4. Repealer.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval and publication as required by law.

*The Remainder of this Page is Intentionally Left Blank*

Adopted this 11th day of March, 2026 pursuant to a roll call vote as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Holzhauser				
Lepore				
Mason				
Muller				
Reynders				
Schaller				
Neitzke-Troike (Village President)				
<b>TOTAL</b>				-

**APPROVED** by the Village President on March 11, 2026.

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Christina Neitzke-Troike  
Village President

ATTEST:

---

Candice Bielski  
Village Clerk

# GRANT OF EASEMENT

FOR SANITARY SEWER TO THE VILLAGE OF HOMER GLEN, ILLINOIS



150 0 150  
SCALE 1" = 150'

NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16-36-11

155TH STREET

JAMES LANE

### SANITARY SEWER EASEMENT

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 69.72 FEET; TO A NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078 AS IDENTIFIED ON PLAT OF HIGHWAYS RECORDED JANUARY 16, 2019 AS DOCUMENT NO. R2019-002966 AND THE POINT OF BEGINNING; THENCE THE FOLLOWING 2 COURSES BEING ALONG SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; NORTH 87 DEGREES 59 MINUTES 21 SECONDS EAST A DISTANCE OF 291.82 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 53 SECONDS EAST A DISTANCE OF 158.20 FEET; THENCE NORTH 01 DEGREES 59 MINUTES 07 SECONDS WEST A DISTANCE OF 27.00 FEET; TO A LINE 27.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; THENCE SOUTH 88 DEGREES 00 MINUTES 53 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 158.21 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 21 SECONDS WEST ALONG A LINE 27.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078 A DISTANCE OF 291.79 FEET; TO SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 55 MINUTES 28 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 27.00 FEET; TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

AREA = 0.279 ACRES OR 12,150 SQUARE FEET

### TEMPORARY CONSTRUCTION EASEMENT

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 69.72 FEET; TO A NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078 AS IDENTIFIED ON PLAT OF HIGHWAYS RECORDED JANUARY 16, 2019 AS DOCUMENT NO. R2019-002966; THENCE THE FOLLOWING 2 COURSES BEING ALONG SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; NORTH 87 DEGREES 59 MINUTES 21 SECONDS EAST A DISTANCE OF 291.82 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 53 SECONDS EAST A DISTANCE OF 158.20 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 59 MINUTES 07 SECONDS WEST A DISTANCE OF 27.00 FEET; TO A LINE 27.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; THENCE SOUTH 88 DEGREES 00 MINUTES 53 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 158.21 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 21 SECONDS WEST ALONG A LINE 27.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078 A DISTANCE OF 291.79 FEET; TO SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 55 MINUTES 28 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 27.00 FEET; TO A LINE 37.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; THENCE NORTH 87 DEGREES 59 MINUTES 21 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 291.77 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 53 SECONDS EAST ALONG A LINE 37.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078 A DISTANCE OF 168.21 FEET; THENCE SOUTH 01 DEGREES 59 MINUTES 07 SECONDS EAST A DISTANCE OF 37.00 FEET; TO SAID NORTH LINE OF PROPERTY ACQUIRED FOR 159TH STREET PER CASE 13ED078; THENCE SOUTH 88 DEGREES 00 MINUTES 53 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 10.00 FEET; TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

AREA = 0.112 ACRES OR 4,870 SQUARE FEET

WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16-36-11

NORTH LINE OF THE SOUTH 52.5 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16-36-11

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16-36-11

16-05-16-400-003

GLENVIEW WALK  
ESTATES P.U.D.  
DOC. NO.  
R2005-089279

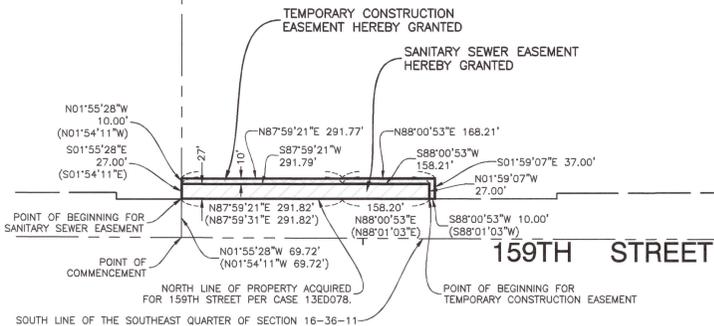
State of Illinois }  
County of Will } SS

I, BRADLEY K. LUEDERS, an Illinois Professional Land Surveyor, do hereby state that I have prepared the hereon drawn plat, for the purpose of granting the property as described hereon for easements for sanitary sewer and temporary construction.

The property described hereon lies within the corporate limits of the Village of Homer Glen, Illinois.

Frankfort, Illinois the 12th day of May, 2025.

*Bradley K. Lueders*  
Professional License No. 035-003406  
Expires November 30, 2026



#### Sanitary Sewer Easement Provisions:

A Sanitary Sewer Easement is hereby granted to the Village of Homer Glen over the area hereon shown and designated "Sanitary Sewer Easement Hereby Granted", to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate sanitary sewers. No encroachment of any kind shall be allowed within said easement unless the village determines that said encroachment shall not interfere with the proper functioning of such sanitary facilities, such as encroachment by non-interfering gardens, shrubs and other landscaping material or driveways. The village may enter upon said easement for the uses herein set forth and have the right to cut, trim or remove any trees, shrubs or other plants within the areas shown hereon and designated "Sanitary Sewer Easement Hereby Granted" which encroach on and interfere with the construction, installation, reconstruction, repair, removal, replacement, maintenance and operation of the sanitary sewer and related facilities appurtenant thereto. Following any work to be performed by the village in the exercise of its easement rights granted herein, the village shall restore the surface to the condition it was in immediately preceding the commencement of such work.

#### Temporary Construction Easement Provisions:

A temporary easement is hereby reserved and granted to the Village of Homer Glen, Illinois, their successors and assigns, for the temporary right, privilege, and authority to construct sanitary sewer transmission and distribution systems over, under, across, and along the surface of the area shown and designated as "Temporary Construction Easement Hereby Granted", together with right of access across the property for necessary employees, contractors, sub-contractors and equipment to construct said sanitary sewer transmission and distribution systems.

The terms of the Temporary Construction Easement shall expire upon the acceptance of construction and installation of the sanitary sewer transmission and distribution systems or January 1, 2030, whichever shall occur first.

Approved by the PLANNING COMMISSION of the Village of Homer Glen, Illinois on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
CHAIRMAN VILLAGE CLERK

Ordinance No. \_\_\_\_\_ for dedication adopted the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Approved by the VILLAGE PRESIDENT and the BOARD OF TRUSTEES of the Village of Homer Glen, Illinois this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
VILLAGE PRESIDENT VILLAGE CLERK

Exempt from Transfer Tax by \_\_\_\_\_ NAME

\_\_\_\_\_  
SIGNATURE

I find no deferred installments of outstanding unpaid special assessments due against any of the land included in the above plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
VILLAGE COLLECTOR

This is to certify that I find no delinquent or unpaid current taxes or special assessments against any of the real estate included in this plat of subdivision.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WILL COUNTY CLERK

#### LEGEND



SANITARY SEWER EASEMENT  
HEREBY GRANTED



TEMPORARY CONSTRUCTION  
EASEMENT HEREBY GRANTED

Do not fold original mylar plat.

Upon recordation of this document, return signed original or copy thereof to the following:

Robinson Engineering, Ltd.  
17000 South Park Avenue  
South Holland, Illinois  
(708) 331-6700

Attention: Survey Department

#### NOTES:

Robinson Engineering, Ltd., and the employees do not warrant or guarantee the accuracy of the information relative to the ownership of the property covered by this instrument.

A thorough search of the title should be made prior to any reliance on the ownership indicated herein. Use of this instrument as evidence of title is done at the user's risk.

(XXX.XX') Denotes record dimension or dimension computed from record dimension values.  
XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS

CHICAGO TITLE LAND TRUST COMPANY successor to Old National Bank successor to First Midwest Bank, National Association, as successor to Heritage First National Bank of Lockport, or its successor in trust, as Trustee under Trust Agreement dated the 18th day of September, 1987 and known as Trust Number 72-20270, does hereby certify that they are the holders of record title to the property described hereon and as such has caused this grant of easement to be prepared as shown hereon, and does hereby make, acknowledge and adopt the same and grant shown therein for the uses and purposes herein set forth.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHICAGO TITLE LAND TRUST COMPANY successor to Old National Bank successor to First Midwest Bank, National Association, as successor to Heritage First National Bank of Lockport, or its successor in trust,

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

By: \_\_\_\_\_

State of Illinois }  
County of \_\_\_\_\_ } SS

I, \_\_\_\_\_, a Notary Public in and for said County in the State of Illinois do hereby certify that

\_\_\_\_\_, as \_\_\_\_\_ of Chicago Title Land Trust Company successor to Old National Bank successor to First Midwest Bank, National Association, as successor to Heritage First National Bank of Lockport, or its successor in trust, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

22-R0422

ROBINSON ENGINEERING, LTD.		REVISIONS	
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS		No.	Date
10045 W. LINCOLN HIGHWAY FRANKFORT, ILLINOIS 60423		1	5-12-2025
(815) 806-0300 Web: www.relltd.com			
ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128			
FOR: THE VILLAGE OF HOMER GLEN 14240 W 151ST STREET HOMER GLEN, IL 60491			
Drawn by: B.K.L.	Date: 9-21-2022		
Checked by: K.M.	Scale: 1" = 150'		
Sheet 1 of 1	Project No. 22-R0422		



## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** L.6

**Village Board:** March 11, 2026

**Item Title:** Consider for Approval an Ordinance Approving a Final Plat for Stonebridge Lot 80 Resubdivision.

**Motion for Consideration: Is there a Motion to Approve an Ordinance Approving a Final Plat for Stonebridge Lot 80 Resubdivision?**

**Staff Contact:** Village Engineer, Brett Westcott P.E.

**Background Information:**

The subject property is located at 13955 W 159<sup>th</sup> Street. PIN: 16-05-22-200-019-0000

The applicant is two entities: Stonebridge Woods LLC (owner of Lot 80) and Arturas Laukys (owner of 13955 W 159<sup>th</sup> Street). The owner of Lot 80 of the Stonebridge Woods PUD sold that portion of Lot 80 of the Stonebridge Woods PUD, legally described in Exhibit A, and hereafter referred to as "Property A", to the owner of the property located at 13955 W 159<sup>th</sup> Street, via deed. As this portion of land is still considered to be within the boundary of the Stonebridge PUD and part of Lot 80. The new owner would be limited to the use of that land per the current zoning/PUD regulations. The owners are both requesting that "Property A" be removed from the Stonebridge PUD, Subdivided from Lot 80, and Consolidated with the property at 13955 W. 159<sup>th</sup> Street.

The acceptance of this final plat was previously approved by the Plan Commission at the July 6, 2023 meeting. The final plat has taken longer to get to the board as there were some PUD documents which were impacted by the zoning amendments and needed to be updated and recorded prior to plat approval. These items have been taken care of and approval of the final plat can proceed.

The Final Plat is included as "Exhibit A" in the Ordinance attached.

**Budget Implications:** None.

**Attachments:**

1. Ordinance OR26-XXX; Approving a Final Plat for Stonebridge Lot 80 Resubdivision.

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**THE VILLAGE OF HOMER GLEN  
WILL COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 26-XXX**

**AN ORDINANCE APPROVING A FINAL PLAT FOR STONEBRIDGE  
LOT 80 RESUBDIVISION**

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**CHRISTINA NEITZKE-TROIKE, Village President  
CANDICE BIELSKI, Village Clerk**

**Village Trustees**

**BART HOLZHAUSER  
MIKE LEPORE  
CURT MASON  
NICHOLAS MULLER  
ROSE REYNDERS  
ROBERT SCHALLER**

**AN ORDINANCE APPROVING A FINAL PLAT FOR STONEBRIDGE LOT 80  
RESUBDIVISION**

**WHEREAS**, the Village of Homer Glen, Will County, Illinois (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and,

**WHEREAS**, the Village President and Village Board of Trustees of the Village of Homer Glen (the “*Corporate Authorities*”) have determined that the approval the final plat legally described in the Final Plat for Stonebridge Lot 80 Resubdivision, attached hereto as “Exhibit A,” constitutes a public benefit and interest; and is therefore in the best interest of the health, safety and welfare of the Village; and,

**WHEREAS**, the Village President and Board of Trustees have further determined that the acceptance and approval of the final plat, as legally described in Exhibit A,” promotes the health, safety and welfare of the Village and its residents; and. acceptance of the final plat, legally described as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the Village President and Village Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

**Section 1. Incorporation of Recitals.** That the recitals and findings as set forth by the Village (above), are hereby incorporated in this Section in their entirety, as if fully set forth herein.

**Section 2. Approval of Final Plat.** The Final Plat for Stonebridge Lot 80 Resubdivision, prepared by Mark H. Landstrom on October 24, 2025, and previously referenced and incorporated herein as Exhibit “A,” is hereby approved and accepted..

**Section 3. Severability.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

**Section 4. Repealer.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval and publication as required by law.

*The Remainder of this Page is Intentionally Left Blank*

Adopted this 11th day of March, 2026 pursuant to a roll call vote as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Holzhauser				
Lepore				
Mason				
Muller				
Reynders				
Schaller				
Neitzke-Troike (Village President)				
<b>TOTAL</b>				-

**APPROVED** by the Village President on March 11, 2026.

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Christina Neitzke-Troike  
Village President

ATTEST:

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Candice Bielski  
Village Clerk



## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** L.7  
**Village Board Meeting Date:** March 11, 2026  
**Committee Meeting Date:** N/A

**Item Title:** Consider a Motion to Approve Resolution No. 26-007 Concerning the Waiver of Surety Bonds for Construction on State Highways.

**Motion for Consideration:** Is there a Motion to Approve Resolution No. 26-007 Concerning the Waiver of Surety Bonds for Construction on State Highways?

**Staff Contact:** Village Engineer, Brett Westcott PE

**Background Information:** This is a standard request from the Illinois Department of Transportation (IDOT). All communities that have state highways passing through them are asked to approve the attached resolution. Any person, firm or corporation desiring to do work on State maintained right of way are required to obtain a written permit from IDOT. Additionally, a surety bond is required to ensure that all work is completed in accordance with IDOT specifications and that the state right of way is properly restored. For work to be performed by a municipality, IDOT has agreed to accept a resolution, which is required to be enacted for a period of two (2) years, from the municipality in lieu of a surety bond. The resolution does not constitute a blanket permit for work within the State system; any such work will still require a separate permit application at the time of proposed work.

**Budget Implications:** None.

**Attachments:**

- 1) Resolution 26-007

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**THE VILLAGE OF HOMER GLEN  
WILL COUNTY, ILLINOIS**

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**RESOLUTION  
NUMBER 26-007**

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**A RESOLUTION CONCERNING THE WAIVER OF SURETY  
BONDS FOR CONSTRUCTION ON STATE HIGHWAYS**

**CHRISTINA NEITZKE-TROIKE, Village President  
CANDICE BIELSKI, Village Clerk**

**Village Trustees**

**MIKE LEPORE**

**CURT MASON**

**ROBERT SCHALLER**

**BART HOLZHAUSER**

**NICHOLAS MULLER**

**ROSE REYNDERS**

**A RESOLUTION CONCERNING THE WAIVER OF SURETY BONDS  
FOR CONSTRUCTION ON STATE HIGHWAYS**

**WHEREAS**, the Village of Homer Glen, hereinafter referred to as MUNICIPALITY, located in the County of Will, State of Illinois, desires to undertake, in the years 2026 and 2027, the location, construction, operation and maintenance of driveways and street returns, watermains, sanitary and storm sewers, street light, traffic signals, sidewalk, landscaping, etc., on State highways, within said MUNICIPALITY, which by law and/or agreement come under the jurisdiction and control of the Department of Transportation of the State of Illinois hereinafter referred to as Department; and

**WHEREAS**, an individual working permit must be obtained from the Department prior to any of the aforesaid installations being constructed either by the MUNICIPALITY or by a private person or firm under contract and supervision of the MUNICIPALITY.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF HOMER GLEN, WILL COUNTY, ILLINOIS, THAT:**

**SECTION ONE:** The MUNICIPALITY hereby pledges its good faith and guarantees that all work shall be performed in accordance with conditions of the permit to be granted by the Department, and to indemnify and hold the State of Illinois harmless during the prosecution of such work, for any and all claims seeking damages to person or property due to accidents or otherwise, by reason of the work which is to be performed under the provision of said permit.

**SECTION TWO:** That the Village Manager or his/her authorized designee, are hereby instructed and authorized so sign said working permit on behalf of the MUNICIPALITY.

**SECTION THREE:** This resolution shall be in full force and effect from and after its passage and approval.

Adopted this 11th day of March, 2026, pursuant to a roll call vote as follows:

	<b><u>YES</u></b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Holzhauser				
Lepore				
Mason				
Muller				
Reynders				
Schaller				
Neitzke-Troike (Village President)				
TOTAL				

**APPROVED** by the Village President on March 11, 2026

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Christina Neitzke-Troike  
Village President

ATTEST:

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Candice Bielski  
Village Clerk



**HOMER GLEN**

## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** L.8

**Village Board Meeting Date:** March 11, 2026

**Item Title:** Consider for Approval an Ordinance Amending the provisions of Chapter 138, Article I, Section 5 Environmental Conservation and Tree Preservation of the Code of the Village of Homer Glen, Will County, Illinois.

**Motion for Consideration:** Is there a motion to Approve an Ordinance Amending the provisions of Chapter 138, Article I, Section 5 Environmental Conservation and Tree Preservation of the Code of the Village of Homer Glen, Will County, Illinois?

**Staff Contact:** Taylor Udarbe, Senior Planner

### **Background Information**

Village staff is requesting approval of a PUBLIC Tree Preservation Ordinance to satisfy requirements of a Morton Arboretum Grant. The purpose of this ordinance is to protect and preserve our urban forest for public benefit by codifying planting and maintenance standards, permit and plan review requirements, and establish replacement, exemptions and penalties. This ordinance has already been approved by the Morton Arboretum to satisfy their grant requirements.

This proposed ordinance codifies a reference to the standards already established in Village SOP #011 (Parkway Tree Planting and Maintenance). Our Village Code does include existing standards for ROW tree quantity and a few planting standards though there are no codes that explicitly set standards for damage or removal of public trees. Staff currently uses the following code sections:

*§155-21 It shall be unlawful for any person to deface property within the Village, upon either public or private property.*

*§ 92-24B(2) Damage to trees. Poor pruning practices resulting in damaged or misshapen trees will not be tolerated and shall be grounds for cancellation of the tree trimming permit and for assessment of damages. The Village will require compensation for trees extensively damaged and for trees removed without authorization. The formula developed by the International Society of Arboriculture will be used as a basis for determining the compensation for damaged trees or unauthorized removal of trees. The Village may require the removal and replacement of trees if trimming or radical pruning would leave them in an unacceptable condition.*

This is proposed to be incorporated in the same section as our existing standards for Private Tree Preservation requirements. No amendments to private tree preservation are being proposed at this time other than reclassifying sections as “private” or “public” tree preservation for clarity. As

staff is requesting amendments to §138-5 Environmental conservation and tree preservation there are no public hearing requirements for adoption of these amendments.

**Budget Implications:** Village of Homer Glen has been approved in the amount of \$15,000.00 for the 2024 – 2026 round of the USDA Forest Service and Illinois Department of Natural Resources Urban and Community Forestry Partner Grant for Tree inventories, planting and invasive species removal. Adoption of this ordinance and the reimbursement request is required by August 1, 2026.

**Staffing Implications:** None. As mentioned, this proposed Public Tree Preservation Ordinance is largely codifying existing operating procedures established in SOP #011 used by Public Works and the Parks Department for the Parkway Tree Planting program.

**Attachments**

1. SOP No. 011
2. Redline Public Tree Preservation ORD (Exhibit A of OR26-XXX)



## Mayor & Village Board

### Standard Operating Procedure – No. 011

Date Adopted: August 26, 2014

Date(s) Revised: May 9, 2018

Mayor and Village Board Standard Operating Procedure # 011, having been first adopted by the Mayor and Village Board on August 26, 2014 shall:

1. Be updated on at least an annual basis;
2. Be administered by the Mayor and Village Manager; and
3. Be a procedure establishing the **Village of Homer Glen Public Parkway Tree Replacement Program and Tree Trimming Policy.**

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

*May 9, 2018*

The following shall be the operating procedure for the Village of Homer Glen's Public Parkway Tree Replacement Program.

#### **Purpose**

To replace public parkway trees that have been removed due to disease, infestation, or storm damage with properly spaced, quality trees in residential areas.

Trees planted in the public parkways are the property of the Village of Homer Glen. A successfully designed street corridor will be open where pleasant views or safe vision is desired; closed where visual screen is needed; and varied in form, size, texture, and color for interest. Successful tree planting and street corridor development involves several steps including analyzing the site, selecting appropriate trees, and following up with inspections and care. All steps require adherence to specifications and best management practices to maximize the benefit, minimize the expense and minimize the risk in the street corridor.

Village staff coordinates all tree planting activities with the Homer Township Highway Department and a selected contractor, approved by the Village Board. The Village has an annual budget for tree planting that comes out of the CIP Tree Replacement Fund (Fund 71). The Public Parkway Tree Replacement Program is provided at no direct costs, charges or fees to residents for the tree purchase or labor for planting the tree. Residents are permitted to plant their own parkway tree at no cost to the Village. Planting permits are not required.

Each season, Village staff prepares a list of replacement trees. This includes reviewing the current tree inventory numbers and assessing the tree species adjacent to potential planting sites from the Tree Replacement Log. Once the list is complete, a Request for Proposals is created and a contract is awarded by the Village Board. Replacement trees are ordered based on availability and the desired species for the planting location.

The public parkway trees are individually selected by the Village arborist, from the supplying nurseries, to ensure proper shape and quality. All nurseries are Illinois Department of Agriculture Certified nurseries and all nursery stock adheres to the *ANSI Z60.1-2014 American Standard for Nursery Stock*. Village staff and/or arborist walk through the nurseries and attaches field tags to the appropriate trees. The majority of selected trees have a caliper of 1.5-2.5 inches (measurement of diameter at a point six inches above ground).

#### **Tree Removal and Replacement Record**

The process for planting a replacement tree is outlined below:

The public parkway tree replacement process begins with the tree removal of a parkway tree. On April 24, 2012, the Village began keeping public parkway tree removal records. The tree removal record contains the address location of the removed tree. From this record a Tree Replacement Log is generated (Exhibit A) to begin the process of a possible replacement.

Village of Homer Glen Public Parkway Tree Guidelines (Exhibit B) are to assist residents who wish to plant their own tree.

#### **Tree Species Selection**

To establish a healthy and diverse tree population, tree species for planting will be determined by staff and the Village arborist. The tree species planted are those that can tolerate urban conditions in northern Illinois, are relatively free of insect and disease pests, have low maintenance costs, and have low susceptibility to breakage by wind and ice storms. For each planting location, the tree species chosen varies depending on the planting location's soil type, drainage condition, amount of wind exposure and sun interception, and the surrounding tree species.

Planting a diversity of tree species provides a variety of tree forms, sizes, textures and colors. Diversity also reduces the potential of one pest or disease from affecting all trees in an area. When overhead utility lines are present, trees with shorter mature heights are chosen so the right-of-way has some tree canopy but without the wire interference.

To guarantee the health of the Village's urban forest, the population targets, for high-quality species, should be around 5%. The long-term goal for the Village's tree inventory is to have less than 10% of any one species, less than 20% of one genus, and less than 30% in one family. The trees should be distributed over time and planted in small numbers on a regular basis. Species with a smaller designed emphasis should have targets of less than 5%.

Trees approved for parkway tree planting are to be chosen from the Village of Homer Glen Recommended Street Tree list (Exhibit C) or the Village of Homer Glen Recommended Trees for Planting Under Utility Lines list (Exhibit D).

### **Tree Planting Site Selection**

Planting sites should be selected that maximize a tree's growth and health and minimize long-term infrastructure conflicts. Soil content, size, and surrounding obstacles should be taken into consideration.

A Village staff member inspects the public parkway location to determine if a site is suitable for planting a tree. The exact position for planting a tree in the parkway depends on the presence or absence of curb and gutters, sidewalks, ditch lines and locations of existing parkway trees. Factors that will determine if the location is suitable, where on the parkway the tree should be planted, include:

- Parkway is to have a width of six feet or more;
- Planting site should have overhead space without overhanging crowns from other trees or vegetation;
- Planting site is to be on the high side of a ditch in areas without storm sewers and should not obstruct storm water flow from ditches, grates or pipes of any kind;
- Planting site is to compliment all surrounding vegetation on public and private property; and
- The distance between a newly planted tree and existing factors shall be shown as below.
  - Other Trees or planting sites                      35 feet
  - Driveways    10 feet
  - Fire Hydrants    10 feet
  - Natural Gas Service Line                                10 feet
  - Street intersection (corner/curb)                      60 feet
  - Street Lights     15 feet
  - Utility Poles    15 feet
  - Water Service Line (B-Box)                              10 feet
  - Other valve boxes and vaults with metal lids       10 feet

Trees will not be planted where there is less than 6 feet between the sidewalk and the curb, or edge of the pavement; or less than 10 feet between property line and curb or edge of pavement where there is no sidewalk. Trees will be centered between the curb and sidewalk in the parkway.

Any deviations from the spacing guidelines or distances listed above are to occur only when no other options exist and when the site would be improved more from the planting of a tree than not. All tree plantings will first require a J.U.L.I.E. locate.

### **Preparation and Tree Planting**

After determining the tree species and site selection, preparations are made for planting. Before planting, staff will identify the planting location in the parkway. Door hangers will be placed to inform residents of the planting location and tree species (Exhibit E).

The J.U.L.I.E. service is contacted and given the location address.

The actual process of planting follows the *International Society of Arboriculture Best Management Practices: Tree Planting (2005)*, and the *ANSI A300 (Part 6) – 2012 Planting and Transplanting*.

- Trees are covered during transport and care is taken to avoid branch damage.
- Tree planting occurs during the spring and fall when trees are dormant.
- The rootball is placed in the hole such that the trunk flare is at grade and the uppermost structural roots are 1 to 3 inches below the surrounding grade.
- Once at proper depth and orientation, the backfill soil is firmly tamped around the rootball.
- A 2 to 3 inch layer of compost wood chip mulch is added as a top dressing to supply organic matter, retain soil moisture, moderate soil temperatures, and provide an aesthetically pleasing appearance.
- Twine and visible burlap should be removed by the planting crew after planting.
- Village arborist will inspect the tree planting at the time of installation.

### **Resident Participation in Tree Care**

After the tree is planted, a door hanger will be left or a letter will be sent to the resident indicating the tree species and special care instructions (Exhibit F&G). Instructions shall include items listed below.

**Watering** – Slow and thorough watering around the tree stem is essential. In normal weather the tree should be watered every 4-7 days. When the weather turns hot and dry (above 80°), the tree should be watered every 3-4 days.

**Mulch** – A circle of mulch, 2-3 inches deep and 36 inches in diameter is placed around the tree. Residents do not need to add mulch the first year. Mulch should not be more than 3 inches deep and must be kept 4-6 inches away from the trunk.

**Fertilizing** – Trees should not be fertilized the first year. The new tree needs to establish a new root system. Fertilizers that contain Nitrogen may cause excessive top growth before enough new roots have grown.

**Pruning and trimming** – Due to transplant shock it is best to wait two years after planting to prune the tree, except for structural integrity. This will allow the tree to recover from root loss. The Village will arrange for tree trimming, when needed.

**Harmful to trees** – Lawn mowers and string trimmers are a frequent cause of tree injury. Repetitive damage to the trunk of the tree can cause serious problems. The spray from weed killers can cause severe damage to tree foliage. Lawn fertilizers that contain weed killers should not be used in the vicinity of trees.

### **Maintenance**

- The resident receiving the tree is responsible for watering the tree.
- If a guarantee exists, no maintenance shall be performed until after the guarantee period.
- Within the first two months after planting, all trees are re-inspected by Village arborist. If needed, the Village arborist leaves a door hanger with any needed special instructions (Exhibit G).
- Village arborist or staff inspects newly planted trees within five (5) months and again in one (1) year after planting.
- Pruning and trimming will not be done in the first two years after planting except for structural integrity.
- Third year after planting routine trimming may begin.

### **Tree Inventory**

After a replacement tree is planted, a tree planting record is added to the Village's tree inventory. Tree history, maintenance and special comments are added to the inventory record when events occur.

Village tree plantings may take place in the spring and fall. Tree replacement applications, that are not fulfilled, are kept until the next planting cycle.

## **Parkway Tree Trimming Policy**

### **Purpose**

Trees within public roads and rights-of-way are owned and maintained by the Village of Homer Glen. The Village in coordination with the Homer Township Road District provides for the maintenance of the facilities within the public right-of-way, including trees. The purpose of this policy is to provide clear direction for maintenance and health of trees in the Village right-of-way.

*If a subcontractor is used, the Village shall be notified and subcontractor is to provide a Certified Arborist to supervise the work.*

### **Tree Trimming**

The Homer Township Road District will trim dead limbs, damaged limbs, limbs impeding traffic, limbs obstructing traffic lines-of-sight, or limbs otherwise judged to be dangerous by the Homer Township Road District. A contractor may be hired to perform high branch tree trimming.

The objectives of tree trimming include the following:

Allow sun light to penetrate the crown of the tree to promote new growth and strengthen existing limbs.

- Eliminate weak forks in tree stems and reduce the weight on support limbs.
- Reduce the possibility of future damage to the tree by high winds and storms.
- Maintain adequate visibility and vertical clearance for vehicle and pedestrian traffic.

Property owners may, at their expense, have tree limbs trimmed provided that such work is performed according to the requirements in the tree trimming specifications. This applies to the "elective trimming of live limbs overhanging homes or other buildings, parking areas, etcetera.

### **Tree Trimming Cycle**

The Village will maintain a 5-year trim cycle for trees greater than six inches in diameter (see attached map). This proactive trimming allows for a gradual raising of the crown, correction of defects early in the tree's life and smaller pruning wounds which close more quickly.

Cyclical tree trimming will be performed when trees are dormant (October through March). Trees may be trimmed year round due to storm events, pro-active elimination of issues observed by staff or in response to a request from residents or businesses.

### **Tree Trimming Specifications**

Trimming will be completed by the Homer Township Road District (HTRD) in accordance with ANSI A300 Standards. All tree trimming personnel are to be trained by a certified arborist. Trees will be trimmed to maintain height clearances of 14 feet over roads and driveways and 8 feet over sidewalks. This allows for safe clearance by all vehicular and pedestrian traffic. It also ensures that any signage in the parkway is clearly visible.

No more than one-quarter of the live crown will be removed at one time. The determination of how much to remove will be dependent upon tree species, size and condition of the tree, as well as the duration between trim cycles. Trimming will include the removal of deadwood, removal of diseased, insect infested, broken, hanging, weakly attached, or structurally unsound limbs, correction of storm damage, thinning of sucker growth, removal of limbs which interfere with utility lines, street lights or vegetation on private property and removal of limbs which conflict with other limbs.





## VILLAGE OF HOMER GLEN PARKWAY TREE PLANTING GUIDELINES

Residents may plant a tree in the Village public parkway. The Village recommends that you consider planting trees that are shown on the Recommended Public Parkway Street Tree List. After a tree is planted in the parkway, it becomes the property of the Village of Homer Glen.

### PLANTING AND CARE GUIDELINES

#### Tree Planting

- Distance not less than from:
  - Other Trees or planting sites 35 feet
  - Driveways 10 feet
  - Fire Hydrants 10 feet
  - Natural Gas Service Line 10 feet
  - Street intersection (corner/curb) 60 feet
  - Street Lights 15 feet
  - Utility Poles 15 feet
  - Water Service Line (B-Box) 10 feet
  - Other valve boxes and vaults 10 feet
- Before planting call JULIE (800-892-0123) to have all underground utilities located prior to digging.
- Check the twine around the root ball. If it is not dissolving twine, it must be removed from the ball's upper 12". Also remove any wire surrounding the ball.

#### Tree Care

- **Watering** – slow and thorough watering around the tree stem is essential. In normal weather the tree should be watered every 4-7 days. When the weather turns hot and dry, the tree should be watered every 3-4 days. Check the soil first to be sure the tree needs watering. Trees can die not only from lack of water, but overwatering as well.
- **Mulch** – a circle of much, 2-3 inches deep and 36 inches in diameter should be placed around the tree. Mulch should not be more than 3 inches deep and must be kept 4-6 inches away from the trunk.
- **Fertilizing** – Trees should not be fertilized the first year. The new tree needs to establish a new root system. Fertilizers that contain Nitrogen may cause excessive top growth before enough new roots have grown.
- **Pruning and trimming:** Due to transplant shock it is best to wait two years after planting to prune the tree, except for structural integrity. This will allow the tree to recover from root loss. The Village will arrange for tree trimming when needed.
- **Harmful to trees** – Lawn mowers and string trimmers are a frequent cause of tree injury. Repetitive damage to the trunk of the tree can cause serious problems. The spray from weed killers can cause severe damage to tree foliage. Lawn fertilizers that contain weed killers should not be used in the vicinity of trees.

## EXHIBIT B

## Recommended Public Parkway Street Tree List

Botanical Name	Common Name	Cultivar	Planting Season
<i>Acer miyabei</i>	Maple	STATE STREET™	Spring or Fall
<i>Acer nigrum</i>	Black Maple		Spring
<i>Aesculus carnea</i>	Horse-chestnut		Spring
<i>Aesculus flava</i>	Buckeye, yellow		Spring
<i>Aesculus glabra</i>	Buckeye, Ohio		Spring or Fall
<i>Alnus incana</i>	Alder, European White		Spring or Fall
<i>Alnus maritima</i>	Alder, seaside		Spring
<i>Betula populifolia</i>	Birch, gray	'Whitespire Senior'	
<i>Amelanchier laevis</i>	Serviceberry, Alleghany		Spring or Fall
<i>Amelanchier x grandiflora</i>	Serviceberry, apple		Spring or fall
<i>Carpinus betulus</i>	Hornbeam, European		Spring
<i>Carya cordiformis</i>	Hickory, bitternut		Spring or Fall
<i>Carya glabra</i>	Hickory, pignut		
<i>Carya illinoensis</i>	Pecan		Spring
<i>Carya laciniata</i>	Hickory, shellbark		
<i>Carya ovalis</i>	Hickory, red		
<i>Carya ovata</i>	Hickory, shagbark		Spring
<i>Carya tomentosa</i>	Hickory, mockernut		
<i>Castanea mollissima</i>	Chestnut, Chinese		
<i>Catalpa bignonioides</i>	Catalpa, southern		
<i>Catalpa speciosa</i>	Catalpa, Northern		Spring
<i>Catalpa x erubescens</i>	Catalpa, hybrid		
<i>Celtis occidentalis</i>	Common Hackberry		Spring or Fall
<i>Cornus kousa</i>	Dogwood, kousa		
<i>Cladrastis kentukea</i>	Yellowwood		Spring or fall
<i>Cornus mas</i>	Dogwood, Cornelian-cherry		Spring or Fall
<i>Cornus officinalis</i>	Cornel, Japanese		
<i>Corylus colurna</i>	Hazelnut, Turkish		Spring
<i>Crataegus crus-galli</i> var. <i>inermis</i>	Hawthorn cockspur		Spring
<i>Fagus sylvatica</i>	Beech, European		
<i>Ginkgo biloba</i>	Ginkgo	Princeton Sentry	Spring
<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless honeylocust	'Skyline'	Spring or Fall
<i>Gymnocladus dioica</i>	Kentucky Coffetree	Male	Spring or Fall
<i>Liriodendron tulipifera</i>	Tulip Tree		Spring
<i>Maackia amurensis</i>	Maackia, Amur		spring
<i>Maclura pomifera</i>	Osage-orange	Macho (Male)	Spring or fall
<i>Malus</i>	Crabapple		Spring
<i>Metasequoia glyptostroboides</i>	Redwood, dawn		Spring
<i>Platanus x acerifolia</i>	Planetree, London		Spring
<i>Platanus x acerifolia</i> 'Morton Circle'	Planetree, London	EXCLAMATION™	Spring
<i>Populus tremuloides</i>	Aspen, quaking		Spring
<i>Quercus alba</i>	Oak, white		Spring
<i>Quercus bicolor</i>	Swamp White Oak		Spring
<i>Quercus 'Crimschmidt'</i>	Oak-CRIMSON SPIRE™		Spring
<i>Quercus elipsoidalis</i>	Oak, northern pin	(Hill's)	Spring
<i>Quercus imbricaria</i>	Oak, shingle		Spring

## EXHIBIT C

030717

**Recommended Public Parkway Street Tree List**

Quercus michauxii	oak, swamp chestnut		Spring
Quercus montana	Oak, chestnut		Spring
Quercus rubra	Oak, northern red		Spring
Quercus shumardi	Oak, Shumard's		Spring
Quercus x warei	Oak, Ware's		Spring
Syringa pekinensis	Lilac, Peking		Spring or fall
Syringa reticulata	Japanese Tree Lilac		spring or fall
Taxodium distichum	Bald cypress		Spring
Tilia americana	Basswood, American	'Redmond'	spring or fall
Tilia americana 'McKSentry'	Basswood American Sentry,		spring or fall
Tilia americana var. heterophylla	Basswood, white		spring or fall
Tilia mongolica	Linden, Mongolian		Spring or fall
Tilia platyphyllos	Linden, big-leaved		Spring or fall
Tilia tomentosa	Linden, silver		Spring or fall
Ulmus americana 'Princeton'	Elm, Princeton		spring or fall
Ulmus davidiana var. jopinica	Elm, Prospector		
Ulmus 'Frontier'	Elm, Frontier		Spring
Ulmus 'Morton Glossy'	Elm-TRIUMPH™		spring or fall
Ulmus 'Morton Stalwart'	Elm, Commendation		spring or fall
Ulmus 'New Horizon'	Elm, New Horizon		spring or fall
Ulmus parvifolia	Elm, lacebark		
Ulmus 'Patriot'	Elm, Patriot		spring or fall

**EXHIBIT C**

## Village of Homer Glen

Recommended Trees for Planting Under  
Utility Lines

Botanical Name	Common Name
<i>Acer campestre</i>	Hedge Maple
<i>Acer ginnala</i>	Amur maple
<i>Acer tataricum</i>	Tartarian Maple
<i>Acer rugosa</i>	Speckled Alter
<i>Amelanchier x grandiflora</i>	Apple Serviceberry
<i>Amelanchier laevis</i>	Alleghany Serviceberry
<i>Asimina triloba</i>	Pawpaw
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cornus mas</i>	Cornelian Cherry Dogwood
<i>Crataegus crus – galli var. inermis</i>	Thornless Cokspur Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn
<i>Magnolla x loebneri</i> 'Merrill'	Merill Magnolla
<i>Malus</i> (species and cultivars)	Flowering Crabapples
'Adams'	
'Beverly'	
'Bob White'	
'Donald Wyman'	
'Mary Potter'	
'Profusion'	
'Red Jade'	
'Red Jewel'	
'Selkirk'	
'Sentinel'	
'Snowdrift'	
<i>Zumi var. calocarpa</i>	Redbud Flowering Crabapple
<i>Ostrya virginiana</i>	Hophornbeam
<i>Prunus Americana</i>	American Plub
<i>Prunus virginiana</i>	Schubert Choke Cherry
<i>Syringa pekinensis</i>	Peking Lilac
<i>Syringa reticulata</i>	Japanese Tree Lilac

**EXHIBIT D**

**Public Parkway Tree Replacement Notice Door Hanger**

**Public Parkway Tree Replacement Program**

**Date:** \_\_\_\_\_

The Village of Homer Glen has inspected the parkway adjacent to your property for planting a new tree. Our findings are:

\_\_\_\_\_ The proposed site meets our site qualifications. An "X" has been painted on the spot where the tree is to be planted.

\_\_\_\_\_ The proposed site does not meet our site qualifications for tree planting.

The Village site qualifications include the following:

- 35' between parkway trees
- 60' from intersections
- 10' from driveways, b-boxes, utility vaults, fire hydrants
- No utility conflicts
- No sight obstructions
- Adequate growing space
- No conflicts with private vegetation

If you are not satisfied with the marked planting site or have any questions, please call the Village Hall as soon as possible. If you have an underground sprinkler system, you must mark out the system in the grass yourself to avoid planting conflicts.

**Village of Homer Glen  
708-301-0632**



**Front**

**AFTER THE TREE IS PLANTED**

**Plan To Care For The**

\_\_\_\_\_

(Tree to be planted)

- **Provide slow watering twice a week.**
- **Mulch will be provided. Do not push mulch against the tree.**
- **Protect from mower or string trimmer damage.**
- **Avoid using weed killer near the tree.**
- **Do not fertilize the tree for one year.**

For additional care instructions and information about the tree species that will be planted visit:  
[www.homerglenil.org](http://www.homerglenil.org)

For further information contact:

**Village of Homer Glen  
708-301-0632**

**Back**

**EXHIBIT E**

RE: Village of Homer Glen's Public Parkway Tree Replacement Program

Dear Resident:

It's a tree!! A beautiful new (species inserted here) tree has been planted in the public parkway adjacent to your home. We hope that you will welcome and care for this new tree. The transplanting procedure is traumatic to a tree, and many trees will demonstrate symptoms of shock. Symptoms can include withered leaves, dead branches and reduced growth. Your assistance in caring for this tree is crucial for its survival. Please adhere to the following tree care instructions:

**Watering:** Nothing has a greater impact on new tree survival than adequate watering during the first 2 years following transplant. The tree may die from either too little or too much water. Slow and thorough watering around the tree stem is essential. In normal weather the tree should be watered every 4-7 days. When the weather turns hot and dry, the tree should be watered every 3-4 days.

**Pruning and trimming:** Do to transplant shock it is best to wait for two years after planting to prune the tree, except for structural integrity. This will allow the tree to recover from root loss. The Village will arrange for tree trimming when needed.

**Fertilization:** Do not apply fertilizer. The new tree needs to establish a new root system. Fertilizers contain Nitrogen, which may cause damage to young trees.

**Harmful to trees:** Lawn mowers and string trimmers are a frequent cause of tree injury. Repetitive damage to the trunk of the tree can cause serious problems. The spray from weed killers can cause severe damage to tree foliage. Lawn fertilizers that contain weed killers should not be used in the vicinity of trees.

With your special attention and tender care, this tree will be enjoyed by future generations. For additional care instructions and information about the tree species, please visit our website [www.homerglenil.org](http://www.homerglenil.org) or call the Village at 708-301-0632.

Respectfully,  
Village of Homer Glen

**EXHIBIT F**



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**THE VILLAGE OF HOMER GLEN  
WILL COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 26-~~XXX~~**

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**AN ORDINANCE AMENDING THE PROVISIONS OF  
CHAPTER 138, ARTICLE I, SECTION 5 ENVIRONMENTAL  
CONSERVATION AND TREE PRESERVATION OF THE  
CODE OF THE VILLAGE OF HOMER GLEN, WILL  
COUNTY, ILLINOIS**

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**CHRISTINA NEITZKE-TROIKE, Village President  
CANDICE BIELSKI, Village Clerk**

**Village Trustees  
BART HOLZHAUSER  
MIKE LEPORE  
CURT MASON  
NICHOLAS MULLER  
ROSE REYNDERS  
ROBERT SCHALLER**

**AN ORDINANCE AMENDING THE PROVISIONS OF CHAPTER 138, ARTICLE I,  
SECTION 5 ENVIRONMENTAL CONSERVATION AND TREE PRESERVATION OF  
THE CODE OF THE VILLAGE OF HOMER GLEN, WILL COUNTY, ILLINOIS**

**WHEREAS**, the Village of Homer Glen, Will County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and,

**WHEREAS**, the Village Board recognizes that trees are unique, intrinsically significant and valuable assets in and to the Village of Homer Glen; and,

**WHEREAS**, the purpose of this Public Tree Preservation Ordinance is to protect and preserve the urban forest canopy on property owned or operated by the Village of Homer Glen in order to enhance the quality of life for residents and visitors; and,

**WHEREAS**, the Village Board recognizes that trees located on public property are an integral part of the infrastructure of the Village and as such should be preserved, protected, and cared for as any other critical Village infrastructure.; and,

**WHEREAS**, the Village President and Village Board of Trustees believe that it is in the best interests of the Village to amend the Code of the Village of Homer Glen as set forth in **Exhibit A**.

**NOW, THEREFORE, BE IT ORDAINED** by the Village President and Village Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

**Section 1. Incorporation of Recitals.** The foregoing recitals are hereby incorporated into this Ordinance as if fully set forth herein as Exhibit A.

**Section 2. Amendments to the Village Code.** CHAPTER 138, ARTICLE I, SECTION 5 of the Code of the Village of Homer Glen is hereby amended as set forth in Exhibit A, where additions to the text are indicated in red font, and deletions are indicated by strike throughs.

**Section 3. Severability.** The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

**Section 4. Repealer.** All policies, Ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Adopted this 11<sup>th</sup> day of March, 2026 pursuant to a roll call vote as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Holzhauser				
Lepore				
Mason				
Muller				
Reynders				
Schaller				
Neitzke-Troike (Village President)				
TOTAL				

**APPROVED** by the Village President on March 11, 2026

\_\_\_\_\_  
Christina Neitzke-Troike  
Village President

ATTEST:

\_\_\_\_\_  
Candice Bielski  
Village Clerk

**AMENDMENTS TO CHAPTER 138, ARTICLE I, SECTION 5 -“Exhibit A”**

**See attached**

**AMENDMENTS TO CHAPTER 138, ARTICLE I, SECTION 5 -“Exhibit A”****§ 138-5. Environmental conservation and tree preservation.**

## A. Natural preservation areas.

## (1) Findings and purpose.

- (a) The abundance and diversity of native wildflower and other native plant species (including but not limited to many threatened and endangered species which have been placed on or listed in the Checklist of Endangered and Threatened Animals and Plants of Illinois as promulgated by the Illinois Endangered Species Protection Board) within the Village of Homer Glen has come to be widely recognized throughout the Northern Illinois region, and contributes greatly to the quality of life within the Village.
- (b) The preservation of such native wildflower and other native plant species within the Village of Homer Glen will assist in preserving that quality of life, thereby assisting in the furtherance of the goals for the incorporation of the Village and the values set forth in the Mission Statement of the Village.
- (c) Homer Township has established and is carrying out a program to monitor and protect the aforementioned types of plant life, and the establishment of such a program within the Village of Homer Glen would facilitate the success of and otherwise strengthen and protect such program, and would similarly further the adoption of an intergovernmental agreement between the Village and Homer Township with respect to cooperative efforts to monitor, protect and preserve such native wildflower and other native plant species.
- (d) In connection with the promotion of the foregoing aims, it shall be and remain the policy of the Village of Homer Glen to maintain respect for private property rights and to wholly refrain from any activities which are or might constitute takings or the exercise of the right of eminent domain, as set forth in the Constitution of the United States, the 1970 Constitution of the State of Illinois, and the Illinois Compiled Statutes.
- (e) As a means of balancing the potentially competing interests and desires to preserve native wildflower and other plant species within the Village of Homer Glen while at the same time avoiding any infringement on the rights of private property owners that is or might constitute a taking or the exercise of the right of eminent domain, as set forth in the Constitution of the United States, the 1970 Constitution of the State of Illinois, and the Illinois Compiled Statutes, the corporate authorities of the Village of Homer Glen have determined that it is in the best interests of the health, safety, morals and welfare of the Village of Homer Glen and its residents to designate certain public vehicular rights-of-way within and under the jurisdiction of the Village of Homer Glen as natural preservation areas and to provide for the protection thereof and the maintenance of the quality and variety of native wildflower and plant species found therein by regulating the mowing, cutting and maintenance of such areas, and to work toward entering into intergovernmental agreements within other governmental entities having jurisdiction of public vehicular rights-of-way within the Village of Homer Glen to further the creation

and establishment of comparable forms of protection for similarly situated portions of rights-of-way under the jurisdiction of such other governmental entities.

- (2) Designation of areas. Due to their existence in a substantially original or primeval state, or due to the predominance therein of native wildflower or plant species, and the need to maintain and preserve such characteristics for the public purposes of future enjoyment, education and research, as well as for the enrichment of the present quality of life within the Village of Homer Glen, all publicly dedicated or prescriptively acquired vehicular rights-of-way within the following described areas shall be and hereby are designated as "natural preservation areas" of the Village of Homer Glen:
  - (a) South side of 147th Street, between Creme Road and Lemont Road.
  - (b) East and west sides of Lemont Road, between 141st Street and 143rd Street.
  - (c) North side of 151st Street, east of Creme Road, and west of the limits of the property that is the site of the Homer Township Administration Building.
  - (d) South side of 151st Street, west of Parker Road, but east of the limits of the property contained within what is commonly referred to as the "Woodbine Subdivision."
  - (e) South side of 151st Street, west of Cedar Road and east of Gougar Road.
- (3) Protections of areas. Except where necessary to prevent the existence of any hazard to safe vehicular travel, the Village shall take such steps as are necessary, including but not limited to the placement of appropriate signage, stickers or placards (or otherwise ensure that such steps are taken pursuant to any applicable intergovernmental agreements), to cause those responsible for maintaining the roads and streets within the Village road and street system as defined by 605 ILCS 5/2-104 to refrain from cutting, mowing or otherwise disturbing native wildflowers or plants within the limits of any designated natural preservation area of the Village, and all such natural preservation areas shall be exempt from the application of any presently existing or future ordinances of the Village pertaining to landscaping, or the cutting of plants, grasses, weeds and the like. No person or entity shall cut, mow or otherwise disturb any native wildflowers or plants within the limits of any designated natural preservation area without first having obtained the written permission of the Village Manager. Such permission shall be granted only after the Village Manager consults with a person or persons having recognized expertise in the recognition, management and preservation of native wildflowers and other native plants as are found within Village natural preservation areas, and only if the request for such permission demonstrates that the activity proposed within the given natural preservation area is the least intrusive means reasonably possible under the circumstances of obtaining access to a parcel of property or of conducting otherwise lawful activities on the property. Furthermore, by means of intergovernmental agreements with the appropriate jurisdictional or governmental authorities, informal cooperative efforts or otherwise, the Village shall use its best efforts to promote the protection and preservation of native wildflowers and plants in dedicated or prescriptive vehicular rights-of-way within the Village but which are not part of the Village road and street system, and in dedicated or prescriptive vehicular

rights-of-way which are outside of but adjacent to or in close proximity to the corporate limits of the Village. Additionally, pursuant to 525 ILCS 37/5, Illinois Prescribed Burning Act, the Village, in keeping with its purpose to preserve the abundance, diversity, and ecological health of its natural preservation areas, shall allow for prescribed burns in accordance with the requirements set forth in Section 37/5 of the Prescribed Burning Act.

- (4) Identification of areas. The Village Manager shall further be authorized to take such steps as he or she may deem necessary and desirable to cause the appropriate recognition of all natural preservation areas designated hereunder, including the placement of appropriate signs, stickers or placards therein, provided that all such steps shall be taken with due regard for the preservation of safe vehicular travel on and along any public road or street adjacent to or along any natural preservation area. Such signs, stickers or placards shall contain text reading substantially as follows: "Village of Homer Glen — Natural Preservation Area. Contains native wildflower and prairie plant species. Destruction, cutting, mowing or disturbing of plant life in a natural preservation area is prohibited by ordinance. WARNING: Any person or entity found to have destroyed, cut, mowed or disturbed plant life in a natural preservation area or to have altered, defaced, removed or tampered with any sign, sticker or placard indicating or designating a natural preservation area shall, upon conviction, be fined in an amount of up to \$1,000." No person or entity shall remove, alter, deface or otherwise tamper with any such signs, stickers or placards.
- (5) Intergovernmental cooperation. The Village President or his or her designee shall, at his or her discretion, be permitted to negotiate intergovernmental agreements with other governmental entities having jurisdiction over roads and streets within the Village of Homer Glen, on such terms and conditions as he or she may deem desirable, so as to cause public vehicular rights-of-way under the jurisdiction of such other governmental entities containing native wildflowers or plants of comparable interest, diversity, quality and predominance as those Village of Homer Glen rights-of-way hereinabove designated as natural preservation areas to be similarly designated and recognized by, and to receive similar protection from, such other governmental entities.
- (6) Annual review. Not less frequently than annually, the Village Board of Trustees of the Village of Homer Glen shall review the provisions of this section and shall consider such amendments as may be necessary thereto from time to time to designate other and further natural preservation areas within any publicly dedicated or prescriptively acquired vehicular rights-of-way within the Village of Homer Glen.
- (7) Penalty. Upon conviction of any violation of the provisions of this section, any person or entity who or which violates any provision of this section shall be fined in an amount not to exceed \$1,000 for each violation.

B. Private Tree preservation.

- (1) Findings and purpose.
  - (a) The Village Board recognizes that trees are unique, intrinsically significant and valuable assets in and to the Village of Homer Glen.

- (b) The Village has determined that trees are unique, intrinsically significant and valuable assets. Due to their size, species, historic association and ecology, they contribute significantly to the health and general welfare of the citizens of a community.
  - (c) While allowing for reasonable improvement of land within the Village, it is the policy of the Village to enhance the tree population and to maintain and protect, to the greatest extent feasible, existing trees within the Village.
  - (d) The planting of additional trees and the preservation of existing trees in the Village provides the following benefits to the Village and its citizens:
    - [1] Trees enhance the unique physical, historical and aesthetic character of the Village.
    - [2] Trees aid in controlling stormwater runoff, stabilizing soil by preventing erosion and sedimentation and replenishing groundwater supplies.
    - [3] Trees enhance air quality by removing carbon dioxide, generating oxygen and filtering air pollutants.
    - [4] Trees reduce noise through buffering and screening.
    - [5] Trees reduce energy consumption by providing shade and a windbreak effect.
    - [6] Trees enhance the habitat and food source for birds and other wildlife, which in turn control insect populations and maintain the balance of natural ecosystems.
  - (e) Trees enhance property values and create a desirable residential and commercial environment. The Village Board recognizes that a certain amount of trees will be lost as an inevitable consequence of development within the Village.
  - (f) The Village Board has determined it to be in the best interest of the Village to protect and enhance the existing tree population to the greatest extent feasible and to replace trees which are lost due to development activities.
  - (g) The Village Board has determined that the adoption and implementation of a tree preservation ordinance will recognize and allow a property owner to develop his or her property in a reasonable manner while protecting the various benefits to the community which are provided through the protection and maintenance of trees within the Village, including, but not limited to, the prevention of soil erosion and sedimentation, improved air quality, reduced noise pollution, energy conservation through natural insulation and shading, enhanced property values, and the preservation and maintenance of the unique physical, historical and aesthetic character of the Village.
- (2) Scope.
- (a) The Village strongly encourages the preservation of trees on all properties within the Village.

- (b) The provisions of this subsection shall apply to the following properties:
- [1] Any property being developed which involves a preliminary plat application submitted after March 31, 2006;
  - [2] Any property being developed pursuant to an application for lot division submitted after March 31, 2006; and
  - [3] Any parcel or parcels of land of five acres or more in size on which the owner or his or her agent removes or otherwise disturbs significant trees or protected trees in violation of the provisions of § 138-5B(3), Tree removal/disturbance threshold, or in excess of the removal and disturbance thresholds set forth in § 138-5B(3), Tree removal/disturbance threshold, hereof within 24 months prior to the date on which such owner or other applicant files a preliminary plat application or an application for lot division to develop the parcel or parcels. The owner shall be required to comply with the reforestation and restitution provisions of this subsection as if an application identified in Subsections B(2)(b)[1] or [2] above had been submitted to the Village at the time such action was taken.
- (c) The provisions of this subsection shall not apply to trees located on a parcel on which a tree farm, nursery, or greenhouse is operated, provided such exemption shall only apply to trees which are considered inventory for said operation and held out for sale in the regular course of business for said operation.
- (3) Tree removal/disturbance threshold.
- (a) No person shall, prior to the issuance of a grading permit and an erosion control permit, conduct clear- or wholesale tree cutting activities on any property within the Village. A violation of this provision shall constitute sufficient grounds for the Village to refuse to grant a grading permit, erosion control permit or other development permit.
  - (b) No person causing or performing development in residential zoning districts shall remove or disturb more than 50% of the total inches in diameter of significant trees. Any removal or disturbance beyond this threshold shall require reforestation or restitution.
  - (c) No person causing or performing development in nonresidential zoning districts shall remove or disturb more than 75% of the total inches in diameter of significant trees. Any removal or disturbance beyond this threshold shall require reforestation or restitution.
  - (d) No person shall remove or disturb any protected tree unless:
    - [1] Such tree is located within the area of the property on which there is proposed the construction of physical improvements, including, but not limited to, the building, deck, accessory buildings or structures, porch, patio, driveway, septic field, cavatet, and any utility corridor ("building area"); and

[2] Every effort shall be made to locate the building area so as to avoid damage to or removal of such tree or trees and the owner and applicant have provided the Village with evidence to establish that it is not feasible to relocate the building area based upon the physical characteristics or condition of the lot or that such relocation creates undue hardship and financial expense.

(4) Tree survey/preservation plan. A tree survey and tree preservation plan shall be submitted with all preliminary plat applications and with all lot division applications. The tree survey shall be prepared by a certified arborist and tree preservation plan shall be prepared and signed by a certified arborist not more than two years prior to submission of the complete application and shall provide the following information: **[Amended 2-8-2023 by Ord. No. 23-003]**

(a) Location, diameter, condition (per Table 1: Tree Condition Rating Scale) and species of all significant trees on the site, and an identification of all protected trees.

Table 1 Tree Condition Rating Scale		
Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems and requires no remedial action.
2	Good	The tree is typical of the species and/or has less than 30% deadwood in the crown, 1 or 2 minor problems that are not imminently lethal to the tree, and no significant decay or structural problems, but the tree may need remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.

Table 1 Tree Condition Rating Scale		
Rating	Description	General Criteria
3	Fair	The tree is not typical of the species and/or has significant problems such as 30 to 50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
4	Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
5	Dead	Less than 10% of the tree shows signs of life.

- (b) Identification of which significant trees are:
  - [1] To be protected, preserved or undisturbed;
  - [2] To be removed or disturbed; and
  - [3] Exempt from the calculation (as defined in Table 2: Trees Species Exempt from Mitigation).
- (c) Identification of all trees which are dead, diseased or have been damaged.
- (d) Areas proposed to be designated as natural preserves where all natural vegetation, including significant trees, will be protected and preserved.
- (e) Proposed disturbance zones, as identified by cross-hatching or gray-colored shading on the plan.
- (f) Location and dimensions of building pads, construction zone for each lot and proposed street layout and grading contours of the site.

- (g) Proposed locations and details of tree protection fencing to be installed for all trees to be preserved. No excavation or other activity shall occur within the critical root zone or within the dripline, whichever is greater, of any tree that is to be preserved.
- (h) Calculation of removed or disturbed significant tree and protected tree inches on the site (excluding exempt tree inches) divided by the total significant tree and protected tree inches on the site (excluding exempt tree inches).
- (i) Trees exempt from mitigation.

[1] No replacement trees shall be required for trees that are in poor condition or dead, as defined in Table 1, "Tree Condition Rating Scale," of this section.

[2] The species listed in Table 2: Tree Species Exempt from Mitigation.

<b>Table 2</b> Tree Species Exempt from Mitigation	
<b>Common Name</b>	<b>Scientific Name</b>
Ash, Green	<i>Fraxinus pennsylvanica</i>
Buckthorn, common	<i>Rhamnus cathartica</i>
Elm, American	<i>Ulmus americana</i>
Elm, Siberian	<i>Ulmus pumila</i>
Locust, Black	<i>Robinia pseudoacacia</i>
Maple, Boxelder	<i>Acer negundo</i>
Maple, Silver or	<i>Acer saccharinum</i>
Mulberry, White	<i>Morus alba</i>
Osage Orange	<i>Maclura pomifera</i>
Pear, Bradford	<i>Pyrus calleryana</i>
Poplar, Lombardy	<i>Populus nigra 'Italica'</i>
Poplar, White or Silver	<i>Populus alba</i>
Russian Olive	<i>Elaeagnus angustifolia</i>
Tree of Heaven	<i>Ailanthus altissima</i>
*Any tree listed on the current Illinois Species of Special Concern list (invasive) is also exempt from mitigation.	

- (5) Reforestation/restitution requirements.
  - (a) If the amount of significant tree or protected tree inches to be removed or disturbed exceeds the specified threshold, the owner or applicant shall provide a reforestation plan, or a calculation of restitution, or a combination thereof. If the owner or applicant causes or performs development in such a manner as to remove or cause

the removal or disturbance of less than: 1) 25% of the total inches in diameter of all significant trees and protected trees on a property within a residential zoning district; or 2) 12 1/2% of the total inches in diameter of all significant trees and protected trees on a property within a nonresidential zoning district, and provided such significant trees and protected trees are not located in an area which is otherwise unbuildable, the owner or applicant shall be entitled to reduce the amount of landscaping required under Village ordinances in connection with the development of the property by a percentage determined as follows; provided, however, such credit shall only apply to requirements for internal landscaping and shall not apply to landscaping requirements for areas in and along rights-of-way or lot lines:

- [1] For property in a residential zoning district: 25% minus the percentage of total inches in diameter of all significant trees and protected trees removed or disturbed; or
  - [2] For property in a nonresidential zoning district: 12 1/2% minus the percentage of total inches in diameter of all significant trees and protected trees removed or disturbed.
- (b) If a proposed development exceeds the allowable removal/disturbance threshold specified in § 138-5B(3)(b) or (c), Tree removal/disturbance threshold, as applicable, the owner or developer shall either reforest appropriate areas within the site (or, upon approval of the Village, outside the site if appropriate locations within the site are not available) or pay restitution in accordance with the provisions hereof, or provide a combination thereof. For each 1.0 tree inch that is removed or disturbed beyond the threshold, owner or applicant shall replant 1.25 inches of new trees or provide the Village with \$125 in restitution. Notwithstanding the foregoing, for each one tree inch of a tree that is described in § 138-5B(3)(d), Tree removal/disturbance threshold, the applicant shall replant two inches of new trees of the same type and species or provide the Village with \$250 in restitution. Restitution shall be paid to the Village in cash prior to the Village's release of the signed final plat for recording, prior to approval of a minor subdivision in the event a final plat is not required, or at the time of building permit application in the event a final plat is not required or a minor subdivision is not involved. Any restitution paid shall be placed in a designated Community Planting Fund of the Village and shall be used for reforestation projects in the Village.
- (c) A reforestation plan shall be prepared and signed by a registered landscape architect or forester and shall comply with the following criteria:
- [1] The plan shall indicate the location and diameter or height of all trees to be planted.
  - [2] No more than 10% of the trees to be planted may be from any one plant family unless recommended by the Village Forester. Trees shall be selected from the Approved Native Tree List and Approved Native Shrub List or the Approved Non-Native Tree/Shrub List; Approved Evergreen, Ornamental and Small Trees. Trees which are proposed to be located adjacent to or under utility lines

shall be selected from the Recommended Trees for Planting Under Utility Lines List. Trees which are proposed to be located in right-of-way areas or within 20 feet of a right-of-way shall be selected from the Recommended Street Tree List. The Village Forester shall have the authority to permit the planting of trees or shrubs other than those set forth in the foregoing approved lists. In addition to the approved lists, the Trees Not Recommended for Planting List and Noxious Plant Material List is on file with the Development Services Director.

- [3] Plantings shall be of similar vegetation as found on the site, with a preference for plantings designated as native to the site.
- [4] The minimum planting size for deciduous trees shall be 2.5 inches in diameter, and the minimum planting size for coniferous trees shall be eight feet in height, except that up to 15% of the required tree inches may be of ornamental species of a lesser size, provided the required number of replacement inches is maintained.

(6) Plan review.

- (a) The tree preservation plan and any related reforestation plan or calculation of restitution shall be reviewed and evaluated by the Village Forester. The Village Forester may make recommendations for adjustment of locations of structures, roadways, utilities, and for replanting and other elements that may be necessary to enhance tree preservation and reforestation efforts.
- (b) A tree preservation plan and reforestation plan, including the designation of any natural preserves, shall be considered for approval or denial by the Village Board as part of the review of a preliminary plat. A tree preservation plan and reforestation plan shall be considered for approval or denial by the Zoning Administrator as part of the review of a minor subdivision.
- (c) A tree preservation plan and reforestation plan may be amended after it has been approved. The Zoning Administrator shall have authority to approve amendments, except that a change resulting in removal of more than 5% of the significant tree inches that were shown as preserved on a Village Board approved tree preservation plan shall require further review by the Village Board. As part of any amendment to a tree preservation plan, the required reforestation and/or restitution shall be increased or reduced as appropriate. Requests for amendments shall be submitted prior to removal of any trees shown as preserved on an approved plan.

(7) Performance guarantee.

- (a) Tree guarantee. Replacement trees must be planted within 12 months of the issuance of a grading permit or building permit if no grading permit is issued, unless such time is extended by the Village Manager. The owner or applicant shall guarantee all trees planted pursuant to the reforestation plan for a period of one year from the date of planting. If a tree planted pursuant to the reforestation plan dies within one year from the date of planting, the owner shall remove the tree and

plant a replacement tree, which shall likewise be guaranteed for a period of one year from the date of its planting.

- (b) Following approval of the tree preservation plan, but prior to issuance of a grading permit or building permit if no grading permit is required, the owner or applicant shall provide a financial guarantee in the form of a cash escrow or letter of credit to guarantee performance in accordance with the tree preservation plan and the reforestation plan, if applicable. The guarantee amount shall be included as part of required security for public improvements.
  - (c) The amount of the financial guarantee shall be calculated as follows: 25% of the total significant tree and protected tree inches shown as preserved that are located within 15 feet of a disturbance zone multiplied by \$125 per inch, plus 100% of the total tree inches required by the reforestation plan, if applicable, multiplied by \$125 per inch. The minimum financial guarantee shall be \$1,000. The amount of the financial guarantee shall be maintained at the calculated level until such time as:
    - [1] All trees on the site (preserved trees and new reforestation trees) have survived a winter season, which is defined as the period October 31 through April 30 for the purpose of this section; and
    - [2] The Village has inspected the site and authorized a reduction or release.
- (8) Inspection and enforcement of preservation and reforestation plan; penalty.
- (a) Prior to removal of any trees and prior to issuance of a grading permit, or prior to commencement of any grading operations if no grading permit is required, or prior to issuance of a building permit if no grading operations are required, all sites shall be staked and fenced for tree preservation pursuant to the approved tree preservation plan. A copy of the approved tree preservation plan shall be submitted with an application for a grading permit or with an application for a building permit if no grading permit is required. The tree preservation plan shall also indicate any reforestation trees to be planted on the site. Upon staking of the site and installation of the tree protection fencing, but prior to issuance of any permits or commencement of any grading operations, the owner or applicant shall contact the Village Forester to schedule an inspection of the staking and fence installation on the site. No construction activity, movement, parking, and/or placement of vehicles, equipment or material or spoil storage shall be permitted within the area for tree preservation. No excavation or other activity shall occur within the area encompassed by the dripline or critical root zone, whichever is greater, of any tree that is to be preserved. No excess soil, additional fill, liquids, or construction debris shall be placed within the area encompassed by the dripline or critical root zone, whichever is greater, of any tree that is to be preserved. No permits shall be issued, nor shall any grading operations commence, without first receiving authorization by the Village Forester. Tree protection fencing shall be installed prior to commencement of clearing or excavation activities and shall remain in place until after the certificate of occupancy is issued for the building on the site. Tree protection fencing shall be installed and maintained in accordance with the Tree Protection Detail on file with the Development Services Director. In addition to the

tree protection fencing, a protective sedimentation fence shall be installed at the dripline of all significant trees or protected trees which are located downgrade of any clearing, excavation and/or construction activity.

- (b) Upon completion of the preliminary site grading operations, but prior to any further issuance of permits upon the site, the owner or applicant shall contact the Village Forester to schedule a second inspection of the site to verify the preservation of trees, as shown on the approved tree preservation plan. No additional permits shall be issued for any property within the plat until a fine of \$150 per tree inch is paid for the disturbance of all significant tree inches that have not been protected, but were shown as protected on the approved tree preservation plan. Any such fines collected shall be placed in the Community Planting Fund and shall be used for reforestation projects in the Village.
- (c) Prior to issuance of a certificate of occupancy, the owner or applicant (or builder if different from the owner or developer) shall contact the Village Forester to schedule a final tree preservation inspection to verify the preservation of trees and the planting of any reforestation trees, as shown on the approved tree preservation plan. This required inspection shall be made at least five working days before the certificate of occupancy is requested. Prior to issuance of a certificate of occupancy, a fine of \$150 per inch shall be paid for the disturbance of all significant tree and/or protected tree inches that have not been protected, but were shown as protected on the approved tree preservation plan. Any such fines collected shall be placed in the Community Planting Fund and shall be used for reforestation projects in the Village.
- (d) Stop-work order.
  - [1] Tree removal has been undertaken in violation of this subsection; or
  - [2] The required protective fencing has been damaged, destroyed, removed or otherwise rendered ineffective for the purpose for which it was required; or
  - [3] The person performing tree removal has failed to post the appropriate performance guarantee required by § 138-5B(7), Performance guarantee); or
  - [4] The necessary precautions as specified in the tree preservation plan were not undertaken before construction or tree removal commenced, and/or disturbance to significant trees or protected trees has occurred or is likely to occur during construction.
- (e) The stop-work order shall be in effect until such time as the permittee complies with the appropriate regulations or, in the case of existing or likely disturbance to significant trees, takes corrective action acceptable to the Village to mitigate any damage to such significant trees. The fee for inspections required for issuance of an order to remove a stop-work order shall be as set forth in Chapter 114, Fees, Article II, of the Village Code. Notwithstanding the payment of the aforesaid fee and the removal of a stop-work order issued hereunder, the person or entity to whom such order was directed as well as the owner of the property on which the

tree or activity upon which the stop-work order was based shall remain fully liable for the payment of all otherwise applicable permit fees, and responsible to take all tree protection, tree replacement and other activities otherwise required by this subsection.

- (f) Any person found to have violated any of the provisions of this subsection shall, upon conviction thereof, be fined in an amount of not less than \$250 and not more than \$1,000. A separate violation of this subsection shall be deemed to have been committed on each day during which a violation occurs or is permitted to continue. In addition, such person shall be required to comply with the provisions of this subsection relating to reforestation.
  - (g) The Village shall have the right to seek injunctive relief from a court of competent jurisdiction to enjoin any acts or actions relating to the removal or threatened removal of significant trees in violation of the provisions of this subsection.
- (9) Appeals. The owner or applicant may appeal in writing to the Village Manager or his or her designee any decision made by the Village under the provisions of this subsection within 30 days of such decision being rendered. If the owner or permittee is not satisfied with the decision made by the Village Manager, the owner may appeal in writing to the Village Board of Trustees within 30 days of the decision being rendered by the Village Manager.

### C. Public Tree Preservation

#### (1) Purpose & Statement of Value

- (a) The Village Board recognizes that all trees located on public property, are unique, intrinsically significant and valuable assets in and to the Village of Homer Glen.
- (b) The purpose of this ordinance is to protect and preserve the urban forest canopy on property owned or operated by the Village of Homer Glen in order to enhance the quality of life for residents and visitors.
- (c) The Village Board recognizes that trees located on public property are an integral part of the infrastructure of the Village and as such should be preserved, protected, and cared for as any other critical Village infrastructure.

#### (2) Definitions. For purposes of interpreting the text of § 138-5(C) of the Village Code, the Village adopts the definitions set forth in the Subdivision and Site Development Code, §138-1(B).

#### (3) Scope

- (a) The definitions, purpose, and findings of § 138-5(C) shall apply solely to § 138-5(C), and shall further apply without any temporal limitation and is in effect 24 hours per day, 7 days per week, 365 days per year, and application of the ordinance does not require a triggering event such as a building permit application.
- (b) This ordinance shall apply to existing public property trees owned by the Village, and trees proposed to be planted on Village property.

#### (4) Authority and Enforcement

- (a) The Village Arborist, with assistance from other Village department staff including, but not limited to Public Works, Parks, Planning & Zoning, Building, Development Services, or the governance of the Village Board, shall be responsible for enforcement of this Public Tree Preservation Ordinance.
- (b) The Village Arborist shall have proper certification or licenses in arboriculture. In the case where the Village of Homer Glen does not have a certified arborist on staff, Village staff shall consult with an external arborist for management and care recommendations.

(5) Tree Planting and Maintenance Standards

- (a) All tree planting and maintenance activities shall follow the standards established in SOP #11 (adopted August 26, 2014), which is kept on file with the Village staff.
- (b) Any tree care operations performed on public trees not specified in SOP #11 shall be performed to ANSI A300 standards.
- (c) All contractors performing forestry activities on Village owned trees shall possess an insurance policy approved by the Village. Preferences for contracted tree removal, planting, and maintenance on public right-of-way, as approved by the Village of Homer Glen per SOP #11, will first be given to contractors with a certified arborist or contractors that adequately display arboricultural training, degrees, or certifications.

(6) Permits

- (a) No tree removal, disturbance, or planting may occur on Village-owned property without approval from the Village of Homer Glen.
- [1] Planting and maintenance from the Village of Homer Glen and/or Village approved and contracted vendors permitted to work on public property shall not require permits.
- [2] Parkway planting and maintenance proposed by developers, property owners, contractors and other agents shall be reviewed by the Village through building permit review, site development review, site development permits, or other permits as necessary.
- [3] All other proposed activities which include tree removal, disturbance, planting, and/or maintenance activities on Village-owned land which contain public trees shall require a Site Development Permit.
- (b) Tree removal, protection and replacement plan submittal
- [1] No tree removal is permitted on public property unless such tree is located within the area of the property in which there is proposed construction of physical improvements with approval from the Village of Homer Glen. It shall be unlawful to remove any tree located on public property without having first secured Village approval for permitted development activities.
- [2] A plan indicating any tree removal or disturbance, protection measures, and/or tree planting shall be submitted to the Village in any instance on Village-owned property where trees are proposed for removal, disturbance, preservation during development, and/or planting.
- [a] A tree removal or disturbance plan shall indicate all tree locations, species in both scientific names and common names, diameter at breast height and condition.
- [b] The applicant shall submit to the Village the proposed locations and details of tree protection fencing to be installed for all trees to be preserved. No excavation or other activity shall occur within the critical root zone or within the dripline, whichever is greater, of any tree that is to be preserved.
- [c] Trees proposed for planting must meet the Parkway Tree Planting requirements on Village-owned property and shall be indicated on an appropriate plan showing the location, species in scientific and common names, and caliper inch.
- (c) Any plan review fees shall be the responsibility of the applicant.

(7) Replacement

- (a) Trees that are healthy and non-invasive located on public property that are to be removed or otherwise disturbed to cause damage to the tree during permitted development activities shall be replaced per § 138-3G to meet the Parkway Tree Planting requirements of the Village Code.

(8) Exemptions

- (a) Trees located on public properties that are deemed to be hazardous by the Village Arborist are exempt from the permit and replacement requirements of this section.

(9) Penalties

(a) Any person found to have violated any of the provisions of this subsection shall, upon a finding of liability thereof, be fined in an amount of not less than \$250 and not more than \$1,000. A separate violation of this subsection shall be deemed to have been committed on each day during which a violation occurs or is permitted to continue. In addition, such person shall be required to comply with the provisions of this subsection relating to reforestation.

(10) Appeals

(a) The owner or applicant may appeal in writing to the Village Manager or his or her designee any decision made by the Village under the provisions of this subsection within 30 days of such decision being rendered. If the owner or permittee is not satisfied with the decision made by the Village Manager, the owner may appeal in writing to the Village Board of Trustees within 30 days of the decision being rendered by the Village Manager.

~~C.D.~~ Conservation subdivisions.

(1) Finding and purpose.

- (a) The Village Board has determined it to be in the best interests of the Village to promote the health, safety and welfare of the community by encouraging environmentally responsible development through the application of flexible land development techniques while protecting for the property owner development rights that would otherwise be available under conventional zoning for the property.
- (b) The Village Board has determined that the implementation of conservation design standards and procedures within the Village will encourage more efficient use of land and public services through unified development that will protect biodiversity, encourage development which conforms to the Village's Comprehensive Plan and goals relating to the preservation of open space, conserve community resources, preserve natural areas, and protect health, safety and welfare of the community.
- (c) The Village Board has determined it to be in the best interests of the Village to create a Residential Conservation Overlay District and adopt the conservation design standards and procedures set forth herein to maximize the achievement of the foregoing objectives in addition to the following purposes:
  - [1] To provide a residential zoning district that permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land;
  - [2] To preserve unique or sensitive natural resources such as groundwater,

floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat;

- [3] To preserve important historic and archaeological sites;
  - [4] To permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development;
  - [5] To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development;
  - [6] To promote interconnected greenways and corridors throughout the community;
  - [7] To promote contiguous greenspace with adjacent jurisdictions;
  - [8] To encourage street designs that reduce traffic speeds and reduce the number of access points on main arteries;
  - [9] To promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities and businesses; and
  - [10] To conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space.
- (2) Creation of overlay district. There is hereby created the Residential Conservation Overlay District (RCO-1). Subdivisions developed pursuant to the provisions of this subsection may be referred to as "conservation subdivisions."
- (3) Purpose. In addition to achieving the purposes and objectives set forth in § 138-5C(1), Findings and purpose, the RCO-1 is intended to encourage residential development that conforms to the type, density and physical design described in the Village's Comprehensive Plan and which would conform to the Village goals of preserving open space as outlined in the Village's Green Vision Plan. It is the intent of this overlay district to encourage more efficient use of land and public services through unified development that will protect biodiversity, to foster an open space network, as part of the developing network of subdivisions that are purposely linked together, to permit the preservation of habitat for wildlife, provide for local and regional recreational trails, allow for the conservation of hilly areas, wetlands, prairies, wooded regions, other unique areas, and for the perpetuation of the diversity of the natural ecological systems.
- (4) Applicability.
- (a) All residential subdivisions in the following zoning districts shall be developed as conservation subdivisions in accordance with the provisions of this subsection unless exempted from this requirement under § 138-5C(5), Exempt subdivisions:
  - (b) Any such development shall comply with all other provisions of Chapter 220 (Zoning Code), of the Village Code, the Subdivision Ordinance, and all other Village ordinances, except to the extent otherwise specifically provided herein.

The provisions of this subsection shall be considered to be supplemental standards and requirements applicable to any such development. In the event of a conflict between the provisions of this subsection and any provisions in Chapter 220 (Zoning Code), the Subdivision Ordinance or other Village ordinances, including but not limited to ordinances relating to landscaping and tree preservation, the provisions of this subsection shall apply to such development.

- (5) Exempt subdivisions. Any subdivision that meets one or more of the criteria below shall be considered exempt from this subsection:
  - (a) The subdivision shall consist of a total land area of 10 acres or less, exclusive of roads or easements of access.
  - (b) The subdivision shall consist of lots, each of which has a minimum land area of 1.5 acres in size or greater, exclusive of roads or easements of access.
  - (c) Notwithstanding any of the exemptions listed above, a development of any type may voluntarily choose to comply with the standards contained in this subsection for design of a development.
- (6) Continuation of uses. Any uses listed as permitted uses, accessory uses, special uses and prohibited uses in the underlying zoning district applicable to such site shall continue in the same manner upon approval of the RCO-1 District for such site.
- (7) Application and design process.
  - (a) Site analysis. The applicant shall perform and submit to the Village a site analysis for the purpose of determining what existing conditions or features located on the site are desirable to preserve as part of the required open space percentage and identify those conditions or features which present obstacles that must be considered and overcome in the proposed design. The site analysis shall include an inventory of existing conditions or features of the site. The inventory of existing conditions or features shall include all natural and man-made features located on the site. If available, the applicant shall utilize the officially adopted Village Geographical Information System (GIS) maps of the environmental conditions and features present on the site and adjacent properties.
    - [1] At minimum, the site analysis shall include a map(s) at a scale of no less than one inch equals 100 feet that depicts the following.
      - [a] A topographic survey that extends a minimum of 200 feet outside the boundaries of the site with a vertical contour interval of two feet or less identifying all areas with slopes of more than 12%, including the location of all property lines and easements.
      - [b] An analysis of existing drainage patterns and drainage divides, including any floodplain and wetland areas and a topography map indicating in what drainage area the site is located.
      - [c] A delineation of all "woodlands" at the dripline that form a biological

community dominated by trees having an average canopy height greater than 20 feet and other woody plants covering a land area of at least 10,000 square feet and generally characterized by a tree density of 100 or more trees per acre with at least 50% of such trees having a diameter at breast height (4.5 feet above ground level) of two inches or greater. An orchard or tree nursery is not considered a "woodland" for purposes of this section. The predominate species within the woodland shall be identified.

- [d] The location of all protected trees (as defined in § 138-5B, Tree preservation, of this chapter, as amended from time to time) on the site. For purposes of this subsection, a specimen tree is a tree in good health that is of unusual or exceptional form, size, age or shape for its species and/or occupying a significant position within the site. (Individual specimen trees should be identified as to species, size and health.)
  - [e] A vegetation analysis identifying the hedgerows, meadows and prairies. Vegetation should be identified as evergreen or deciduous, with the relative health and condition indicated. The predominant species of vegetation in a hedgerow should be identified.
  - [f] General soil types, highlighting hydric soils.
  - [g] The boundaries and characteristic of any primary or secondary environmental corridor and isolated natural resource area as identified in the Village Comprehensive Plan, the Village Green Vision Plan or other appropriate plan or ordinance adopted by the Village shall be indicated.
  - [h] The location of any historic or cultural features.
  - [i] The location of all existing buildings and structures, indicating their use and condition.
  - [j] The location and classification of all existing streets adjacent to the site.
  - [k] The use and existing conditions of all other properties surrounding the site within 200 feet, identifying any potential open space or trail connections.
- [2] Upon review, Village Staff may require that additional areas be included or that additional information be provided to supplement the above minimum requirements.
- (b) Delineation of preservation areas. Upon an applicant's receipt of notice that the applicant's site analysis has been approved, the applicant shall determine the areas within the property to be set aside and protected as preservation areas.
- [1] Preservation areas are those portions of the site that shall be set aside for permanent protection.
  - [2] Preservation areas shall include:

- [a] All areas that are protected through local, state, and federal regulations, such as floodplains, floodway and wetlands;
  - [b] Environmentally sensitive areas that connect to a Village, Township or Village park or forest preserve; and
  - [c] The area of woodlands at the dripline, structures and features of the site that contribute to the country-like character of the site.
- (c) Site capacity.
- [1] Calculation of the site capacity (or the number of dwelling units permitted) shall be based upon net buildable acreage as determined herein. The applicant shall determine the net buildable acreage using the following method, substantiated by sufficient plans and data to verify such calculations. (Note: all calculations shall be to two decimal places.)
  - [2] The maximum number of lots that a site may be developed with is determined by dividing the net buildable acreage by the permitted minimum lot size for the underlying zoning district, as set forth in Chapter 220, Zoning. The maximum number of lots shall be subject to modification based upon the design requirements set forth in § 138-5C(8). All fractional numbers of lots shall be rounded to the nearest whole integer. For purposes of calculating site capacity, where two or more categories overlap, the overlapping acreage shall be counted only once using the more restrictive classification.
  - [3] Sketch plan. The applicant shall prepare a preliminary sketch plan depicting the number and design of lots within a proposed subdivision. The sketch plan shall reflect the delineation of the preservation areas identified and approved by the Village of Homer Glen. The preliminary sketch shall list all modifications being sought from the Village of Homer Glen ordinances and be subject to the development and design.
  - [4] Review procedure. The procedure for the review of the proposed conservation subdivision and any plats relating thereto shall follow the provisions set forth in the Village Subdivision Ordinance.
- (8) Development and design standards.
- (a) The following standards shall apply to a conservation subdivision:
    - [1] Lot requirements.
      - [a] The actual minimum lot size permitted shall be as follows:

<b>District</b>	<b>Minimum Lot Size</b>
R-1 Single-Family Residence	40,000 square feet, well and septic 30,000 square feet, sewer and water
R-2 Single-Family Residence	20,000 square feet
R-2A Single-Family Residence	17,000 square feet R-
3 Single-Family Residence	14,000 square feet
R-3A Single-Family Residence	12,000 square feet
R-6A Multifamily Residence	Minimum lot size not applicable

[2] Bulk requirements.

[a] The building setback, bulk requirements and lot coverage for all principal buildings located in a conservation subdivision shall be as follows unless otherwise approved by the Village.

[i] Front yard setback: 30 feet from property line.

[ii] Side yard setback: 10 feet from property line.

[iii] Rear yard setback: 30 feet from property line.

[iv] Minimum lot width: 80 feet measured at front of lot.

[v] Cul-de-sac lot width: 60 feet measured at front of lot.

[vi] Maximum height: 35 feet.

[vii] Lot coverage: 40%.

[b] Accessory buildings shall follow the bulk requirements listed for the R-3A Zoning District.

[3] Not less than 90% of the lots within the subdivision shall directly abut part of the open space located on a separate lot. Open space across a street shall not satisfy this requirement.

[4] All residential clusters shall comply with the following:

[a] Each cluster shall contain no more than 20 dwelling units and no fewer than five dwelling units.

[b] Each cluster shall be located to minimize the impact and degradation of the environmental features of the site.

[c] Each cluster shall connect with existing or potential open space lands and/or local or regional trails.

[d] No lot within a cluster (or unit in the case of a condominium

development) shall be located closer than 20 feet to any perimeter boundary of the site.

- [5] Lots shall be clustered and configured to minimize the amount of road length required except as may otherwise be required by the Village of Homer Glen.
- [6] All lots shall take access from interior local streets and not from arterial or collector streets bordering the subdivision.
- [7] Except as permitted for the R-1 Single-Family Residence District, all conservation subdivisions shall be developed with public sanitary sewer and water services.
- [8] If a lot is located within designated preserved woodland area, the individual building envelope shall be configured to minimize the loss of woodlands.
- [9] A minimum thirty-foot vegetative/landscaping buffer contained in a separate lot shall be maintained around the exterior of the development on all sides that abut a dedicated roadway. The views and appearance of the development from arterial and collector streets shall minimize the appearance of the subdivision. A trail or sidewalk shall be constructed within this buffer area that shall connect to any neighboring trails or sidewalks. If large enough, this buffer area may count as part of the required open space area.

(b) Street requirements.

- [1] All streets, whether publicly dedicated or private, shall be developed to the standards specified in the Village of Homer Glen Subdivision Ordinance unless modified as below:
  - [a] The width of any interior secondary street right-of-way may be 60 feet unless the Village Engineer requires a greater width.
  - [b] The width of any interior secondary street within a conservation subdivision shall be 28 feet as measured from edge of pavement to edge of pavement, with parking limited to one side of the street, unless the Village Engineer requires a greater width. All streets within a conservation subdivision shall be developed with curb and gutter drainage and best management practices for stormwater management, except that such subdivision or parts thereof may be developed with a rural open ditch design which incorporates the use of best management practices upon approval of the Village Board.
  - [c] Sidewalks/trails shall be constructed on only one side of all interior secondary streets unless the Village Board requires walks on both sides.

(c) Stormwater requirements.

- [1] All stormwater management shall use best management practices to minimize the effects of stormwater runoff.

- [2] The required stormwater management area may be included within the required open space area if the stormwater management area is configured and developed with wetland plantings and fits into the overall appearance of the open space as determined by the Village.
- [3] All stormwater detention/retention management areas shall be developed on a separate lot that is not part of an individual building lot and shall be owned and maintained by the homeowners' association for the subdivision.

(d) Park requirements.

- [1] The Village may elect to require that additional land be set aside for a "park area" as may be indicated by a Village of Homer Glen Master Park Plan. Any park area that is to be given to a public entity shall not be counted as part of the required open space area. If a park area is not required, the developer shall be required to submit a fee in lieu of the area as required by § 138-4E, of the Village Code.
- [2] Any park area that may be required shall consist of land that can be developed as an active recreational use. This use may include a variety of uses, including playgrounds, ball fields, etc.
- [3] All park areas shall be fully developed within three years of the start of the development unless additional time is granted by the Village of Homer Glen.

(e) Open space requirements.

- [1] All designated open space parcels shall be subdivided and protected from construction activities through the use of construction and silt protection fencing prior to the start of any construction, earth excavation, clearing or grubbing activities on the site.
- [2] The percentage of the site devoted to open space shall meet the following minimum percentage of the gross land area of the site:

<b>District</b>	<b>Minimum Percentage of Gross Land Area</b>
R-1 Single-Family Residence	
Well and septic	30%
Sewer and water	50%
R-2 Single Family Residence	50%
R-2A Single-Family Residence	50%
R-3 Single-Family Residence	30%
R-3A Single-Family Residence	20%
R-6A Multifamily Residence	20%

- [3] The following areas may be located within and counted as a part of the open space areas: floodplain, wetland areas, areas of greater than 12% slope, ponds and lakes, stormwater management areas if such area is configured and developed with wetland plantings and fits into the overall appearance of the open space as determined by the Village, walking or bicycle trails, parking areas and roadways providing access to those parking areas providing access to the open space, private buildings and structures accessory to the use of the open space, areas encumbered with utility easements and easements for drainage which are not located on lots on which a residential structure will be located, provided such areas are otherwise developed in accordance with the Village's Master Park Plan or are developed consistent with the character of other areas of open space on the site, and preservation areas.
- [4] Road rights-of-way and private roadway easements and parking lots shall not be counted as part of the open space areas [other than as approved in § 138-5C(8)(e)[3] above].
- [5] The following requirements apply to open space in a conservation subdivision:
- [a] At least 80% of the open space area shall be configured as a single whole, not including any trails to individual lots unless approved by the Village of Homer Glen. Any trails to individual lots shall be on outlots a minimum of 20 feet wide. Any trails or open space areas that are less than 50 feet wide or areas that the Village staff determines to be gerrymandered shall not be counted as part of the 80% whole.
  - [b] At least 25% of the net open space area shall consist of land that is suitable for building.
  - [c] All open space areas shall be made accessible by the general public whenever possible through the use of trails and other facilities.
  - [d] The responsibility for maintaining the open space and any facilities located thereon shall be borne by the developer of the conservation subdivision for a period of five years from the start of construction or for a shorter period of time if agreed to by the Village of Homer Glen, at which time the responsibility for maintenance and title to the open space areas shall be given to the Village of Homer Glen at no charge free and clear of all liens and encumbrances. At the request of the Village of Homer Glen, in addition to the dedication language hereinafter required on the final plat, the developer shall convey the open space to the Village of Homer Glen by a recordable quit claim deed. If the required three-year period has not passed, the developer shall post a letter of credit with the Village of Homer Glen at the time of issuance of building permits for 80% of the dwelling units in the development or when the developer sells his or her last lot in the development to secure the developer's open space maintenance obligation. The letter of credit shall be in an amount equal to 110% of the cost of maintaining such open space for the remainder of

the five-year period. All adopted final development plans shall indicate that the open space is "to be dedicated" and provide the Village of Homer Glen an easement for access and maintenance purposes. The Village shall have no obligation to accept title to the open space unless and until such open space is in full compliance with the provisions of this subsection and any conditions placed on the open space through the approval of the development. Upon such conveyance, the Village of Homer Glen shall continue to hold and own said property as open space, provided such open space can be developed at the Village's discretion with uses accessory to or consistent with the objectives of this subsection or with the objectives of the Village of Homer Glen Parks Master Plan.

[e] The applicant shall submit a plan for management of open space and common facilities, including the plan for the improvement or enhancement of the open space.

(9) Modification.

(a) Purpose of modification. The modification process is intended to provide limited relief from the requirements of this subsection in those cases where strict application of those requirements will create a practical difficulty or particular hardship prohibiting the use of land in a manner otherwise allowed under this subsection. It is not intended that modifications be granted merely to remove inconveniences or financial burdens that the requirements of this subsection may impose on property owners in general. Rather, it is intended to provide relief where the requirements of this subsection render the land difficult to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the modification is requested.

(b) Application; notice of hearing; procedures.

[1] An application for a modification shall be filed in writing with the Development Services Director listing all modifications and the section of this subsection pertaining to the modification. The application shall contain such information as the Plan Commission may require.

[2] The Plan Commission, after a public hearing, may recommend to the Village Board the modification of the regulations of this subsection. The Plan Commission shall make recommendations only in cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of the standards and regulations of this subsection relating to the use of land in harmony with the general purpose and intent of this subsection, only where such Plan Commission makes findings of fact in accordance with the standards set forth herein; and, further, finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this subsection. The Plan Commission may recommend to the Village Board imposition of such conditions and restrictions upon the site as may be necessary to otherwise comply with the standards set forth herein, to reduce or minimize the effect of such modification upon other

property in the neighborhood and to implement the general purpose and intent of this subsection. Publication shall be made in the same manner as provided for variations in Chapter 220, Zoning.

- [3] The Village Board may grant or deny the application for a modification. If the application is not acted upon finally by the Village Board within 120 days of the date the Village Board receives the Plan Commission's recommendation, and such time is not extended by mutual consent of the Village Board and petitioner, the application shall be deemed to have been denied.

(c) Standards for modifications.

- [1] The Plan Commission shall not vary the provisions of this subsection as authorized unless it has made findings based upon the evidence presented to it in the following cases:

[a] That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;

[b] That the plight of the owner is due to unique circumstances; and

[c] That the modification, if granted, will not alter the essential character of the locality and will not frustrate the general purpose of this subsection.

- [2] A modification shall be recommended to the Village Board only if the evidence, in the judgment of the Plan Commission, sustains each of the three conditions enumerated in § 138-5C(9)(c)[1] above (Standards for modifications).

- [3] For the purpose of supplementing the above standards, the Plan Commission, in making its determination, may also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

[a] That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

[b] That the conditions upon which the petition for modification is based would not be applicable, generally, to other property within the same zoning classification.

[c] That the purpose of the modification is not based exclusively upon a desire to make more money out of the property.

[d] That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

[e] That the granting of the modification will not be detrimental to the public

welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located.

- [f] That the proposed modification will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
- [4] Conditions. The Plan Commission may require such condition and restrictions upon the premises benefited by a modification as may be necessary to comply with the standards set forth in this section to reduce or minimize the effect of such modification upon other property in the neighborhood, and to implement the general purpose and intent of this subsection.
- [5] Authorized modifications. Modifications from the regulations of this subsection shall be granted by the Plan Commission only in accordance with the standards set forth in this section and may be granted only with respect to the standards set forth in § 138-5C(8), Development and design standards, of this subsection.
- [6] Effective period. No order of the Plan Commission granting a modification shall be valid for a period longer than one year from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period. The Plan Commission may grant one extension of this period, valid for no more than 180 additional days, upon written application and good cause shown, without notice or hearing. If any of the benefits conferred by any modification, whether heretofore or hereafter granted, are abandoned, or are not utilized for any continuous period of one year, said modification shall, to the extent of such abandonment or nonutilization, become invalid after a public hearing is provided herein.



## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** L.9  
**Village Board Meeting Date:** March 11, 2026  
**Committee Meeting Date:** None.

**Item Title:** Consider for Approval Resolution No. 26-008, Approving the Following Executive Session Minutes: November 12, 2025 and December 10, 2025. The Executive Session Minutes Still Require Confidential Treatment and are not to be Released.

**Motion for Consideration:** Is there a Motion to Approve Resolution No. 26-008, Approving the Following Executive Session Minutes: November 12, 2025 and December 10, 2025? The Executive Session Minutes Still Require Confidential Treatment and are not to be Released.

**Staff Contact:** Village Clerk Candice Bielski

**Background Information:** The Village Board has met from time to time in Executive Session to discuss negotiations, litigation, land acquisition and personnel. Written minutes have been kept of all meetings whether open or closed.

It is the responsibility of the Village Board to review Executive Meeting Minutes every 6 months and determine if the Executive Meeting Minutes are to be released and made available to the public for inspection, or to remain confidential.

**Recommendation**

The Village Clerk has presented it to the Village Board for review Executive Session Meeting Minutes. The minutes or portions of minutes listed are approved but will remain confidential at this time.

**Budget Implications:** None

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**THE VILLAGE OF HOMER GLEN  
WILL COUNTY, ILLINOIS**

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**RESOLUTION  
NUMBER 26-008**

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**A RESOLUTION APPROVING BUT NOT RELEASING  
EXECUTIVE SESSION MINUTES NOVEMBER 12, 2025  
AND DECEMBER 10, 2025.**

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**CHRISTINA NEITZKE-TROIKE, Village President  
CANDICE BIELSKI, Village Clerk**

**Village Trustees  
NICHOLAS MULLER  
CURTIS MASON  
ROSE REYNDERS  
MIKE LEPORE  
ROBERT SCHALLER  
BART HOLZHAUSER**

**RESOLUTION 26-008**

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**A RESOLUTION APPROVING EXECUTIVE SESSION MINUTES**

WHEREAS, the Board of Trustees for the Village of Homer Glen has met from time to time in closed session for purposes authorized by the Illinois Open Meetings Act; and

WHEREAS, pursuant to the requirements of 5 ILCS 120/2.06(d), the Board of Trustees of the Village of Homer Glen met in closed session to review closed session minutes; and

WHEREAS, the Board of Trustees of the Village of Homer Glen has determined that the minutes of the closed session meetings listed on the attached Exhibit "A" are approved but will remain confidential.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF HOMER GLEN, WILL COUNTY, ILLINOIS, THAT:

Section 1: Recitals – The foregoing recitals are hereby incorporated into this Resolution as if fully set forth herein.

Section 2: Confidentiality – The minutes of the closed session meetings listed on attached Schedule "A" are hereby approved. Executive session minutes listed in Schedule A still require confidential treatment and are not released.

Section 3: Effective Date - This resolution shall be in full force and effect from and after its passage and approval.

Adopted this 11th Day of March 2026 pursuant to a roll call vote as follows:

	<u>YES</u>	NO	ABSENT	PRESENT
Lepore				
Muller				
Holzhauser				
Schaller				
Mason				
Reynders				
Neitzke-Troike (Village President)				
TOTAL				

**APPROVED** by the Village President on March 11, 2026.

\_\_\_\_\_  
Christina Neitzke-Troike  
Village President

ATTEST:

\_\_\_\_\_  
Candice Bielski  
Village Clerk

**Exhibit A- Executive Session Meeting Minutes**  
**These Minutes will Remain Sealed**

**2025**

- November 12, 2025
- December 10, 2025



## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** L.10  
**Village Board Meeting Date:** March 11, 2026  
**Committee Meeting Date:**

**Item Title:** Consider a Motion to Approve the Village Manager to prepare a Request for Proposal (RFP), for an Independent Analysis of Police Services and Feasibility Study for the Establishment of a Municipal Police Department.

**Motion for Consideration:** Is there a motion to approve the Village Manager to prepare a Request for Proposal, for an Independent Analysis of Police Services and Feasibility Study for the Establishment of a Municipal Police Department?

**Staff Contact:** Village Manager Joe Baber, Village Attorney Mike Pasquinelli

**Background Information:** The Village of Homer Glen has had an Intergovernmental Agreement with Will County for law enforcement services of the Will County Sheriff's Department since 2001. With recent actions by Will County, it is in the best interest of the Village to have performed a current services assessment study to evaluate objectively, staffing levels, officer assignment, supervision accountability, long term agreement amendments, cost evaluations, community police service priorities, service level benchmarks and performance accountability.

This study would also include the feasibility of establishing a dedicated Homer Glen Police Department from inception including full start up and ongoing cost projections.

**Budget Implications:** None currently.



## AGENDA SUPPLEMENT SHEET

**Agenda Item Number:** M.1

**Village Board Meeting Date:** March 11, 2026

**Item Title:** Tax Increment Financing Briefing (Workshop)

**Staff Contact:** Janie Patch, Economic Development Director

**Background Information:** Michael T. Jurusik of Klein, Thorpe and Jenkins, Ltd. will provide a Tax Increment Financing (TIF) briefing session for the Village Board. TIF is financing tool for municipalities used to leverage public and private investment in a designated area that qualifies for TIF incentives. The presentation slides for this workshop are attached.

**Attachment**

1. Briefing Slides

# **Tax Increment Financing (TIF)**

## **Briefing for Village Board of Trustees**

Michael T. Jurusik  
Klein, Thorpe and Jenkins, Ltd.  
March 11, 2026



ECONOMIC DEVELOPMENT  
HOMER GLEN

# What is Tax Increment Financing (TIF)?

- **TIF is a financing tool for municipalities used to leverage public and private investment in a designated area that qualifies for TIF incentives.**
- **“TIF Act” (65 ILCS 5/11-74.4-1 et seq.):** The Tax Increment Allocation Redevelopment Act was adopted by the Illinois General Assembly in 1977.
  - Restore and revitalize economically depressed areas or areas that lack adequate infrastructure.
  - Stimulate private and public improvements and investment in declining or problematic areas of the community.
  - Reimburse a portion of an investment made in the community by a Developer or a Property Owner.
  - Dedicate a funding source to finance redevelopment programs and projects.

# What is Tax Increment Financing (TIF)?

- The area proposed for a TIF must meet **statutory eligibility criteria**.
- **Redevelopment Plan and Eligibility Report** must be prepared and approved through the proper public review process, including the **Joint Review Board**.
- A TIF District's revenues (“**real estate tax increment**”) come from rising property values as a result of development and investment within the district over time.
- The real estate "tax increment" created between the "base" and the new equalized assessed value (EAV) is deposited into a special **municipal TIF account** and used solely for economic development.
- The tax increment can be a source of revenue to reimburse certain costs for public and private redevelopment projects either by **issuing TIF Revenue Bonds, GO Bonds**, or by reimbursing developers on a **"pay-as-you-go"** basis.

# What is Tax Increment Financing (TIF)?

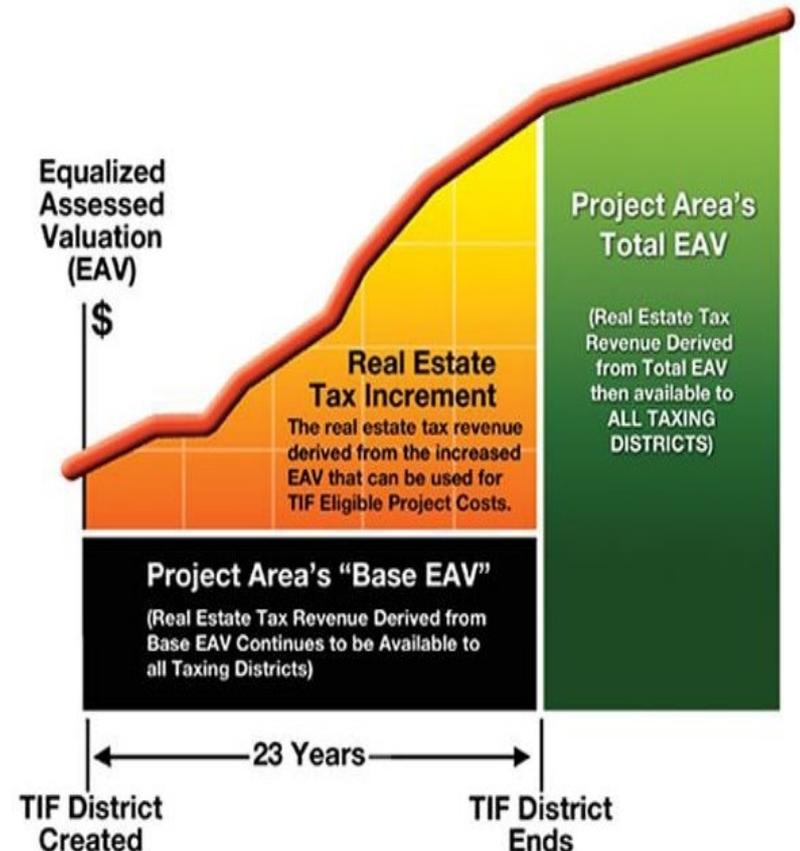
Municipal economic incentives that include TIF increment are simply **necessary to fund the “gap” in project financing** to “green-light” the project (i.e., “but for” the TIF increment incentive, the project would not be constructed).

## Best Practices:

- **Adopt a formal TIF or Incentive Policy** to help guide discussions and decision-making.
- **Validate the “but for” test and define the specific “gap in funding analysis”** through a third-party expert consultant.

# How Does TIF Work?

- **Initial maximum term** of a TIF District **is 23 years**.
- Establishment of a TIF District **does not reduce property tax revenues** available to the overlapping taxing bodies.
- **Property taxes at the time of TIF designation continue to be distributed to other taxing districts as if the TIF District did not exist** (black area).
- **Only property taxes generated by the incremental increase** in the value of those properties after that time **are available for use for TIF purposes**. This is the **“Tax Increment”** (orange area).
- **When the TIF District ends, all taxing bodies then share the expanded tax base** which is the growth that would not have been possible without the use of TIF financing (green area).



# What is the Village looking to attract with TIF?

## Policy Alignment & Planning

**It is ideal to have the goals of the TIF align with the Strategic Goals of the community.**

Comprehensive Plan

Zoning Code

Strategic Planning

TIF Eligibility Studies & Redevelopment Plans

Business Development Districts



# TIF District Objectives

## Examples:

- Improve and restore existing buildings and promote new commercial development.
- Revitalize vacant and underused land through cleanup, preparation and strategic investment.
- Upgrade public infrastructure to support growth and attract private investment.
- Enhance the area's appearance and accessibility with landscaping, signage and streetscaping.
- Align with broader planning goals and leverage public resources for redevelopment success.



# TIF District Eligibility Criteria

## TIF Act (65 ILCS 5/11-74.4-3)

### Universal Key Criteria for TIF District Formation:

**“But For” designation** of the area as a TIF District, i.e., development of the redevelopment project area likely will not occur without TIF funding or incentives.

### “Blighted” Areas:

Vacant or improved land; reliance on “visual” blight conditions and public safety/health/welfare criteria and stagnate or declining EAV.

### “Conservation” Areas:

More “subjective” determination based on menu of criteria (“Blight-Lite Area”).

# Blighted Area TIF District Criteria

- **If IMPROVED**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety/health/welfare because of a **combination of 5 or more of the following factors**:
  1. Dilapidation;
  2. Obsolescence;
  3. Deterioration;
  4. Structures below minimum code standards;
  5. Illegal use of individual structures;
  6. Excessive vacancies;
  7. Lack of ventilation, light, or sanitary facilities;
  8. Inadequate utilities;
  9. Excessive land coverage and overcrowding of structures and community facilities;
  10. Deleterious land use or layout;
  11. Lack of community planning;
  12. Environmental remediation costs impede development;
  13. Declining or underperforming EAV for 3 of last 5 calendar years prior to the year in which the redevelopment project area is designated.

# Blighted Area TIF District Criteria

- **If VACANT**, the sound growth of the redevelopment project area is impaired by a **combination of 2 or more of the following factors**:
  1. Obsolete platting;
  2. Diversity of ownership of land that impedes land assembly efforts;
  3. Tax and special assessment delinquencies or a tax sale has occurred within last 5 years;
  4. Deterioration of structures or site improvements on adjacent land;
  5. Environmental remediation costs impede development;
  6. Declining or underperforming EAV for 3 of last 5 calendar years prior to the year in which the redevelopment project area is designated.

In addition, there are six other types of vacant land that can be designated for TIF. They include land that was blighted before becoming vacant; unused quarries, mines, or strip mine ponds; unused rail yards, rail tracks or railroad right-of-way; chronic flooding that adversely impacts on property in the area and is caused by improvements recently constructed in the area; unused or illegal disposal sites; and large areas that have been previously designated as a town center and meet other requirements.

# Conservation Area TIF District Criteria

- Section 5/11-74.4-3(a) defines a “conservation area” as: “...any **improved area** within the boundaries of a redevelopment project area in which **50% or more of the structures in the area have an age of 35 years or more.**”
- Such an area is not yet a blighted area, but because of a **combination of 3 or more of the following factors**, is detrimental and such an area **may become a blighted area**:
  1. Dilapidation;
  2. Obsolescence;
  3. Deterioration;
  4. Structures below minimum code standards;
  5. Illegal use of individual structures;
  6. Excessive vacancies;
  7. Lack of ventilation, light, or sanitary facilities;
  8. Inadequate utilities;
  9. Excessive land coverage and overcrowding of structures and community facilities;
  10. Deleterious land use or layout;
  11. Lack of community planning;
  12. Environmental remediation costs impede development;
  13. Decline or minimal marginal increase in equalized assessed valuation.



# Eligibility of "Vacant" Land

- TIF districts are designed to redevelop "blighted" or "conservation" areas, which often include vacant or underutilized land.
- **If land has been used for commercial agriculture within the last five years, it generally cannot be classified as "vacant" for the purpose of establishing a new TIF district.**
- To qualify as a "vacant" TIF, the area must usually meet specific tests, such as:
  - **Two-Factor Test:** The land must exhibit at least two of these factors: obsolete platting, diversity of ownership, tax/special assessment delinquencies, deterioration of structures in nearby areas, environmental contamination, or lack of growth in EAV (Equalized Assessed Value).
  - **One-Factor Test:** The land qualifies if it contains unused quarries, unused rail yards, or suffers from chronic flooding.

*TIF eligibility studies are highly technical and legal, often requiring a specialized consultant to determine if specific parcels qualify.*



# Timing the Establishment of a TIF District

**TIF Act Requirement:** If a redevelopment project has not been initiated within seven (7) years of the district's creation, the TIF must be repealed.

**Best Practice:** Wait for private development commitment before creating a TIF District.

## **Why:**

### **Avoid losing time on the clock.**

With a developer commitment, begin to build Incremental Revenues (the TIF Increment) sooner for reinvestment in the District.

### **Avoid creating an unproductive TIF District.**

A TIF District does not guarantee future development. The successful attraction of private investment for desired development is the ultimate test of the market. Be sure the market will attract private investment, then utilize TIF financing to help the community realize its development goals.

### **Get to the Pay-As-You-Go Strategy Sooner.**

This approach helps a community to use the pay-as-you-go funding strategy sooner in the life of a TIF District.

# Strategy for Planning Jurisdiction (Unincorporated) Parcels

**Requirement:** All parcels included in a TIF District must be incorporated.

**Best Practice:** Annex properties first, then create the TIF District.

**Why:** To save effort, time and cost. While it can be done, expanding the boundary requires repeating all of the same steps as setting up the original TIF District and doubles the cost.

**How:** The Village could negotiate to take steps to bring a property into the TIF District as part of a pre-annexation or annexation agreement.



# Multiple TIF Funding Approaches

## **PAY-AS-YOU-GO (Best Practice to the extent possible)**

- Fund projects as increment becomes available.
- Incentive programs and grants.
- Developer Notes
  - Only repaid if there is sufficient tax increment generated.
  - Useful tool for newly created TIFs with uncertainty in tax increment projections.
- “Pay-as-you-go” reimbursement incentives ensure that the developer performs.



# Multiple TIF Funding Approaches

## DEBT FINANCING

### TIF Revenue Bonds

- Special obligation bonds issued by local governments to finance **upfront redevelopment costs**—such as public infrastructure improvements or land assembly—within a designated TIF district.
- **Repaid exclusively from the "tax increment"** (and sometimes sales tax) generated within the TIF district, rather than the general tax base.
- These bonds are generally not considered a general obligation debt of the municipality.

### General Obligation Bonds

- Home Rule entity can issue without referendum.
- Intent to pay debt service using annual TIF increment.
- **Puts the risk on the issuer of the bonds (municipality) and its taxpayers.**
- If tax increment is not sufficient to pay debt service, must identify alternate revenues.

# Multiple TIF Funding Approaches

**TIF Funds can be combined with other economic development tools.**

Examples:

- **Pair with a Business Development District (BDD)**
- **Add a Special Service Area (SSA)**



# Common TIF Eligible Redevelopment Costs

## “Hard/Physical” Costs

- Property assembly, including acquisition, demolition and site preparation.
- Environmental remediation and site development work (e.g., utilities).
- Rehabilitation, renovation and repairs to existing structures.
- Public costs, such as streets, sanitary sewer, water, stormwater facilities and reimbursements to other taxing bodies for capital expenditures that are in furtherance of the redevelopment plan.
- Construction of affordable housing.

## “Soft” Costs

- Professional studies, surveys and specifications.
- Professional services, such as land planning, architectural, engineering, legal and financial planning.
- Marketing of sites.
- Financing costs of developer (limited term and interest reimbursement amount).
- Financing costs of TIF Bonds or other debt instruments.
- Administration costs of the TIF District Plan.

# Additional Best Practices

- If possible, **try to emphasize or use funds for hard costs** of “bricks and mortar” that people can touch and feel before soft costs. It is easier to tell your story this way.
- A single-purpose TIF can be created when there is a viable developer. A better practice is to **use TIF to leverage help for a larger area.**
- Adjacent TIF Districts sharing a common boundary creates the potential for “**portability.**” Increment defined as “surplus” can be transferred from the more robust TIF to further incentivize the lower performing TIF.

# Documents Used to Pay Out TIF Increment

## Redevelopment Agreements (RDAs)

- Includes payment obligations of TIF increment in exchange for completion of “eligible” project costs, development rights and building and zoning approvals.

## Economic Incentive Agreements

- May have same or similar terms as an RDA but may be limited to just payment obligations of TIF increment in exchange for completion of “eligible” project costs.
- May also include other types of incentives in addition to TIF increment payments (e.g., sales tax rebate incentive, permit fee reduction/waiver, etc.).

## Inducement Resolutions

- Prior to or after TIF District formation, used to commit to payment of TIF increment funds.

Statutes that authorize these documents: TIF Act (Section 5/11-74.4-4(b)), Section 5/8-1-2.5 of Illinois Municipal Code and Article VII (Local Government), Intergovernmental Cooperation Act (5 ILCS 220) and Section 10 (Intergovernmental Cooperation) of the Illinois Constitution of 1970.

# Managing TIF Districts – TIF Act Compliance

- **TIF Administrator** oversees implementation and administration of TIF District, TIF Budget and TIF Redevelopment Plan; compliance reviews; annual meetings with the Joint Review Board (JRB); and coordination with Finance Director.
- **Joint Review Board (JRB)** is a mandated advisory body that reviews TIF eligibility, plans, and annual reports to provide oversight and recommendations to municipal leaders. JBR composition includes one member from each taxing district that levies property taxes in the area, a representative from the municipality, and at least one public member.
- **Regular reviews** of TIF Budget in TIF District Plan, Annual TIF Report, Annual Municipal Budget and 3 to 5 Year Capital Plan is critical.
- **Municipal Annual Budget must include:**
  - Revenues generated from TIF District redevelopment project areas by source.
  - TIF expenditures made by the municipality for redevelopment project areas.65 ILCS 5/11-74.4-5(j)
- **Annual audit** reporting and filing requirements.

# Next Steps to Explore & Establish TIF

Is there **policy alignment** with community vision and goals (Comp Plan, Strategic Planning, Zoning Code updating)?

**Hire a TIF consultant** to evaluate TIF feasibility and prepare the **Redevelopment Plan and Eligibility Report**.

## **Key Steps Following Report Completion:**

- Work with an expert attorney
- Public Review and Meeting
- Joint Review Board (JRB) Meeting
- Public Hearing
- Ordinance Adoption to formally establish the TIF district
- Base EAV Certification

# Initial Steps Following TIF Establishment

- **Establish policies and procedures** for qualifications, preliminary application process, and project evaluation criteria.
- **Find opportunities** for private investment.
- Work with an expert consultant to **validate the “but for” test** for potential projects.
- **Identify obstacles** for new business.
- **Create a plan for spending - Be proactive!**

**QUESTIONS?**