

**ORDINANCE M-2422**

**AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, AMENDING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DOWNTOWN TOD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

WHEREAS, on April 25, 2017, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois (the "Village") adopted ordinances M-2030, M-2031, and M-2032 approving the redevelopment plan and project, designating the redevelopment project area, and adopting tax increment allocation financing for the Downtown TOD Tax Increment Financing Redevelopment Project Area; and

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

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

project costs to those set out in the redevelopment plan, or (6) increase the number of residential units to be displaced from the redevelopment project area.

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

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

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

Section 3.     Amendment of Plan and Project. The Plan and Project for the Downtown TOD Tax Increment Financing Redevelopment Project Area originally approved April 25, 2017, is amended by removing from the redevelopment project area the parcels of property legally described in Exhibit A and depicted in Exhibit B. The remaining redevelopment project area is depicted in Exhibit C.

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

Section 5.     Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same are, repealed to the extent

of such conflict, and this Ordinance shall be in full force and effect immediately on its passage by the Corporate Authorities and approval as provided by law.

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

ATTACHMENTS:

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

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

EXHIBIT C - Map of Amended Redevelopment Project Area

PASSED on May 12, 2026.

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

APPROVED: \_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK B IN THE VILLAGE OF HARTFORD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1853 (ANTE FIRE) AS DOCUMENT NUMBER 45632;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF LOT 3 IN BLOCK B ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN SAID BLOCK B;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 10 IN BLOCK B TO A POINT ON THE SOUTH LINE OF THE NORTH 45 FEET OF SAID LOT 10 IN BLOCK B;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 45 FEET OF LOT 10 IN BLOCK B TO A POINT ON THE WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARWOOD AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF THE WEST

120 FEET OF LOT 34 IN W.K. GORES SUBDIVISION, AS RECORDED NOVEMBER 19, 1907 AS DOCUMENT NUMBER 4127786;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST HALF OF THE WEST 120 FEET OF LOT 34 TO A POINT ON THE NORTH LINE OF LOT A IN NEUEN'S RESUBDIVISION, AS RECORDED JANUARY 27, 1958 AS DOCUMENT NUMBER 17119380;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT A TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A AND THE EAST LINE OF LOT B IN SAID NEUEN'S RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE EAST ALONG SAID NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST LINE OF A 20-FOOT-WIDE NORTH-SOUTH ALLEY, LYING WEST OF GOTTSCHALK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 20-FOOT-WIDE NORTH-SOUTH ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 IN COUNTY CLERK'S DIVISION, AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003436;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY;

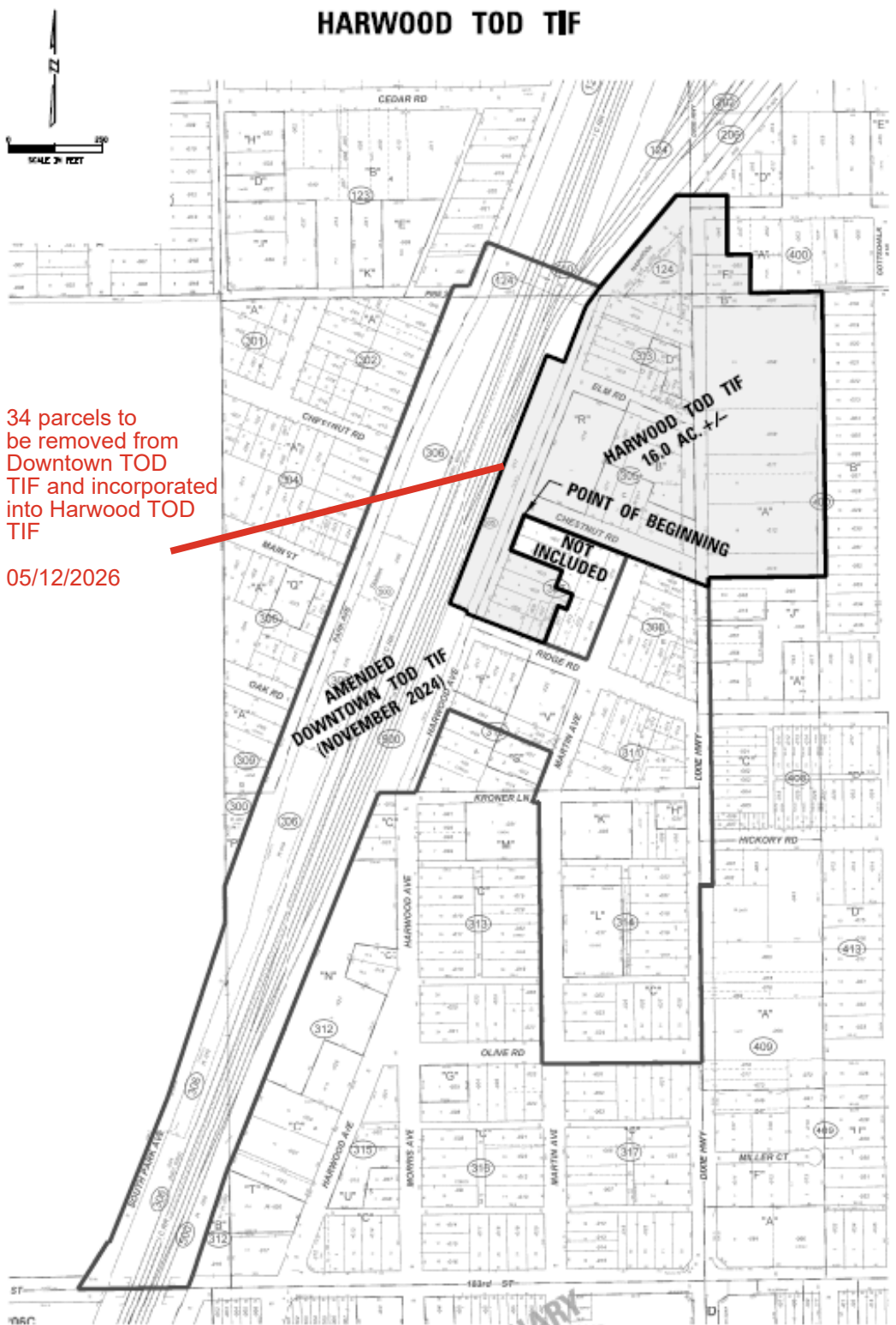
THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD TO THE POINT OF BEGINNING, ALL IN SAID COOK COUNTY, ILLINOIS

EXHIBIT B

MAP OF PARCELS REMOVED  
FROM THE REDEVELOPMENT PROJECT AREA

# HARWOOD TOD TIF



34 parcels to be removed from Downtown TOD TIF and incorporated into Harwood TOD TIF

05/12/2026

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

**HARWOOD TOD TIF**  
IN  
VILLAGE OF HOMERWOOD, ILLINOIS  
PREPARED FOR  
VILLAGE OF HOMERWOOD

CALC.	JFM	PROJECT NO.
DRAWN	AJK	240646
ENGR.	RJR	SHEET 1 OF 1
SCALE:	1"=250'	DRAWING NO.
DATES	11-6-2024	TIF-240646B

EXHIBIT C

MAP OF AMENDED REDEVELOPMENT PROJECT AREA

# HARWOOD TOD TIF



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

**HARWOOD TOD TIF**  
 IN  
 VILLAGE OF HOMEWOOD, ILLINOIS  
 PREPARED FOR  
 VILLAGE OF HOMEWOOD

CALC.	JFM	PROJECT NO.
DRAW.	AJK	240646
ENGR.	RJR	SHEET 1 OF 1
SCALE:	1"=250'	DRAWING NO.
DATES:	11-6-2024	TIF-240646B

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

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

After the roll being called, the following Trustee voted AYE: \_\_\_\_\_

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The following Trustees voted NAY: \_\_\_\_\_

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

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

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

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Village Clerk

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

CERTIFICATION OF ORDINANCE AND MINUTES

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

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

AN ORDINANCE OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS, AMENDING THE REDEVELOPMENT PLAN AND PROJECT FOR THE DOWNTOWN TOD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

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

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

IN WITNESS WHEREOF, I affix my official signature and the seal of the Village, on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Village Clerk

(SEAL)