

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: May 12, 2026**

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**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Noah Schumerth, Assistant Director of Economic and Community Development

**Topic:** Proposed Designation of Harwood TOD Tax Increment Financing District

## **PURPOSE**

The Village proposes the creation of the Harwood TOD Tax Increment Financing (TIF) District and Redevelopment Project Area. This new tax increment financing (TIF) district is proposed to be created through the removal of thirty-four (34) parcels from the existing Downtown TOD TIF Redevelopment Project Area (*established on April 25, 2017*) and reestablishing these parcels within the new TIF district.

### *Proposed TIF District*

This proposed TIF district is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. The proposed TIF district includes the Village Hall campus, several vacant properties, and multiple Village-owned properties identified for future redevelopment.

The Village has determined that this area would not be redeveloped in a coordinated manner without adopting a Tax Increment Financing (TIF) Redevelopment Plan. The proposed Redevelopment Plan will also advance the objectives of the 1999 Comprehensive Plan, including promoting development on vacant or under-utilized parcels to strengthen existing commercial districts, including the Village's Downtown TOD area. The removal of parcels from the Downtown TOD TIF and creation of the new Harwood TOD TIF will allow development and investments in the new TIF to access up to 23 years of increment, thus increasing the economic viability of projects within the TIF.

Staff engaged Ryan LLC of Chicago, IL to assist in reviewing TIF eligibility criteria and developing a redevelopment plan to establish the Harwood TOD TIF District.

## **PROCESS**

Under the TIF Act, Illinois municipalities must adopt several documents including a Redevelopment Plan and Qualification Report that provide the basis for eligibility of the redevelopment project area (RPA or TIF District). Ryan LLC conducted an eligibility survey of the

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Redevelopment Project Area and prepared a report that states that the proposed area qualifies as a “redevelopment project area” as defined in the TIF Act.

The Joint Review Board (JRB) met on January 29, 2025. The JRB consists of representatives from each taxing district within the boundaries of the new TIF District. Attendees included representatives from the Village of Homewood, various school districts, relevant townships, park district, library district and Homewood-Flossmoor High School. The JRB voted affirmatively to recommend the Village Board approval of the creation of the Harwood TOD TIF District.

The public hearing for this TIF district was continued on August 12, 2025 to April 14, 2026. On April 14, 2026, the Village held a public hearing to review the proposed TIF district. Ryan LLC presented the redevelopment project and plan, Village strategic and fiscal planning, TIF qualifying factors, and the key elements of the TIF Plan. The presentation identified factors by which the proposed TIF district meets the criteria for designation as a “conservation area.”

The Village must approve the requisite ordinances and maps for this proposed TIF district within 90 days of the public hearing date for the public hearing for the district (held on April 12, 2026).

## **OUTCOME**

Tax Increment Financing (TIF) is an economic development tool that uses future tax revenues to finance redevelopment activity within a specific TIF area. The Downtown TOD area is an area of unique economic significance for the Village, and has been identified as an area of focus for redevelopment in the Village’s 1999 Comprehensive Plan and 2024 Downtown TOD Master Plan. The designation of this area as a TIF district will enable the Village to create incentives for the development and improvement of specific property in a portion of the Village’s Downtown TOD area in support of local and regional planning and economic development goals.

## **FINANCIAL IMPACT**

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Cost:** N/A

## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Pass an ordinance approving the redevelopment plan and project for the Harwood TOD Increment Financing Redevelopment Project Area; and, pass an ordinance designating the Harwood TOD Redevelopment Project Area; and, pass an ordinance adopting tax increment allocation financing for the Harwood TOD Tax Increment Financing Redevelopment Project Area.

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## ATTACHMENT(S)

- Ordinances
- Minutes from the required April 14, 2026 public hearing