



September 11, 2025

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*Copy to: Jack and Kathleen Villari
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RE: 1933 Ridge Road, Homewood IL

As part of the due diligence for analysis and evaluation, the Village of Homewood's Fire Chief, Public Works Director, Village Engineer, and Chief Building Inspector conducted a comprehensive inspection of the property at 1933 Ridge Road. The purpose of this assessment was to identify updates and improvements needed to comply with current Village Building, Fire, and Life Safety Codes.

Cost Summary

This inspection identified both immediate and future improvements. The estimated cost for immediate code-required improvements is \$187,000. An additional \$300,000 will be required for major system replacements within the next 5–7 years.

Immediate Improvement Costs

The following updates are required for occupancy:

- Fire Suppression System: The existing system requires updates to meet current code. Estimated cost: \$100,000.
- ADA Accessibility: The property must be brought into compliance with current accessibility requirements. Estimated cost: \$35,000.
- Fire Alarm System: The existing system requires updates. Estimated cost: \$15,000.
- Parking Lot: The lot requires resurfacing. Estimated cost: \$32,000.
- Water Heater: A new water heater is required. Estimated cost: \$5,000.

Village Hall

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Future Expenses

The following major components are nearing the end of their service life and will require replacement within the specified timeframe:

- Roof: Repairs are needed on the parapet walls. The roof (including the skylights) is estimated to require a full tear-off and replacement within 7–10 years. Estimated replacement cost: \$200,000.
- HVAC System: The property's eight (8) air conditioning units have approximately 5 to 7 years of remaining life. Estimated replacement cost: \$80,000 to \$100,000.

To achieve code compliance, the property requires immediate improvements totaling an estimated \$187,000. Long-term planning would also account for approximately \$300,000 in major system replacements over the next 5 to 7 years.

Sincerely,


Napoleon Haney, MPA
Village Manager

Cc: *Bob Grabowski, Fire Chief*
Angela Mesaros, Director of Economic and Community Development