

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 14, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Non-TIF Property Incentives – 18646 Dixie Highway (Healthy Hounds)

PURPOSE

The Village created the Business Incentive Program to provide financial assistance for the improvement and maintenance of commercial buildings that would increase the assessed valuation and marketability of the area. The goals of this program include promoting the revitalization of properties, assisting with upgrades to buildings and retail attraction and expansion.

The applicants, Cameron Payette and Lisa Payette, recently purchased a commercial property at 18646 Dixie Highway (formerly occupied by Mission Optical). The applicants plan to relocate and expand their existing pet goods store, Healthy Hounds, to offer a wider variety of products and provide on-site grooming and pet care services.



The exterior of the building at 18646 Dixie Highway has visibly deteriorated, and the building has several code compliance challenges which need to be resolved before a new use can operate in the building. The building was also constructed as a medical office, and will require significant changes to support a retail business with pet grooming services. The applicant has begun work

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on the exterior of the building, but has requested assistance to complete the construction of an exterior monument sign (\$8,647), plumbing repairs and upgrades (\$6,930), water heater replacements (\$5,100), and the installation of a security system (\$3,760). These upgrades will assist in resolving code compliance issues and ensure the building is capable of operating effectively as a retail business.

PROCESS

Cameron and Lisa Payette have applied for incentives from the Village to assist with costs for renovating the commercial property at 18646 Dixie Highway. The applicants plan to invest over \$60,000 total to update the space for the new retail business.

Staff reviewed this application for eligibility under the Business Incentive Program, which was established to provide incentives to properties outside of a TIF district through three programs: *Façade and Property Improvements*, *Go Green!*, and *Retail Enhancements*. These programs allow reimbursement of up to 50% of the eligible costs. The applicants have applied for this program through the Façade and Property Improvement Program.

The purpose of the *Façade and Property Improvement Program* is to promote revitalization by providing financial assistance for the improvement and maintenance of existing commercial buildings to support new businesses. The program supports physical improvements which have not yet been completed. While some work has been completed on the building, the applicants have requested financial support to install signage, upgrade plumbing systems, replace aging water heaters, and add a security system to the building.

The Façade and Property Improvement Program requires the applicant to submit at least three bids for any work to be completed. The Village may reimburse up to 50% of the cost of the lowest bid received for any work to be completed. The applicant provided these bids to the Village on June 29, 2026. Staff may review the application and submitted bids and provide a recommendation to the Board for approval of an incentive.

The eligible work to be completed on the building is estimated to cost \$24,437. The Village may reimburse up to 50% of these eligible costs.

OUTCOME

The Village's participation in the incentive programs would total \$12,218. The funds provided by the Village would reimburse the applicant for actual expenses incurred up to this amount. Costs would be reimbursed only after receipt of the payments were submitted to and approved by staff.

In developing the recommendation, staff considered the following:

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- The applicant plans to open a new retail business with an estimated \$350,000 in sales in the first year of operation, and up to \$550,000 per year after the fifth year of operation. This will add \$3,500 to \$5,500 in new sales tax revenue annually, in addition to an average property tax levy of approximately \$2,500. The new business with improvements will yield a minimum of \$6,000 to \$8,000 annually in Village revenues.
- The proposed improvements will reimburse approximately 20% of the cost of improvements being made to the property.
- The applicant has not received any property tax incentives (such as a Cook County Class 8 property tax incentive).

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$50,000 (\$9,031 previously allocated)
- **Cost:** \$12,218

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Authorize the Village President to enter into an incentive agreement with Cameron and Lisa Payette to provide financial assistance from the Non-TIF Business Incentive Program for \$12,218 for building improvements at 18646 Dixie Highway.

ATTACHMENT(S)

- Incentive Agreement
- Application