

HCF Homewood, LLC

December 29, 2021

Napoleon Haney
Village Manager
2020 Chestnut Road
Homewood, IL 60430

RE: Village Hall Parking Lot
RFP response

Dear Napoleon,

HCF Homewood is pleased to submit the following development proposal for the Village Hall Parking Lot in response to the Village of Homewood's RFP dated February 11, 2020. The principals of HCF are currently involved with the redevelopment of the Ridge/Martin property within the Village of Homewood as well as other Chicagoland downtown transit-oriented developments including: Tinley Park, Downers Grove, Barrington, Aurora, Naperville and Lisle.

This proposal generally consists of three primary areas of consideration: development plan, financial analysis and terms of the proposal.

Development Narrative:

The proposed development for the Village Hall Parking Lot site is a unique opportunity to bring a dynamic lifestyle community to downtown Homewood.

Community

The first floor of the community will contain a lobby that will welcome residents and their guests with modern stylish interiors and will feature a leasing/management office, gathering areas, package/mail center, storage lockers and a bike room. Two high speed elevators will complement the four-floor design and will provide access for all to the building.

The second floor of the building will feature separate amenity space that will include an on-site fitness center, club room and expansive outdoor amenity deck affording the residents the opportunity to gather, work from home and host events in the lifestyle building.

The building will also feature 52 secure dedicated indoor parking spaces as well as 26 outdoor ones. This development plan also includes 17 exterior parking spaces that will be exclusively for municipal parking, a distinct advantage for the downtown businesses and restaurants.

Apartment Homes

The building will contain 59 luxurious apartments on the second, third and fourth floors with premium finishes, elegant kitchens, private balconies and amenities normally

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associated with high end homes. Each of the 1 and 2-bedroom apartments will include stainless steel appliances, contemporary tile back splashes, quartz islands and countertops, tile showers and luxury plank flooring throughout.

Business Terms

Notes to this proposal:

1. The anticipated start to development is approximately 12 months from the execution of a development agreement.
2. This proposal assumes a 14-month construction phase and an 8 month lease up period.
3. The community will be 100% market rate rental homes
4. No building construction will take place within the area of geo-thermal wells servicing the Village Hall.

Thank you in advance for the opportunity to provide a proposal for the development of this parcel. Should you have any questions, comments, or need additional information, please do not hesitate to contact me. Our team looks forward to additional discussions and the opportunity to continue the good work that will benefit the greater Homewood community for generations.

Best regards,

Tim Flanagan

Tim Flanagan
HCF Homewood, LLC