# VILLAGE OF HOMEWOOD

**BOARD AGENDA MEMORANDUM** **DATE OF MEETING: November 10, 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 Incentive Approval for Crab Bagz, 18681 Dixie Highway




*Figure 1: Rendering of proposed business frontage of Crab Bagz restaurant at 18681 Dixie Highway.*

## PURPOSE

The Village of Homewood supports the development of new local businesses and restaurants within the Village, as well as the expansion of existing businesses looking to place greater investment into the Village. The Village provides this support through a variety of programs, including the Village's Non-TIF Business Incentive Program.

The Village currently offers three incentive programs through the Non-TIF Business Incentive Program:

- **Go Green! Reward:** Assists property owners in constructing and upgrading buildings with environmentally sustainable initiatives which benefit the environment
- **Retail Enhancement Program:** Assists new or existing businesses owners with buildout costs for relocating a business in Homewood or expanding an existing Village business
- **Façade and Property Improvement Program:** Assists property owners in revitalizing and reinvesting in property, especially for work to improve the exterior appearance and code compliance of existing commercial buildings.

These programs provide reimbursements for up to 50% of eligible property improvement costs. Property owners or business operators receiving funds are responsible for completing eligible work and submitting proof of payment for reimbursement from the Village. This program is generally reserved for smaller investments (< $150,000) in property or investment in properties outside of Village tax increment financing (TIF) districts. These programs are designed to incentivize property owners and business owners to complete improvements which increase the function and attractiveness of commercial and industrial buildings in the Village.

The Village has communicated with several local business owners who are seeking assistance with expansion or renovation projects for their business. Crab Bagz, an existing restaurant at 18681 Dixie Highway, contacted the Village in July 2026 about support for restaurant expansion. The Village works closely with business owners to support these business enhancements.

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## PROCESS

The Village was contacted by the business owner, Crab Bagz LLC (Paris Walker) in July 2026. The owner shared plans to expand into the neighboring tenant space at 18679 Dixie Highway, which was formerly occupied by a healthcare clinic (Adjusting to Health). The expansion plans will increase square footage of the business from 2,275 square-feet to approximately 4,600 square-feet. The expansion will provide space for additional seating, a second bar service area, new restrooms, and additional kitchen and storage areas.

The applicant requested assistance with the installation of signage, concrete repair in the front of the business, new windows, and plumbing work to support the expansion of the kitchen service area. **The applicant has requested $10,000 of funding through the Retail Enhancement Program.** This program is designed to support the expansion of existing businesses. The cost of the signage, concrete repair, windows, and plumbing are estimated to cost approximately $40,000 - $50,000. The Village will offer 50% reimbursement of costs up to the $10,000 maximum for the business expansion program. These costs are part of a larger expansion plan, which is estimated to cost approximately $100,000 - $120,000.

The applicant submitted all requirements for consideration for a non-TIF incentive, including three quotes for each area of proposed work, a business plan with revenue projections and current profit/loss information, and other documents. The property owner, Vivek Pinto, has provided authorization and approval for the business owner to bid and perform the proposed work.

The applicant also shared plans to provide an outdoor patio and requested consideration of an outdoor liquor license from the Village Liquor Commissioner and Village Board. Staff found that the proposed patio would not meet requirements for providing outdoor dining and liquor service compliant with Village codes and ordinances (required ADA ingress/egress, fencing, etc.). The applicant withdrew their application for consideration of outdoor food service. The applicant plans to approach these plans again at a later date.

This application was one of several anticipated when the Village Board approved an increase in program funding for the Non-TIF Business Incentive program in September 2026.

## OUTCOME

*Projected Revenue/Fiscal Impact*

The applicant plans to significantly expand restaurant operations. The applicant expects that the expansion will allow for an increase of sales of up to 50% within the first month after the expansion, and a 100% increase in sales after the first year following expansion. The applicant also plans to hire 5-10 additional employees.

According to the applicant, the business has seen significant increases in sales, doubling sales between 2024 and 2025 without the expansion. The applicant states that business sales have increased over 300% since the business opened.

If this projected sales growth occurs, annual tax revenue generated by the business would increase from approximately $4,350 annually ($2,900 place of eating tax revenue; $1,450 sales tax revenue – based on 2026 sales) to $8,700 annually after the first year. Based on this growth in sales capacity, new revenue would exceed the cost of the reimbursement incentive in just over two years.

*Other Potential Benefits*

The business expansion will significantly increase the visibility of the business along Dixie Highway. The improvements, including the improvement of signage, windows and concrete work on the exterior of the building, may improve the condition of the exterior of the property and may create additional improvements to the overall appearance of the Southgate corridor. The restaurant expansion is likely to draw additional traffic to the Southgate business district, where greater than 70% of sales come from non-resident visitors. The business may provide additional regional traffic which may benefit other businesses in the Southgate area.

*Permitting*

The restaurant expansion will require building permits approved by the Village's Building Division. The project is under review by third-party reviewers as of the time of the publication of this memo. The Village will continue to work with the restaurant owners to complete the permitting process over the next one to two months.

## FINANCIAL IMPACT

- **Funding Source:** Business Incentive Program (the program budget was increased by $50,000 on September 8, 2026)
- **Budgeted Amount:** $75,000 (increase from $25,000 to $75,000 approved on September 8, 2026)
- **Cost:** $10,000 – once expended, approximately $43,000 of the $75,000 program budget will have been utilized)

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Pass a resolution approving a redevelopment agreement with Paris Walker of Crab Bagz LLC (Business Owner) and Vivek Pinto (Building Owner) to provide 50% reimbursement for eligible costs through the Non-TIF Business Incentive (Retail Enhancement Program) not to exceed $10,000 in total reimbursement.

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**ATTACHMENT(S)**

- Resolution
- Redevelopment Agreement