

RESOLUTION NO. R-3271

A RESOLUTION APPROVING OF TERMS FOR A PARKING LEASE AGREEMENT BETWEEN THE VILLAGE OF HOMEWOOD, ST. JOHN NEUMANN CHURCH AND THE ARCHDIOCESE OF CHICAGO

WHEREAS, Section 11-71-1 of the Illinois Municipal Code (65 ILCS 5/11-71-1) authorizes a municipality to acquire by purchase or otherwise, own, construct, equip, manage, control, improve, maintain and operate public off-street parking facilities for motor vehicles, including through the creation of approved license or lease agreements;

WHEREAS, the Village of Homewood has pursued opportunities for additional parking in the Village's downtown to support ongoing economic development projects, especially transit-oriented development projects where existing public parking facilities near Homewood transit facilities may be occupied by other development supported by such facilities;

WHEREAS, St. John Neumann Parish Church and the Archdiocese of Chicago control a large parking facility adjacent to Homewood Village Hall which contains approximately 120 parking spaces and is primarily utilized for religious services and events;

WHEREAS, it is determined to be in the best interest of the citizens of the Village, and for the safety and welfare of visitors of the Village, to provide public parking in locations which are accessible to major destinations, civic uses and other uses in the Village's central business district;

WHEREAS, the Village of Homewood has approached St. John Neumann Parish Church and the Archdiocese of Chicago to pursue an agreement to lease parking spaces in their parking facility, outside of times when the facility is generally used for parking for religious services and events, to provide additional public parking spaces for use by Village residents and visitors;

WHEREAS, the Village anticipates these spaces to provide additional parking for visitors to Village Hall, a renovated Village Auditorium, and businesses throughout the Village's central business district, especially along corridors of Dixie Highway and Ridge Road;

WHEREAS, the St. John Neumann Parish Church and the Archdiocese of Chicago have agreed to permit the use of up to 69 parking spaces in the parking lot for public use, at times designated in the Term Sheet in Exhibit A.

WHEREAS, the St. John Neumann Parish Church and the Archdiocese of Chicago have agreed to allow approved use of the 69 spaces for a four-year term, terminating on August 31, 2030.

WHEREAS, in exchange for the lease of 69 parking spaces in the lot for use at designated times for a four-year term, the Village has agreed to perform the following in accordance with approved plans in Exhibit B: 1) perform functions to improve the parking facility to Village standards of maintenance and repair; 2) resolve known failures in the stormwater drainage system within the parking facility; 3) restripe the parking facility to increase the number of available spaces for use; 4) provide signage to identify where and when public parking is permitted while protecting the Parish Church's interest in the parking facility.

WHEREAS, in addition to performing the work identified in Exhibit B, the Village has agreed to assist with regular maintenance costs associated with the regular use of the parking facility as identified in the Term Sheet (Exhibit A).

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Homewood:

SECTION ONE – APPROVAL OF REDEVELOPMENT AGREEMENT:

The term sheet and agreement attached as Exhibit A to this resolution is approved, and the Village Manager is authorized by the Village Board of Trustees to execute the same, along with any additional necessary documents to perfect and execute the agreement as proposed, on behalf of the Village.

SECTION TWO – EFFECTIVE DATE:

This resolution shall be in full force after its passage, approval, and publication in accordance with the law.

PASSED and APPROVED this 11th Day of August, 2026

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____