

RESOLUTION NO. R- 3230

**A RESOLUTION CONTINUING THE PUBLIC HEARING
ON THE PROPOSED HARWOOD TOD TAX INCREMENT FINANCING
DISTRICT TO FEBRUARY 10, 2026**

WHEREAS, the Village of Homewood engaged the consulting firm Ryan LLC to determine if the Village Hall parking lot and surrounding area qualify for tax increment financing under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74-4 *et seq.*) (the “TIF Act”); and

WHEREAS, Ryan LLC submitted a written report finding that the properties qualified for tax increment financing under the TIF Act; and

WHEREAS, as required by the TIF Act, the Village Board on January 14, 2025, adopted ordinance M-2330, convening a Joint Review Board and setting a Public Hearing for the proposed Harwood TOD TIF for March 11, 2025, at 7:00 p.m. at the Village Hall Council Chambers; and

WHEREAS, on January 29, 2025, the Joint Review Board reviewed the Harwood TOD TIF redevelopment plan and project and found that it met the requirements of the TIF Act; and

WHEREAS, the TIF Act states that a municipality may only create a TIF 14-90 days after the Public Hearing is concluded; and

WHEREAS, Section 11-74.4-4(a) of the Illinois Municipal Code provides that once commenced, the Public Hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing; and

WHEREAS, the Village Board on March 11, 2025, approved Resolution R-3213 commencing and continuing the public hearing to April 8, 2025; and

WHEREAS, the Village Board on April 8, 2025, approved Resolution R-3219 continuing the public hearing to May 27, 2025; and

WHEREAS, the Village Board on May 27, 2025, approved Resolution R-3224 continuing the public hearing to August 12, 2025; and

WHEREAS, the Village is still negotiating key items regarding the proposed TIF, including a redevelopment agreement with a potential developer and a proposal for the Village to utilize a portion of the parking lot at St. John Neumann Catholic Church for additional parking; and

WHEREAS, the President and Board of Trustees have determined it is in the Village's best interest to defer concluding the public hearing on the proposed TIF until the above items are resolved.

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

SECTION ONE – CONTINUANCE OF PUBLIC HEARING:

The Public Hearing on the proposed Harwood TOD TIF is hereby continued until February 10, 2026, at 7:00 p.m. in the Council Chambers of the Homewood Village Hall, 2020 Chestnut Road, Homewood, Cook County, Illinois.

SECTION TWO – EFFECTIVE DATE:

This resolution shall take effect upon its passage, approval, and publication in accordance with the law.

PASSED and APPROVED this 12th day of August 2025.

Village President

ATTEST:

Village Clerk

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