



Susanna E. Steilen
Supervisor

Tamara O'Brien
Clerk

Keith Gray
Kenneth Marcin
Donald Melody
Christina Sievers
Trustees

Carmen J Maurella, III
Assessor

John Robinson
Highway Commissioner

Sara Palermo
Collector

Administration Office
14350 W 151st Street
Homer Glen, IL 60491
Phone: 708.301.0522

Assessor's Office
Phone: 708.301.8166

Highway Department
14500 W 151st Street
Homer Glen, IL 60491
Phone: 708.301.0246

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Homer Township

AGENDA

Special Meeting

(Due to meeting location change)
Monthly Board of Trustees Meeting
August 11, 2025, at 7:00 P.M.
Homer Township Town Hall
16057 S. Cedar Road
Lockport, IL 60491

1. Call to Order
2. Pledge of Allegiance
3. Moment of Silence
4. Roll Call for Quorum
5. Public Comments (3-minute limit. Sign in prior to the start of meeting)
6. Approval of Minutes
 - a. Motion to approve July 14, 2025, Monthly Board Meeting Minutes
7. Reports from Township Officials
 - a. Trustees
 - b. Clerk
 - c. Highway Commissioner
 - d. Assessor
 - e. Collector
 - f. Supervisor
8. Action Items
 - a. **Approval of Bills for Payment – Village Invoice**
Consider approval of payment of all bills for July 2025: Certificate of Deposit, Equipment & Building, Founders Crossing Bond, Founders Crossing General, General Assistance, Open Space, Park, Road & Bridge and Town Funds.
 - b. **Resolution: Amend 2025 Regular Meeting Schedule to Change the Regular Meeting Location to 16057 S. Cedar Rd. from 14350 W. 151st St . ; Authorize Required Notice and Posting.**
 - c. **Resolution: Approve and authorize execution of Fourth Amendment to Lease—Telecom Tower at 14350 W. 151st St.; SpectraSite Communications, LLC.**

d. Open Space/Civic Center Committee Member Appointments

Consider approval the appointment of Sue Steilen- Chair, Josh Barrett, Paul McGary, Don Melody, Sara Palermo, John Robinson, and Margaret Sabo to the Open Space/Civic Center Committee

e. Line-Item Transfer

Consider approval of a line-item transfer of the amount of \$5,394.00 from 990 Contingency from Open Space, Open Space Fund to 734 Liability/Toirma from Open Budget, Open Space.

9. Old Business

- a. 143rd Street Update
- b. Civic Center Update
- c. Parade

10. New Business

- a. Logo Discussion
- b. Announce General Assistance Procedures for minutes

11. Roll Call Vote to Enter Closed Session (If Necessary)

- a. Approval to convene into Closed Session of the Homer Township Board to consider one or more or the following subjects approved under the Open Meetings Act

12. Return to Open Session

13. Action Following Closed Session (If any)

14. Adjournment

NOTICE UNDER THE AMERICANS WITH DISABILITIES ACT

Persons with disabilities requiring reasonable accommodations in this meeting should contact the Township Supervisor's Office, 14350 W. 151st Street, Horner Glen, IL 708-301-4534. Office hours are Monday through Friday from 8:30 a.m. until 4:00 p.m. Please give at least 48 hours' notice prior to the meeting. Request for ASL Interpreters require five (5) working days advance notice.



Homer Township Minutes

Monthly Board of Trustees Meeting
July 14, 2025, at 7:00 P.M.
Homer Township Town Hall
16057 S. Cedar Road
Lockport, IL 60491

1. Call to Order

The meeting was called to order by Township Supervisor Steilen at 7:00 p.m.

2. Pledge of Allegiance

3. Moment of Silence

4. Roll Call for Quorum

Present were Supervisor Sue Steilen, Clerk Tami O'Brien, Trustees Keith Gray, Ken Marcin, Don Melody, Chris Sievers, Collector Sara Palermo, Highway Commissioner John Robinson and Attorney Jason Guisinger. Absent were Assessor Carmen Maurella. *A quorum was established.*

5. Public Comments (must sign in)

None.

6. Approval of Minutes

a. June 9, 2025

Trustee Gray motioned to approve the minutes of June 9, 2025, and seconded by Trustee Melody.

Roll Call Vote:

Ayes (5) Trustees Gray, Marcin, Melody, Sievers and Supervisor Steilen

Nays (0)

The motion carried.

7. Reports and Communications from Elected Officials

a. Trustees

Trustee Gray

Trustee Gray, Trustee Marcin & Supervisor Steilen met with about 10 Seniors from Founders Crossing. They voiced some concerns regarding maintenance at some of the units. The new Maintenance Foreman can do a checklist of Units. Also, the residents would like to use the activity center for possible movie nights and/or book nights?

Trustee Marcin

Trustee Marcin had no report.

Trustee Sievers

Trustee Sievers had no report.

b. Clerk O'Brien

Senior Bingo was held on July 8; it was a great turnout. Thank you to all the Volunteers. We will accept any type of donations, Food, Cash.

c. Highway Commissioner Robinson

Paving on 163rd has been completed and will be striped. Also, striping will be done in Lockport Heights. He is still waiting for final agreements for 167th & Bruce Road from the City of Lockport.

e. Assessor Maurella

Absent

f. Collector Palermo

Collector Palermo had no report.

g. Supervisor Steilen Report

She, along with the Clerk, Trustees and Highway Commissioner, attended the TOIRMA workshop in Naperville. One of the biggest challenges is General Assistance, because training doesn't begin until September/October, and there have been several requests for General Assistance. There is a workshop on Friday that Supervisor Steilen will be attending. Thank you to all the Trustees and Clerk for volunteering for Homer Fest. Kudos to Homer Glen Junior Women's Club for their successful Garden Walk. There have been some repairs at the rental property on Open Space. As Trustee Gray mentioned, the Seniors had a lot to say about their units, some have leaky skylights. Three employees were hired, a Custodian, Seasonal Laborer and a Maintenance Foreman who starts next week.

h. Trustee Melody

Trustee Melody asked what type of General Assistance requests we have been receiving. Per Supervisor Steilen, some are behind on Utility Bills, some have lost their jobs or had medical issues.

8. Action Items

a. Approval of Bills for Payment

Trustee Sievers motioned to approve payment of all bills for June 2025: Certificate of Deposit, Equipment & Building, Founders Crossing Bond, Founders Crossing General, General Assistance, Open Space, Park, Road & Bridge and Town Funds, and seconded by Trustee Melody.

Roll Call Vote:

Ayes (5) Trustees Gray, Marcin, Melody, Sievers and Supervisor Steilen

Nays (0)

The motion carried.

b. Approval of an Agreement with Hearne & Associates for a Single Audit

Since the Township received more than \$750,000 in Grant money from the Federal Government, the Township was required to submit a Single Audit. The cost will be anywhere from \$3650 to \$4650

Trustee Gray motioned to approve the agreement with Hearne & Associates for a Single Audit, and seconded by Trustee Marcin.

Roll Call Vote:

Ayes (5) Trustees Gray, Marcin, Melody, Sievers and Supervisor Steilen

Nays (0)

The motion carried.

c. Approval of an Agreement with Cygan Hayes Ltd. for Accounting Services

Trustee Sievers motioned to approve an Agreement with Cygan Hayes Ltd. for accounting services from the third quarter of 2025 through the second quarter of 2027, and seconded by Trustee Gray.

Roll Call Vote:

Ayes (5) Trustees Gray, Marcin, Melody, Sievers and Supervisor Steilen

Nays (0)

The motion carried.

d. Approval of Rental Fee Waiver for the HTRO Community Blood Drive on July 17th.

Trustee Sievers motioned to approve a Rental Fee Waiver for the Community Blood Drive sponsored by the Homer Township Republican Organization on July 17, 2025, and seconded by Trustee Gray.

Roll Call Vote:

Ayes (3) Trustees Sievers, Gray and Supervisor Steilen.

Nays (0)

Abstained Trustee Melody & Trustee Marcin.

The motion carried.

e. Committee Appointments

Supervisor Steilen stated we need to “define” our committees & purposes and requested a motion to approve appointments of the follow individuals to chair the following committees.

Land Use – Trustee Melody

Open Space, Civic Center – Supervisor Steilen

Senior Bingo – Clerk O’Brien

Veterans – Trustee Gray

Trustee Melody motioned to approve the Committee Appointments and seconded by Trustee Sievers.

Discussion - Trustee Melody wants to encourage as many residents as possible to volunteer for these Committees, decisions are to be made with the resident’s input. Per Supervisor Steilen there are applications online and at the Township. Trustee Gray is looking forward to heading the Veterans committee. The Supervisor also asked Trustee Sievers to help with organizing the Labor Day Parade participation.

Roll Call Vote:

Ayes (5) Trustees Sievers, Gray, Marcin, Melody and Supervisor Steilen.

Nays (0)

The motion carried.

9. Old Business

a. 143rd Street Update

Supervisor Steilen 143rd Street attended a meeting two weeks ago of the Will County Board, where they voted to go ahead with the Transportation plan as is. The Village of Homer Glen is still working on this issue, and we are still in conversations with the Village and the County.

b. Civic Center

Supervisor Steilen stated the Civic Center building is not ready to be occupied. Supervisor Steilen read from Landmark Construction, changing order number four, what needs to be completed to gain occupancy.

- Complete the remaining sitework
- Complete the septic system.
- Complete the 2" thick bituminous surface course.
- Complete the trash enclosure fence & gate.
- Complete the landscaping (excluding the eastern landscape buffer and the landscaping along the west building elevation)

Complete the remaining work to achieve occupancy of the building.

- Provide two (2) aluminum automatic entrances.
- Provide misc. carpentry, and acoustic ceilings to complete the office and storage room.
- Seal the existing concrete, install vinyl base.
- Complete painting of the vestibule, office, storage, drywall walls in the multi-purpose room and the remaining doors and frames.
- Provide fire protection system.
- Complete the well pressure tank & tie-ins.
- Complete the balance of the ductwork (unpainted).
- Complete the balance of the electrical work as modified by the attached lighting plan.
- Provide automatic fire alarm system."

Supervisor Steilen invited Jay Bradarich, general contractor from Landmark Construction, to answer any questions regarding the first phase of the Civic Center.

Discussion – Supervisor Steilen asked Jay Bradarich if we need all these things to gain occupancy. He responded, "We do not need the 2" thick bituminous surfaces. Trustee Marcin asked about the asphalt binder that was laid down, it's peeling by the front door. Per Mr. Bradarich, they had another two inches they had to ramp up so you could wheel up onto the sidewalk. That 2-inch ramp that's coming apart would have to be completely removed before the surface coat could be put on. That does have to be maintained over time. Trustee Marcin stated that the building cannot be occupied at this time until the Phase II Construction is completed. Trustee Marcin asked if the building can't be occupied, why were the wheel stops, striping and handicapped signs installed. Per Mr. Bradarich the wheel stops, striping and handicapped signs are part of the Asphalt Pavers contract. It was always the intention to complete the building by the last Board. It was never intended to end up in this spot. Trustee Marcin asked, "Why are we in this position? Per Mr. Bradarich the previous Township Officials stated they were getting a Loan. Mr. Bradarich stated they didn't have enough money when they started the job, so they worked out how much money the Township had for Phase I to get the project going. The Board stated they were going to raise the money by

getting more grants etc. He was not privy about how they were getting the money. He was told they have x amount of dollars, so they created a Phase I, and the additional items were for Phase II. The previous Township Officials stated they were borrowing \$750,000 from the bank. It would be closer to \$500,000 if the surface floors aren't done. Basketball hoops, and everything else is more a Phase III. Trustee Marcin asked if this Phase II is different from the previous Board's Phase II. Bradarich responded they were going for a \$750,000 figure whereas this is a \$550,000 figure, \$500,000 if we don't do the surface course.

Trustee Marcin asked if everyone in Phase I was paid. Bradarich responded, everyone in Phase I has been paid for the work that was done. The only one completed is the plumber. He completed 100% of the work in Phase I. He will not be involved in Phase II. In Phase II the HVAC contractor still has duct work to put up around the basketball court. The Electrician still must complete all the lighting, including the Exit signs, battery packs. The fire sprinkler, the fire alarm is 100% Phase II. There's still painting left to do, there's no flooring in the building. They were going to do sealed concrete, and they were hoping to get the flooring donated. The well is almost complete, there's a little more work to be done. All that was done on the landscaping was the seeding, there's no mulch or plants. The concrete was poured for the trash enclosure, but the fence was never put in. The Aluminum entrances weren't installed; they were in Phase II. The office and storage room must be completed as of now ceilings and painting. Trustee Marcin asked about the septic at the back of the building, the system is not in, will the sidewalk need to come up to put the pipes underneath. Bradarich answered no, there was a small payment made to the septic company. He was going to come back and finish the septic system in March but by December they ran out of money. They had septic in Phase I but moved to Phase II because they wanted the office, storage room and vestibule moved to Phase I. So, when they finished with the office, storage room and vestibule they ran out of money and didn't have enough to finish the septic. Per Mr. Bradarich "they were juggling balls in the air". Every trade on the job was union, the only prevailing wage person was the well driller. He was not a union contractor.

Trustee Marcin asked if there was ever a "punch list" provided for Phase I? Per Mr. Bradarich, no, because it was ongoing and never finished so there was nothing to punch out.

Trustee Marcin asked about a Warranty, there is a 12-month warranty for the plumbing and HVAC units are the only two traders that have been affected under warranty. For the plumbing, until we turn the water on in the building, per his opinion, the plumbing is not complete. The day those units were turned on the clock started ticking. The units were turned on in December so the units will be under warranty until December 2025. There is still a manufacturer warranty after December.

Trustee Gray stated, "the electrical was modified, how does it deviate from the original?" When Mr. Bradarich looked at the Architects drawing, he had wall sconces all over the outside of the building. After going for the permits, they were told they only needed lighting over the exit doors. So, they wanted to eliminate all that lighting. When they were in the building and saw the way, the architect laid out the lighting in the multipurpose room they were able to move lights around and eliminate a whole row of lights making the budget \$15,000 – \$18,000 lower. The outlets are all in. There is only wiring in the bathrooms. There is no Landscaping on the East or West side of the Civic Center. Per Mr. Bradarich the old board stated there was a master plan to add a Senior addition onto the west side of the building. The plan showed landscaping against the building so they didn't want to pay for the landscaping just to rip it out. During the permitting process the Village wanted a buffer to put in between the Center and the residents to the east but there's a natural buffer there, so it is

redundant. Trustee Gray pointed out it is not our prerogative to take that out of the plan. How much is the cost of the landscaping. Bradarich responded with \$7,000. Trustee Gray also stated it is short-sighted to remove the surface course.

Right now, the septic system only accommodates the bathroom toilets, sinks but it won't accommodate a kitchen. To upgrade the septic system for a kitchen it shows it would be approximately \$10,500 more to complete. Per Trustee Gray he is all about the "Path to occupancy" and get in there with the residents and have them tell us how we're all going to use this building. Per Mr. Bradarich for the concrete flooring, it would be \$6400 to seal the concrete. There are a couple of alternatives if we went with an epoxy floor with urethane coating that would be the cheapest way to put a floor in. That depends on what the Civic Center is going to be used for? Initially they stated they were going to play "Wheelchair Basketball." He doesn't know how that would work with wheelchairs and brakes. The next cheapest flooring is to put VCT flooring in that would have to be stripped and waxed. That comes with the sports striping for the court and must be waxed over and must be maintained from time to time. A sports floor would cost much more, about \$100,000. If putting in flooring at some point in time, the sealed concrete won't have to be taken up.

Trustee Sievers asked about the plan for 10 feet and above for the walls? Mr. Bradarich answered They will stay as is. It cannot be punctured since its polyethylene, and it was put in for sports. It cannot be painted.

Trustee Marcin asked regarding landscaping and weed whacking with the two HVAC units that aren't fenced in, how to protect them, with landscaping rock or buffer? Mr. Bradarich responded there is already a landscape buffer around them and a fire lane that trucks can get in to service the units. Generally, they don't put locks on the units, but yes, we could.

Trustee Gray asked, "We know there is no more Grant money that's coming in and we are locked out of until next year, but if we did have money how long would it take you to assemble a team to complete the building without the kitchen?" Mr. Bradarich responded it would take approximately seven to eight weeks.

Supervisor Steilen said regarding the septic, we received notification from the grant overseers Accenture, that work with the County, the original grant was for \$500,000 and we expended and received \$393,500 representing the completion of the projects defined scope. The grant was finished, and we would have lost out on \$107,000. The grant was for Homer Township's facility water service project, the scope of work included site grading, installation of water and sewer utility connections and stormwater infrastructure improvements at the Township facility site. She did call Accenture and told them there is no septic at the site. Accenture said they did have a sworn statement from Landmark Construction that septic was a part of the project scope and ARPA did reimburse for the septic. She asked if Mr. Bradarich communicated with the grant people or was it strictly the Township. He said it was strictly the Township. The Township told him what the grant would cover, and he gave a sworn statement putting x's next to the items he thought it would cover. Those items added up to \$540,000, so I am kind of surprised the Township only spent \$390,000, I thought they spent the whole amount. Supervisor Steilen needs to talk to the County to get the rest of the grant money to complete the septic. She asked of the \$5,530 spent on the septic, what did we get for that. Mr Bradarich responded, "The \$5,000? The pipes are running from the building out to the field right now. They agreed \$48,000 was needed to complete the septic. There were discussion of the parking lot lights, and Mr. Bradarich said he would look into it. He said the plan was for the fire lane to remain stone.

Steilen stated we do still owe the Village \$9,700 in engineering fees for the project.

Trustee Gray thanked Mr. Bradarich for attending tonight's meeting.

c. Founders Crossing update and discussion

Per Supervisor Steilen Founders Crossing was also funded through a grant we received for \$508,000. The total amount wasn't expended, \$468,303 was used for refurbishing 16 of 30 units at Founders Crossing for Phase I (of five phases). The HVAC was moved up from Phase II to Phase I, and six units were replaced. They didn't use the grant money in time. That money is not available. We can apply for another grant in March of 2026 and that will be available in October 2026. Phase II was garage doors, skylights.

There are legacy and new skylights leaking. A resident had a leaky skylight that has been leaking for a week. A roofer went out and looked at the skylight and stated that the skylight that was installed is for a flat roof and this is a pitched roof. The size was incorrect. It will cost approximately \$3000. Per Trustee Gray a lot of resources were diverted over the years for the Civic Center. Maintenance was deferred for all areas including Parks and the Town Hall. We should get on a regular course, so that we are assessing all properties that the township does own.

10. New Business

a. American Tower Lease Agreement

Supervisor Steilen reported the Township's cell tower land lease goes back to 1996; the owner of the tower is looking to extend the agreement to twenty-five years. This item was on the agenda for discussion purposes only. Attorney Guisinger explained we don't have a policy in place. Often at the Township Annual Meeting the Electors will delegate the authority to lease, purchase or dispose of real property to the Township board for up to a twelve-month period. Without that delegation of authority to the board, we can't enter a lease of this type where property would have to be approved without the approval of the electors. This is not a complicated process. We would have to call a Special meeting of the electors and publish a notice in the newspaper and set forth the general terms of the lease that we would be looking into entering and then hold a special Town meeting. The electors will have an opportunity to vote on delegating authority to the board.

This will be discussed in Executive Session.

b. Park Maintenance

Supervisor Steilen stated there are several areas that need maintenance. Supervisor Steilen stated she has started a list of areas that need to be maintained and has started getting estimates, these expenses should be considered regarding the Civic Center expenses.

Per Highway Commissioner Robinson stated he was out looking at 163rd street and he did look at the building in Morris Park, the building is in very poor shape. Possibly bulldoze? Instead of spending money to maintain.

Per Supervisor Steilen we also have rental property at Trantina Farms that is having issues with the bathtub leaking, issues with the water pressure, well, and windows. There are rusted benches at the playground, mulch is needed under the playground equipment. There are picnic tables that need to be repaired and painted. The benches by the firepit are all rotten and need to be replaced

along with the firepit. She is looking at construction fencing for silos and corncribs because they are safety hazards. She is looking for a Structural Engineer to look at the silos. The benches at the Healing Garden have repeatedly been vandalized. Although we do have to finish the Civic Center, we must maintain what we have.

Per Trustee Gray from what he's seen at Morris Park and Trantina Farms, he's hoping the maintenance foreman will institute a new policy that if the staff is out cutting the grass or weed whacking and notice graffiti or other issues that they will report to the Township office.

Supervisor Steilen stated when we had the torrential rain last week there was water coming in under the front doors in the vestibule at the Township office. We will need new front doors, and the gutters are for residential dwellings not for businesses. Supervisor Steilen stated that the micro pantry outside the Township needs donations along with the micro pantry at the library.

11. Roll Call vote to Enter Closed Session

Motion to enter Closed Session for the purpose of setting the price for the cell tower lease made by Trustee Marcin and seconded by Trustee Melody.

Roll call vote:

Ayes (5) Trustees Gray, Marcin, Melody, Sievers and Supervisor Steilen, Nays (0)

The motion carried.

12. Return to Open Session

13. Action Following Closed Session (if any)

None

14. Adjournment

Motion to adjourn by Trustee Gray and seconded by Trustee Melody. Voice vote. All were in favor.

Meeting was adjourned at 8:51 pm

Tamara O'Brien, Township Clerk

Approved at the Board of Trustees Meeting dated August 11, 2025



AGENDA SUPPLEMENT SHEET

Agenda Item Number: 8.a

Township Board Meeting Date: August 11, 2025

Item Title: Approval for Payment of July's Bills

Motion for Consideration: Is there a Motion to Approve payment of all bills for July 2025: Certificate of Deposit, Equipment & Building, Founders Crossing Bond, Founders Crossing General, General Assistance, Open Space, Park, Road & Bridge and Town Funds?

Staff Contact: Mary Pat DeGrassi and Cynthia Lombard

Background Information: The attached fund sheets show each fund's balance and the detailed amounts for each item to be paid.

Attachments

Balance sheets for each fund followed by the fund's deposit and expense detail.



Town of Homer - Monthly Bills
July 2025 – Payable August 2025

Approved: _____

STATE OF ILLINOIS
Will County, Town of Homer

NEW ACCOUNT

[illegible]

We, the undersigned, comprising the Town Board of Trustees of said Town of Homer having duly met at the Homer Township Town Hall, on the 11th of August 2025 for the purpose of auditing town accounts, do hereby certify that the following claims or demands against said town were presented, and being examined were at said meeting, to wit:

See Detailed Reports

In Witness, Whereof, the members of said Board of Town Trustees have hereto set their hands this 11th of August, 2025.

Beg. Balance:	\$	111,834.88
Revenues:	\$	3,282.79
Totals:	\$	115,117.67
Expenditures:	\$	-
Balance:	\$	115,117.67

This Account as of July 31, 2025 yielded .787% Interest

HOMER TOWNSHIP EQUIPMENT & BUILDING #7636
Deposit Detail
July 2025

Type	Num	Date	Name	Account	Amount
Deposit		07/24/2025		4843617636	3,207.46
			601 Property Taxes ...		2.40
			601 Property Taxes ...		-3,209.86
TOTAL					-3,207.46
Deposit		07/31/2025		4843617636	75.33
			605 Bank Interest		-75.33
TOTAL					-75.33

HOMER TOWNSHIP EQUIPMENT & BUILDING #7636

8/1/2025 2:44 PM

Register: 4843617636

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/24/2025			-split-	Deposit- 4th Real Est...	X		3,207.46	115,042.34
07/31/2025			32 1.Revenue-Equipment-Buil...	Interest .787%	X		75.33	115,117.67

HOMER TOWNSHIP EQUIPMENT & BUILDING #7636

Equipment & Building Fund Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
Income			
095 Beg Balance	0.00	152,792.76	-152,792.76
32 1.Revenue- Equipment-Build			
601 Property Taxes (Levy)	74,859.48	141,123.42	-66,263.94
605 Bank Interest	251.43	1,000.00	-748.57
607 Miscellaneous	0.00	100.00	-100.00
Total 32 1.Revenue- Equipment-Build	75,110.91	142,223.42	-67,112.51
Total Income	75,110.91	295,016.18	-219,905.27
Gross Profit	75,110.91	295,016.18	-219,905.27
Expense			
32 2. Expense- Equip & Build			
734 Bank Fees	0.00	1,000.00	-1,000.00
881 Building	0.00	51,300.00	-51,300.00
882 Equipment	112,786.00	212,716.00	-99,930.00
883 Miscellaneous	0.00	10,000.00	-10,000.00
990 Contingency	0.00	20,000.00	-20,000.00
Total 32 2. Expense- Equip & Build	112,786.00	295,016.00	-182,230.00
32 3. 999 End Bal	0.00	0.18	-0.18
Total Expense	112,786.00	295,016.18	-182,230.18
Net Income	-37,675.09	0.00	-37,675.09

BOARD OF TOWN TRUSTEES

July	FOUNDERS CROSSING BOND	PAYABLE August 2025
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We, the undersigned, comprising the Town Board of Trustees of said Town of Homer having duly met at the Town Hall, on the 11th of August, 2025 for the purpose of auditing town accounts, do hereby certify that the following claims or demands against said town were presented, and being examined were at said meeting, to wit:

See Detailed Reports

In Witness, Whereof, the members of said Board of Town Trustees have hereto set their hands this 11th of August, 2025.

Beg. Balance:	\$	44,161.17
Revenues:	\$	88.29
Totals:	\$	44,249.46
Expenditures:	\$	3,652.50
Balance:	\$	40,596.96

This Account as of July 31, 2025 yielded 2.403% Interest

Homer Township Founders Bond Acct.
Deposit Detail
July 2025

Type	Num	Date	Name	Account	Amount
Deposit	In Bal...	07/31/2025		Harris Founders B...	88.29
				671 Interest- Bank	-88.29
TOTAL					-88.29

Homer Township Founders Bond Fund #5210065413

8/4/2025 3:45 PM

Register: Harris Founders Bond 5210065413

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/10/2025	1096	MSU Federal Credit Union	17.Exp.:4.:951 Bond Interest		3,652.50	X		40,508.67
07/31/2025	In Balance		17.Rev.:1. Interest:671 Interest-...	Interest 2.403%		X	88.29	40,596.96

25/26 Founders Bond Fund- Profit & Loss Budget vs. Actual

April 2025 through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
095 Beg Bal	0.00	43,897.40	-43,897.40
17.Rev.			
1. Interest	352.06	1,000.00	-647.94
671 Interest- Bank			
Total 1. Interest	352.06	1,000.00	-647.94
2. Other	0.00	1.00	-1.00
672 Miscellaneous			
Total 2. Other	0.00	1.00	-1.00
Total 17.Rev.	352.06	1,001.00	-648.94
Total Income	352.06	44,898.40	-44,546.34
Expense			
17.Exp.			
2. Contractual			
701 Administrative Fee	0.00	600.00	-600.00
741 Attorney/Legal Fees	0.00	500.00	-500.00
748 Bond Rating/Reporting Fee	0.00	2,000.00	-2,000.00
Total 2. Contractual	0.00	3,100.00	-3,100.00
4.			
950 Bond Principal	0.00	150,000.00	-150,000.00
951 Bond Interest	3,652.50	7,305.00	-3,652.50
Total 4.	3,652.50	157,305.00	-153,652.50
5. Other			
721 Bank Service Fees	0.00	1,000.00	-1,000.00
771 Miscellaneous	0.00	40,798.00	-40,798.00
Total 5. Other	0.00	41,798.00	-41,798.00
Total 17.Exp.	3,652.50	202,203.00	-198,550.50
Total Expense	3,652.50	202,203.00	-198,550.50
Net Ordinary Income	-3,300.44	-157,304.60	154,004.16
Other Income/Expense			
Other Income	0.00	157,305.00	-157,305.00
6. 699 Transfers in			
Total Other Income	0.00	157,305.00	-157,305.00
Net Other Income	0.00	157,305.00	-157,305.00

25/26 Founders Bond Fund- Profit & Loss Budget vs. Actual

April 2025 through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
Net Income	-3,300.44	0.40	-3,300.84

BOARD OF TOWN TRUSTEES

July	FOUNDERS GENERAL FUND	PAYABLE August 2025
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We, the undersigned, comprising the Town Board of Trustees of said Town of Homer having duly met at the Town Hall, on the 11th of August, 2025 for the purpose of auditing town accounts, do hereby certify that the following claims or demands against said town were presented, and being examined were at said meeting, to wit:

See Detailed Reports

In Witness, Whereof, the members of said Board of Town Trustees have hereto set their hands this 11th of August, 2025.

Beg. Balance:	\$	488,952.40
Revenues:	\$	28,686.21
Totals:	\$	517,638.61
Expenditures:	\$	12,121.50
Balance:	\$	505,517.11

This Account as of July 31, 2025 yielded 2.403% Interest.

Homer Township Founders General Fund

Deposit Detail

July 2025

Type	Num	Date	Name	Account	Amount
Deposit		07/07/2025		5210064883	14,250.00
			14807 Founders	680 Housing Rent	-950.00
			14800 Founders	680 Housing Rent	-950.00
			14760 Founders	680 Housing Rent	-950.00
			14765 Founders	680 Housing Rent	-950.00
			14759 Founders	680 Housing Rent	-950.00
			14721 Founders	680 Housing Rent	-950.00
			14749 Founders	680 Housing Rent	-950.00
			14744 Founders	680 Housing Rent	-950.00
			14804 Founders	680 Housing Rent	-950.00
			14801 Founders	680 Housing Rent	-950.00
			14766 Founders	680 Housing Rent	-950.00
			14806 Founders	680 Housing Rent	-950.00
			14723 Founders	680 Housing Rent	-950.00
			14746 Founders	680 Housing Rent	-950.00
			14724 Founders	680 Housing Rent	-950.00
TOTAL					-14,250.00
Deposit		07/08/2025		5210064883	13,400.00
			14748 Founders	680 Housing Rent	-950.00
			14803 Founders	680 Housing Rent	-950.00
			14761 Founders	680 Housing Rent	-950.00
			14722 Founders	680 Housing Rent	-950.00
			14805 Founders	680 Housing Rent	-1,200.00
			14762 Founders	680 Housing Rent	-1,200.00
			14764 Founders	680 Housing Rent	-1,200.00
			14745 Founders	680 Housing Rent	-1,200.00
			14727 Founders	680 Housing Rent	-1,200.00
			14747 Founders	680 Housing Rent	-1,200.00
			14725 Founders	680 Housing Rent	-1,200.00
			14802 Founders	680 Housing Rent	-1,200.00
TOTAL					-13,400.00
Deposit	In Bal...	07/31/2025		5210064883	1,036.21
TOTAL				671 Interest- Bank	-1,036.21
					-1,036.21

Homor Township Founders General Fund #5210064883

8/4/2025 3:14 PM

Register: 5210064883

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/07/2025			-split-	Deposit		X	14,250.00	503,202.40
07/08/2025			-split-	Deposit		X	13,400.00	516,602.40
07/10/2025	EFTPS	Illinois Department of Reven...	406 State	36-6006309 000	106.38	X		516,496.02
07/10/2025	EFTPS	Internal Revenue Service	-split-	36-6006309	506.44	X		515,989.58
07/10/2025	5124	Homewood Disposal Service...	15 Exp.:2. Contractual:736 Util...	Monthly Garbage Ser...	723.76	X		515,265.82
07/10/2025	5125	Town Fund	15 Exp.:2. Contractual:731 Buil...	CC Reimbursement	1,356.00			513,909.82
07/10/2025	5126	James A. Shake	-split-		1,909.63	X		512,000.19
07/24/2025	EFTPS	Illinois Department of Reven...	406 State	36-6006309 000	106.38	X		511,893.81
07/24/2025	EFTPS	Internal Revenue Service	-split-	36-6006309	506.44	X		511,387.37
07/24/2025	5127	NICOR Gas	-split-	14718 & 14720, 147...	69.04	X		511,318.33
07/24/2025	5128	Commonwealth Edison	-split-	14718, 14720 & 147...	136.26	X		511,182.07
07/24/2025	5129	Menards	-split-	Hardware	173.42	X		511,008.65
07/24/2025	5130	The Lincoln National Life In...	15 Exp.:1. Personnel:708 Healt...	Dental & Life Insura...	142.59	X		510,866.06
07/24/2025	5131	BlueCross/Shield of Illinois	Payroll Liabilities		50.00	X		510,816.06
07/24/2025	5132	Illinois Municipal Retiremen...	-split-	06190	912.14			509,903.92
07/24/2025	5133	VSP Vision Plan	Payroll Liabilities	#30018038 Div. 0005	21.33	X		509,882.59
07/24/2025	5134	James A. Shake	-split-		1,909.64	X		507,972.95
07/25/2025	5135	BlueCross BlueShield of Illi...	15 Exp.:1. Personnel:708 Healt...	Health Insurance 8/2...	3,367.06	X		504,605.89
07/28/2025	5136	Illinois American Water Co...	15 Exp.:2. Contractual:736 Util...	14718 & 14720 Foun...	124.99			504,480.90
07/31/2025	In Balance		15. Rev.:3. Interest:671 Interest...	Interest 2.403%		X	1,036.21	505,517.11

Homer Township Founders General Fund

25/26 Profit & Loss Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
Income			
095 Beg. Balance	0.00	463,075.04	-463,075.04
15. Rev.			
1. Rental			
660 Activity Center Rent	0.00	1.00	-1.00
680 Housing Rent	118,830.00	369,000.00	-250,170.00
Total 1. Rental	118,830.00	369,001.00	-250,171.00
2. Security Deposits			
670 Security/Last Month Deposit	0.00	2,400.00	-2,400.00
Total 2. Security Deposits	0.00	2,400.00	-2,400.00
3. Interest			
671 Interest- Bank	3,919.66	13,000.00	-9,080.34
Total 3. Interest	3,919.66	13,000.00	-9,080.34
4. Other			
655 Verification Services	96.00	100.00	-4.00
672 Miscellaneous	0.00	100.00	-100.00
673 TOIRMA Dividend	0.00	3,000.00	-3,000.00
675 Tenant Reimbursement	0.00	1.00	-1.00
676 Insurance Claim	0.00	25,000.00	-25,000.00
677 Easement Agreement	0.00	1.00	-1.00
Total 4. Other	96.00	28,202.00	-28,106.00
Total 15. Rev.	122,845.66	412,603.00	-289,757.34
684 CDBG-2022	0.00	514,000.00	-514,000.00
685 ARPA	0.00	500,000.00	-500,000.00
Total Income	122,845.66	1,889,678.04	-1,766,832.38
Gross Profit	122,845.66	1,889,678.04	-1,766,832.38
Expense			
15 Exp.			
1. Personnel			
707 Maintenance Personnel	25,156.50	67,000.00	-41,843.50
708 Health Insurance	9,467.25	16,000.00	-6,532.75

Homer Township Founders General Fund

25/26 Profit & Loss Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
709 SS/MC			
709 MC	364.77		
709 SS	1,559.71		
709 SS/MC - Other	0.00	5,500.00	-5,500.00
Total 709 SS/MC	1,924.48	5,500.00	-3,575.52
712 IDES	314.15	1,000.00	-685.85
720 IMRF	3,494.22	10,000.00	-6,505.78
1. Personnel - Other	0.00		
Total 1. Personnel	40,356.60	99,500.00	-59,143.40
2. Contractual			
730 Landscaping	0.00	35,000.00	-35,000.00
731 Building Maintenance			
731.1 Menards	288.35		
731.3 Will Cook Ace	13.28		
731.5 HVAC	3,775.00		
731 Building Maintenance - Other	1,774.00	50,000.00	-48,226.00
Total 731 Building Maintenance	5,850.63	50,000.00	-44,149.37
732 Maint. Equipment Repairs	0.00	7,500.00	-7,500.00
736 Utilities			
736.1 Gas	276.83		
736.2 Electric	307.46		
736.3 Garbage	2,895.04		
736.4 Water	496.27		
736 Utilities - Other	0.00	12,500.00	-12,500.00
Total 736 Utilities	3,975.60	12,500.00	-8,524.40
737 Liability/TOIRMA			
739 Publish Legals/Notices	25,647.00	35,000.00	-9,353.00
740 Accounting	0.00	2,000.00	-2,000.00
741 Attorney/Legal Fees	534.00	2,500.00	-1,966.00
743 Audit	0.00	10,000.00	-10,000.00
755 Verification Services	0.00	2,000.00	-2,000.00
775 Security/Last Month Refund	141.50	1,000.00	-858.50
	3,746.22	70,000.00	-66,253.78
Total 2. Contractual	39,894.95	227,500.00	-187,605.05

Homer Township Founders General Fund

25/26 Profit & Loss Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
3. Commodities			
738 Postage & Delivery	0.00	500.00	-500.00
751 Office Supplies	0.00	1,500.00	-1,500.00
752 Permit	0.00	500.00	-500.00
754 Fuel	0.00	3,500.00	-3,500.00
Total 3. Commodities	0.00	6,000.00	-6,000.00
3. Other			
734 Bank Service Charge	0.00	2,000.00	-2,000.00
745 Signage	0.00	1,000.00	-1,000.00
771 Miscellaneous	0.00	10,000.00	-10,000.00
772 Insurance Claim Payout	0.00	25,000.00	-25,000.00
990 Contingency	0.00	30,000.00	-30,000.00
Total 3. Other	0.00	68,000.00	-68,000.00
4. Capital Outlay			
733 Capital Improvement	0.00	179,872.00	-179,872.00
776 Asphalt Maintenance	0.00	20,000.00	-20,000.00
777 Concrete Maintenance	0.00	10,000.00	-10,000.00
781 Maintenance Equipt Purchase	0.00	7,500.00	-7,500.00
784 Bond Reserve	0.00	30,000.00	-30,000.00
991 **Capital Reserve	0.00	55,000.00	-55,000.00
Total 4. Capital Outlay	0.00	302,372.00	-302,372.00
Transfers Out			
785 Bond Transfer Out	0.00	157,305.00	-157,305.00
Total Transfers Out	0.00	157,305.00	-157,305.00
Total 15 Exp.	80,251.55	860,677.00	-780,425.45
749 Professional Services	0.00	15,000.00	-15,000.00
779 CDBG-2022	0.00	514,000.00	-514,000.00
780 ARPA	0.00	500,000.00	-500,000.00
Total Expense	80,251.55	1,889,677.00	-1,809,425.45
Net Income	<u>42,594.11</u>	<u>1.04</u>	<u>42,593.07</u>

BOARD OF TOWN TRUSTEES

July	GENERAL ASSISTANCE FUND	PAYABLE August 2025
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We, the undersigned, comprising the Town Board of Trustees of said Town of Homer having duly met at the Homer Township Town Hall, on the 11th of August 2025 for the purpose of auditing town accounts, do hereby certify that the following claims or demands against said town were presented, and being examined were at said meeting, to wit:

See Detailed Reports

In Witness, Whereof, the members of said Board of Town Trustees have hereto set their hands this 11th of August, 2025.

Beg. Balance:	\$	86,831.14
Revenues:	\$	258.80
Totals:	\$	87,089.94
Expenditures:	\$	-
Balance:	\$	87,089.94

This Account as of July 31, 2025 yielded 2.403% Interest

Homer Township GA Acct.
Deposit Detail
July 2025

Type	Num	Date	Name	Account	Amount
Deposit		07/24/2025		0801022284	81.37
			1.601 Property Taxe...		0.06
			1.601 Property Taxe...		-81.43
TOTAL					-81.37
Deposit		07/31/2025		0801022284	177.43
			671 Interest- Bank		-177.43
TOTAL					-177.43

Homer Township General Assistance Fund #0801022284

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Register: 0801022284

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/24/2025			-split-	Deposit- 4th Real Est...		X	81.37	86,912.51
07/31/2025			1 Rev.:2. Interest:671 Interest- ...	Interest 2.403%		X	177.43	87,089.94

25/26 General Assist. Fund- Profit & Loss Budget vs. Actual
April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
Income			
095 Beg Bal		88,608.41	-88,608.41
1 Rev.	0.00		
1.601 Property Taxes (Levy)			
601.1 Back Tax Adjustment	0.44		
601.2 Mobile Home Distribution	0.02		
1.601 Property Taxes (Levy) - Other	1,889.03	3,570.30	-1,681.27
Total 1.601 Property Taxes (Levy)	1,889.49	3,570.30	-1,680.81
2. Interest			
671 Interest- Bank	699.72	1,500.00	-800.28
Total 2. Interest	699.72	1,500.00	-800.28
3. Other			
672 Miscellaneous	0.00	1.00	-1.00
Total 3. Other	0.00	1.00	-1.00
Total 1 Rev.	2,589.21	5,071.30	-2,482.09
Total Income	2,589.21	93,679.71	-91,090.50
Expense			
1 Exp.			
1. Personnel			
707 Salary	0.00	1.00	-1.00
709 SS/MC	0.00	1.00	-1.00
712 IDES	0.00	1.00	-1.00
Total 1. Personnel	0.00	3.00	-3.00
2. Contractual			
735 Telephone	0.00	1.00	-1.00
740 Accounting	0.00	300.00	-300.00
741 Attorney/Legal Fees	0.00	1,000.00	-1,000.00
742 Contractual Services	0.00	5,000.00	-5,000.00
743 Audit	0.00	500.00	-500.00
748 Training	0.00	3,000.00	-3,000.00
750 Catastrophic Ins. (MACI)	2,963.00	3,500.00	-537.00
755 Verification Services	0.00	1,000.00	-1,000.00
772 Flat Grant	0.00	20,000.00	-20,000.00
774 Emergency GA	1,144.68	22,400.00	-21,255.32
776 Medical Assistance	0.00	30,000.00	-30,000.00
Total 2. Contractual	4,107.68	86,701.00	-82,593.32

25/26 General Assist. Fund- Profit & Loss Budget vs. Actual
April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
3. Commodities			
737 Office Supplies	0.00	1,200.00	-1,200.00
738 Postage & Delivery	0.00	100.00	-100.00
Total 3. Commodities	0.00	1,300.00	-1,300.00
5. Other			
721 Bank Service Fees	0.00	500.00	-500.00
771 Miscellaneous	0.00	1,500.00	-1,500.00
990 Contingencies	0.00	3,675.00	-3,675.00
Total 5. Other	0.00	5,675.00	-5,675.00
Total 1 Exp.	4,107.68	93,679.00	-89,571.32
999 Ending Cash Balance	0.00	0.71	-0.71
Total Expense	4,107.68	93,679.71	-89,572.03
Net Income	-1,518.47	0.00	-1,518.47

BOARD OF TOWN TRUSTEES

July	OPEN SPACE GENERAL FUND	PAYABLE August 2025
We, the undersigned, comprising the Town Board of Trustees of said Town of Homer having duly met at the Town Hall, on the 11th of August, 2025 for the purpose of auditing town accounts, do hereby certify that the following claims or demands against said town were presented, and being examined were at said meeting, to wit:		
See Detailed Reports		
In Witness, Whereof, the members of said Board of Town Trustees have hereto set their hands this 11th of August, 2025.		
Beg. Balance:	\$ 381,470.50	
Revenue:	\$ 2,581.48	
Totals:	\$ 384,051.98	
Expenditures:	\$ 10,755.73	
Balance:	\$ 373,296.25	

This account as of July 31, 2025 yielded 2.403% Interest.

Open Space General Fund Acct.
Deposit Detail
July 2025

Type	Num	Date	Name	Account	Amount
Deposit		07/08/2025		0502032333	1,800.00
			621 Rental House		-1,800.00
TOTAL					-1,800.00
Deposit	In Bal...	07/31/2025		0502032333	781.48
			671 Interest- Bank		-781.48
TOTAL					-781.48

Homer Township Open Space General Fund #502032333

8/4/2025 3:33 PM

Register: 0502032333

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/08/2025			9. Rev.:1. Rental:621 Rental Ho...	Deposit		X		383,270.50
07/10/2025	3549	D & I Electronics	9. Exp.:2. Contractual:747 Secu...	Trantina Park	213.00	X		383,057.50
07/10/2025	3550	Feil Water Treatment	9. Exp.:2. Contractual:751 Utili...	15800 W 151st Street	27.00	X		383,030.50
07/10/2025	3551	Homewood Disposal Service...	9. Exp.:2. Contractual:751 Utili...	15800 W 151st Street	66.96	X		382,963.54
07/14/2025	ACH	Harris Bank	9. Exp.:2. Contractual:721 Ban...	Bank Service Fee	179.16	X		382,784.38
07/24/2025	3552	Whitmore Ace Hardware	-split-	Hardware	128.85	X		382,655.53
07/24/2025	3553	ComEd	9. Exp.:2. Contractual:751 Utili...	15744 W 151st Street	38.54	X		382,616.99
07/24/2025	3554	Nicor	9. Exp.:2. Contractual:751 Utili...	15744 W 151st Street	148.80	X		382,468.19
07/24/2025	3555	Service Sanitation	9. Exp.:3. Commodities:736 Ou...	Trantina Farm Park ...	232.78			382,235.41
07/24/2025		Village of Homer Glen	9. Exp.:2. Contractual:745 Prof...	Civic Center - Reimb...	9,720.64			372,514.77
07/31/2025	In Balance		9. Rev.:2. Interest:671 Interest- ...	Interest 2.403%		X	781.48	373,296.25

Open Space General Fund Acct. 25/26 Profit & Loss Budget vs. Actual

	Apr - Jul 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
095 Beg. Bal	0.00	392,920.47	-392,920.47
9. Rev.			
1. Rental			
620 Farm License	2,400.00	32,600.00	-30,200.00
621 Rental House	5,400.00	21,600.00	-16,200.00
Total 1. Rental	7,800.00	54,200.00	-46,400.00
2. Interest			
671 Interest- Bank	3,099.77	8,000.00	-4,900.23
Total 2. Interest	3,099.77	8,000.00	-4,900.23
3. Other			
610 Permit	0.00	1.00	-1.00
622 Verification Services	0.00	1.00	-1.00
623 Security Deposit	0.00	1.00	-1.00
650 Grant	0.00	300,000.00	-300,000.00
651 Donations	0.00	1.00	-1.00
652 Events	0.00	1.00	-1.00
670 Toirma Dividend	0.00	300.00	-300.00
672 Miscellaneous	0.00	1.00	-1.00
676 Insurance Claim	0.00	25,000.00	-25,000.00
677 Easement Agreement	0.00	1.00	-1.00
Total 3. Other	0.00	325,307.00	-325,307.00
Total 9. Rev.	10,899.77	387,507.00	-376,607.23
Total Income	10,899.77	780,427.47	-769,527.70
Expense			
9. Exp.			
1. Personnel			
707 Maintenance Personnel	0.00	1.00	-1.00
708 Health Insurance	0.00	1.00	-1.00
709 SS/MC	0.00	1.00	-1.00
712 IDES	0.00	1.00	-1.00
720 IMRF Co.	0.00	1.00	-1.00
Total 1. Personnel	0.00	5.00	-5.00

Open Space General Fund Acct. 25/26 Profit & Loss Budget vs. Actual

	Apr - Jul 25	Budget	\$ Over Budget
2. Contractual			
721 Bank Service Fees	685.59	3,500.00	-2,814.41
725 Trantina Restoration	0.00	1.00	-1.00
726 Donations	0.00	1.00	-1.00
734 Liability/Totirma	8,894.00	3,500.00	5,394.00
740 Accounting	534.00	2,500.00	-1,966.00
741 Attorney/Legal Fees	97.50	20,000.00	-19,902.50
743 Audit	0.00	2,000.00	-2,000.00
745 Professional Services	9,720.64	50,000.00	-40,279.36
746 Printing/PR	0.00	2,500.00	-2,500.00
747 Security System	426.00	17,500.00	-17,074.00
751 Utilities			
1. 15744- ComEd	203.93		
3. 15800- Water Softener Rental	108.00		
4. 15800- Garbage	267.84		
5 15744- Nicor	1,692.22	15,000.00	-15,000.00
751 Utilities - Other	0.00		
Total 751 Utilities	2,271.99	15,000.00	-12,728.01
755 Verification Services	0.00	300.00	-300.00
Total 2. Contractual	22,629.72	116,802.00	-94,172.28
3. Commodities			
736 Outdoor Restroom	1,163.90	4,000.00	-2,836.10
737 Rental House Improvements	509.90	25,000.00	-24,490.10
738 Postage & Delivery	0.00	400.00	-400.00
739 Publish Legals/Notices	0.00	1,000.00	-1,000.00
752 Operating/Maint. Supplies			
752.1 Menards	678.62		
752.3 Will Cook Ace	253.25		
752 Operating/Maint. Supplies - Other	1,400.00	15,000.00	-13,600.00
Total 752 Operating/Maint. Supplies	2,331.87	15,000.00	-12,668.13
753 Permit	0.00	3,000.00	-3,000.00
756 Fuel	0.00	3,500.00	-3,500.00
757 Prairie Maintenance	0.00	1.00	-1.00
758 Signage	0.00	5,000.00	-5,000.00
781 Maint. Equip Purch/Repair	0.00	10,000.00	-10,000.00
782 Property Taxes	3,888.60	5,000.00	-1,111.40
Total 3. Commodities	7,894.27	71,901.00	-64,006.73

Open Space General Fund Acct. 25/26 Profit & Loss Budget vs. Actual

	Apr - Jul 25	Budget	\$ Over Budget
5. Other			
742 Maps- Graphics- Training	0.00	1.00	-1.00
744 Turf Management	0.00	1.00	-1.00
749 Miscellaneous	0.00	10,000.00	-10,000.00
750 Grant /Planning Expenses	0.00	300,000.00	-300,000.00
759 Parking/Access Maintenance	0.00	2,000.00	-2,000.00
763 Events	0.00	1.00	-1.00
776 Insurance Claim Payout	0.00	25,000.00	-25,000.00
778 Building Construction/Demo	0.00	216,915.00	-216,915.00
858 Capital Improvement	0.00	26,000.00	-26,000.00
990 Contingency	0.00	10,000.00	-10,000.00
991 **Capital Reserve	0.00	1.00	-1.00
Total 5. Other	0.00	589,919.00	-589,919.00
775 Security Deposit Refund	0.00	1,800.00	-1,800.00
Total 9. Exp.	30,523.99	780,427.00	-749,903.01
Total Expense	30,523.99	780,427.00	-749,903.01
Net Ordinary Income	-19,624.22	0.47	-19,624.69
Net Income	-19,624.22	0.47	-19,624.69

BOARD OF TOWN TRUSTEES

July	PARK FUND	PAYABLE August 2025
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We, the undersigned, comprising the Town Board of Trustees of said Town of Homer having duly met at the Town Hall, on the 11th day of August, 2025 for the purpose of auditing town accounts, do hereby certify that the following claims or demands against said town were presented, and being examined were at said meeting, to wit:

See Detailed Reports

In Witness, Whereof, the members of said Board of Town Trustees have hereto set their hands this 11th of August, 2025.

Beg. Balance:	\$	278,850.00
Revenue:	\$	2,862.34
Totals:	\$	281,712.34
Expenditures:	\$	395.17
Balance:	\$	281,317.17

This Account as of July 31, 2025 yielded 2.403% Interest.

Park Fund Acct.
Deposit Detail
July 2025

Type	Num	Date	Name	Account	Amount
Deposit		07/24/2025		0801022276	2,291.63
				1. 601 Property Tax (Levy)	1.78
				1. 601 Property Tax (Levy)	-2,293.41
TOTAL					-2,291.63
Deposit		07/31/2025		0801022276	570.71
				671 Interest- Bank	-570.71
TOTAL					-570.71

Homer Township Park Fund #801022276

8/4/2025 3:04 PM

Register: 0801022276

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/10/2025	12833	Menards	4. Exp.:2. Contractual:737 Rep... -split-	Gloves, Cleaner, Flas...	148.16	X		278,701.84
07/24/2025				Deposit- 4th Real Est...		X	2,291.63	280,993.47
07/24/2025	12834	Menards	4. Exp.:2. Contractual:737 Rep...	Hardware	56.80	X		280,936.67
07/24/2025	12835	Whitmore Ace Hardware	4. Exp.:2. Contractual:737 Rep...	Hardware	41.38	X		280,895.29
07/24/2025	12836	Service Sanitation	4. Exp.:2. Contractual:736 Outd...	Morris Park	116.39			280,778.90
07/24/2025	12837	ComEd	4. Exp.:2. Contractual:747 Utili...	Morris Park	32.44	X		280,746.46
07/31/2025	In Balance		4. Rev.:3. Interest:671 Interest- ...	Interest 2.403%		X	570.71	281,317.17

Park Fund- 25/26 Profit & Loss Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
Income			
095 Beg Bal	0.00	230,285.33	-230,285.33
4. Rev.			
1. 601 Property Tax (Levy)			
601.1 Back Tax Adjustment	12.27		
601.2 Mobile Home Distribution	0.66		
1. 601 Property Tax (Levy) - Other	53,207.24	100,563.38	-47,356.14
Total 1. 601 Property Tax (Levy)	53,220.17	100,563.38	-47,343.21
3. Interest			
671 Interest- Bank	2,000.63	10,000.00	-7,999.37
Total 3. Interest	2,000.63	10,000.00	-7,999.37
4. Other			
610 Permit	0.00	1.00	-1.00
670 Toirna Dividend	0.00	1,050.00	-1,050.00
672 Miscellaneous	0.00	1.00	-1.00
674 Utilities Reimbursement	0.00	1.00	-1.00
675 Repair Reimbursement	0.00	1.00	-1.00
676 Insurance Claims	0.00	25,000.00	-25,000.00
677 Easement Agreements	0.00	1.00	-1.00
685 Park Sponsorship/Donations	0.00	1.00	-1.00
Total 4. Other	0.00	26,056.00	-26,056.00
5. Grant			
673 Grant Proceeds	0.00	60,000.00	-60,000.00
Total 5. Grant	0.00	60,000.00	-60,000.00
Total 4. Rev.	55,220.80	196,619.38	-141,398.58
Total Income	55,220.80	426,904.71	-371,683.91
Gross Profit	55,220.80	426,904.71	-371,683.91
Expense			
4. Exp.			
1. Personnel			
707 Maintenance Personnel	0.00	1.00	-1.00
708 Health Insurance	0.00	1.00	-1.00
709 SS/MC	0.00	1.00	-1.00
712 IDES	0.00	1.00	-1.00
720 IMRF Co.	0.00	1.00	-1.00
Total 1. Personnel	0.00	5.00	-5.00

Park Fund- 25/26 Profit & Loss Budget vs. Actual **April through July 2025**

	Apr - Jul 25	Budget	\$ Over Budget
2. Contractual			
734 Liability/Toirma	1,197.00	3,000.00	-1,803.00
736 Outdoor Restrooms	741.60	3,000.00	-2,258.40
737 Repairs/Operating Supplies			
737.1 Menards	333.99		
737.3 Whitmore Ace	41.38		
737 Repairs/Operating Supplies - Other	0.00	20,000.00	-20,000.00
Total 737 Repairs/Operating Supplies	375.37	20,000.00	-19,624.63
738 Irrigation System Manage	0.00	15,000.00	-15,000.00
739 Publish/Legals Notice	0.00	500.00	-500.00
740 Accounting	534.00	2,500.00	-1,966.00
741 Attorney/Legal Fees	0.00	10,000.00	-10,000.00
742 Professional Service	0.00	25,000.00	-25,000.00
743 Audit	0.00	2,000.00	-2,000.00
745 Signage	0.00	2,000.00	-2,000.00
747 Utilities			
747.6 Morris Park Elect.	126.63		
747.8 Telephone	326.46		
747 Utilities - Other	0.00	5,000.00	-5,000.00
Total 747 Utilities	453.09	5,000.00	-4,546.91
753 Permit/Inspection Fees	0.00	3,000.00	-3,000.00
755 Verification Services	0.00	500.00	-500.00
758 Security	0.00	1,000.00	-1,000.00
768 Pond Management	0.00	5,000.00	-5,000.00
838 Maintenance Equipmnt Repair	887.90	10,000.00	-9,112.10
854 Fuel	0.00	3,500.00	-3,500.00
Total 2. Contractual	4,188.96	111,000.00	-106,811.04
3. Grant			
769 Grant Non- Reimbursable	0.00	30,000.00	-30,000.00
783 Grant Reimbursable	0.00	30,000.00	-30,000.00
Total 3. Grant	0.00	60,000.00	-60,000.00
4. Other			
721 Bank Service Fees	0.00	2,000.00	-2,000.00
751 Postage/Delivery	0.00	250.00	-250.00
771 Miscellaneous	0.00	10,000.00	-10,000.00
772 Insurance Claim Payout	0.00	25,000.00	-25,000.00
776 Asphalt Maintenance	0.00	10,000.00	-10,000.00
990 Contingency	0.00	23,500.00	-23,500.00
Total 4. Other	0.00	70,750.00	-70,750.00

Park Fund- 25/26 Profit & Loss Budget vs. Actual
April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
5. Capital Outlay			
840 Land Purchase	0.00	1.00	-1.00
842 Maintenance Equipt Purchase	0.00	14,500.00	-14,500.00
844 Site Prep/Deconstruction	0.00	15,000.00	-15,000.00
858 Capital Improvements	0.00	75,648.00	-75,648.00
Total 5. Capital Outlay	0.00	105,149.00	-105,149.00
991 **Capital Reserve	0.00	80,000.00	-80,000.00
Total 4. Exp.	4,188.96	426,904.00	-422,715.04
Total Expense	4,188.96	426,904.00	-422,715.04
Net Income	51,031.84	0.71	51,031.13

NEW ACCOUNT BOARD OF TOWN TRUSTEES

July	ROAD & BRIDGE	PAYABLE August 2025
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We, the undersigned, comprising the Town Board of Trustees of said Town of Homer having duly met at the Homer Township Town Hall, on the 11th of August 2025 for the purpose of auditing town accounts, do hereby certify that the following claims or demands against said town were presented, and being examined were at said meeting, to wit:

See Detailed Reports

In Witness, Whereof, the members of said Board of Town Trustees have hereito set their hands this 11th of August, 2025.

Beg. Balance:	\$	772,517.96
Revenues:	\$	17,382.93
Totals:	\$	789,900.89
Expenditures:	\$	50,623.88
Balance:	\$	739,277.01

This Account as of July 31, 2025 yielded .787% Interest

HOMER TOWNSHIP ROAD DISTRICT #7628 Transaction Detail by Account deposits July 2025

Type	Date	Num	Name	Memo	Split	Paid Amount
4843617628						
Deposit	07/08/2025		Deposit- Permits & Reimbursement		-SPLIT-	2,160.44
Deposit	07/24/2025		Deposit- 4th Real Estate Distribution		-SPLIT-	14,711.32
Deposit	07/31/2025		Interest .787%		605 Bank Inter...	511.17
Total 4843617628						17,382.93
TOTAL						17,382.93

HOMER TOWNSHIP ROAD DISTRICT #7628

8/5/2025 8:27 AM

Register: 4843617628

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/07/2025	10505	Lynch Chicago	Exp- Road Maint:2. Commoditi...	2024 Chevy assessori...	4,202.45	X		768,315.51
07/08/2025			-split-	Deposit- Permits & R...			2,160.44	770,475.95
07/09/2025		QuickBooks Payroll Service	740 Direct Deposit Liabilities	Created by Payroll S...	5,583.17	X		764,892.78
07/10/2025	EFTPS	Illinois Department of Reven...	Payroll Liabilities:406 IL - Stat...	36-6006309 000	386.03	X		764,506.75
07/10/2025	EFTPS	Internal Revenue Service	-split-	36-6006309	2,054.54	X		762,452.21
07/10/2025	10506	ComEd #6027493000	Exp- Road Maint:1. Contractua...	#6027493000	61.38	X		762,390.83
07/10/2025	10507	Adesta LLC	Exp- Road Maint:1. Contractua...	Locate Facilities	368.26	X		762,022.57
07/10/2025	10508	Homewood Disposal Service...	Exp- Road Maint:1. Contractua...	#20-253631 4	193.45	X		761,829.12
07/10/2025	10509	Cintas Corp	Exp- Road Maint:2. Commoditi...	Mat Service/First Aid	130.63	X		761,698.49
07/10/2025	10510	WEX Bank	Exp- Road Maint:2. Commoditi...	#0496-00-773992-3	673.76	X		761,024.73
07/10/2025	10511	Cassidy Tire Best One	Exp- Road Maint:2. Commoditi...	#9997000384	483.06	X		760,541.67
07/10/2025	10512	Indeed	Exp- Road Admin:1. Contractu...	Job posting	75.58	X		760,466.09
07/10/2025	10501	Eaton, Cindy A.	-split-	Direct Deposit		X		760,466.09
07/10/2025	10502	Kwak, David A.	-split-	Direct Deposit		X		760,466.09
07/10/2025	10503	LePretre, Robert	-split-	Direct Deposit		X		760,466.09
07/10/2025	10504	Medema, David B.	-split-	Direct Deposit		X		760,466.09
07/23/2025		QuickBooks Payroll Service	740 Direct Deposit Liabilities	Created by Payroll S...	8,688.73	X		751,777.36
07/24/2025			-split-	Deposit- 4th Real Est...		X	14,711.32	766,488.68
07/24/2025	EFTPS	Illinois Department of Reven...	Payroll Liabilities:406 IL - Stat...	36-6006309 000	619.04	X		765,869.64
07/24/2025	EFTPS	Internal Revenue Service	-split-	36-6006309	3,501.82	X		762,367.82
07/24/2025	10517	Menards	-split-	Building Supplies/M...	184.69	X		762,183.13
07/24/2025	10518	Illinois American Water	Exp- Road Maint:1. Contractua...	Acct. #1025-220039...	56.09	X		762,127.04
07/24/2025	10519	Norwalk Tank Co.	Exp- Road Maint:2. Commoditi...	Culverts	3,457.46	X		758,669.58
07/24/2025	10520	McCann Industries Inc.	Exp- Road Maint:2. Commoditi...	HOMER001	755.61			757,913.97
07/24/2025	10521	Nicor Gas	Exp- Road Maint:1. Contractua...	Acct. #42-03-44-154...	56.24			757,857.73
07/24/2025	10522	Illinois American Water	Exp- Road Maint:1. Contractua...	Acct. #1025-220039...	159.89	X		757,697.84
07/24/2025	10523	ComEd #3758373000	Exp- Road Maint:1. Contractua...	#3758373000	135.42			757,562.42
07/24/2025	10524	ComEd #7169008000	Exp- Road Maint:1. Contractua...	#7169008000	462.05			757,100.37

HOMER TOWNSHIP ROAD DISTRICT #7628

8/5/2025 8:27 AM

Register: 4843617628

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/24/2025	10525	Shorewood Home and Auto I...	Exp- Road Maint:2. Commoditi...	4066R Tractor repair	1,982.46	X		755,117.91
07/24/2025	10526	Verizon Wireless	Exp- Road Admin:1. Contractu...	Hwy cell phone	261.03	X		754,856.88
07/24/2025	10527	Cintas Corp	-split-	Mat Service/First Aid	69.57			754,787.31
07/24/2025	10528	Xerox Financial Services	Exp- Road Admin:1. Contractu...	Customer #4080022	291.55			754,495.76
07/24/2025	10529	Chicago Tribune	Exp- Road Admin:1. Contractu...	Public Hearing Legal...	48.00	X		754,447.76
07/24/2025	10530	Blue Cross / Blue Shield of I...	-split-	79726	8,628.98	X		745,818.78
07/24/2025	10531	Illinois Municipal Retiremen...	-split-	Homer Twp #06190, ...	4,800.95			741,017.83
07/24/2025	10532	The Lincoln National Life In...	-split-	Life/Dental	98.47	X		740,919.36
07/24/2025	10533	VSP	Payroll Liabilities:703 Ins Vision	30018038	25.92	X		740,893.44
07/24/2025	10534	Interstate All Battery Center	Exp- Road Maint:2. Commoditi...	8 batteries	2,127.60			738,765.84
07/24/2025	10513	Eaton, Cindy A.	-split-	Direct Deposit		X		738,765.84
07/24/2025	10514	Kwak, David A.	-split-	Direct Deposit		X		738,765.84
07/24/2025	10515	LePretre, Robert	-split-	Direct Deposit- Final		X		738,765.84
07/24/2025	10516	Medema, David B.	-split-	Direct Deposit		X		738,765.84
07/31/2025			Rev- Road 31:605 Bank Interest	Interest .787%		X	511.17	739,277.01

HOMER TOWNSHIP ROAD DISTRICT #7628

Road & Bridge Fund Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
Income			
Rev- Road 31			
600 Beg Balance	0.00	613,473.88	-613,473.88
601 Property Tax (Levy)	343,349.93	647,275.57	-303,925.64
603 Property Replacement Tax	15,313.89	55,703.00	-40,389.11
604 Dividends	0.00	8,000.00	-8,000.00
605 Bank Interest	1,613.83	6,000.00	-4,386.17
607 Miscellaneous	191.70	100.00	91.70
609 Permit	4,550.00	1.00	4,549.00
610 Fines	75.00	100.00	-25.00
Total Rev- Road 31	365,094.35	1,330,653.45	-965,559.10
Total Income	365,094.35	1,330,653.45	-965,559.10
Gross Profit	365,094.35	1,330,653.45	-965,559.10
Expense			
Exp- Road Admin			
Personnel			
801 Salaries			
801.1 Weekly	360.00		
801 Salaries - Other	128,908.93	240,000.00	-111,091.07
Total 801 Salaries	129,268.93	240,000.00	-110,731.07
703 Health Ins			
703 Emp. Dental	305.43		
703 Emp. Med.	20,987.38		
703 Health Ins - Other	0.00	55,000.00	-55,000.00
Total 703 Health Ins	21,292.81	55,000.00	-33,707.19
704 MC Employer	1,874.39	3,600.00	-1,725.61
705 SS Employer	8,014.67	16,000.00	-7,985.33
706 I.D.E.S.	154.56	1,500.00	-1,345.44
707 IMRF Employer	17,905.43	35,000.00	-17,094.57
Total Personnel	178,510.79	351,100.00	-172,589.21

HOMER TOWNSHIP ROAD DISTRICT #7628

Road & Bridge Fund Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
1. Contractual			
714 Audit	0.00	7,000.00	-7,000.00
715 Accounting Service	712.00	5,000.00	-4,288.00
716 Legal	243.75	30,000.00	-29,756.25
717 Postage	0.00	500.00	-500.00
718 Telephone, Internet, IT	9,223.97	18,000.00	-8,776.03
719 Publishing	165.58	3,000.00	-2,834.42
720 Printing	300.00	500.00	-200.00
724 Risk Mgmt. - TOIRMA	15,880.00	23,000.00	-7,120.00
726 Dues	0.00	500.00	-500.00
Total 1. Contractual	26,525.30	87,500.00	-60,974.70
2. Commodities			
734 Bank Charge	0.00	3,000.00	-3,000.00
735 Office Supply	11.87	4,000.00	-3,988.13
Total 2. Commodities	11.87	7,000.00	-6,988.13
4. Other			
743 Permit Refund	0.00	2,000.00	-2,000.00
Total 4. Other	0.00	2,000.00	-2,000.00
Total Exp- Road Admin	205,047.96	447,600.00	-242,552.04
Exp- Road Maint			
1. Contractual			
820 Professional - Eng Service	0.00	1.00	-1.00
821 Utilities	3,434.90	12,000.00	-8,565.10
823 Street Lighting	1,692.42	7,000.00	-5,307.58
830 JULIE	827.50	7,000.00	-6,172.50
Total 1. Contractual	5,954.82	26,001.00	-20,046.18
2. Commodities			
842 Fuel/Oil	2,598.89	15,000.00	-12,401.11
845 Building Supplies	11,040.01	40,000.00	-28,959.99
846 Maintenance	13,537.64	50,000.00	-36,462.36
847 Capital Improvements	334.10	390,176.00	-389,841.90
848 Raw Materials	0.00	60,000.00	-60,000.00
Total 2. Commodities	27,510.64	555,176.00	-527,665.36

HOMER TOWNSHIP ROAD DISTRICT #7628
Road & Bridge Fund Budget vs. Actual
 April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
4. Other Expense			
874 Miscellaneous	0.00	10,000.00	-10,000.00
Total 4. Other Expense	0.00	10,000.00	-10,000.00
Exp 880 Contingencies	0.00	5,000.00	-5,000.00
Exp 991 Capital Reserves	0.00	286,876.00	-286,876.00
Total Exp- Road Maint	33,465.46	883,053.00	-849,587.54
31. 999 End Balance	0.00	0.45	-0.45
Total Expense	238,513.42	1,330,653.45	-1,092,140.03
Net Income	126,580.93	0.00	126,580.93

BOARD OF TOWN TRUSTEES

July	TOWN FUND	PAYABLE August 2025
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We, the undersigned, comprising the Town Board of Trustees of said Town of Homer having duly met at the Homer Township Town Hall, on the 11th of August 2025 for the purpose of auditing town accounts, do hereby certify that the following claims or demands against said town were presented, and being examined were at said meeting, to wit:

See Detailed Reports

In Witness, Whereof, the members of said Board of Town Trustees have hereto set their hands this 11th of August, 2025.

Beg. Balance:	\$	867,989.87
Revenues:	\$	38,927.71
Totals:	\$	906,917.58
Expenditures:	\$	94,637.99
Balance:	\$	812,279.59

This Account as of July 31, 2025 yielded 2.403% Interest

Homer Township - Town Acct. Deposit Detail July 2025

Type	Num	Date	Name	Account	Amount
Deposit		07/01/2025		801022268	41.56
TOTAL				630 Health Benefit R...	-41.56
					-41.56
Deposit		07/08/2025		801022268	5,915.93
				8. 720 IMRF Co.	-3,172.54
				732 Office Equip./C...	-1,931.01
				8. 720 IMRF Co.	-812.38
TOTAL					-5,915.93
Deposit		07/09/2025		801022268	2,160.44
TOTAL				672 Miscellaneous	-2,160.44
					-2,160.44
Deposit		07/24/2025		801022268	4,292.67
TOTAL				675 Cell Tower Lease	-4,292.67
					-4,292.67
Deposit		07/24/2025		801022268	24,746.98
				1. 601 Property Tax ...	19.17
				1. 601 Property Tax ...	-24,766.15
TOTAL					-24,746.98
Deposit		07/31/2025		801022268	1,770.13
TOTAL				671 Interest- Bank	-1,770.13
					-1,770.13

Homer Township Town Fund #801022268

8/5/2025 3:48 PM

Register: 801022268

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/01/2025			2. Rev.:6. Other:630 Health Be...	Deposit- Konow		X	41.56	868,031.43
07/02/2025	47032	Evon's Trophies & Awards	2. Exp.:3. Commodities:751 Of...	Name Badges	127.60	X		867,903.83
07/08/2025			-split-	Deposit- Reimburse...		X	5,915.93	873,819.76
07/09/2025			2. Rev.:6. Other:672 Miscellane...	Deposit- Bank error		X	2,160.44	875,980.20
07/10/2025	EFTPS	Illinois Department of Reven...	406 State	36-36006309 1174-6...	1,126.67	X		874,853.53
07/10/2025	EFTPS	Internal Revenue Service	-split-	36-6006309	5,610.02	X		869,243.51
07/10/2025	47033	Klein Thorpe & Jenkins	2. Exp.:2. Contractual:741 Atto...	Legal Fees	875.00	X		868,368.51
07/10/2025	47034	Homewood Disposal Service...	-split-	Admin & Town Hall	162.16	X		868,206.35
07/10/2025	47035	Bobalu's Pizza	2. Exp.:5. Admin Other:760 Co...	Senior luncheon	240.00	X		867,966.35
07/10/2025	47036	Comcast- A	3. Exp. Assessor:2. Assessor C...	Assessor- Acct. #877...	226.52	X		867,739.83
07/10/2025	47037	Illinois Property Assessment ...	3. Exp. Assessor:2. Assessor C...	Assessor training	390.00			867,349.83
07/10/2025	47038	Andrew Mitchell (E)	-split-	Reimbursement for te...	169.66	X		867,180.17
07/10/2025	47039	Quill Corporation	-split-	Acct. #5525181	193.07	X		866,987.10
07/10/2025	47040	Fiduciary Trust Company	410 Fiduciary Trust Company	#A0001566	35.00	X		866,952.10
07/10/2025	47041	Township Supervisors of Illi...	2. Exp.:1. Personnel:Other:711 ...	Educational workshop	50.00	X		866,902.10
07/10/2025	47042	Andrew F. Mitchell	-split-		1,948.32	X		864,953.78
07/10/2025	47043	Carmen J. Maurella III	-split-		1,323.51	X		863,630.27
07/10/2025	47044	Christina M. Sievers	-split-		259.86	X		863,370.41
07/10/2025	47045	Cynthia M. Lombard	-split-		1,737.40	X		861,633.01
07/10/2025	47046	Debra M. Errico	-split-		1,814.44	X		859,818.57
07/10/2025	47047	Donald J. Melody	-split-		259.86	X		859,558.71
07/10/2025	47048	Hillary E. Kurzawa	-split-		654.67	X		858,904.04
07/10/2025	47049	John S. Robinson	-split-		504.22	X		858,399.82
07/10/2025	47050	Keith D. Gray	-split-		184.86			858,214.96
07/10/2025	47051	Kenneth M. Marcin	-split-		199.86			858,015.10
07/10/2025	47052	Luke C. Sorensen	-split-		346.11	X		857,668.99
07/10/2025	47053	Mary Pat DeGrassi	-split-		1,902.12	X		855,766.87
07/10/2025	47054	Stanley J. Marciniak	-split-		180.02	X		855,586.85

Homer Township Town Fund #801022268

8/5/2025 3:48 PM

Register: 801022268

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/10/2025	47055	Stephen J. Balich III	-split-		1,799.32	X		853,787.53
07/10/2025	47056	Susanna E. Steilen	-split-		1,286.65			852,500.88
07/10/2025	47057	Susanna E. Steilen- T	-split-		28.12			852,472.76
07/10/2025	47058	Tamara D. O'Brien	-split-		1,546.08	X		850,926.68
07/10/2025	47059	Wendy L. Langys	-split-		1,636.90	X		849,289.78
07/14/2025	To Print	Wex Bank	2. Exp.:3. Commodities:754 Fuel	Fuel #0461-00-7348...	329.69	X		848,960.09
07/17/2025	ACH	BMO Harris Bank N.A.	-split-	Office Supplies, IT, ...	5,042.67	X		843,917.42
07/24/2025			2. Rev.:4. Rental Income:675 C...	Deposit- American T...		X	4,292.67	848,210.09
07/24/2025			-split-	Deposit- 4th Real Est...		X	24,746.98	872,957.07
07/24/2025	EFTPS	Illinois Director of Employm...	712 IDES	IL Acct. #0804467	542.72	X		872,414.35
07/24/2025	EFTPS	Illinois Department of Reven...	406 State	36-36006309 1174-6...	1,165.81	X		871,248.54
07/24/2025	EFTPS	Illinois Municipal Retiremen...	-split-	06190	7,327.01			863,921.53
07/24/2025	EFTPS	IMRF Voluntary Additional ...	407 IMRF Employee:407 IMR...	06190	560.63			863,360.90
07/24/2025	EFTPS	Internal Revenue Service	-split-	36-6006309	5,777.78	X		857,583.12
07/24/2025	EFTPS	Illinois Municipal Retiremen...	-split-	Founders & Hwy por...	5,713.09			851,870.03
07/24/2025	47060	COMED	-split-	Town Hall, Admin &...	1,018.06			850,851.97
07/24/2025	47061	Nicor Gas	-split-	Admin & Town Hall	122.84			850,729.13
07/24/2025	47062	IMAGETEC LP	2. Exp.:2. Contractual:732 Offi...	Samsung Maintenanc...	1,053.00	X		849,676.13
07/24/2025	47063	Illinois American Water	-split-	Admin, Town Hall &...	282.93	X		849,393.20
07/24/2025	47064	The Lincoln National Life In...	-split-	HOMERT-BL-16135...	808.39	X		848,584.81
07/24/2025	47065	De Lage Landen Financial S...	3. Exp. Assessor:2. Assessor C...	HP Copier	398.33			848,186.48
07/24/2025	47066	Verizon Wireless- A	3. Exp. Assessor:2. Assessor C...	Assessor- #28677642...	97.86	X		848,088.62
07/24/2025	47067	Fiduciary Trust Company	410 Fiduciary Trust Company	#A0001566	35.00	X		848,053.62
07/24/2025	47068	NCPERS Group Life Ins.	708 Life Insurance	Unit #6190	16.00			848,037.62
07/24/2025	47069	Blue Cross Blue Shield of Ill...	-split-	Acct. #079726	17,316.12	X		830,721.50
07/24/2025	47070	VSP Vision Plan	-split-	#30018038 Div 0001...	87.75	X		830,633.75
07/24/2025	47071	Andrew F. Mitchell	-split-		1,948.32	X		828,685.43
07/24/2025	47072	Carmen J. Maurella III	-split-		1,323.52	X		827,361.91

Register: 801022268

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/24/2025	47073	Christina M. Sievers	-split-		259.84			827,102.07
07/24/2025	47074	Cynthia M. Lombard	-split-		1,737.40	X		825,364.67
07/24/2025	47075	Debra M. Errico	-split-		1,814.44	X		823,550.23
07/24/2025	47076	Donald J. Melody	-split-		259.84			823,290.39
07/24/2025	47077	Hillary E. Kurzawa	-split-		814.26	X		822,476.13
07/24/2025	47078	John S. Robinson	-split-		504.23			821,971.90
07/24/2025	47079	Keith D. Gray	-split-		184.84			821,787.06
07/24/2025	47080	Kenneth M. Marciniak	-split-		199.84			821,587.22
07/24/2025	47081	Luke C. Sorensen	-split-		834.06	X		820,753.16
07/24/2025	47082	Mary Pat DeGrassi	-split-		1,902.12	X		818,851.04
07/24/2025	47083	Stanley J. Marciniak	-split-		191.38	X		818,659.66
07/24/2025	47084	Stephen J. Balich III	-split-		1,774.46	X		816,885.20
07/24/2025	47085	Susanna E. Steilen	-split-		1,286.64			815,598.56
07/24/2025	47086	Susanna E. Steilen- T	-split-		28.11			815,570.45
07/24/2025	47087	Tamara D. O'Brien	-split-		1,546.09	X		814,024.36
07/24/2025	47088	Wendy L. Langys	-split-		1,636.90	X		812,387.46
07/30/2025	47089	Northern Will County SRA	2. Exp.:5. Admin Other:761 Co...	Winter Spring 2025-...	1,878.00			810,509.46
07/31/2025			2. Rev.:3. Interest:671 Interest- ...	Interest 2.403%		X	1,770.13	812,279.59

Town Fund- Profit & Loss Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
Income			
095 Beg Bal	0.00	683,870.39	-683,870.39
2. Rev.			
1. 601 Property Tax (Levy)			
601.1 Back Tax Adjustment	132.51		
603 Mobile Home Distribution	7.13		
1. 601 Property Tax (Levy) - Other	574,575.34	1,085,965.53	-511,390.19
Total 1. 601 Property Tax (Levy)	574,714.98	1,085,965.53	-511,250.55
1.1 681 Property Replace Tax	6,787.01	24,687.00	-17,899.99
2. 684 W/C Block Grant- CDBG	0.00	514,000.00	-514,000.00
2. 685 Grants	0.00	500,000.00	-500,000.00
3. Interest			
671 Interest- Bank	5,445.14	10,000.00	-4,554.86
Total 3. Interest	5,445.14	10,000.00	-4,554.86
4. Rental Income			
673 Town Hall Rental	412.50	2,000.00	-1,587.50
675 Cell Tower Lease	17,170.68	46,800.00	-29,629.32
Total 4. Rental Income	17,583.18	48,800.00	-31,216.82
5. 602 Elections	75.00	1.00	74.00
6. Other			
610 Permit	0.00	1.00	-1.00
629 Insurance Claim	0.00	25,000.00	-25,000.00
630 Health Benefit Reimburse	0.00	100.00	-100.00
670 Toirma Dividend	0.00	17,000.00	-17,000.00
672 Miscellaneous	2,160.44	2,000.00	160.44
676 Assessor Income	0.00	100.00	-100.00
683 Homer Senior Reimburse	821.00	16,000.00	-15,179.00
686 Title XX Refund	0.00	1,000.00	-1,000.00
687 Easement Agreement	0.00	1.00	-1.00
688 PetFest Sponsor/Fee	0.00	1.00	-1.00

Town Fund- Profit & Loss Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
689 Senior Expo Sponsor/Fee	0.00	1.00	-1.00
690 Twp Weed Compliance	0.00	1.00	-1.00
694 Phone Reimbursement	0.00	1.00	-1.00
695 Hwy Dept Salary Contrib	0.00	1.00	-1.00
699 Transfers in	0.00	1.00	-1.00
Total 6. Other	2,981.44	61,208.00	-58,226.56
Total 2. Rev.	607,586.75	2,244,661.53	-1,637,074.78
Total Income	607,586.75	2,928,531.92	-2,320,945.17
Gross Profit	607,586.75	2,928,531.92	-2,320,945.17
Expense			
2. Exp.			
1. Personnel			
1. Salaries			
701 Supervisor	17,689.74		
702 Town Clerk	16,826.84		
703 Assessor	18,126.81		
704 Hwy Com	14,050.08		
705 Trustee	10,615.60		
706 Treasurer	430.76		
1. Salaries - Other	0.00	260,000.00	-260,000.00
Total 1. Salaries	77,739.83	260,000.00	-182,260.17
2. 707 Maintenance Personnel			
707 Maintenance Personnel	13,517.16	100,000.00	-86,482.84
2. 707 Maintenance Personnel - Other	0.00		
Total 2. 707 Maintenance Personnel	13,517.16	100,000.00	-86,482.84
3. 708 Health Insurance	48,086.27	240,000.00	-191,913.73
4. 709 SS/MC			
709 MC	3,633.07		
709 SS	15,534.59		
709 SS/MC Assessor Adjustment	-7,341.26		
4. 709 SS/MC - Other	0.00	45,000.00	-45,000.00
Total 4. 709 SS/MC	11,826.40	45,000.00	-33,173.60
5. 712 IDES	-1,607.55	5,000.00	-6,607.55
6. 715 Office Personnel			
715 Office Personnel	59,874.84	180,000.00	-120,125.16
Total 6. 715 Office Personnel	59,874.84	180,000.00	-120,125.16

Town Fund- Profit & Loss Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
7. 716 Code Enforcement/Security			
716 Code Enforcement/Security	0.00	1.00	-1.00
Total 7. 716 Code Enforcement/Security	0.00	1.00	-1.00
717 Transportation Personnel	0.00	1.00	-1.00
733 Custodial Service	4,050.00	17,500.00	-13,450.00
8. 720 IMRF Co. Other	18,457.25	60,000.00	-41,542.75
711 Education/Conference	300.00	6,000.00	-5,700.00
Total Other	300.00	6,000.00	-5,700.00
Total 1. Personnel	232,244.20	913,502.00	-681,257.80
2. Contractual			
744 Signage	0.00	5,000.00	-5,000.00
731 Building Maintenance			
731.1 Menards	68.00		
731.2 Home Depot	24.11		
731 Building Maintenance - Other	1,502.44	35,000.00	-33,497.56
Total 731 Building Maintenance	1,594.55	35,000.00	-33,405.45
732 Office Equip./Contractual	-878.01	5,000.00	-5,878.01
734 Liability/Tolima	18,592.00	25,000.00	-6,408.00
735 Telephone			
735.5 Comcast Mobile	610.44		
735.2 Verizon	140.90		
735 Telephone - Other	0.00	1,500.00	-1,500.00
Total 735 Telephone	751.34	1,500.00	-748.66
736 Utilities			
736.1 Nicor Admin	608.46		
736.10 IL American Water- Maint	145.98		
736.2 ComEd Admin	2,505.10		
736.3 ComEd Town Hall	412.44		
736.4 Homewood Disposal	618.56		
736.5 Nicor Town Hall	461.77		
736.6 Illinois American Water	1,009.25		
736.9 ComEd- Maint Garage	1,080.60		
736 Utilities - Other	0.00	27,000.00	-27,000.00
Total 736 Utilities	6,842.16	27,000.00	-20,157.84

Town Fund- Profit & Loss Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
740 Accounting Service	1,246.00	7,000.00	-5,754.00
741 Attorney/Legal Fees	17,143.00	75,000.00	-57,857.00
742 Dues	0.00	2,000.00	-2,000.00
743 Audit	0.00	7,000.00	-7,000.00
745 Safe Deposit Box	0.00	1.00	-1.00
746 Public Relations	2,675.00	5,000.00	-2,325.00
748 Public Transportation Serv	35.47	20,000.00	-19,964.53
749 Professional Services	0.00	25,000.00	-25,000.00
750 Mosquito Abatement	13,848.00	20,000.00	-6,152.00
755 Verification Services	0.00	1,000.00	-1,000.00
775 Toirna Reimbursement	0.00	20,000.00	-20,000.00
Total 2. Contractual	61,849.51	280,501.00	-218,651.49
3. Commodities			
737 Travel/Mileage Expense	0.00	3,000.00	-3,000.00
738 Postage & Delivery	0.00	1,000.00	-1,000.00
739 Publish Legals/Notices	109.50	4,000.00	-3,890.50
747 Training	0.00	5,000.00	-5,000.00
751 Office Supplies/Equipment	9,643.72	20,000.00	-10,356.28
752 Permit	0.00	1,000.00	-1,000.00
753 Publications/Newsletter	0.00	12,000.00	-12,000.00
754 Fuel	1,072.59	5,000.00	-3,927.41
780 Township Weed Compliance	0.00	1,000.00	-1,000.00
Total 3. Commodities	10,825.81	52,000.00	-41,174.19
4. Grants			
779 W/C Block Grant- CDBG	0.00	514,000.00	-514,000.00
Total 4. Grants	0.00	514,000.00	-514,000.00
5. Admin Other			
714 Elections	0.00	500.00	-500.00
719 Planning Commission Expense	0.00	1,000.00	-1,000.00
721 Bank Service Fees	0.00	8,000.00	-8,000.00
729 Insurance Claim Payout	0.00	25,000.00	-25,000.00
756 Vehicle Maintenance	0.00	10,000.00	-10,000.00
757 Tech/Communications/Equip.	3,081.47	30,000.00	-26,918.53
758 Security System	1,115.00	10,000.00	-8,885.00
759 Contributions- W/C Seniors	0.00	2,500.00	-2,500.00
760 Contributions- Homer Senior	1,419.62	30,000.00	-28,580.38
761 Contri- Special Rec. Assoc.			
761.1 Northern W/C Special Rec			
761.1a Winter/Spring \$2000.00	1,878.00		
Total 761.1 Northern W/C Special Rec	1,878.00		

Town Fund- Profit & Loss Budget vs. Actual

April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
761 Contri- Special Rec. Assoc. - Other	0.00	12,000.00	-12,000.00
Total 761 Contri- Special Rec. Assoc.	1,878.00	12,000.00	-10,122.00
762 Contributions- Others	0.00	5,000.00	-5,000.00
764 Events- Community Parade	0.00	10,000.00	-10,000.00
767 Events- Other	0.00	5,000.00	-5,000.00
768 Event- PetFest	0.00	1.00	-1.00
769 Events- Senior Expo	0.00	15,000.00	-15,000.00
770 Vehicle Purchase	0.00	40,000.00	-40,000.00
771 Miscellaneous	136.29	37,000.00	-36,863.71
Total 5. Admin Other	7,630.38	241,001.00	-233,370.62
776 Parking Lot Maintenance	0.00	25,000.00	-25,000.00
783 Grant Payout	0.00	500,000.00	-500,000.00
790 Senior Housing	0.00	50,000.00	-50,000.00
990 Contingency	0.00	50,000.00	-50,000.00
Capital Outlay			
778 Capital Improvements	0.00	22,779.00	-22,779.00
Capital Outlay- Town			
781 Maint Equip Purchase/Repair	0.00	15,000.00	-15,000.00
991 **Capital Reserve	0.00	1.00	-1.00
Total Capital Outlay- Town	0.00	15,001.00	-15,001.00
Total Capital Outlay	0.00	37,780.00	-37,780.00
Total 2. Exp.	312,549.90	2,663,784.00	-2,351,234.10
3. Exp. Assessor			
1. Personnel			
801 Salaries	95,376.00	277,000.00	-181,624.00
802 SS/MC	7,341.26	21,500.00	-14,158.74
803 IDES	2,271.03	5,000.00	-2,728.97
804 IMRF Co.	13,247.69	38,500.00	-25,252.31
836 Health Insurance	38,645.92	115,000.00	-76,354.08
Total 1. Personnel	156,881.90	457,000.00	-300,118.10

Town Fund- Profit & Loss Budget vs. Actual
April through July 2025

	Apr - Jul 25	Budget	\$ Over Budget
2. Assessor Contractual			
831 Telephone	1,447.96	5,000.00	-3,552.04
832 Travel Expense	119.66	2,500.00	-2,380.34
833 Training	2,105.00	8,000.00	-5,895.00
834 Postage	0.00	250.00	-250.00
835 Dues	150.00	250.00	-100.00
838 Equip. Maintenance	1,593.32	6,000.00	-4,406.68
878 Contingency	0.00	3,000.00	-3,000.00
Total 2. Assessor Contractual	5,415.94	25,000.00	-19,584.06
3. Assessor Commodities			
882 **Capital Reserve	0.00	10,000.00	-10,000.00
851 Office Supplies	392.59	5,000.00	-4,607.41
853 Computer Supplies	21.17	7,000.00	-6,978.83
Total 3. Assessor Commodities	413.76	22,000.00	-21,586.24
4. Assessor Other			
879 Miscellaneous	0.00	4,000.00	-4,000.00
Total 4. Assessor Other	0.00	4,000.00	-4,000.00
Capital Outlay- Assessor			
880 CAMA	0.00	10,000.00	-10,000.00
881 Equipment/Computer	0.00	8,000.00	-8,000.00
Total Capital Outlay- Assessor	0.00	18,000.00	-18,000.00
Total 3. Exp. Assessor	162,711.60	526,000.00	-363,288.40
999 Ending Cash Bal	0.00	1.66	-1.66
Total Expense	475,261.50	3,189,785.66	-2,714,524.16
Net Income	132,325.25	-261,253.74	393,578.99

AGENDA SUPPLEMENT SHEET



Agenda Item Number:

8.b

Township Board Meeting Date:

August 11, 2025

Item Title: Resolution: Amend 2025 Regular Meeting Schedule to Change the Regular Meeting Location to 16057 S. Cedar Rd. from 14350 W. 151st St.; Authorize Required Notice and Posting.

Motion for Consideration: Is there a Motion to Approve approve Resolution HT 2025-0811 RES 2 to Amend the 2025 Regular Meeting Schedule to change the regular

Staff Contact: Mary Pat DeGrassi

Background Information: We're updating the Board Meetings Schedule to reflect the change of meeting location to Town Hall. Also, the November 10, 2025, board meeting conflicts with the TOI Conference, therefore, the meeting has been changed to November 17, 2025.

Attachments

2025 Board Meeting Schedule

HOMER TOWNSHIP, WILL COUNTY, ILLINOIS

RESOLUTION NO. HT 2025-0811 RES 2

**A RESOLUTION AMENDING THE ANNUAL SCHEDULE OF REGULAR MEETINGS TO
CHANGE THE REGULAR MEETING LOCATION AND DIRECTING NOTICE
UNDER THE OPEN MEETINGS ACT**

WHEREAS, the Township Board of Trustees of Homer Township, Will County, Illinois (the “Township Board”), previously approved its 2025 annual schedule of regular meetings stating the dates, times, and location of such meetings; and

WHEREAS, Section 2.03 of the Illinois Open Meetings Act, 5 ILCS 120/2.03, requires each public body at the beginning of each calendar or fiscal year to prepare and make available a schedule of all regular meetings for that year, listing the times and places of such meetings, and further requires that if a change is made in the regular meeting schedule, additional public notice be provided; and

WHEREAS, Section 2.02 of the Illinois Open Meetings Act, 5 ILCS 120/2.02, requires posting of meeting notices and agendas and, where applicable, posting on the Township’s website; and

WHEREAS, the Township Board desires to change the regular meeting location for the remaining regular meetings in 2025 and to amend the annual schedule accordingly and to direct the Township Clerk to provide all required notices.

NOW, THEREFORE, BE IT RESOLVED by the Township Board of Trustees of Homer Township, Will County, Illinois, as follows:

SECTION 1. Amendment to Annual Schedule; New Location. The annual schedule of regular meetings of the Township Board for calendar year 2025 is amended to reflect that all regular meetings occurring on and after the Effective Date (as defined below) shall be held at the following location:

New Regular Meeting Location: Homer Township Town Hall 16057 S. Cedar Rd., Lockport, Illinois 60491.

Except as amended by this Resolution, the **dates and times** of the regular meetings remain as previously approved and as set forth on **Exhibit A** to this Resolution (the “**Amended Schedule**”).

SECTION 2. Required Public Notice. The Township Clerk is hereby authorized and directed to provide public notice of the change in the regular meeting schedule in

compliance with the Open Meetings Act, including, without limitation:

- (a) publication of a notice of the change in a newspaper of general circulation within the Township at least ten (10) calendar days before the first regular meeting affected by this change;
- (b) posting notice of the change at the principal office of the Township and, if different, at the building in which the regular meetings are to be held;
- (c) posting the amended schedule and this Resolution on the Township's website (if maintained by Township full-time staff), where such postings shall remain available consistent with the Open Meetings Act; and
- (d) supplying notice of the schedule change to any news media that have filed an annual request for notice with the Township pursuant to 5 ILCS 120/2.02(b).

SECTION 3. Effective Date of Amended Schedule. The Amended Schedule shall take effect for any regular meeting occurring not less than ten (10) calendar days after the date the newspaper publication required in Section 2(a) is made (the "Effective Date"). Any regular meeting scheduled to occur before the Effective Date shall proceed at the previously noticed location unless relocated in accordance with Section 2.02 of the Open Meetings Act and applicable posting requirements.

SECTION 4. Filing and Availability. The Amended Schedule (Exhibit A) shall be kept on file and made available to the public by the Township Clerk at the Township's principal office and posted on the Township's website (if maintained by Township full-time staff), together with this Resolution.

SECTION 5. Severability; Repealer. If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

SECTION 6. Effective Date. This Resolution shall be in full force and effect immediately upon its passage and approval.

PASSED this ____ day of _____, 2025, by roll-call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED:

Township Supervisor

Date: _____

ATTEST:

Township Clerk

Date: _____

EXHIBIT A
AMENDED SCHEDULE OF REGULAR MEETINGS — 2025
Township Board of Trustees, Homer Township, Will County, Illinois

Regular meetings to be held on the following: **Mondays**

Time: **7:00 p.m.**

Location **Town Hall**

16057 S. Cedar Road

Lockport, IL 60491

Monday, August 11, 2025

Monday, September 8, 2025

*Monday, October 6, 2025

*Monday, November 17, 2025

Monday, December 8, 2025

AGENDA SUPPLEMENT SHEET



Agenda Item Number:

8.c

Township Board Meeting Date:

August 11, 2025

Item Title: Resolution: Approve and Authorize Execution of Fourth Amendment to Lease-- Telecom Tower at 14350 W 151st St; SpectraSite Communications, LLC

Motion for Consideration: Is there a motion to approve the resolution HT 2025-0811 RES 1 approving the proposed Fourth Amendment to Standard Lease Agreement with SpectraSite Communications, LLC. adding the increased insurance requirements and allowing the Supervisor and Attorney to make clarifying changes.

Staff Contact: Supervisor Steilen

Background Information: American Tower originally entered into a lease agreement with the Township in 1996 for the purpose providing a cell tower for wireless carriers. The cell tower is located on the northwest side of the Township building. The lease was amended in 2006, 2007, and 2012. The attached proposal is seeking a lease through August 6, 2051.

Board members received a copy of a proposed Fourth Amendment to Standard Lease Agreement at the July 14, 2025, Board Meeting. Our attorney has reviewed the agreement and requested the following insurance requirements to be added:

*Lessee shall maintain Commercial General Liability insurance of *not less than \$2,000,000 per occurrence and \$5,000,000 aggregate and shall carry umbrella (excess) liability coverage of at least \$3,000,000, for a total minimum limit of \$5,000,000 each occurrence / aggregate. The Township shall be named as an additional insured on a primary/non-contributory basis. All limits may be met by any combination of primary and excess policies. These limits may be increased by the Township once every five (5) years on 60-day written notice, keyed to the Consumer Price Index or other generally accepted inflation index.*

Budget Implications

The tenant, SpectraSite Communications, LLC will provide a one-time payment in the amount of Thirty thousand and 00/100 dollars (\$30,000.00), payable within thirty (30) days of the Effective Date. The current monthly rent amount will be reduced from Four thousand two hundred ninety-two and 67/100 dollars (\$4,292.67) to Three thousand nine hundred and 00/100 dollars (\$3,900.00). In 2031, the monthly rental amount will increase 10% (which would be at least \$4,290). This year's fiscal budget will see an income increase of Twenty-nine thousand, nine hundred sixty-three and 35/100 dollars (\$29,963.35) for line item 675 in the Town Fund.

RESOLUTION NO. HT 2025-0811 RES 1

**A RESOLUTION OF THE TOWNSHIP BOARD OF TRUSTEES OF HOMER TOWNSHIP, WILL COUNTY, ILLINOIS APPROVING AND AUTHORIZING EXECUTION OF A FOURTH AMENDMENT TO LEASE FOR A WIRELESS TELECOMMUNICATIONS TOWER
AT 14350 W. 151ST STREET, LOCKPORT, ILLINOIS**

WHEREAS, on August 11, 2025, the Electors of Homer Township, at a duly noticed Special Town Meeting, adopted a resolution delegating authority to the Township Board of Trustees (the “Township Board”) to negotiate, approve, and execute a Fourth Amendment to Lease of Township property located at 14350 W. 151st Street, Lockport, Illinois for the continued operation of a wireless telecommunications tower, for a term not to exceed twenty-five (25) years); and

WHEREAS, the Township Board has negotiated the terms of a Fourth Amendment to Lease (the “Amendment”) with SpectraSite Communications, LLC, which Amendment is substantially in the form attached hereto as *Exhibit A*; and

WHEREAS, the Township Board finds that approving and executing the Amendment is in the best interests of the Township and consistent with the authority delegated by the electors;

NOW, THEREFORE, BE IT RESOLVED by the Township Board of Trustees of Homer Township, Will County, Illinois, as follows:

SECTION 1. Approval of Amendment. The Fourth Amendment to Lease by and between Homer Township and SpectraSite Communications, LLC for the lease of Township property at 14350 W. 151st Street, Lockport, Illinois (for a wireless telecommunications tower) in a form substantially similar to *Exhibit A* is hereby approved, except the minimum insurance requirements are subject to upward adjustment, subject to the approval of the Township Supervisor.

SECTION 2. Authorization to Execute. The Township Supervisor is hereby authorized and directed to execute, and the Township Clerk to attest, the Amendment and any related documents (including, without limitation, access/utility easements, memoranda of lease, estoppels, and releases of prior instruments as necessary), with such changes as the Supervisor and Township Attorney deem necessary or desirable, not inconsistent with this Resolution and the electors’ delegation.

SECTION 3. Ancillary Actions. The Township officials, employees, and agents are authorized to take all actions reasonably necessary to implement this Resolution and the Amendment, including causing any memorandum of lease or other recordable instrument

to be recorded, and reporting back to the electors at the next annual town meeting (or earlier, as practicable) regarding implementation.

SECTION 4. Severability; Repealer. If any provision of this Resolution is determined to be invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

SECTION 5. Effective Date. This Resolution shall be in full force and effect immediately upon its adoption.

Passed and approved by the Township Board of Trustees this ____ day of _____, 2025, by roll call vote as follows:

- AYES: _____
- NAYS: _____
- ABSENT: _____

APPROVED:

Township Supervisor

Date: _____

ATTEST:

Township Clerk

Date: _____

EXHIBIT A:

Fourth Amendment to Lease (to be attached)



June 25, 2025

Sue Stielen
TOWN OF HOMER IL
14350 W. 151ST ST
HOMER GLEN, IL 60491

Dear Ms. Stielen,

In the past, wireless carriers primarily focused on rapidly building out their networks to provide the best coverage and were less focused on operating costs. Currently, while consumers are enjoying greater services and better coverage, operating costs have come under greater scrutiny. Business consolidations such as the T-Mobile-Sprint merger are also affecting the tower industry as carriers continue to streamline their operations.

Based upon current market conditions, we need to adjust the financial terms of this Tower Site's contract in order to ensure the long-term stability of the Tower Site and allow all parties to benefit.

ATC SITE 304446-Homer IL 1

Option 1: Rent Reduction:

- **\$30,000.00 Signing Bonus**
- **Add Revenue Share; 10% of any new tenants.**
- **\$3,900.00 per month will commence upon amendment completion.**
- **10% 5-year term escalation will commence upon amendment completion.**
 - Next escalation will occur **8/7/2026**.
- **Adding ROFR:**
 - **Limited Right of First Refusal.** Notwithstanding anything to the contrary contained herein, this paragraph shall not apply to any fee simple sale of the Parent Parcel from Landlord to any prospective purchaser that is not a Third-Party Competitor. If Landlord receives an offer or desires to offer to: (i) sell or convey any interest (including, but not limited to, leaseholds or easements) in any real property of which the Leased Premises is a part to a Third Party Competitor or (ii) assign all or any portion of Landlord's interest in the Lease, as modified by this Amendment, to a Third Party Competitor (any such offer, the "**Offer**"), Tenant shall have the right of first refusal to purchase the real property or other interest being offered by Landlord in connection with the Offer on the same terms and conditions. If Tenant elects, in its sole and absolute discretion, to exercise its right of first refusal as provided herein, Tenant must provide Landlord with notice of its election not later than forty-five (45) days after Tenant receives written notice from Landlord of the Offer. If Tenant elects not to exercise Tenant's right of first refusal with respect to an Offer as provided herein, Landlord may complete the transaction contemplated in the Offer with the Third-Party Competitor on the stated terms and price but with the express condition that such sale is made subject to the terms of the Lease, as modified by this Amendment. Landlord hereby acknowledges and agrees that any sale or conveyance by Landlord in violation of this Section is and shall be deemed to be null and void and of no force and effect. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.
- **Final term will remain August 6, 2051.**

If you have questions, please feel free to reach out to me at my contact information listed below. I do need a response to American Tower by **July 14th**.

De'Andre Freeman
Lease Consultant
Tower Alliance LLC
954-369-4987

Dfreeman@toweralliance.com

An authorized vendor of American Towers LLC and its subsidiaries and affiliates

****PLEASE NOTE:** All proposals are good for a limited time and for discussion purposes only. The parties will not be bound in any respect and with regard to any proposal until and unless a written agreement is signed by all applicable parties. Further, all proposals are contingent upon: 1) American Tower's confirmation, review and approval, in its sole discretion, of a title report and if necessary, a land survey of the property; and 2) final approval and authorization by American Tower's Executive Team. Nothing contained herein shall be construed as, or deemed to create, an agency, joint venture, or partnership relationship between American Tower and Tower Alliance.

THE FOURTH AMENDMENT TO STANDARD LEASE AGREEMENT

This Fourth Amendment to Standard Lease Agreement (this "**Amendment**") is made effective as of the latter signature date hereof (the "**Effective Date**") by and between **The Township of Homer**, a Unit of Local Government ("**Landlord**") and **SpectraSite Communications, LLC**, a Delaware limited liability company ("**Tenant**") (Landlord and Tenant being collectively referred to herein as the "**Parties**").

RECITALS

WHEREAS, Landlord owns the real property described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"); and

WHEREAS, Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Standard Lease Agreement dated June 28, 1996 (the "**Original Lease**"), as amended by that certain First Amendment to Lease Agreement dated October 2, 2006 (the "**First Amendment**"), as amended by that certain Second Amendment to Standard Lease Agreement dated January 10, 2007 (the "**Second Amendment**"), as amended by that certain Third Amendment to Communications Site Lease Agreement dated December 18, 2012 (the "**Third Amendment**") (collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises are also described on **Exhibit A**; and

WHEREAS, Landlord and Tenant desire to amend the terms of the Lease and to otherwise modify the Lease as expressly provided herein.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **One-Time Payment.** Tenant shall pay to Landlord a one-time payment in the amount of **Thirty thousand and 00/100 Dollars (\$30,000.00)**, payable within thirty (30) days of the Effective Date and subject to the following conditions precedent: (a) Tenant's receipt of this Amendment executed by Landlord, on or before May 5, 2025; (b) Tenant's confirmation that Landlord's statements as further set forth in this Amendment are true, accurate, and complete, including verification of Landlord's ownership; (c) Tenant's receipt of any documents and other items reasonably requested by Tenant in order to effectuate the transaction and payment contemplated herein; and (d) receipt by Tenant of an original Memorandum (as defined herein) executed by Landlord.
2. **Rent and Escalation.** Commencing with the second rental payment due following the Effective Date, the rent payable from Tenant to Landlord is hereby reduced to **Three thousand nine hundred and 00/100 Dollars (\$3,900.00)** per month (the "**Rent**"). Commencing on August 7, 2026 and on the beginning of each Renewal Term thereafter, Rent due under the Lease, as amended hereby, shall increase by an amount equal to **ten percent (10%)** of the then current Rent. In the event of any overpayment of Rent or Collocation Fee (as defined below) prior to or after the Effective Date, Tenant shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount. Notwithstanding anything to the contrary contained in the Lease, all Rent and any other payments expressly required to be paid by Tenant to Landlord under the Lease and this Amendment shall be paid to **The Township of Homer**. The escalations in this Section shall be the only escalations to the Rent and any/all rental escalations otherwise contained in the Lease are hereby null and void and are of no further force and effect.

3. **Revenue Share.**

- a. Subject to the other applicable terms, provisions, and conditions of this Section, Tenant shall pay Landlord ten percent (10%) of any rents actually received by Tenant under and pursuant to the terms and provisions of each second and subsequent Collocation Agreement entered into by and between Tenant and a third party subsequent to the Effective Date (any such third party, the "***Additional Collocator***", and any such amounts, the "***Collocation Fee***"). Notwithstanding the foregoing, Landlord shall not be entitled to receive any portion of any sums paid by a licensee or sublessee to reimburse Tenant, in whole or in part, for any improvements to the Leased Premises or any structural enhancements to the tower located on the Leased Premises (such tower, the "***Tower***"), or for costs, expenses, fees, or other charges incurred or associated with the development, operation, repair, or maintenance of the Leased Premises or the Tower.
 - b. The initial payment of the Collocation Fee shall be due within thirty (30) days of actual receipt by Tenant of the first collocation payment paid by the Additional Collocator. In the event a sublease or license with an Additional Collocator expires or terminates, Tenant's obligation to pay the Collocation Fee for such sublease or license shall automatically terminate upon the date of such expiration or termination. Notwithstanding anything contained herein to the contrary, Tenant shall have no obligation to pay to Landlord and Landlord hereby agrees not to demand or request that Tenant pay to Landlord any Collocation Fee in connection with the sublease to or transfer of Tenant's obligations and/or rights under the Lease, as modified by this Amendment, to any subsidiary, parent or affiliate of Tenant.
 - c. Landlord hereby acknowledges and agrees that Tenant has the sole and absolute right to enter into, renew, extend, terminate, amend, restate, or otherwise modify (including, without limitation, reducing rent or allowing the early termination of) any future or existing subleases, licenses or collocation agreements for occupancy on the Tower, all on such terms as Tenant deems advisable, in Tenant's sole and absolute discretion, notwithstanding that the same may affect the amounts payable to the Landlord pursuant to this Section.
4. **Limited Right of First Refusal.** Notwithstanding anything to the contrary contained herein, this paragraph shall not apply to any fee simple sale of the Parent Parcel from Landlord to any prospective purchaser that is not a Third Party Competitor. If Landlord receives an offer or desires to offer to: (i) sell or convey any interest (including, but not limited to, leaseholds or easements) in any real property of which the Leased Premises is a part to a Third Party Competitor or (ii) assign all or any portion of Landlord's interest in the Lease to a Third Party Competitor (any such offer, the "***Offer***"), Tenant shall have the right of first refusal to purchase the real property or other interest being offered by Landlord in connection with the Offer on the same terms and conditions. If Tenant elects, in its sole and absolute discretion, to exercise its right of first refusal as provided herein, Tenant must provide Landlord with notice of its election not later than forty-five (45) days after Tenant receives written notice from Landlord of the Offer. If Tenant elects not to exercise Tenant's right of first refusal with respect to an Offer as provided herein, Landlord may complete the transaction contemplated in the Offer with the Third Party Competitor on the stated terms and price but with the express condition that such sale is made subject to the terms of the Lease, as modified by this Amendment. Landlord hereby acknowledges and agrees that any sale or conveyance by Landlord in violation of this Section is and shall be deemed to be null and void and of no force and effect. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.
5. **Counterparts.** This Amendment may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or the same

counterpart. Furthermore, the Parties may execute and deliver this Amendment by electronic means such as .pdf or similar format. Each of the Parties agrees that the delivery of the Amendment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Amendment by all Parties to the same extent as an original signature.

6. **Governing Law.** The Parties acknowledge and agree that Section 18(e) of the Original Lease is hereby deleted in its entirety and is of no further force and effect. From and after the Effective Date and notwithstanding anything to the contrary contained in the Lease and in this Amendment, the Lease and this Amendment shall be governed by and construed in all respects in accordance with the laws of the State or Commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws provisions of such State or Commonwealth.
7. **Conflict/Capitalized Terms.** The Parties hereby acknowledge and agree that in the event of a conflict between the terms and provisions of this Amendment and those contained in the Lease, the terms and provisions of this Amendment shall control. Except as otherwise defined or expressly provided in this Amendment, all capitalized terms used in this Amendment shall have the meanings or definitions ascribed to them in the Lease. To the extent of any inconsistency in or conflict between the meaning, definition, or usage of any capitalized terms in this Amendment and the meaning, definition, or usage of any such capitalized terms or similar or analogous terms in the Lease, the meaning, definition, or usage of any such capitalized terms in this Amendment shall control.

[SIGNATURES FOLLOW ON NEXT PAGE]

LANDLORD:

The Township of Homer,
a Unit of Local Government,

Signature: _____

Print Name: **Susanna E. Steilen**

Title: Supervisor

Date: _____

Signature: _____

Print Name: **Tamara O'Brien**

Title: Clerk

Date: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

TENANT:

SpectraSite Communications, LLC,
a Delaware limited liability company,

Signature: _____

Print Name: _____

Title: _____

Date: _____

EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below.

Being situated in the County of Will, State of IL, and being known as
Will County APN: 16-05-10-300-014-0000.

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's (and Tenant's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

Leased Premises is comprised of approximately 2,400 square feet, more or less, located within the property.

ACCESS AND UTILITIES

The Access and Utilities Easements include all easements of record as well as existing access and utilities currently servicing the Leased Premises to and from a public right of way.

EXHIBIT B

FORM OF MEMORANDUM OF LEASE

Prepared by and Return to:

American Tower
10 Presidential Way
Woburn, MA 01801
Attn: Land Management/Nghia Trinh, Esq.
ATC Site No: 304446
ATC Site Name: Homer IL 1
Assessor's Parcel No(s): 16-05-10-300-014-0000

Prior Recorded Lease Reference:

Instrument No. R2013035288
State of Illinois
County of Will

MEMORANDUM OF LEASE

This Memorandum of Lease (the "**Memorandum**") is entered into on the _____ day of _____, 202__ by and between **The Township of Homer**, a Unit of Local Government, ("**Landlord**") and **SpectraSite Communications, LLC**, a Delaware limited liability company ("**Tenant**").

NOTICE is hereby given of the Lease (as defined and described below) for the purpose of recording and giving notice of the existence of said Lease. To the extent that notice of such Lease has previously been recorded, then this Memorandum shall constitute an amendment of any such prior recorded notice(s).

1. **Parent Parcel and Lease.** Landlord is the owner of certain real property being described in **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"). Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Standard Lease Agreement, dated June 28, 1996 (as the same may have been amended from time to time, collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises is also described on **Exhibit A**.
2. **Expiration Date.** Subject to the terms, provisions, and conditions of the Lease, and assuming the exercise by Tenant of all renewal options contained in the Lease, the final expiration date of the Lease would be August 6, 2051. Notwithstanding the foregoing, in no event shall Tenant be required to exercise any option to renew the term of the Lease.
3. **Leased Premises Description.** Tenant shall have the right, exercisable by Tenant at any time during the original or renewal terms of the Lease, to cause an as-built survey of the Leased Premises to be prepared and, thereafter, to replace, in whole or in part, the description(s) of the Leased Premises set forth on **Exhibit A** with a legal description or legal descriptions based upon such as-built survey. Upon Tenant's request, Landlord shall execute and deliver any documents reasonably necessary to effectuate such replacement, including, without limitation, amendments to this Memorandum and to the Lease.

4. **Right of First Refusal.** There is a right of first refusal in the Lease.
5. **Effect/Miscellaneous.** This Memorandum is not a complete summary of the terms, provisions and conditions contained in the Lease. In the event of a conflict between this Memorandum and the Lease, the Lease shall control. Landlord hereby grants the right to Tenant to complete and execute on behalf of Landlord any government or transfer tax forms necessary for the recording of this Memorandum. This right shall terminate upon recording of this Memorandum.
6. **Notices.** All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein; To Landlord at: 14350 W. 151ST ST HOMER GLEN, IL 60491, To Tenant at: Attn: Land Management 10 Presidential Way, Woburn, MA 01801, with copy to: Attn Legal Dept. 116 Huntington Avenue, Boston, MA 02116. Any of the parties hereto, by thirty (30) days prior written notice to the other in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.
7. **Counterparts.** This Memorandum may be executed in multiple counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.
8. **Governing Law.** This Memorandum shall be governed by and construed in all respects in accordance with the laws of the State or Commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws provisions of such State or Commonwealth.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have each executed this Memorandum as of the day first above written.

LANDLORD

2 WITNESSES

The Township of Homer
a Unit of Local Government,

Signature: _____

Print Name: **Susanna E. Steilen**

Title: Supervisor

Date: _____

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202__, before me, the undersigned Notary Public, personally appeared Stephen J. Balich, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

[SEAL]

[SIGNATURES CONTINUE ON NEXT PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have each executed this Memorandum as of the day first above written.

LANDLORD

2 WITNESSES

The Township of Homer
a Unit of Local Government,

Signature: _____

Print Name: **Tamara O'Brien**

Title: Clerk

Date: _____

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared Vicki Bozen, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

[SEAL]

[SIGNATURES CONTINUE ON NEXT PAGE]

TENANT

SpectraSite Communications, LLC
a Delaware limited liability company

Signature: _____
Print Name: _____
Title: _____
Date: _____

WITNESSES

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

County of Middlesex

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below.

Being situated in the County of Will, State of IL, and being known as
Will County APN: 16-05-10-300-014-0000.

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's (and Tenant's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

Leased Premises is comprised of approximately 2,400 square feet, more or less, located within the property.

ACCESS AND UTILITIES

The Access and Utilities Easements include all easements of record as well as existing access and utilities currently servicing the Leased Premises to and from a public right of way.

AGENDA SUPPLEMENT SHEET



Agenda Item Number: 8.d

Township Board Meeting Date: August 11, 2025

Item Title: Approval of Open Space/Civic Center Committee Members

Motion for Consideration: Is there a motion to approve the appointment of the individuals listed below to the Open Space/Civic Center Committee (*read list below*)

Staff Contact: Supervisor Steilen

Background Information: To assist in accomplishing Township goals, the Township Board appointed committee chairs for Land Use, Open Space/Civic Center, Senior Bingo, and Veterans committees at the July board meeting. Supervisor Steilen has met with candidates for the Open Space/Civic Center Committee and would like to appoint the candidates listed below.

Open Space/Civic Center Committee Purpose

- Recommend action for upholding the Open Space Program Mission Statement
- Explore and recommend site improvements
- Review and recommend additional program and events for Open Space/Civic Center property
- Identify and recommend methods for defining, acquiring, and preserving potential Open Space parcels
- Recommend Open Space/Civic Center Standard Operating Procedures
- Recommend playground equipment and play features for Open Space property
- Recommend policy adoption or changes to policy for private special events held on Open Space property
- Recommend communication strategies for providing information to the public
- Recommend communication strategies for receiving community input and consensus

Committee Members

Sue Steilen – Chair
Josh Barrett
Margaret Sabo
John Robinson

Paul McGary
Don Melody
Sara Palermo

Homer Township Transfer of Budget Appropriation

WHEREAS there was adopted on the 9th day of June, 2025 by the Board of Trustees of Homer Township, a Budget and Appropriation Ordinance for the fiscal year beginning April 1, 2025 and ending March 31, 2026.

AND WHEREAS it now appears that certain adjustments between appropriated line items in the **Open Space Budget, Open Space Fund** in said ordinance are desirable and necessary

AND WHEREAS Section 3 of the Illinois Municipal Budget Law (ILCS Chapter 50 Paragraph 330), as approved July 12, 1937, as amended, authorizes transfers between the various line item within any fund in such appropriation ordinance not exceeding in the aggregate 10% of the total amount appropriated in such fund by such ordinance,

BE IT ORDAINED by the Board of Trustees of Homer Township, that there is hereby transferred from the unexpended balance of the line item 990 Contingency in the **Open Space Budget, Open Space Fund** the sum of Five Thousand, Three Hundred, Ninety Four & 00/100 (\$5,394.00), and that said transferred sum is hereby added to the line item as follows in the fund:

a)	<u>734 Liability/Toirma</u>	\$ <u>5,394.00</u>
b)	<u></u>	\$ <u></u>
c)	<u></u>	\$ <u></u>
d)	<u></u>	\$ <u></u>
e)	<u></u>	\$ <u></u>

This transfer shall be in full force and effective from and after this date.

ADOPTED this 9th day of August, 2025 by the Homer Township Board of Trustees.

Keith Gray, Township Trustee

Susanna E. Steilen, Township Supervisor

Ken Marcin, Township Trustee

Tami O'Brien, Township Clerk

Don Melody, Township Trustee

Chris Sievers, Township Trustee

Towne Centre Building 2 East Main Street Danville IL 61832-5850
217-444-1139 FAX 217-477-6739
beyrich@ccmsi.com

TOIRMA

To: Mary Pat
Homer Township

From: Beth Eyrich

Fax: 1-708-301-7043

Pages: 1

Phone:

Date: 4/24/2024

Re: 6/1/2024 –6/1/2025 TOIRMA Contribution Breakdown

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Following you will find the breakdown of the above.

	<u>R&B</u>	<u>Town</u>	<u>Parks</u>	<u>Open Space</u>	<u>Founders Crossing Property</u>
Auto Liability / General Liability / Public Officials Liability	\$ 4,416	\$ 4,415	-0-	-0-	-0-
Inland Marine	\$ 1,387	\$ 0	\$ 212	\$ 33	-0-
Auto	\$ 1,655	\$ 70	\$ 606	-0-	-0-
Property	\$ 6,164	\$ 9,010	\$ 474	\$ 2,371	\$29,400
Workers' Compensation	<u>\$ 4,179</u>	<u>\$ 5,318</u>	<u>-0-</u>	-0-	<u>-0-</u>
TOTAL \$69,710	\$ 17,801	\$ 18,813	\$1,292	\$ 2,404	\$29,400

Should you have any questions, please do not hesitate to contact me.

Towne Centre Building 2 East Main Street Danville IL 61832-5850
217-444-1139 FAX 217-477-6739
beyrich@ccmsi.com

TOIRMA

To: Mary Pat
Homer Township

From: Beth Eyrich

Fax: 1-708-301-7043

Pages: 1

Phone:

Date: 4/17/2025

Re: 6/1/2025 -6/1/2026 TOIRMA Contribution Breakdown


☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Following you will find the breakdown of the above.

	<u>R&B</u>	<u>Town</u>	<u>Parks</u>	<u>Open Space</u>	<u>Founders Crossing Property</u>
Auto Liability / General Liability / Public Officials Liability	\$ 4,345	\$ 4,344	-0-	-0-	-0-
Inland Marine	\$ 1,365	\$ 0	\$ 171	\$ 16	-0-
Auto	\$ 1,455	\$ 61	\$ 533	-0-	-0-
Property	\$ 4,932	\$ 9,372	\$ 493	\$ 8,878	\$25,647
Workers' Compensation	<u>\$ 3,783</u>	<u>\$ 4,815</u>	<u>-0-</u>	-0-	<u>-0-</u>
TOTAL \$70,210	\$15,880	\$ 18,592	\$1,197	\$8,894	\$25,647

Should you have any questions, please do not hesitate to contact me.

Budget Appropriation

OPEN SPACE FUND Continued				pg 6	pg 6	pg 6
						
721	Bank Service Fees			\$ 500.00	\$ 2,000.00	\$ 3,500.00
725	Trantina Restoration			\$ 1.00	\$ 1.00	\$ 1.00
726	Donations received for Trantina			\$ 8,118.59	\$ 1.00	\$ 1.00
734	Liability/Tolima			\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
736	Outdoor Restroom			\$ 3,000.00	\$ 4,000.00	\$ 4,000.00
737	Rental House Improvements			\$ 10,000.00	\$ 10,000.00	\$ 25,000.00
738	Postage & Delivery			\$ 400.00	\$ 400.00	\$ 400.00
739	Publish Legals/Notices			\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
740	Accounting			\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
741	Attorney/Legal Fees			\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
742	Maps-Graphics-Training			\$ 500.00	\$ 1.00	\$ 1.00
743	Audit			\$ 1,000.00	\$ 2,000.00	\$ 2,000.00
744	Turf Management			\$ 5,000.00	\$ 1.00	\$ 1.00
745	Professional Services			\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
746	Printing/PR			\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
747	Security System			\$ 5,000.00	\$ 1.00	\$ 17,500.00
749	Miscellaneous			\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
750	Grant/Planning Expense			\$ 10,000.00	\$ 15,000.00	\$ 300,000.00
751	Utilities			\$ 2,000.00	\$ 2,500.00	\$ 15,000.00
752	Operating/Maintenance			\$ 20,000.00	\$ 15,000.00	\$ 15,000.00
753	Permit			\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
755	Verification Services			\$ 300.00	\$ 300.00	\$ 300.00
756	Fuel			\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
757	Prairie Maintenance			\$ 15,000.00	\$ 1.00	\$ 1.00
758	Signage			\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
759	Parking/Access Maintenance			\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
763	Events			\$ 5,000.00	\$ 1.00	\$ 1.00
775	Security Deposit Refund			\$ 1,500.00	\$ 1,800.00	\$ 1,800.00
776	Insurance Claim Payout			\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
778	Demolition - Construction			\$ 533,200.00	\$ 581,040.00	\$ 216,915.00
781	Maintenance Equipment Purchase/Repair			\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
782	Property Taxes			\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
858	Capital Improvement			\$ 26,000.00	\$ 26,000.00	\$ 26,000.00
990	Contingency			\$ 30,000.00	\$ 10,000.00	\$ 10,000.00
991	**Capital Reserve			\$ 25,000.00	\$ 1.00	\$ 1.00
TOTAL EXPENDITURES:				\$ 933,019.59	\$ 813,053.00	\$ 780,427.00
SUMMARY:						
TOTAL INCOME:				\$ 938,182.23	\$ 813,054.01	\$ 780,427.47
TOTAL EXPENSE:				\$ 933,019.59	\$ 813,053.00	\$ 780,427.00
Ending Balance March 31,				\$ 3,162.64	\$ 1.01	\$ 0.47
**Capital Reserve-						
Purpose: Grant match/future development of remaining Open Space properties						
Amount: \$3,000,000.00						
Duration: 10 years (4/1/20 - 4/1/30)						

AGENDA SUPPLEMENT SHEET



Agenda Item Number: 10.a

Township Board Meeting Date: August 11, 2025

Item Title: GA Guidelines Announcement

Announcement: Homer Township has adopted the written standards provided in the Township Supervisors of Illinois General Assistance Handbook for determining General Assistance to be provided for applicants.

Staff Contact: Supervisor Steilen

Background Information: General Assistance (GA) is a locally administered public assistance program mandated by Illinois State Law for qualified individuals with financial needs. General Assistance is designed to be a safety net after all other resources have been exhausted. In accordance with the adopted written standards, GA can provide monthly payments to help individuals meet their basic needs.

Interested individuals can apply to Homer Township for General Assistance. An applicant must be a resident of Homer Township, age 18 or older, and a United States Citizen or Qualified Immigrant. In addition, an applicant must meet all financial and non-financial eligibility requirements. The Township General Assistance program is designed to be a program of last resort.

Homer Township has adopted the written standards provided in the Township Supervisors of Illinois General Assistance Handbook for determining General Assistance to be provided for applicants.

AGENDA SUPPLEMENT SHEET



Agenda Item Number: 10.b

Township Board Meeting Date: August 11, 2025

Item Title: Logo Discussion

Discussion: A discussion regarding the Homer Township Brand Guidelines and logo use.

Staff Contact: Supervisor Steilen

Background Information: The current Township logo was approved January 8, 2004. Brand guidelines were established. Keith Gray has created an additional logo that may be more suitable to use on apparel and in other situations.



Attachments
Brand Guidelines



HOMER
TOWNSHIP

BRAND GUIDELINES

Prepared in Dec 2023 by



Project Scope

The Homer township belives in providing quality to the community while keeping taxes low. In the interest of not spending the townships tax dollars, a competiton was held in 2020 for the local community to develop a landmark. The landmark provided is a lovely concept and piece of art, but a professionally designed landmark will serve the community better in all applications fromdigital to print. The current illustration is difficult to see, especially at small sizes or at a distance.

While the logo needs a more modern look, the history of the township still needs to be captured & represented. The township logo should also look different than the village logo, but capture some of the feel as they may be dispalyed next to each other.



The intertwining tree trunk represents the collaboration between the township and the village, and surrounding communities.

The roots represent the connection to the township history, and the strong bond with community form seeniors to youth.



The pair of leaves represent angel wings, and protective nature of the township always putting the residents first, before special interest.

EST 1836

The EST 1836 reperwstnst the long history fo the township, and hwo long has served the community.



The green healthy repret the community. The people of Homer are also the source of strength of the township, just as leaves photosynthesizing sunlight into energy.

The 2024 landmark is made up of strong minimalist shapes to help the logo pop andread well without the viewer having to second guess what the logo represents. Enough complexity is added, but not overdone. None of the shapes overalap touch, so that for example an extruded subdivision sign or vinyl cut application can be made from this.



2020 logo
designed in student competiton



2024 Update

2 Color Brandmark

There are 2 versions which are to be used depending on space needed.



100 k
PMS Black
231F20



60c 100y
PMS 361
50B848



Horizontal



Vertical/Symetrical

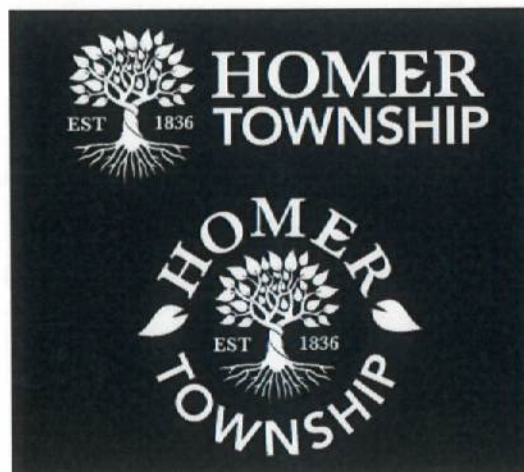
Reverse Versions

When placing over dark background



1 Color Brandmark

When printing process has less colors, or to help logo visually contrast over backgrounds



Readability

The logo should always visually contrast with the background, so is easy to read at a distance.

0 to 25% Black - Either 2 color or one color black logo can be used

26% to 64% Black - The black logo should be used

65% to 100% Black - Either the all white logo or white tree limbs version can be used



White



60% Black



20% Black



80% Black



40% Black



100% Black

Other Colors

Complimentary colors to make designs work well with brand. For best results do not use too many colors.

		
Supervisor	Stephen J Balich	(815)557-7196
Clerk	Vicki Bozen	(708)793-2233
Trustee	Mike Bonomo	(312)523-8586
Trustee	Mike Clausen	(312)123-4567
Trustee	Angel Shake	(708)227-5980
Trustee	Rob Rivera	(312)123-4567
Tax Collector	Mike Gondek	(312)123-4567
Assessor	Carmen Maurella	(708)301-8166

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam
 nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat
 volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation

Lights



20c 20y
204R 231G 211b
231F20



15y
25R5 252G 223B
FFFCDF



9k
235RGB
ECECEC

Darks (for rare occasions used by those with design experience)



Homer Green
50B848



6D5C40



424C7A



C47491

NEVER

Change the brand in any way. Common mistake are.



**HOMER
TOWNSHIP**

GOOD LOGO



**HOMER
TOWNSHIP**

Squash or Expand



**HOMER
TOWNSHIP**



**HOMER
TOWNSHIP**

Add Elements



**HOMER
TOWNSHIP**



**HOMER
TOWNSHIP**

Remove Elements



**HOMER
TOWNSHIP**



**HOMER
TOWNSHIP**

Fonts or Color



**HOMER
TOWNSHIP**



**HOMER
TOWNSHIP**

Italicize



**HOMER
TOWNSHIP**



**HOMER
TOWNSHIP**

Change Spacing



**HOMER
TOWNSHIP**



**HOMER
TOWNSHIP**

Too close to
distracting element



**HOMER
TOWNSHIP**

Daily News



HOMER GLEN

Safety Zone

There should never be any contrasting intervening elements too close to the logo. Shown below is the minimum amount of space around the logo. Rotate the EST to find the minimum space needed



HOMER
TOWNSHIP

NEWS

Too Close



HOMER
TOWNSHIP

EST

NEWS

GOOD

Fonts

There are 2 fonts used in the logo



HOMER
TOWNSHIP

Baskerville Semibold

Avenir Heavy

Baskerville Semibold

**ABCDEFGHIJKLMNOPQRSTUVWXYZ-
VWXYZ1234567890!@#\$%&*()
abcdefghijklmnopqrstuvwxyz**

Avenir Heavy

**ABCDEFGHIJKLMNOPQRSTUVWXYZ-
VWXYZ1234567890!@#\$%&*()
ABCDEFGHIJKLMNOPQRSTUVWXYZ**

Contrast Over Background Photos

You can only place the logo over an image, if the brandmark is easy to read.



Hard to Read

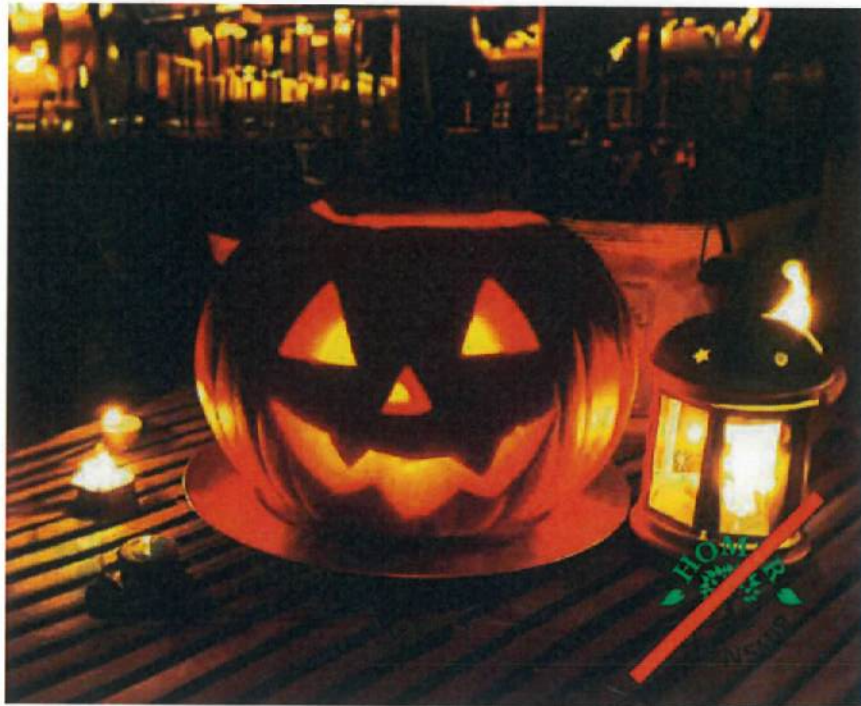


GOOD

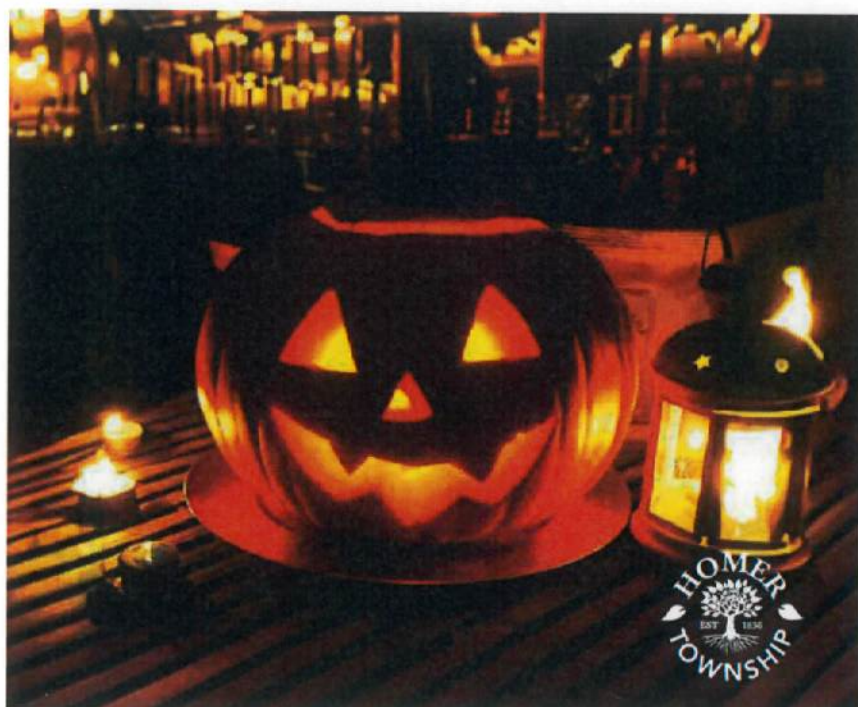
The outer glow is difficult to get perfect, if scaling you must know how to scale stroke & effects

Background Photos

You can only place the logo over an image, if the landmark is easy to read. On a dark photo use the white logo.



Hard to Read



GOOD

Apparel Usage

Examples of usage on clothing products



Contrasting color to logo
Use one color black

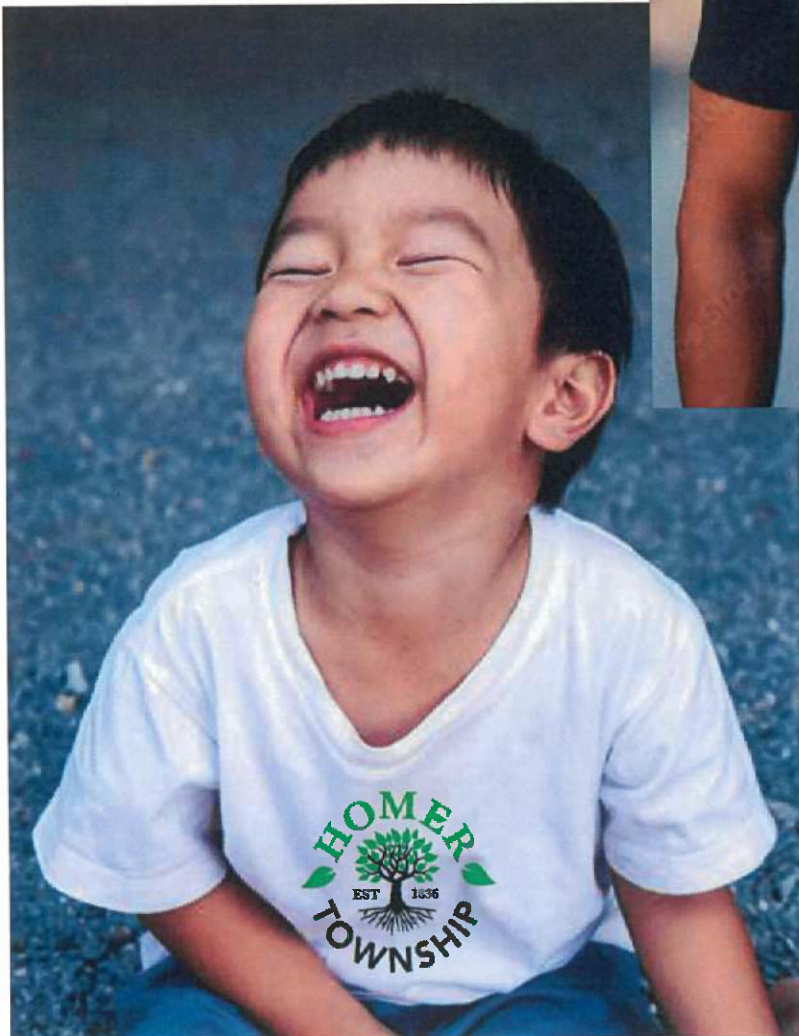
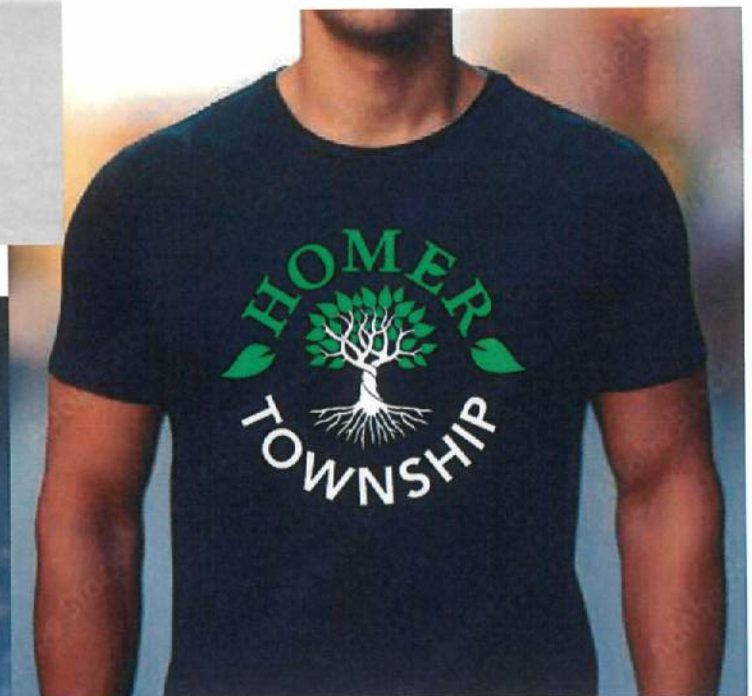


Conficint color to green in logo
Use one color black



Apparel Usage

Examples of usage on clothing products



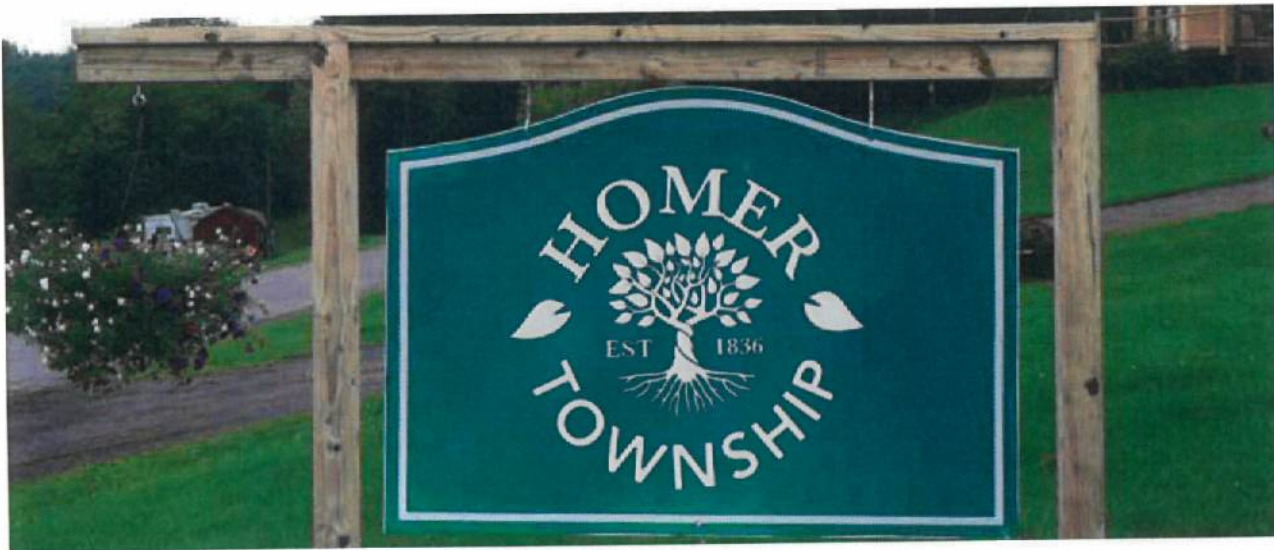
Digital/Indoor Usage

Examples of usage on digital/other products



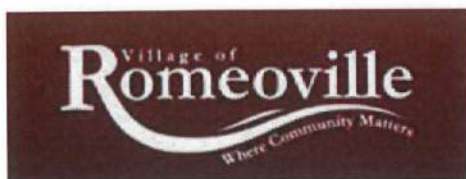
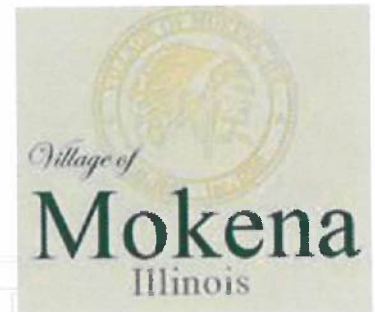
Outdoor Usage

Examples of usage on vehicles and outdoor signage



LOCAL COMPARISON

The new Homer Township logo is amongst the top for reability & visual contrast



ICON EXPLORATION



Art Nuveau



Twisted Strength



Rooted & Dependable



Happy Happie



TYPE EXPLORATION



HOMER
Township

Modern & Classic



HOMER
TOWNSHIP

Classic & Modern



HOMER
TOWNSHIP

Bold & Compact



HOMER
TOWNSHIP

Bold & Compact



COLOR EXPLORATION



HOMER
TOWNSHIP



HOMER
TOWNSHIP



HOMER
TOWNSHIP



HOMER
TOWNSHIP

