

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, NOVEMBER 25, 2025
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: President Hofeld led Trustees in the Pledge of Allegiance.

ROLL CALL: Clerk Nakina Flores called the roll. Those present were Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Patrick Siemsen, Trustee Lauren Roman, and Village President Richard Hofeld.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Denise McGrath, Economic and Community Development Director Angela Mesaros, Director of Finance Amy Zukowski, Assistant Village Manager Terence Acquah, and Assistant Director of Finance Lindsay Cabay.

President Hofeld announced Mayor of Ford Heights Freddie Wilson and his guest in the audience.

MINUTES: The minutes of November 11, 2025 were presented. There were no comments or corrections.

A motion was made by Trustee Harris-Jones and seconded by Trustee Willis to approve the minutes as presented.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen and Roman. NAYS –None. ABSENT-Mason

CLAIMS LIST: The Claims List in the amount of \$492,365.42 was presented. There were no questions from the Trustees.

A motion was made by Trustee Heiferman and seconded by Trustee Roman to approve the Claims List as presented.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen and Roman. NAYS –None. ABSENT-Mason

HEAR FROM THE AUDIENCE: Resident Amy Crump thanked staff for all the information she received at the Hot Topic meeting about TIF districts. She also spoke of President Donald Trump's Nov. 14 comment to a reporter.

Rev. Doyle Landry shared that on October 4, 2025 when riding the red line in Chicago he was shot at due to mistaken identity.

OMNIBUS VOTE: The Board was asked to pass, approve, authorize, accept, or award the following item(s):

- A. Acceptance/2024 Annual Report/Homewood Police Department: Accept the 2024 Annual Report of the Homewood Police Department.

- B. R-3242/Meeting Cancellation/Board of Trustees: Pass a resolution canceling the regular meeting of the Board of Trustees scheduled for December 23, 2025.
- C. M-2383/Special Use Permit/Phillip Glapion/18065 Harwood Avenue: Pass an ordinance granting a Special Use Permit to Phillip Glapion for an indoor commercial place of assembly (fitness center) in the B-1 Downtown Core zoning district at 18065 Harwood Avenue.
- D. M-2384/Special Use Permit/House of Glam/18110 Martin Avenue: Pass an ordinance granting a Special Use Permit for a salon/spa establishment in the B-2 Downtown Transition zoning district to Jaya Pittman of House of Glam at 18110 Martin Avenue.
- E. M-2385/Increase of 12B Liquor Licenses/Mahogany House Candle LLC/1941 Ridge Road: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 12B Bring Your Own liquor licenses by one for Mahogany House Candle LLC located at 1941 Ridge Road, subject to an approved background check.
- F. M-2386/Redevelopment Agreement/3043-3055 183rd Street: Pass an ordinance re-approving the redevelopment agreement between DP Homewood, LLC, Bana Three Corporation, and the Village of Homewood for the property at 3043-3055 183rd Street, formerly in the Kedzie Gateway TIF and now in the 183rd West TIF.

Before the vote, President Hofeld invited comments.

Item C: Trustee Heiferman asked about the type of fitness center proposed at 18065 Harwood Avenue. Angela Mesaros said it would be a membership gym with a yoga studio and a martial arts studio.

Item D: Trustee Siemsen was impressed with the business plan for House of Glam. Trustee Roman said she doesn't have any concerns with this special use permit. Jaya Pittman of House of Glam at 18110 Martin Avenue stated that she has been a technician for seven years and will be creating a one stop shop which will include salon suites, pop up shops, waxes, facials, and coat drives.

A motion was made by Trustee Siemsen and seconded by Trustee Harris-Jones to approve the Omnibus Report as presented.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, and Roman. NAYS –None. Absent-Mason

Trustee Phillip Mason arrived at 7:19 p.m., after the omnibus vote.

OLD BUSINESS: Staff discussed the Village's annual real estate tax levy process and provided options for the 2025 levy. Napoleon Haney explained that the annual levy process is one that all taxing bodies across Illinois are currently undertaking. He said that the Consumer Price Index (CPI) limit to increase under the Property Tax Extension Law Limit (PTELL) is 2.9% for 2025. The Village has also estimated the change for new construction, a conservative 0.5% increase, which adds to the overall Equalized Assessed Valuation (EAV). There is a limitation on what the funds can be levied for, including police and fire pension, fire protection, corporate, street and bridge, and crossing guards. Homewood's share of the property tax bill is approximately 11%, meaning that for every dollar a taxpayer pays, about 11 cents goes directly to the Village of Homewood.

Lindsay Cabay said the Village is able to increase from last year's levy amount, which was \$6.9 million. Using this number, the increase would be approximately \$237,000, which would be allocated toward the \$27 million operating budget as well as police and fire pensions. Amy Zukowski stated that staff is proposing two options. Option 1 would increase by 0.0%; as a result, the Village General Fund would receive less funding towards the day-to-day operations of providing high-level services, or Option 2 to increase the tax levy by a total of 3.4% to allocate funds for mandated pension contributions and provides resources to the general fund for operations. Staff recommends option 2 which is consistent with past levies. This is not an increase on the entire tax bill, it is only an increase to the Village's 11% portion of the bill.

President Hofeld asked for any questions or comments.

Resident Amy Crump in the audience said she agrees to the increase.

The Board expressed their support of Option 2. Trustee Roman added that the Trustees have met with staff either individually or with one other Trustee in order to have a better understanding of the levy. While evaluating her own property taxes, she realized that the increase to the Village's portion of the taxes would have a minimal effect on her tax bill.

A motion was made by Trustee Willis and seconded by Trustee Roman to approve Option 2, publish a Truth in Taxation Hearing notice in the local newspaper to be held prior to the December 9, 2025 Board of Trustees meeting, and prepare ordinances for the 2025 Real Estate Tax Levy for Board approval.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.

GENERAL BOARD DISCUSSION: Trustees thanked residents for attending the meeting and wished all a safe and Happy Thanksgiving. The Board wanted to encourage all to attend the Holiday Lights Celebration on December 5, 2025 and the Holiday Market on December 6, 2025. Trustee Heiferman wanted to express his gratitude to staff, fellow Trustees, the press, and guests for their support this year. The Board urged consumers to shop small business in Downtown Homewood for Black Friday.

President Hofeld said the levy presentation noted that most of the Village's revenue is from sales tax and encouraged all to shop Homewood and have a blessed Thanksgiving.

ADJOURN: A motion was made by Trustee Roman and seconded by Trustee Mason to adjourn the regular meeting of the Board of Trustees.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason and Roman. NAYS – None.

The meeting adjourned at 7:42 p.m.

Respectfully submitted,

Nakina Flores

Village Clerk