

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, SEPTEMBER 8, 2026
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:01 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 Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld. Trustee Patrick Siemsen was absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Thomas Johnson, Director of Finance Amy Zukowski, Director of Economic and Community Development Noah Schumerth, Assistant Village Manager Terence Acquah, Assistant to the Village Manager Anne Mitchell.

MINUTES: The minutes of August 25, 2026 were presented. There were no comments or corrections.

A motion was made by Trustee Siemsen and seconded by Trustee Roman to approve the minutes as presented.

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

CLAIMS LIST: The Claims List in the amount of \$781,895.84 was presented. There were no questions from the Trustees.

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

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

President Hofeld said three items totaled 60 percent of the Claims List: \$348,000 to the City of Chicago Heights for water, \$339,000 for one month's employee health insurance, \$89,000 for one month to Thorn Creek Basin Sanitary District.

PRESENTATION: Napoleon Haney introduced Emma Bonanno-Lynch and Geoffrey Dickinson from SB Friedman. Napoleon Haney talked about utilizing processes that are different than the traditional route to fill the WalMart vacancy through TIF bonding. Noah Schumerth stated there is a 3.5% sales tax revenue deficit, which is about a one-million-dollar loss annually. Geoffrey Dickinson said WalMart is still paying their nine-year lease to the real estate company that owns the property and said SB Friedman can assist the Village with the best way to proceed. The Village could identify a partner to work with the Village to buy out Wal-Mart lease and/or let the nine-year lease "ride out" (allow the lease to naturally expire). SB Friedman can further analyze the TIF district structure and provide more definitive numbers on TIF bond feasibility. President Hofeld said a grocer looked at the property in the past, but they did not want it. He stated staff should continue to seek avenues to fill the vacancy. Trustee Heiferman said they should only buy out the WalMart lease if there is an end user for the space. Trustee Roman said they should work with the

bond underwriter. SB Friedman said that the Village could combine two districts to use TIF revenues to put towards the purchase of the property. Napoleon Haney said the Village needs to generate some form of significant revenue in order to attract the right end user for the space. Amy Crump asked what the harm would be in waiting for the lease to end and was answered that the Village would continue to lose \$1M in annual sales tax revenue.

HEAR FROM THE AUDIENCE: Roger Warner, who lives by the Idlewild golf course, said the volume of cars and speeding has been dangerous on Idlewild Lane and requested traffic calming measures. David Holst asked how the Village had “Flock” cameras approved and how many cameras there are. Amy Crump asked when the lead line project will begin and Napoleon Haney answered that contractors are currently verifying service line materials via hydro excavation. It is expected this work will take place later this week.

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

- A. Reappointment/Senior Advisory Committee/Alene Rutzky: Approve the reappointment of Alene Rutzky to the Senior Advisory Committee for a three-year term ending on September 8, 2029.
- B. M-2449/Multiple Raffle License/The Tim Early Foundation/18416 Governors Highway: Pass an ordinance authorizing the issuance of a multiple raffle license to The Tim Early Foundation with the following exception: waive the limit of conducting a raffle to once in any seven-day period between October 10, 2026 and November 15, 2026 at 18416 Governors Highway.
- C. R-3273/Proof of Financing Policy/Economic Development Projects: Pass a resolution approving the Proof of Financing Policy for Economic Development Projects for the Village of Homewood, establishing administrative procedures and minimum documentation requirements for demonstrating financial capability to complete any project receiving Village TIF incentives, property, or other public assistance.
- D. Approval/Public Art Installation/Homewood Wishing Tree/18136 Dixie Highway: Pass a motion approving a public art installation at 18136 Dixie Highway for the creation of the Homewood Wishing Tree by the Homewood Creative Alliance.
- E. Bid Award/2026 Motor Fuel Tax General Maintenance Pavement Patching Program/D. Construction: Award a bid for the 2026 Motor Fuel Tax General Maintenance Pavement Patching Program bid to D. Construction, Inc. of Coal City, IL, the lowest responsible bidder, for a contract amount not to exceed \$460,000.
- F. M-2450/Sale of Surplus Property/Whelen Light Bars: Pass an ordinance authorizing the Village Manager to sell six (6) Whelen light bars listed as surplus property to the City of Aurora for a total amount of \$1,800.
- G. R-3274/Renewal of Class 8 Real Estate Tax Classification/17759-17845 Bretz Drive: Pass a resolution supporting and consenting to the renewal of a Class 8 Cook County tax classification for the Homewood Business Park Condominium Association property located at 17759-17845 Bretz Drive.
- H. M-2451/Special Use Permit/Healthcare Innovator Institute/1820 Ridge Road: Pass an ordinance grant a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for Healthcare Innovator Institute at 1820 Ridge Road.

- I. Budget Amendment/Non-TIF Business Incentive Programs: Approve a budget amendment of \$50,000 to the General Fund to allocate additional funds to the Village's Non-TIF Business Incentive programs.
- J. M-2452/Variance/Indoor Place of Assembly/The Nap Lounge/18148 Martin Avenue: Pass an ordinance granting a variance from the Village Zoning Ordinance to allow the operation of an indoor commercial place of assembly on a local classification street for The Nap Lounge at 18148 Martin Avenue.
- K. M-2453/Special Use Permit/The Nap Lounge/18148 Martin Avenue: Pass an ordinance granting a special use permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for The Nap Lounge at 18148 Martin Avenue.
- L. M-2454/Planned Development/1313-1351 175th Street: Pass an ordinance granting approval of an application for Planned Development zoning for the 6.38-acre site at 1313-1351 175th Street, located in the M-1 Limited Manufacturing zoning district, with modifications as proposed and subject to the stated conditions of the ordinance.

Item B. Trustee Heiferman asked that the item be pulled until a representative from the Tim Early Foundation could be present in order to provide background on the organization. The item was deferred.

Item C. President Hofeld asked that the item be deferred so revisions could be made to the document prior to it being voted upon by the Village Board. The item was deferred.

Before the vote, President Hofeld invited comments. There were no comments from the audience.

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

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

NEW BUSINESS: A. The staff analysis of the four bids received for the sale of Village-Owned property located at 18157 Dixie Highway was deferred since several of the bidders were unable to attend the meeting.

B. Amy Zukowski said that Reid's Southern Kitchen is requesting a class 4A liquor license for the property located at 2057-59 Ridge Road. The liquor commissioner is in support. Scott Donkel, the current owner of The Ridgewood property at 2059 Ridge Road and the former Primo's property at 2057 Ridge Road spoke on behalf of the business since Amanda Racz, the owner of the business, was not able to attend due to a family emergency. Scott Donkel shared that Reid's Southern Kitchen & Smokehouse currently operates in Peru, Illinois, and specializes in Southern-inspired cuisine, smoked meats, and signature cocktails.

A motion was made by Trustee Mason and seconded by Trustee Heiferman to direct staff to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one and issue a permit for outdoor sales. The ordinances will be agendized at a future Board meeting, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license and permit for outdoor sales.

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

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming to the meeting and the staff from SB Friedman for their presentation. Trustee Heiferman asked for a policy or presentation on speed humps and a presentation on flock cameras to get a better understanding on how the Village started using them and how they are utilized within the Village. Trustee Roman agreed that speeding on Idlewild Lane has been an issue since she was in high school. President Hofeld let the audience know that Fila-A-Pita would have their official ribbon cutting after multiple delays due to the tornado events.

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

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

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk