

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, NOVEMBER 26, 2024
VILLAGE HALL BOARD ROOM

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

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

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Julie Willis, Trustee Vivian Harris-Jones, Trustee Jay Heiferman, Trustee Phillip Mason, Trustee Lauren Roman and Trustee Allisa Opyd.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Economic and Community Development Angela Mesaros, Fire Chief Bob Grabowski, Police Chief Denise McGrath, Director of Public Works Josh Burman, Assistant Director of Economic and Community Development Noah Schumerth, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of November 12, 2024, were presented. There were no comments or corrections.

A motion was made by Trustee Opyd and seconded by Trustee Mason to approve the minutes as presented.

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

CLAIMS LIST: The Claims List in the amount of \$292,652.08 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 Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS - None. Motion carried.

HEAR FROM THE AUDIENCE: Elizabeth Kaye said she moved to Homewood 30 years ago for its many amenities and now that she is retired, she enjoys going to the Izaak Walton Preserve daily. She asked the Board to make the issue of potential pollution in the Prairie Lakes stormwater detention area in the Izaak Walton Preserve to be a priority.

Liz Varnecky of South Suburbs for Green Space also spoke on the pollution issue at the Prairie Lakes stormwater detention area in the Izaak Walton Preserve. She contends the village violates its own rules and has failed to reimburse the Homewood Izaak Walton Preserve Inc. for a previous water quality study.

Manager Haney addressed the issue around Prairie Lakes stormwater detention area saying the Village did not receive a bill for the previous study until this week. Trustees will be asked to

reimburse the preserve for its share of the study at the Dec. 10 meeting. The Village has been working with the Illinois Environmental Protection Agency and has provided it with various documents showing the Prairie Lakes were created to be stormwater detention ponds. Because IEPA moves slowly, the Village, along with the Homewood Izaak Walton Preserve board, has agreed to another independent study. The Village is developing a scope of work in preparation for hiring an outside vendor to conduct the water quality study.

OATH OF OFFICE: Chief Grabowski said with the retirement of Tom Gaskin after 26 years of service, two members of the Fire Department have been promoted to new positions.

Matt Moran is being promoted to Lieutenant. He joined the department in 2006 as a full-time firefighter/paramedic. He has several certifications, including basic firefighter, advanced firefighter, fire apparatus engineer, and EMT/paramedic. Clerk Thomas administered the oath of office to Lt. Moran.

Chief Grabowski said Jason Presnak is being promoted to Captain. He has been with the Homewood Fire Department since 2002 and was promoted to lieutenant in 2019. He holds several certifications, including basic firefighter, advanced firefighter, fire apparatus engineer, fire officer I and advanced fire officer II, and EMT/paramedic. Clerk Thomas administered the oath of office to Capt. Presnak.

PRESENTATIONS: Director Mesaros gave an overview of the downtown parking situation. Trustees asked for the review after the Board was presented with a plan for a residential development on what now is the village parking lot at Harwood Avenue and Chestnut Road.

Mesaros outlined the various studies that examined parking, including the 2005 Village Master Plan. She said that the Village Hall parking lot originally was residential, but the Village acquired the parcels in the mid-20th century. The lot has 137 spaces and is used on weekdays by Village staff and Village Hall visitors, and at various times it serves as parking for Village activities, such as the Farmers Market, Fall Fest, etc.

The Village had a proposal for a residential development on the site several years ago, but it was never developed. Now the Village has a proposal for a five-story 59-unit residential development from HCF Homewood LLC, the developer of the Hartford Building in downtown. The first floor will be parking for residents. If approved by the Village Board, construction could start in April 2025.

Mesaros stated that while the Village would lose the public parking spaces in the lot if the proposed apartments were built, parking is now available after 4 p.m. and on weekends at the commuter lot (which the Village owns) on Harwood Avenue north of the Metra station. Additionally, the Village is negotiating an agreement with St. John Neumann Church/Archdiocese of Chicago to use the church's parking lot for staff. The Village also is exploring assuming jurisdiction of Harwood Avenue from the State of Illinois and making Harwood one-way to create 24 additional parking spaces.

Mesaros said that developing the existing Village Hall parking lot with new housing would foster investment in the downtown area.

Trustees thanked Director Mesaros for her presentation. Trustee Mason was happy to see that although the Village would lose 137 spaces, plans show that they will be replaced by other parking options.

Trustee Roman said she appreciated the housing proposal. People are looking for affordable housing options. However, much has changed in the downtown since the last parking study in 2019. She was not sure now was the right time for another major change. She asked that the proposal not be brought to the board until all the outstanding needs (i.e., Harwood one-way and church parking availability) are in place.

Trustee Opyd agreed. She also asked for the proposal to be made available for comments from the public, and not just before the Village Board. She said the Village should conduct various meetings for feedback. She pointed out that Stoney Point Grill is asking for valet parking, and one suggestion is that the cars be parked on the village lot that would be eliminated by this development. Manager Haney said there is no formal agreement with Stoney Point Grill, although they are allowed to use public parking for their proposed valet service.

President Hofeld proposed Village staff work on getting the Illinois Department of Transportation to deed Harwood Ave. to the Village so that it could be converted to one-way traffic and parking could be implemented. Also, that the Village staff should continue its work on the use of the St. John Neumann parking lot issue. He said the proposed residential development would bring an estimated 100 new residents to the downtown area to shop and eat.

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

- A. 2023 Annual Report/Police Department: Accept the 2023 Annual Report of the Police Department.
- B. MC-1084/Zoning Text Amendment/Child Care Centers: Pass an ordinance amending the text of the Zoning Ordinance to allow Child Care Centers as a Special Use in the B-2 Downtown Transition zoning district with the following standards: Child Care Centers in the B-2 Downtown Transition zoning district shall operate in a freestanding, single-use principal building and must be at least 3,000 square feet in gross floor area.
- C. M-2322/Zoning Map Amendment/18341 Dixie Highway: Pass an ordinance approving a map amendment for the property at 18341 Dixie Highway from the R-2 Single-Family Residence zoning district to the B-2 Downtown Transition zoning district.
- D. M-2323/Special Use Permit/Child Care Center/18341 Dixie Highway: Pass an ordinance allowing a child care center as a special use permit at 18341 Dixie Highway, subject to the following conditions: (1) The applicant must provide a revised site drawing restriping the parking lot for 16 parking spaces in the rear before the issuance of a business license or any building permit associated with the proposed use; and (2) The applicant must provide one (1) ADA-accessible handicap space on the site before issuance of a business license or any building permit associated with the proposed use.
- E. R-3203/2024 Vehicle and Equipment Leasing Program/BMO Harris Investment Company LLC: Pass a resolution for the 2024 vehicle and equipment leasing program between the Village of Homewood and BMO Harris Investment Company LLC, which will allow for the replacement of seven (7) vehicles and equipment that are past their useful life and will assist the Village to better manage cash flow.

- F. Purchase Approval/Ford Utility Interceptor/Currie Motors Fleet: Approve a budget amendment in the amount of \$70,000 from American Rescue Plan Act (ARPA) Funds; waive competitive bidding due to acquisition of the vehicle from a vendor through a cooperative purchasing program; and, approve the purchase, equipment installation, and outfitting of one (1) Ford Utility Interceptor from Currie Motors Fleet of Frankfort, IL through the Suburban Purchasing Cooperative in the amount of \$69,914.
- G. Agreement Amendment/Traffic Signal Maintenance/Meade, Inc.: Authorize the Village President to enter into an amended service agreement for traffic signal maintenance with Meade, Inc. of Willowbrook, IL for a cost of \$192.83 per location, per month in a total amount not to exceed \$20,825.64 from January 1, 2025 to December 31, 2025.
- H. Contract Renewal/Sidewalk Survey and Saw-Cutting or Grinding of Trip Hazards/Universal Concrete Grinding LLC: Approve the renewal of the 2022 contract for Sidewalk Survey and Saw-Cutting or Grinding of Trip Hazards with Universal Concrete Grinding, LLC of Girard, OH for the unit prices \$32.63 each, in an amount not to exceed \$171,960.
- I. Bid Award/183rd Street Viaduct Railing Replacement/K Brothers Fence: Award the 183rd Street Viaduct Railing Replacement to K Brothers Fence of Mokena, IL, the lowest responsible bidder, for the demolition, removal, and replacement/installation of 810 feet of fencing located along the 183rd Street viaduct in the amount of \$50,391; and, approve the purchase of ten (10) additional inventory replacement panels at \$240 per panel, for a total cost of \$52,791.
- J. Bid Award/Asbestos Abatement/17900 Dixie Highway: Approve a budget amendment in the amount of \$55,000 from American Rescue Plan Act (ARPA) funds to this project; and award the bid for Asbestos Abatement for the property at 17900 Dixie Highway to Nationwide Environmental & Demo LLC of Franklin Park, IL, the lowest responsible bidder, for a total amount not to exceed \$148,800.
- K. R-3204/Proposed North Halsted Redevelopment Project Area: Pass a resolution that makes available for public inspection, the redevelopment plan and project, and the qualification report for the proposed North Halsted Redevelopment Project Area.
- L. Meeting Cancellation/December 24, 2024: Approve the cancellation of the regular meeting of the Board of Trustees scheduled for December 24, 2024.

Before the vote, Trustee Roman asked if the owner of the childcare center could address the board on her proposal. Wilnetta Robinson proposes to open On Cloud Nine Child Care at 18341 Dixie Highway. The property has been vacant for about eight years. She has done in-home childcare and now wants a commercial space. She also hopes to offer options to extend services to involve children in her care in park district and other after-school activities.

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

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

GENERAL BOARD DISCUSSION: Trustees wished residents a Happy Thanksgiving. Trustee Heiferman reminded residents that Holiday Lights winter festival is set for Dec. 6. Trustee Mason gave safety tips on cooking a turkey, including not cooking on a deck. He also reminded shoppers to be aware of their surroundings at this time of year. Trustee Opyd urged residents to explore local businesses.

Public Works Director Burman said a new aerial truck was parked outside for inspection. It can extend to 55 feet compared to the previous truck that reached only 35 feet. The truck will be used for tree trimming and other public works projects.

Manager Haney reminded the public that Village Hall will be closed Thursday, Friday, and Saturday for the Thanksgiving Day holiday.

A motion was made by Trustee Opyd and seconded by Trustee Willis to move into Executive Session to discuss potential litigation.

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

The Board entered into Executive Session at 8:10 p.m.

The Village Board returned from Executive Session at 8 :17 p.m.

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

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

The meeting adjourned at 8:17 p.m.

Respectfully submitted,

Marilyn Thomas
Village Clerk