

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, JUNE 25, 2024
VILLAGE HALL BOARD ROOM

PUBLIC HEARING

President Hofeld called the public hearing on the Proposed 183rd West TIF District to order at 7 p.m.

Attorney Christopher Cummings said the proposal before the Village Board is to continue the public hearing again because Cook County has not provided a certified Equalized Assessed Valuation for the property commonly referred to as the Brunswick Zone and American Bagel Plaza, the two properties that would be in the TIF.

Attorney Cummings said on the board's June 25, 2024, Omnibus Report is an item to continue the TIF public hearing to July 23, 2024, by which time Cook County should be able to provide the necessary information for the Village Board to take action on the TIF district.

President Hofeld called for comments from the public. None was offered.

President Hofeld called for comments from the members of the Village Board. None was offered.

A motion was made by Trustee Lauren Roman and seconded by Trustee Phillip Mason to adjourn the public hearing.

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

BOARD MEETING

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:05 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, Public Works Director John Schaefer, Assistant Public Works Director Josh Burnam, Director of Economic Development Angela Mesaros, Police Chief Denise McGrath, Finance Director Amy Zukowski and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of the June 11, 2024, regular Village Board meeting were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$278,916.84 was presented. There were no questions from the Trustees.

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

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

President Hofeld said the \$82,128.90 payment to Thorn Creek Basin Sanitary District totaled nearly a third of the total Claims List.

HEAR FROM THE AUDIENCE: President Hofeld invited any audience member to address the board on any subject not on the agenda.

Adrienne River addressed the board on what she called noise pollution from landscape contractors' riding mowers and leaf blowers. She said the noise is having an ecological impact and a social impact on people who live near the locations where they work. She asked Trustees to consider limiting the operations to a specific time of day. She said some towns are prohibiting leaf blowers and suggested the Village Board consider that restriction.

A resident came forward to complain about the impact of July 4th fireworks on neighbors. She said 2023 was the worst year she could remember. Fireworks are illegal, and even those items that are legal, like sparklers, can be fire hazards. She suggested the Village post signs reminding residents about the illegal nature of fireworks and asked that Homewood do something similar. She also wanted extra police patrols.

President Hofeld told her because Homewood is not a home rule community, the Village is limited about fireworks beyond enforcing the law prohibiting their use. Chief McGrath assured the resident that police will be on patrol July 4 intending to keep neighborhoods safe.

MEET THE MERCHANTS: Joann and Bill Sticha introduced themselves as the new owners of Eighner's Florist, 17928 Dixie Highway. Joann has worked there for years with her aunt, the previous owner, who is retiring from the business. Eighner's will continue as a full-service florist and gift shop open 9 a.m. to 4 p.m. Monday through Friday, and 9 a.m. to 1 p.m. Saturdays.

APPOINTMENT: President Hofeld asked the Board to approve the appointment of Kathleen Seidel to the Economic Development Committee for a two-year term ending June 25, 2026.

A motion was made by Trustee Roman and seconded by Trustee Mason to approve the appointment of Kathleen Seidel.

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

Clerk Thomas administered the oath of office to Ms. Seidel.

PRESENTATION: As Public Works Director John Schaefer's retirement from the Village of Homewood after 42 years approaches (June 28), President Hofeld asked the board to approve Resolution R-3188 honoring Schaefer for his outstanding service.

A motion was made by Trustee Heiferman and seconded by Trustee Mason to approve R-3188.

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

Clerk Thomas read the resolution.

The Village Board and staff then paid tribute to Director Schaefer by outlining his outstanding efforts. Director Schaefer said he appreciated that he was given the chance to work with the water crew and was able to work his way up to director. He lauded his staff who he said work as a team and treat each other like family. That work ethic has made his job as director easier and it is why Homewood Public Works is considered the best Public Works Department in the South Suburbs.

Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):

- A. R-3189/Executive Session/Approval of Minutes/Authorize Recording Destruction: Pass a resolution approving executive session minutes from September 12, 2023 to April 23, 2024 and authorizing the destruction of executive session audio recordings from May 2022 through October 2022.
- B. R-3190/Release of Executive Session Minutes: Pass a resolution determining minutes or portions thereof from executive sessions no longer requiring confidential treatment.
- C. MC-1081/Fine Payment Schedule/Seat Belt Violations: Pass an ordinance amending the Homewood Municipal Code to setting the fine for failure to wear a seat belt at \$25 as provided in the Illinois Vehicle Code, 625 ILCS 5/12-603.1(d).
- D. M-2299/Special Use Permit/Obsidian Holistic Services, LLC/930 W. 175th Street: Pass an ordinance granting a Special Use Permit for a massage therapy use in the B-4 Shopping Center zoning district for Obsidian Holistic Services, LLC at 930 W. 175th Street, Suites 1E and 1NE.
- E. R-3191/Public Hearing Continuance/Proposed 183rd West Tax Increment Financing District: Pass a resolution continuing the March 12, 2024 Public Hearing on the proposed 183rd West Tax Increment Financing District to July 23, 2024.
- F. R-3192/Class 8 Real Estate Tax Incentive/18225 Dixie Highway: Pass a resolution supporting Class 8 status under the Cook County Real Property Assessment classification ordinance for real estate located at 18225 Dixie Highway (Homewood Brewing Company).
- G. Staff Recommendation/Submitted Proposals/2018-2020 Ridge Road: Make a motion to accept staff's recommendation regarding submitted proposals and direct staff to negotiate a purchase and sale agreement and a redevelopment agreement with Grace Yan Cui, CIG (Chicago Investment Group), 2018 Homewood LLC.

Economic Development Director Mesaros addressed Trustees on Item G. She said the Village had received three written proposals for the property at 2018-2020 Ridge Road and staff assessed the three uses, including best use in accordance with the Village's Master Plan; the future tax revenues the business would generate; its impact on the downtown; sustainability; adequate use of space.

Her recommendation was for the building to be sold to Grace Yan Cui for development as a restaurant. The chef Cyrus Su came forward and explained his concept for the restaurant. He owns two restaurants in Oak Park. This restaurant would be Mongolian BBQ; in addition, the menu would have noodles and dumplings.

After that presentation, President Hofeld allowed Tim Kidwell to address the board. Kidwell said he missed the June 11 deadline for proposals for the 2018-2020 property. He said he had asked to take over the space for a restaurant several months ago when Karate Kids gave the building to the Village, but at that time the Homewood Science Center was slated to use the building. HSC no longer needs the space, and the Village has made it available for development.

Kidwell said he is still proposing a restaurant for the space and would donate his properties at 2022 and 2026 Ridge Road to the Village. He said tearing down those buildings would expand the space for Martin Square, a space used for various Village activities, including the Farmer's Market.

President Hofeld said Kidwell is welcome to look at other spaces in the Village for his restaurant idea, but he missed the deadline for 2018-2020 Ridge Road ideas and did not feel the Board should consider Kidwell's idea.

However, Trustee Roman asked if the Board was under a legal obligation to consider only the three proposals submitted by the June 11 deadline, or if the board could consider Kidwell's proposal. She said she liked the idea of open space in downtown Homewood and wanted to learn more. Trustee Opyd agreed. She said she remembered Kidwell talking about a restaurant at the time Karate Kids vacated the space. Attorney Cummings advised the Board could consider Kidwell's idea, even though he brought it to the Board after the deadline.

A motion was made by Trustee Mason and seconded by Trustee Roman to accept items A through F on the Omnibus Report.

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

President Hofeld asked for action on Item G on the Omnibus Report (sale of the property at 2018-2020 Ridge Road).

No Trustee made a motion to accept the Item G proposal to sell the building to Grace Yan Cui. No action was taken on item G.

NEW BUSINESS: Finance Director Amy Zukowski said Paul Spass is asking for a liquor license for a restaurant he is calling 69 PRIME that will be using the space occupied by La Voute Restaurant in the La Banque Building. Spass said he operates Primal Cut Restaurant in Tinley Park, and he is anxious to bring a restaurant to Homewood. He will be doing some remodeling in the space and expects to have the business open by Fall 2024. The board agreed with Spass's proposal. With their vote, Trustees directed staff to prepare an ordinance to increase the allowed number of Class 4A liquor licenses by one, and to issue a permit for outdoor sales, pending approval of his application.

A motion was made by Trustee Opyd and seconded by Trustee Harris-Jones to direct staff to increase the number of available Class 4A liquor licenses for approval at a future meeting.

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

GENERAL BOARD DISCUSSION: Trustees continued their thanks to John Schaefer for his outstanding service to the Village lauding him for building a strong foundation for Public Works to continue its outstanding work for the Village.

Trustee Heiferman invited the public to the July 18 Summer Fest fundraiser for the Homewood Science Center.

He reiterated the resident’s concerns about fireworks on July 4th saying he is annoyed by those who set off fireworks and considers their actions disrespectful of their neighbors.

EXECUTIVE SESSION: A motion was made by Trustee Mason and seconded by Trustee Opyd to move to Executive Session to discuss pending litigation.

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

The Board went into Executive Session at 7:40 p.m.

The Board returned from Executive Session at 8 p.m.

A motion was made by Trustee Roman and seconded by Trustee Harris-Jones to adjourn the regular meeting of the Board of Trustees.

The meeting adjourned on voice vote at 8 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk