
From: Jason Kircher
Sent: Tuesday, February 24, 2026 4:41 PM
To: PublicComments
Subject: Support for Village Hall/Matrix Site development

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Greetings,

I write to share my strong support for the redevelopment of the Village Hall/Matrix site I think it's helpful to remember what is currently on those two locations

- the village hall parking lot
- an unoccupied, old two story commercial/office building.

Both generate no taxes or revenue for the village, and do not have any current residents or green space.

Downtown Homewood is not a place to put single family homes, and does not need "green space" - we have Isaak Walton, multiple parks nearby, and ample tree scapes. And if the environment is actually the biggest concern, folks should realize that it's single family homes that have the larger carbon footprint per square foot/person compared to developments like these.

The biggest loss of the redevelopment plan (which is acknowledged) is free public parking. (I'd note public parking isn't actually free - it's free to use for cars but it's generating revenue/tax loss at all times, raising everyone's taxes.)

I care about residents concerns - I am one - but I care equally about people who would like to call Homewood home but cannot because they are priced out, don't have ability buy a single family home, or don't have available units to rent. If we want more tax payers, more students in our schools, more customers for our businesses, we should want to bring more people to Homewood.

Jason Kircher, Homewood resident

From: RINKENBERGER STEPHEN L.
Sent: Tuesday, February 24, 2026 5:55 PM
To: PublicComments
Subject: Village Hall/Matrix Site

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I realize that time is short before tonight's meeting, which I cannot attend but for the record, we are ABSOLUTELY AGAINST the sale of the Village Hall parking lot to the selected builder who will not be providing what Homewood residents have repeatedly requested, demanded, and hoped what happen: affordable housing and more parking in downtown, not less.

Once again, residents have been ignored with your choice of a builder. Although I still feel the condo building on Ridge is "double ugly" as my mother would say, we are stuck with it. We are opposed to yet another building that doesn't:

1. enhance the architecture of the village
2. is overpriced so that village residents won't be able to rent there
3. will not offer any green space or area for residents other than a bench, and
4. MOST IMPORTANTLY, WILL NOT PROVIDE SUFFICIENT PARKING FOR RESIDENTS LET ALONE FOR NON-RESIDENTS.

You are excited with each new restaurant or downtown business that opens but fail to support them with convenient parking so that residents and others from outside of Homewood can spend money to keep them in town. Parking at the Metra lot is not a good option for the majority of residents who have money to spend, seniors and others who are not going to park there. Instead, they will take their money to OTHER villages where parking is convenient.

The majority of people with whom I have discussed this feel it is pointless to even attend a board meeting because you have no interest in actually meeting the needs of the citizens you serve. It appears that you and your selected builder are completely tone deaf.

I am incredibly disappointed in all of you,

Pat Rinkenberger

Homewood, IL 60430
Residents since 1988

From: Carlyn Coleman
Sent: Wednesday, February 25, 2026 3:13 PM
To:
Subject: Village Hall/Matrix Site

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Please explain your stance on Holladay Properties proposal.

The town has spoken out numerous times stating that we need more parking. This proposal does not secure extra parking.

Why do the trustees continually vote against local, community-engaged stakeholders? Rabid is a great example and so is choosing Holladay Properties. The Holladay proposal does not provide any public parking, which is already an issue for our downtown area. On top of the issue that most of the community members will not be able to afford these units. This is very short-sighted by the trustees.

The community has also stood and expressed their want for more green space and yet again, the board has gone in the opposite direction. We are not an "asset class" to be "played in." We're a group of 20,000 residents who value affordable housing, available parking, green space, and the community feeling that makes us uniquely Homewood.

While we have been wanting more space for our family, we have CHOSEN to stay in our house in Homewood because the community has our hearts - no amount of square footage can nurture us the way this community has. Please remember the people and not the dollar signs.

Please allow the other two bidders to revise and resubmit their proposals because the Holladay Proposal is NOT what we want as residents. I want my comments included in the next board packet.

Please consider what the community keeps asking for which is AFFORDABLE housing, MORE green spaces, and ADDITIONAL parking.

Thank you,
Carlyn J Coleman

From: Terri Riley
Sent: Thursday, March 5, 2026 6:50 AM
To: PublicComments
Subject: Parking

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hi,

I appreciate wanting to further develop downtown. However there is already limited parking. When I take my daughter to piano lessons at Melody Mart I would watch people illegally park in handicapped spots or in parking that is private property. I struggle to find parking to pick up a sandwich at Bergstiens. I worry if I have to walk a long way in the dark to get my hair cut at Artistix. I see the village wants to develop the Auditorium, yet take parking away. St John is not the answer as crossing Dixie is not safe. What about the farmers market or other events downtown? I have limited ability so I need to park close but I may stay away from downtown if I can't park. I feel taking parking away for high priced apartments is doing a disservice to the businesses downtown.

Terri

[Sent from Yahoo Mail for iPad](#)

From: Genevieve Bergunder >
Sent: Monday, March 9, 2026 9:25 PM
To: PublicComments
Subject: Village Hall/Matrix Site

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Hello!

I have a few concerns regarding the ongoing decision for the Village Hall/Matrix Site. Some of my concerns are not new ideas, but I would like to echo the importance and present new thoughts.

Homewood is a very diverse community. This is what attracts new faces and keeps the vibrant community that we have. We have a community that is diverse in absolutely every way possible, from ethnic background, income, housing stability, educational background- you name it, Homewood has diversity. Keeping this in mind, the cost of proposed housing units needs to be affordable to the families of Homewood, all the families. This should be non-negotiable for the local government to are upon. With such a vibrant and close knit community, we cannot jeopardize public parking availability as well. Homewood has many very popular festivals throughout the year and a very active Farmers Market. Parking must be available for these events. These events bring the community together and makes Homewood what it is and what we love. Without parking, less people will come to these events.

I personally was disappointed when the newer building that houses Stoney Pointe Grill was built because of the height of the building. One thing, among many, that sets Homewood apart is the value of trees and parks. When the Stoney Pointe building was built, it obstructed the view. You can no longer see tree tops with the sunset in that area, only the building. Related, it would also be nice, and go along with the movement of the community, to require any and all bids within Homewood to have a degree of focus on clean energy and a portion of green space. For example, solar panels on roofs and native plants in landscaping, and a required amount of landscaping per square foot of building. This should achieve a balance.

I have faith that Homewood will have a commitment to the community and listen to the community members and go beyond the financial decisions. Those who live in the community and conduct business within the community have high stakes that our local government will value their commitment to the community. We are all hopeful that the local government of Homewood will value the community as such.

Please include my comments in the next board meeting(s).

Thank you for your time.

Genevieve Bergunder
Homewood, IL since 2009