

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, MAY 27, 2025
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:04 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 Village President Richard Hofeld, Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Patrick Siemsen, Trustee Phillip Mason and Trustee Lauren Roman.

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

MINUTES: The minutes of May 13, 2025, were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$334,153.69 was presented. There were no questions from the Trustees.

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

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

OATHS OF OFFICE: The Village Clerk administered the oath of office to Charise Campbell for the position of Building Division Administrative Secretary.

Clerk Flores also administered the Oath of Office to William Galgan for the position of Firefighter/Paramedic.

Clerk Flores also administered the Oath of Office to Shamarr Shelton for the position of Firefighter/Paramedic.

Clerk Flores also administered the Oath of Office to Adam Grant for the position of Police Officer.

HEAR FROM THE AUDIENCE: Agnes Tropp addressed the board. She said it was nice to see the Mayor, Police Chief, and the Deputy Police Chiefs at the Memorial Day ceremony. She expressed her

belief that TIF's ruin property values and would like all items concerning TIF's to be posted so the public can see what is happening.

Resident Amy Crump said she is thrilled that the little library is up. She also read another passage about the dangers of authoritarian governments. The reading warned everyone to be wary of paramilitary and armed groups.

Rev. Doyle Landry shared that he went to Starbucks on Halsted and was denied his free cup of coffee, which he is entitled to as a Marine veteran. He said that when he went to Starbucks, they called the police. He also said he was unhappy that the officers who responded refused to contact the Chief of Police about the issue.

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

- A. Annual Report/Fire and Police Commission: Accept the 2024 annual report of the Fire and Police Commission.
- B. M-2355/Special Use Permit/Sunny's Smoothie Cafe/18035 Dixie Highway: Pass an ordinance granting a special use permit for a carry-out facility, Sunny's Smoothie Café, at 18035 Dixie Highway, in the B-2 Downtown Transition zoning district.
- C. M-2356/Special Use Permit/Lux3LoczLLC Salon/18346 Governors Highway: Pass an ordinance granting a Special Use Permit for a salon/spa establishment in the B-3 General Business zoning district to Diamond Rowels of Lux3LoczLLC Salon at 18346 Governors Highway.
- D. M-2357/Disposal of Surplus Property/Police Squad Car: Pass an ordinance authorizing the Village Manager to sign over the title to a totaled Police Department squad #10 (2021 Ford Explorer) to the Village's insurance company, Intergovernmental Risk Management Agency, which will allow the Village to move forward with the insurance process and receive payment for the value of the totaled vehicle.
- E. Budget Amendment/Contract/Design Services/Homewood Auditorium/Linden Group Architects: Approve a budget amendment in the amount of \$122,000; and, authorize the Village President to enter into a contract with the Linden Group Architects of Orland Park, IL in the amount of \$122,000 to provide design services associated with improvements to the Homewood Auditorium at 2010 Chestnut Road; subject to final approval of the General Conditions by the Village Attorney.

A motion was made by Trustee Roman and seconded by Trustee Willis to approve the Omnibus Report as presented.

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

OLD BUSINESS: Direction to Staff for Redevelopment of Park West Plaza 3003-3025 183rd Street: Economic and Community Development Director Angela Mesaros made a presentation on the three proposals the Village received for redevelopment of the Village-owned property at 3003-3025 183rd Street in the 183rd West TIF District. The proposals were submitted after the Village solicited alternate proposals as required by the TIF Act.

The proposals were vetted by a committee of department heads. This property has 9 storefronts. The tenants in the three occupied spaces have said they are interested in remaining in the property after it is transferred to a new owner.

Proposal 1 was submitted by Rabid Brewing of Homewood. Rabid originally submitted a proposal in 2024, after which the Village and Rabid entered into a non-binding letter of intent. The letter of intent was extended twice at Rabid's request. Rabid planned to move into 2 units and keep the current tenants.

The second proposal was submitted by VMB Ventures. VMB proposed to divide the property into 7 units, keep three tenants and add a coffee shop.

The third proposal was submitted by Caton Commercial Real Estate Group & Granite Realty Partners. Caton did not have specific tenants but said it planned to rehabilitate the building and market it to potential tenants. Caton said it planned to retain ownership of the building.

Staff reviewed on the criteria for community needs, successful uses, sustainability, improvement of property conditions, maximization of yields and community investment timetable and presented all the outcomes. Caton was suggested for the property, given the criteria.

All 3 candidates were offered an opportunity to explain their proposals. Rabid declined. Representatives of VMB said they are a family business and they wanted to welcome everyone with healthy food and coffee. A representative from Caton said the building is in poor condition and needs a lot of repairs. They said they would invest in the building and bring it up to standards where tenants would want to come and lease. Caton said they were open to discussing leasing to the other candidates.

President Hofeld asked for public comment. At least 10 people addressed the board, all speaking in favor of Rabid's proposal. Comments included: Rabid patrons come from near and far because of the sense of family and community that is provided. This has been a safe space for all people and now needs a larger space. Many supporters invite more people to Rabid and in turn money is spent in the village. The larger space should not be given to highest bidder but is should be given to the good of the community. This is a unique space that already has a following and does not have to wait for customers.

President Hofeld thanked all the applicants for submitting their proposals and thanked the staff review committee for its analysis. President Hofeld said he is seeking the proposal that is in the Village's best interests.

Trustee Harris-Jones said she will take all the information into consideration.

Trustee Willis thanked staff for the thorough analysis. She felt it provided a good framework to make a fiscal decision with a consideration to the social impact.

Trustee Jay Heiferman said he realizes that Rabid has overwhelming support and that whatever decision the board makes, it is not trying to shoot down any business. He said he had to consider which developer was in the best position to rehabilitate a building that needs so much work. He said he supported Caton's proposal.

Trustee Siemsen thanked staff for their careful analysis.

Trustee Mason thanked everyone for their interest in the community and wants to do what's best for the community. Mason said he supports the staff's recommendation.

Trustee Roman said she has been all in with Rabid and hears what is being asked. She questioned if the Village had the ability to recover the property if the developer does not complete their proposal. Rabid was asked if they will stay in village or would they consider leasing from the new owner. She wants to see Rabid stay in the community. She said it would be difficult to give Rabid the money from the Village's General Fund they seek when the Village has so many other capital projects.

In response to Trustee Roman's question, Village Attorney Cummings said that while the Village prefers to require the developer to sign a reverter or reconveyance deed when the property is sold at a reduced price, having this in place would make it difficult for the developer to obtain a loan.

In response to Trustee Roman's question, Raiye Rosado from Rabid said their current location is not sustainable and they do not want to lease from other owners. She said they feel unwanted and that the board's decision should not only be about money because they thought they were the preferred developer.

A motion was made by Trustee Heiferman and seconded by Trustee Siemsen to direct staff to prepare a redevelopment and purchase and sale agreement with Caton

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

GENERAL BOARD DISCUSSION: Trustee Harris Jones thanked public works for May 17th open house. Trustee Heiferman is open to meeting with people at Bergstein's on the 1st Monday of the month around 5-6 pm. Trustee Siemsen thanked staff for the process of the new trustee orientation it was great. Trustee Mason thanked staff for their recommendation. He decided based on best of his ability and wished Rabid felt differently. Looking forward to farmers market on Saturday. Trustee Roman's daughter won the raffle for the ride to school in a Public works truck. Thankful for the process to involve community and to see presentations.

President Hofeld said the Memorial Day celebration was the best. The ceremony hit the right chord to pay respect. He said he was proud of the Board for making a decision in the best interest of the community.

ADJOURN: A motion was made by Trustee Roman and seconded by Trustee Siemsen 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 8:52 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk