

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, FEBRUARY 24, 2026
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:00 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, and Village President Richard Hofeld. Trustee Patrick Siemsen and Trustee Lauren Roman were absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Finance Amy Zukowski, Director of Economic and Community Development Angela Mesaros, Director of Public Works Joshua Burman, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of February 10, 2026 were presented from both the public hearing and the regular meeting. 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 Harris-Jones, Willis, Heiferman, Mason, President Hofeld.
NAYS –None. ABSENT-Trustees Siemsen, Roman.***

CLAIMS LIST: The Claims List in the amount of \$152,857.23 was presented. There were no questions from the Trustees.

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

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

OATHS OF OFFICE: A motion was made by Trustee Mason and seconded by Trustee Willis to approve the appointment of Thomas Hamilton, Jr. to the Ethics Commission for a three-year term ending on February 24, 2029.

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

The Village Clerk administered the oath of office to Thomas Hamilton, Jr. for his appointment to the Ethics Commission.

HEAR FROM THE AUDIENCE: Liz Varnecky stated that the TOD development needs more parking and greenspace. She believes the proposal from Southland Development Authority has met the need for that space.

John Pororous, representing the Carpenters Local Union #272, said the developers should use union workers with contracts that pay area standards and wages. He said this accountability helps the community. He stated that the selected developer, Holladay, has not used union workers for past developments.

Dave Ward said that he does not want a four or five-story building to be built, but if it is built, he would like more greenspace and parking.

Mark Thompson stated that the downtown area should be built for its highest and best use and the proposals should maximize greenspace and support union labor.

Rachel Shith stated that rent amounts of four to five thousand dollars are not affordable. She stated that she does not want to lose the lots that she uses now for ADA parking. She asked when a traffic light would be put up near the viaduct on Dixie Hwy.

McKenzie Poppervack from South Suburban Housing announced their first-time homebuyer meeting tomorrow night and stated that they have resources that can be used for housing counseling.

Amy Crump asked if the new speed signs can show speeds above 40 and whether there is a law change to enable Homewood to have speed cameras. She also read from the book "Resisting the Right."

Mrs. Ward stated that she supports the carpenters union and said that we should all work together to avoid any safety concerns.

ACCEPTANCE OF ALTERNATE PROPOSALS: Angela Mesaros stated that there were no alternate proposals received for the redevelopment of 1313 - 1351 175th Street.

A motion was made by Trustee Mason and seconded by Trustee Willis to proceed with Apparel Redefined as the developer for 1313-1351 175th Street.

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

Angela Mesaros stated that two alternate proposals were received for the redevelopment of 2024 Chestnut Road and 2066 Ridge Road. The alternate proposals were from Far South CDC and Southland Development Authority. Both developers were part of the original proposals.

A motion was made by Trustee Mason and seconded by Trustee Willis to accept the alternate proposals and direct staff to evaluate the proposals and present the results at a future board meeting.

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

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

- A. Reappointment/Senior Advisory Committee/David Needles: Approve the reappointment of David Needles to the Senior Advisory Committee for a three-year term ending on February 24, 2029.
- B. MC-1095/Amendment to Requirements/Class 5 Liquor Licenses: Pass an ordinance amending the language for Class 5 liquor licenses to limit the percentage of alcohol sales to no more than 25 percent of the licensee's gross receipts over any 12-month period.
- C. M-2400/Increase of Class 5 Liquor Licenses/Maison Des Fleurs/1916 Ridge Road: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 5 liquor licenses by one for the Maison Des Fleurs location at 1916 Ridge Road, subject to successful completion of all application requirements for a Village of Homewood liquor license, including approved background checks.
- D. M-2401/Increase of Class 2 Liquor Licenses/Bevdas Two Corp./3043 183rd Street: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 2 liquor licenses by one for the proposed Bevda's Wine & Spirits location at 3043 183rd Street.
- E. R-3249/Cook County Class 8 Real Estate Tax Classification/18155 Dixie Highway: Pass a resolution supporting and consenting to a Cook County Class 8 real estate tax classification for the property located at 18155 Dixie Highway, owned by Munir Bawadi.
- F. Budget Amendment/Incentive Payment/Stoney Point Grill II, LLC: Approve a budget amendment of \$85,000 to the General Fund for the third incentive payment to Stoney Point Grill II, LLC.
- G. M-2402/Lease Agreement/Chicago Knockouts Roller Derby, LLC/2010 Chestnut Road: Pass an ordinance authorizing the Village President to enter into a Temporary Use Agreement with the Chicago Knockouts Roller Derby for the Homewood Auditorium located at 2010 Chestnut Road on a monthly basis effective March 1, 2026, until renovation work necessitates termination or the Village terminates the agreement.
- H. Acceptance of Proposal/Chayes Park Drive Culvert Replacement Project/Christopher B. Burke Engineering Ltd.: Approve a budget amendment of \$7,000; and, accept and approve a proposal from Christopher B. Burke Engineering Ltd. Rosemont, IL in an amount not to exceed \$96,980 for professional engineering design services to assist the Village of Homewood in developing construction bid documents, applying for required agency permits, and bidding for the Chayes Park Drive Culvert Replacement Project.

Before the vote, President Hofeld invited comments.

Item D: The owner of Bevda's, Mr. Patel, said he is in the final stages of remodeling and the store will be open March 15, 2026.

Item B: Amy Crump asked what the previous allowed percentage of liquor sales was, and was answered that there is no restriction currently.

Item F: Liz Varnecky asked how many more payments would be paid to Stoney Point. Amy Zukowski stated that there are a total of five remaining payments over five years with three years of payment remaining.

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

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

GENERAL BOARD DISCUSSION: Trustees said they appreciated the Local 272 Carpenters Union attending the meeting and for the comments made. They said the entire board and the developers are listening to all of the input tonight and will be reviewing the proposals. Trustee Willis shared that the indoor farmers market would be held on Saturday. Trustee Harris-Jones asked everyone to take part in the Restaurant Madness which has over 20 restaurants participating.

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

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

The meeting adjourned at 7:34 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk