

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, FEBRUARY 13, 2024
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the regular 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 Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Anne Colton, Trustee Jay Heiferman, Trustee Vivian Harris-Jones, Trustee Lauren Roman and Trustee Alissa Opyd. Trustee Julie Willis was absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Assistant Village Manager Tyler Hall, Economic and Community Development Director Angela Mesaros, Public Works Director John Schaefer and Police Chief Denise McGrath.

MINUTES: The minutes of the meeting of January 23, 2024, were presented. There were no comments or corrections.

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

Roll Call: AYES—Trustees Heiferman, Roman and Opyd. NAYS -None. ABSTAIN—Trustees Colton and Harris-Jones. Motion carried.

CLAIMS LIST: The Claims List in the amount of \$968,682.06 was presented. There were no questions from the Trustees.

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

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

President Hofeld said three items totaled 65 percent of the Claims List: \$281,057.85 to the City of Chicago Heights for Lake Michigan water; \$253,865.09 for employees' health insurance for February; \$90,782.84 to Thorn Creek Basin Sanitary District.

HEAR FROM THE AUDIENCE: President Hofeld invited anyone in the audience to address the board on any subject not on the agenda. No comments were offered.

MEET THE MERCHANT: Director Mesaros invited Sarah Tozer of Gaia's Market & Refillery, the South Suburbs' first eco-friendly market. The store emphasizes using green products and reducing plastic waste. The store offers 40 products for refill and is starting a composting program.

OATH OF OFFICE: Clerk Thomas administered the oath to Thomas Johnson, a new deputy chief in the Homewood Police Department. Chief McGrath said Johnson has been with the department since

2009, after a stint with the Glenwood Police Department. He was promoted to sergeant in 2019, and has served as a detective, acting watch commander, patrol sergeant, and detective sergeant. He started in his new position as deputy chief on January 28, 2024.

OMNIBUS REPORT: The board is asked to pass, approve, authorize, accept or award the following items:

- A. Reappointments/Ethics Commission/Police Pension Board: Approve the reappointments of Daniel Wentworth to the Ethics Commission for a three-year term ending on February 13, 2027; Gregory Knoll to the Police Pension Board for a one-year term ending on February 13, 2025; and, Christopher Cummings to the Police Pension Board for a two-year term ending on February 13, 2026.
- B. Annual Report/Senior Advisory Committee: Accept the 2023 Annual Report for the Senior Advisory Committee.
- C. Annual Report/Firefighters' Pension Board: Accept the 2023 Annual Report for the Firefighters' Pension Board.
- D. Annual Report/Police Pension Board: Accept the 2023 Annual Report of the Police Pension Board.
- E. M-2279/Parking Variance/810 Maple Avenue: Pass an ordinance granting a variance from Table 44-05-01(C) in Section 44-05-01(A) General Off Street Parking Requirements to allow the operation of a carryout food service establishment with 28 parking spaces at 810 Maple Avenue.
- F. M-2280/Special Use Permit/Honeycomb Hideout/18205 Dixie Highway: Pass an ordinance granting a Special Use Permit for a place of assembly (indoor commercial) in the B-2 Downtown Transition District for "Honeycomb Hideout" at 18205 Dixie Highway, subject to the following conditions: 1) Should a separate business conduct fitness classes and programming in the Honeycomb Hideout business space, the proprietor shall register with the Village to ensure that the business complies with all municipal codes and obtains a business operation certificate; 2) Fitness Classes shall be limited to Monday-Thursday 7:00 a.m. – 10:00 a.m. and 5:00 p.m. – 9:00 p.m.; 3) Total occupancy for fitness classes shall not exceed 30 patrons at any specific time; 4) No alcohol is allowed on the premises without a liquor license issued by the Village.
- G. Letter of Intent/Ultra Energy Group LLC/2124 183rd Street: Approve a Letter of Intent with Ultra Energy Group LLC for the redevelopment of the Village-owned property located at 2124 183rd Street into a restaurant.
- H. Letter of Intent/Rabid Ground LLC/3003-3025 183rd Street: Approve a Letter of Intent with Rabid Ground LLC for the redevelopment of the Village-owned property located at 3003-3025 183rd Street.
- I. M-2281/Groundwater/Highway Authority Agreement/2124 183rd Street: Pass an ordinance prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method; and, authorize the Village President to enter into a Highway Authority Agreement for the property located at 2124 183rd Street.

President Hofeld asked the owners of Rabid Brewing to come up and share their ideas with trustees on the proposed purchase of the property at 3003-3025 183rd Street (Item H). The owners said the new space would allow them to expand their operation, now on Bretz Drive. They will be expanding their food and beverage offerings and will continue their unique programs at Rabid Public House. Gene Steinmarch, who is helping with the purchase of the property, said he was in on the original

deal for the plaza about 30 years ago and is happy to be working with the future owners and their plans for transforming the plaza.

Trustees thanked Rabid Brewing owners for staying in Homewood, and thanked Mr. Steinmarch for his involvement in the project.

Resident Kimberly Beaty asked for an explanation on the groundwater limitations (Item I). Director Schaefer said because the property at 2124 183rd Street was a gas station, the site has gone through remediation and the stipulation is that there cannot be a well used to provide drinking water on that site or in the surrounding area.

Trustee Opyd asked the owner of 810 Maple how he will be accommodating handicapped parking if the Village granted the parking variance (Item E). The owner said he has arranged for parking in the back of the building. The restaurant will serve a Mediterranean style food that is vegan friendly.

Trustee Heiferman asked that the board take a separate vote on Item G.

A motion was made by Trustee Colton and seconded by Trustee Harris-Jones to accept Items A, B, C, D, E, F, H and I on the Omnibus Report as presented.

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

Trustee Heiferman said he didn't believe the plans presented for a restaurant at 2124 183rd Street would be a good fit for the Village. No other trustees offered comments on Item G.

A motion was made by Trustee Colton and seconded by Trustee Opyd to accept Item G on the Omnibus Report.

Roll Call: AYES—Trustees Colton, Harris-Jones, Roman, and Opyd. NAYS -Heiferman. Motion carried.

GENERAL BOARD DISCUSSION: Trustee Colton asked for another Committee of the Whole meeting. President Hofeld said he would speak with her about it.

Trustee Harris-Jones wished everyone a pleasant Valentine's Day.

Trustee Roman said the positive actions the board took during the meeting and the appointment of the new deputy chief were all things that emphasized the good things going on in the Village.

Trustee Opyd suggested residents enjoy their Valentine's Day evening at one of Homewood's many restaurants.

President Hofeld thanked Rabid Brewing owners for their continued support of the Village and their plans to stay in town.

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

***Roll Call: AYES—Trustees Colton, Heiferman, Harris-Jones, Roman, and Opyd. NAYS –None.
Motion carried.***

The meeting adjourned at 7:32 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk