

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY - FEBRUARY 23, 2021
VILLAGE HALL BOARD ROOM
And audio conferencing

CALL TO ORDER: President Hofeld called the regular meeting of the Board of Trustees to order at 7 p.m. The meeting was conducted by President Hofeld from the board room.

PLEDGE OF ALLEGIANCE: President Hofeld dispensed with the Pledge of Allegiance.

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld at Village Hall, with Trustee Barbara Dawkins, Trustee Lisa Purcell, Trustee Karen Washington, Trustee Lauren Roman, Trustee Jay Heiferman, Trustee Larry Burnson, and Clerk Thomas via audio conference.

President Hofeld introduced staff: Village Manager Jim Marino, Police Chief Alcott and Attorney Christopher Cummings were in the board room. Joining via Zoom were Director of Public Works John Schaefer and Director of Economic Development Angela Mesaros, and Assistant Village Manager Napoleon Haney was handling the Zoom feed.

NOTE: Due to the Governor's emergency order because of the COVID-19 pandemic and social distancing recommendations, and the Village President finding that, pursuant to Public Act 101-0640, an in-person meeting is not prudent, elected officials are permitted to participate via video/audio. The public was invited to listen into the meeting live via audio. The public was invited to submit comments by email before the meeting. All elected officials were able to hear one another and all discussion.

MINUTES: The minutes of the meeting of Feb. 9, 2021 were presented. There were no comments or corrections.

A motion was made by Trustee Burnson and seconded by Trustee Purcell to approve the minutes as amended.

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Roman, Heiferman and Burnson. NAYS –None. Motion carried.

CLAIMS LIST: The Claims List in the amount of \$529,023.93 was presented. There were no questions from the Trustees.

A motion was made by Trustee Purcell and seconded by Trustee Roman to approve the Claims List.

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Roman, Heiferman and Burnson. NAYS –None. Motion carried.

President Hofeld said two items on the list totaled 76 percent of the charges: \$323,682.07 to the City of Harvey for Lake Michigan water and \$77,589.01 to Thorn Creek Basin Sanitary District.

HEAR FROM THE AUDIENCE: Clerk Thomas said no comments were received.

RESOLUTION R-3074/RETIREMENT OF CHIEF OF POLICE/WILLIAM ALCOTT: This item was tabled.

OMNIBUS VOTE: Consider a motion to pass, approve, authorize, accept or award the following items A through D:

- A. APPOINTMENTS: Approve the reappointment of Daniel Wentworth to the Ethics Commission for a 3-year term ending February 23, 2024; Tom Grant to the Rail Committee for a 3-year term ending March 8, 2024; Bill Woelfel to the Rail Committee for a 3-year term ending March 8, 2024 and Anthony Dauginas to the Storm Water Resource Committee for a 3-year term ending March 8, 2024.

B. RESOLUTION R-3075/EMERGENCY OPERATIONS PLAN: Approve a resolution adopting the Village of Homewood 2021 Emergency Operations Plan.

C. RESOLUTION R-3076/DISCONNECTION OF PROPERTY: Approve a resolution regarding voluntary disconnection of the former Calumet Country Club property from the Village of Homewood under the terms of the settlement agreement with W & E Ventures, LLC.

D. BUDGET AMENDMENT/CONTRACT AMENDMENT/183RD STREET TRAFFIC STUDY: Authorize a budget amendment of \$153,550 increasing a FY2020/2021 budget from \$0 to \$153,550; and, approve an amendment to the 183rd Street Traffic Study engineering contract with Burns & McDonnell of Kansas City MO to include the portion of 183rd Street from Dixie Highway to Park Avenue in the amount of \$17,000, for a total contract cost not to exceed \$153,550.

Clerk Thomas reported more than 50 comments were received since Feb. 17 regarding Item C-Calumet Country Club. She stated the comments were residents and others concerned about what changes the development of the country club space will mean for the environment, truck traffic and flooding. She read a portion of three letters. The collected comments are attached to these minutes.

A motion was made by Trustee Purcell and seconded by Trustee Roman to accept the Omnibus Report.

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Roman, Heiferman and Burnson. NAYS –None. Motion carried.

NEW BUSINESS: None.

GENERAL BOARD DISCUSSION: No comments were offered.

EXECUTIVE SESSION: A motion was made by Trustee Heiferman and seconded by Trustee Roman for the board to move to Executive Session to discuss pending litigation.

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Roman, Heiferman and Burnson. NAYS –None. Motion carried.

The board moved to Executive Session at 7:10 p.m.

The board returned from Executive Session at 8:07 p.m.

ADJOURN: A motion was made by Trustee Purcell and seconded by Trustee Roman to adjourn the regular meeting of the board of trustees.

The meeting adjourned by voice vote.

Respectfully submitted,

Marilyn Thomas

Village Clerk

Marino, Jim

From: Kristy Bakes <kristybakes@yahoo.com>
Sent: Tuesday, February 23, 2021 4:02 PM
To: PublicComments
Subject: Re: Greenspace

Correction: 1/3 of our population

On Tuesday, February 23, 2021, 03:59:59 PM CST, Kristy Bakes <kristybakes@yahoo.com> wrote:

Hi, I'm sure that the board already knows the implications of removing trees. The science of trees has been researched and well known fact for decades if not centuries. I'm sure the board also already knows the problems with trucking hubs. From what I understand the village is involved to defend our community greenspace. Is there any reason we should not be working together to accomplish the preservation of the habitat in which we live?

Instead of reinventing the wheel to convince you, I want to just remind everyone of what we already know. Sources of these facts will be cited.

Trees: Chicago's regional forest is a critical asset that needs our protection. Trees clean our air and water, reduce flooding, create habitat for wildlife, and provide significant social, physical and mental health benefits. Calumet Country Club contains thousands of life giving trees and plants. **A single, healthy, 100-foot-tall tree can take 11,000 gallons of water** from the soil and release it into the air again, as oxygen in **a** single growing season. A mature leafy tree produces as much oxygen in a season as 10 people inhale in a year!!!! On average One mature tree produces nearly **260 pounds** of oxygen each year. Two mature trees can provide enough oxygen for a family of four. So the country club has enough oxygen for a family of 7000? That is 1/4 of our population Homewood! We currently have enough trees to supply sufficient oxygen for our town. Decrease greenspace and add more pollution and we have a recipe for disaster. We are in a time when we need our health the most. Our front line is counting on us to keep immune systems up and hospitalizations down along with crime.

public health implications : Modern urban life style is associated with chronic stress, insufficient physical activity and exposure to environmental hazards. Urban green spaces, such as parks, playgrounds, and forests can promote mental and physical health, and reduce morbidity and mortality in residents by providing psychological relaxation and stress alleviation, stimulating social cohesion, supporting physical activity, and reducing exposure to air pollutants, noise and excessive heat. Poor air quality promotes the very underlying conditions that we are trying so hard to beat: asthma, obesity, mental hopelessness to name a few.

Property values: With trees and greenspace a commodity villages with more trees will become most valuable. We can see this currently and thankfully. Our property values are finally recovering from the 2006 housing crash and that is because our community is desirable due to our nature and the people who work to preserve it. What would our village be without our people. If you look around and think the residents won't leave when our values aren't respected or our wild life our health? Don't be so sure that the wonderful citizens and businesses of Homewood won't leave. Urban Greenspace increases the value of the community. They help provide clean air, Beauty, noise control, water retention, wetlands and wildlife. The opposite is true for trucks and trucking hubs. They are especially dangerous and detrimental when near residential areas.

History: We can not erase our history. The value may be what's under ground or maybe the richest markers are what's above the ground. Did you know that Homewood and it's rich history include the Illinois Central Railroad as well as the Underground railroad? Did you know that Oak trees are endangered and that Calumet has the only remaining historic oaks? The Indians including the Potawatomi, Iroquois, Sauk, Fox and Miami. More should be done to determine the history of the land before it's agreed to be destroyed which was founded over 120 years ago amongst those same trees.

Crime: there is one other industrial area very near to us. The CN. Their trap cars are looted daily by gangs and rings of people. A CN officer was murdered on the tracks just 2 years ago. The goods were being stored in warehouses and storage units. The CN have companies that work for them to remove brush so that their cameras can see and try to stop thieves. What will this increased crime by an experienced ring do to our police? OT will spread them thin in an already turbulent time. Not to mention the civil unrest that is being created here! How many of you are aware of the crimes at the CN and the murder of their officer?

I want to send this portion of my letter before 4 pm so that it will be read tonight at the meeting. Sources of facts will follow.

Village Please help to preserve our quality of life for generations to come. Is there any reason we can't have more time to get help from surrounding agencies already working toward similar goals. It doesn't matter who owns the land it's how we preserve it! I will compile a list for Thursday's meeting as sources for conservation help. Kristine Reardon, Entrepreneur, Homewood IL

Marino, Jim

From: Chris Craddock <craddockcaj@gmail.com>
Sent: Tuesday, February 23, 2021 4:01 PM
To: PublicComments
Subject: Comments on Proposed Re-Zoning of Calumet Country Golf Club

Trustees of Homewood:

I am a relatively new resident of Homewood. I moved here shortly after my daughter was born with my wife, who grew up in the area. Since moving to Homewood, I have felt a sense of community I have not felt since leaving my hometown in the DC area to join the United States Air Force. I feel a sense of pride in the community, with its constant striving towards making a better and more welcome place for its residents, both the lifelong and newly minted.

However, the recent battle over the re-zoning of the Calumet Country Club cuts against that grain. Having read on the developments, and having attended last week's re-zoning meeting, I get the sense the village is not listening to its constituents on this issue. With the recent emails released via the FOIA act, it appears Homewood is willing to move full steam ahead with a development that will tarnish both the welcoming atmosphere and the air we breathe at the expense of the citizens of Homewood.

Please reconsider your position. Stand in solidarity with the Village of Hazel Crest, and your own citizens, and vote no to re-zoning for this development. It is not our responsibility to take on the cost of a project that will damage our community.

Sincerely,
-Christopher A. J. Craddock

Marino, Jim

From: Michelle Y <dakinis22@gmail.com>
Sent: Tuesday, February 23, 2021 4:00 PM
To: PublicComments
Subject: Public Comment for Board Meeting

Dear Homewood Board Members, It's hard to tell who runs the Village? Is it you? Or is it Walt Brown? It's hard for me to tell who the Village leadership actually is from reading the Village's e-mails and interactions with Walt over the past 3 years. Walt says jump, and Village officials say, how high? Village officials like Chris Cummings have bent over backwards to accommodate this redevelopment. Trustees like Barbara Dawkins are in such an intimate relationship with Walt Brown, CEO of Diversified Partners, that he calls her via e-mail "my dear." If the rest of you truly believe that you do not want this redevelopment, if you are truly not yet in Walt's pocket, or serve as Walt's personal assistant, then now is the time to act. **HALT THIS PROJECT HERE IN HOMEWOOD!** Because you are not mitigating this project. You are not making this project better. It doesn't matter to the residents along 175th Street whether the berm is 10 feet or 3 feet. If Homewood continues to move forward with this project, a project residents have repeatedly told you not to move forward on, then there is 100% certainty it will be built. If the property is disconnected from the Village, there is a new uncertainty about the fate of the project.

Marino, Jim

From: Kristy Bakes <kristybakes@yahoo.com>
Sent: Tuesday, February 23, 2021 4:00 PM
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Marino, Jim

From: Danielle P Nolen-Ragland <daniellepragland@gmail.com>
Sent: Tuesday, February 23, 2021 3:59 PM
To: PublicComments
Subject: DP comments

I'm concerned that you think we have no choice here... why is that? what rock and hard place are you between so deeply that you'd rather sell out the homes, property values, and lives of the people you all are here to represent? why not be transparent with us, the people that let you keep these elected and appointed seats, so that WE understand whatever cloaked mission has gotten us here? why did you fold so quickly? Trustee Dawkins, why is Walt Brown calling you "my dear" in an email and asking you to thank OUR village attorney, Chris Cummings, for all his hard work? who do you represent?

some of you have children, some of you are parents of young children like I am... how can you ever consider an option that doesn't unequivocally stop this? how can you look us in the face on the street, or look your babies in the eyes at home, and know you were the last stop before this monstrosity and you used your vote to open the door rather than stand with us against DP? if any of your grown children with grandkids on lived on 175th, would you still be so for this, calling efforts to fight DP a waste of the Village's time and resources?

I respectfully demand that you all do right by the people you represent or make it clear why you can't. as I understand it, you are our last hope. make this vote your legacy.

vote no. this has to stop now, tonight.

Danielle Nolen-Ragland

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Best...
Danielle Nolen-Ragland

Marino, Jim

From: Natalie Neuman <natneuman@yahoo.com>
Sent: Tuesday, February 23, 2021 3:58 PM
To: PublicComments
Subject: Calumet Country Club comment

Hello

I'd like to comment on the voluntary proposed disconnection of Calumet Country Club (CCC) from the Village of Homewood.

I am disappointed that the Village did not keep residents updated regarding the ongoing litigation and developer requests for this property. It appears the Village knew that this development was going to be industrial as early as February of 2019. That information was withheld from the community, and it's unclear why.

I live in Glenwood. I was very happy when Mayor Hofeld issued a statement against the proposed power plant in my community. I was envious of the village leadership in Homewood at that time, and looked to Homewood as a guide for how to transparently run a suburb. However, with this proposed development, I see no consideration of the people who live in the area and adjoining suburbs. How did it get to this point?

The decisions made regarding CCC will be devastating to the residential areas surrounding that property. There will not only be diesel emissions, but most distribution facilities in our area generate large quantities of hazardous wastes (RCRA LQG - they generate over 1,000 kg/month of hazardous wastes according to the IEPA). That kind of development in a **residential** area is inexcusable.

If CCC disconnects from Homewood, both Hazel Crest and East Hazel Crest appear to be opposed to the development, and would not annex the site. That would leave them unincorporated - and Cook County is slow to do anything. Perhaps that would be the best option.

Please do all in your power to prevent the development of an industrial trucking distribution/hub at Calumet Country Club.

Sincerely

Natalie Neuman
141 E Maple Drive
Glenwood, IL 60425
630-287-0562

Marino, Jim

From: Brooke King <onesmartcookie78@gmail.com>
Sent: Tuesday, February 23, 2021 3:57 PM
To: PublicComments
Subject: public comment for tonight's 2/24 meeting

Trustees, Village President Hofeld, and counsel:

Again and again, we have heard that we've been left with no good choices, that this settlement was made to make the most of a bad situation. I feel this settlement has been made without transparency and without communication to its constituents.

There is a right choice, today: to resist. Do not sell out your community. Give us the chance to resist with Hazel Crest, and to resist with Cook County by standing with your community today and saying, TRUCK NO! Homewood will have NO PART in paving over 25% of our natural greenspace. It will have no part in a concrete legacy for our children and grandchildren. It will do everything within its power to fight for its people and to RESIST.

The rezoning of the former Calumet Country Club goes against Homewood's very own written standards for rezoning, which call for the preservation of such greenspaces.

Imagine if the prairie lands of our Izaak Walton preserve, which are enjoyed by Mayor Hofeld and his dogs regularly - other than the day he fell through the ice - were turned into a trucking depot? We have the opportunity to build a legacy here for our town's future. Stand with us today and say this will not happen on your watch - you will not be bullied by wealthy outsiders to rape our land of our valuable resources.

I am a proud Homewoodian. I love it here. I beg of you to do everything within your power today to preserve this land and keep it from being rezoned.

With gratitude,
Brooke King-LaBreck

Marino, Jim

From: Terry Collins <tcneon@gmail.com>
Sent: Tuesday, February 23, 2021 3:55 PM
To: PublicComments
Subject: Calumet Country Club

I wonder if the "political posturing to save face with the residents" is any comfort to the screwed over homeowners on 175th st.?

Terry Collins

Marino, Jim

From: SS Greenspace <ss4greenspace@gmail.com>
Sent: Tuesday, February 23, 2021 3:54 PM
To: PublicComments
Subject: Public Comment for Board of Trustees Meeting 2/23/21

Please see comment below:

I was an environmental scientist for 25 years working for Jacobs Engineering Groul, Ensafé Inc, URS/AECOM, CH2M and finally Jacobs. I worked on the cleanups associated with BRAC, the Manhattan Project, as well as private clients. I was very much invested in using federal and state guidelines in establishing risk estimates that would trigger cleanup. I left the industry because I was laid off for both not being a team player and lack of work. But more importantly I wanted to leave because it became increasingly clear that doing “what the client wants” is not good for the community at large and I felt conflicted and couldn’t go along with that approach to environmental science as it goes against my degree in public health as well as the teachings of my family.

But I am not yet ready for retirement so at my age I chose one of the few industries open to older adults. I am now a truck driver who holds a masters in public health. Believe me you’d be surprised at how many truck drivers are degreed. It’s was eye opening to me as well. I only have anecdotal data but I know we do exist.

I am not a native of Homewood but settled here after stints in New Orleans LA, Lenexa, KS, Oak Ridge TN, Memphis, TN, and Aurora, IL. But because of the environmental work I did I often traveled quite a bit and did month long gigs in various areas around the country.

Why do I tell you all of this? Because the one thing I’ve noticed is that all working Americans want at the end of the day is to go home to a peaceful community where they can relax and let go of the issues of the day. This is true of both the poorest and the wealthiest communities. Homewood is no different.

What I’m noticing now as an expedite truck driver (40’ box truck) is that I’m having to navigate the same small communities with a truck where it does not need to be. I do a considerable amount of interstate and state highway driving but unfortunately I have to, in my opinion make too many trips along two-lane state and county roads where there are residential homes as well as share the road with school busses. I understand that manufacturers and warehouses bring jobs to communities but what I’m seeing is no allowance for roadways that support the increase in truck traffic, limited divisions or buffers between these news businesses and residential areas.

As I go through these areas in IA, IL, NC, and SC, I am indeed saddened that residents have truck drivers like me creeping along the edges of their neighborhoods at ungodly hours making deliveries. I always go through these areas with great care as I know my small truck still generates noise and diesel fumes in spite of it being in good repair and compliant with all government regulations.

But what has really disturbed me more as a truck driver is:

1. The amount of truck traffic has grown considerably with the shift from brick and mortar commerce to online shopping. There has been no move to route truck traffic in ways that would avoid residential areas. There is very little put in place to maintain roads that get trucks safely to their destinations.

2. The amount of truck traffic has increased but there has been no increase in the amount of available and safe parking areas for trucks. Often you will see truckers parked either at or on the periphery of their delivery points because they could not find available free parking at a truck stop or rest area and the federal hours of service regulations require that after a certain time period the driver must either park his rig for a required 30 min break or he must shut down after his 11 hours of service. Don't believe me? I invite you to go out and travel the interstate and observe the number of trucks parked along exit ramps at rest areas or observe the number of trucks parked on roads surrounding distribution and manufacturing businesses. In some instances truckers will ask to park on property if they arrive to their delivery point early. But when not granted they park along the street. This only increases when weather like we've been observing over the past month occurs.

3. Drivers are forced to go into areas they should not be. I'm sorry but going along residential roads where the potential of encountering small children, bikers, joggers and walkers is just unacceptable. I'd like to think side walks, adequate signage and speed limits would be useful to mitigate the dangers but it's just impossible to do that. While adults are capable of modifying their behaviors children are impulsive and the likelihood that children could be hurt is a valid concern (<https://cdllife.com/2020/truck-driver-arrested-after-fatally-striking-children-exiting-school-bus/>).

4. Truck drivers perform a necessary job but let's face it not all of them can be observed to be environmental stewards or good neighbors. In short they can be a somewhat messy and loud group of individuals. With the lack of services available to truckers coming through this small area there is a big concern that the level of waste may increase beyond what it currently may be. The last thing I want is pee bottles strewn along 175th and Dixie Highway.

5. I am concerned that in the tight road confines of 175th Street and Dixie Highway that car drivers will not be ready for interacting with the increased semi-tractor traffic. Many drivers just don't understand that semi-tractors cannot stop as quickly as a car and complete maneuvers around us that put both themselves, the trucker, and the vehicles around them at risk of severe injury or death. They can be impatient and only see a slow moving vehicle and the need to get around it ASAP. With Homewood's current focus on slowing down drivers so that everyone is safe, conversion of this property seems to work against that ideal.

Here's the thing, we keep hearing that this development will bring jobs to the community but do they pay a living wage? Homewood is one of the more affordable communities but a \$15 per hour job doesn't result in the ability to rent or purchase a home in either Homewood or Hazel Crest. That's roughly \$31,000 a year and does not include deductions for medical insurance & other necessities of life like reliable transportation to name a few.

We've heard quite a bit about barriers that would protect our community but have we heard anything about maintenance of the roads these trucks will use to access the new development? Do we know what routes these trucks will be used to get to this development? Will signage be enough to keep trucks where they should not be? Let's be honest the Dixie Highway and Vollmer Road rail bridges have been hit enough by semis in places they should not be. Neither the Flossmoor or Homewood police forces be sidetracked from their day to day activities to address this nonsense. Nor should either department have to police this increased truck traffic.

Trucks provide a necessary service, but let's face it Diesel engine exhaust is not pleasant. There is no wall that's going to mitigate the reduction in air quality associated with increased truck traffic. With the increase in noise I'm not sure if we would see changes in the amount of birds and mammals we enjoy in the area or not. That was changed significantly with the residential developments themselves but with the

amount of green space present in the HF area we see more than urban species, especially birds, than most communities. Has the developer completed any studies that address how this type of development would impact the community and has an appropriate person reviewed the study to make sure it is a sound study?

So just who will benefit from presence of this new development? Certainly not the residents of Homewood or Hazel Crest. It's likely that the surrounding communities would also see substantial changes.

I've been following both this and the proposed casino development and I'm saddened by the push to move forward with both. I've spent the last five years dealing with the eventual deaths of my parents, two mergers that resulted in a loss of income, a health scare and then trying to find employment as a 56 year old. My circumstances are not unique in this community and none of us need to feel we should have to stage sit ins to protect our community and way of life.

Sorry if this is a bit of a ramble I'm writing this when I should be in the sleeper berth a Pilot truck stop in Woodhaven, Michigan. I should be sleeping but felt the need to respond to your piece as I've not been able to support the community as I am always on the road.

Jo Hayes
18425 Hood Ave
Homewood, IL

Marino, Jim

From: jenne farley <jenne279@gmail.com>
Sent: Tuesday, February 23, 2021 3:54 PM
To: PublicComments
Subject: Comments for the Board of Trustee Meeting

Hello,

I am a Homewood resident (18148 Gottschalk Ave). I am writing to strongly oppose the rezoning and development of the Calumet Country Club. I have emailed the board previously and not gotten a single response. I am disappointed that relations have grown hostile and that Homewood is receiving negative press over this situation.

1. From my research on Diversified Partner, the developer, does not appear to have experience working in this development sector, all of the partnerships shown on their website are commercial businesses.
2. Developing this site with a distribution center/trucking depot will decrease the property values in Homewood. This will negate all of the work that was done to attract young families to Homewood (work which I think was a tremendous success!).
3. The impact to air quality will produce negative health outcomes. Not to mention traffic and increases safety concerns for the nearby residents.
4. There appears to be an Environmental Justice Component that needs to be addressed. I understand that northern communities are part of a Transit Oriented Development, I do not think Homewood and Hazel Crest were part of that initiative. There is tremendous potential for additional lawsuits to ensue if this proceeds.
5. It pains me to see the finger pointing between Homewood and Hazel Crest. What is being done to mend this relationship? Or have negotiations begun?

There has got to be other avenues to pursue to get a better out come. I hope there is more discussion on possible steps that can be taken to bring this situation back to a win win opportunity for all. I don't like feeling bullied by this developer. Please let us know how we can all work together.

Jennifer Farley

Marino, Jim

From: Kim Nolen <kim@redbird-cafe.com>
Sent: Tuesday, February 23, 2021 3:53 PM
To: PublicComments
Subject: CCC proposed development

“The quieter you become the more you are able to hear.” Rumi

It is not that our community is “basically decimated“ because of retail areas undeveloped, as Diversified and CBRE would have us believe. That kind of development is not what the community desires, nor is an industrial development.

Homewood undertook a marketing campaign a few years ago to attract a younger demographic; to bring city dwellers to Homewood instead of some of the higher priced competing suburban areas. That campaign worked in part because it suggested Homewood was attuned to the wants and needs of those folks. The prospects of a huge industrial site decimating over 130 acres of open space which serves as the “Welcome to Homewood” banner was not a part of that attraction.

One of the lessons for all of us from the pandemic is a reordering of priorities. With that comes a realization and remembrance that commerce comes in many forms. The one missing from our community that is sought after again and again is tied to open lands and green spaces.

It is not in the best interest of this community nor our surrounding neighbors to allow the industrial development of the CCC site. That development will result in an unhealthy environment and a blighted area.

Respectfully,

Kim Nolen

Kim Nolen
708-914-4947

www.redbird-cafe.com

Find us on facebook @ caferedbird

Instagram redbird_cafe

Twitter @redbird_cafe

Marino, Jim

From: Terry Collins <tcneon@gmail.com>
Sent: Tuesday, February 23, 2021 3:45 PM
To: PublicComments
Subject: Calumet Country Club

I hope our representatives in Homewood will reflect on the legacy they will leave our town. Do they really want to be known as the administration that brought in the noise and pollution that comes with this development?
Terry Collins

Marino, Jim

From: Tony D <amdemma@yahoo.com>
Sent: Tuesday, February 23, 2021 3:44 PM
To: PublicComments
Subject: Be a leader.....

The tide of history is turning. Truck stops and the like will not be the future. Set a bold path and distinguish Homewood as the gem of the South Suburbs. Your choice here will broadcast in no uncertain terms where the future of the village lies. Be a forward thinking community. Get on the right side of history.

Anthony Demma

"On the road to extinction, traffic travels both ways"

Marino, Jim

From: Anthony Monaco <monaco.anthonyr@gmail.com>
Sent: Tuesday, February 23, 2021 3:44 PM
To: PublicComments
Subject: Public Comment for Village Board 2/23

To: Homewood Village Board Members & Zoning Board

From: Anthony Monaco, B.A. Urban Planning

RE: CCC Development Plan

Date: February 23, 2021

To the esteemed members of the village board serving the great residents of the historic village of Homewood,

I have been a resident of the village of Homewood for over 20 years. I have a degree in Urban Planning from the university of California and I work for a Fortune 100 LTL trucking and logistics corporation in upper management. Having these three particular achievements hopefully permits weight to my resounding opposition to the current proposed plans to lose such vital open space in our community.

Please accept my comments as respectful opposition as I implore my elected officials to do everything in their power to protect all of our open spaces in the Chicago southland. The future generations of Homewood residents are counting on you all to do the right thing.

Regards,

Anthony Monaco
18527 Marshfield Ave
Homewood

Marino, Jim

From: Casey Kueltzo <caseykueltzo@gmail.com>
Sent: Tuesday, February 23, 2021 3:35 PM
To: PublicComments
Subject: Comments for Board of Trustees Meeting on 2/23

I am Casey. I am Casey. Casey-I-Am.

That Casey-I-Am! That Casey-I-Am! I do not like them, Casey-I-Am!

Do you like Diversified Partners?

I do not like them, Casey-I-Am.
I do not like trucking depots.

Would you like them here or there?

I would not like them here or there.
I would not like them anywhere.
I do not like Diversified Partners.
I do not like them, Casey-I-Am.

Would you like them by your house?
Would you like them crushing a mouse?

I do not like them by my house.
I do not like them crushing that mouse.
I do not like them here or there.
I do not like them anywhere.
I do not like Diversified Partners.
I do not like them, Casey-I-Am.

Would you like them with a berm?
Would you like them with more lawns?

Not with a berm. Not with more lawns.
Not by my house. Not crushing a mouse.
I would not like them here or there.
I would not like them anywhere.
I would not live by a trucking depot.
I do not like them, Casey-I-Am.

Quit letting some random rich guy from Arizona walk all over our town like he owns us. He doesn't. Grow a spine and say No and hold strong. He's just a big baby. Let him throw his fit. Let him cry it out. He'll get through the rejection. If he wasn't prepared to develop within the current zoning of Open Lands, then he shouldn't have bought the property. A bad investment. Get Walt Brown out of our town, because he is not welcome here. Truck. No. Truck. No. Truck. No. This is a movement of the people, and the people will win.

Casey Kuiltzo ("Kelt - so")

Marino, Jim

From: R. Erika Schafer <reschafer@gmail.com>
Sent: Tuesday, February 23, 2021 3:34 PM
To: PublicComments
Subject: Comments opposing Walt Brown development for CCC

Dear Mayor Hofeld and Trustees,

Please end this nightmare for our community by voting against rezoning. You've heard ample reasons to oppose (pollution, flooding, climate change exacerbation, noise, safety hazards, etc.). We are fine with disconnection of the property, so long as you don't allow rezoning with the disconnection. We will fight Cook County or Hazel Crest if either authority attempts to work with Walt Brown. He is despicable, and his business dealings appear quite shady. Please get Homewood out of this mess.

Sincerely,
R. Erika Schafer

Marino, Jim

From: David Anderson <dcdka24@gmail.com>
Sent: Tuesday, February 23, 2021 3:19 PM
To: PublicComments
Subject: Stop Diversified Partner's Plan for Calumet Country Club

There are many reasons for the Village of Homewood to not approve rezoning of the Calumet Country Club property. These reasons include, but are not limited to, loss of open space, loss of natural floodplain within the open space, increased noise and air pollution, decreased quality of life for neighboring Homewood residents, and increased traffic.

I will specifically address the traffic Issues. There is insufficient roadway to support any type of industrial/trucking operation at the proposed site. Wood Street, Dixie Highway, and 171st are poorly laid out there due to the CN train line. The interchange with the expressway is not constructed to handle a high volume of trucks. The intersections with 171st in that area are already subject to congestion, spillback, and gridlock. The Halsted entrance to the interstate was identified as the preferred for eastbound entrance and westbound exit. The intersection of 171st and Halsted is not designed to handle more truck traffic.

I am a resident of Flossmoor who works in South Holland. My traffic concerns directly impact Homewood residents. There is no reasonable way to get from Flossmoor to South Holland without passing through Homewood. This project will force me to avoid 171st street in favor of 183rd. There is no guarantee that truckers will not also start using 183rd. The increased traffic is an unintended consequence that will lower the quality of life for Homewood residents far from the Calumet County Club site.

The best outcome for area residents is to prevent the Diversified Partner's development from moving forward. I urge you to make decisions that will lead to this best outcome.

David Anderson

Flossmoor

Marino, Jim

From: ksuursalmi@gmail.com
Sent: Tuesday, February 23, 2021 3:17 PM
To: PublicComments
Subject: Proposed development on CCC property

As a long time resident of Homewood, I am saddened and disappointed. The loss of a green space for concrete.

The developer could not find a suitable, un used commercially zoned property? There seems to be many of them surrounding Homewood.

Homewood was an oasis of green in a mostly industrial surrounding. One only needs to look at surrounding communities to see what happens when residential areas are converted to industrial.

Future does not look bright.

I have enjoyed riding the bike lanes around the Village, but the addition of hundreds of trucks makes that sound like a scary proposition in the future. Even if the trucks themselves do not enter the village, drivers (of cars) will likely seek alternate routes around Homewood, to avoid the intersections near the development. The additional traffic will likely increase accidents and we already saw so many in 2020. The noise and pollution from these additional vehicles is also of concern.

Who is going to maintain/upgrade the infrastructure? The additional wear on the roads? The increased congestion? Anyone who has traveled on 294 on a summer afternoon knows how the traffic already slows to a crawl and attempting to reach Dixie highway exit to enter Homewood is a headache, add a few hundred of trucks to that.

My thoughts are with my neighbors in governors park.

I just wish our village leadership fought as hard for the quality of life of residents of Homewood as they appear to be fighting to advance this development.

Sincerely,
P.K. Gill

Marino, Jim

From: melissa anderson <poofsizzle@gmail.com>
Sent: Tuesday, February 23, 2021 3:15 PM
To: PublicComments
Subject: number of trucks

The previous public meetings listed that " 300/350 trucks" would be the increase in traffic. The traffic study lists the number of trucks at 1,290 because of the proposed heavy fueling station.

How do you reconcile this when this kind of truck traffic impacts citizens just as much as the 320 trucks visiting the facility.

Marino, Jim

From: melissa anderson <poofsizzle@gmail.com>
Sent: Tuesday, February 23, 2021 3:09 PM
To: PublicComments
Subject: Tuesday 2/23 Homewood board meeting

I want to add my voice to those strongly opposed to the zoning change of the Calumet Country Club property. As a property owner in Bremerton Woods, I live less than 750 feet from the County Club, just off of 173rd and Dixie Hwy. The proposed changes to this property would not only affect my property values, they also affect both my day to day life, and the future of my health.

1)The Bremerton Woods neighborhood houses approximately 100 households. We are hard working folks that do not deserve to see our property values lowered by an ugly, noisy, pollution generating development in an adjacent community. This does not account for the thousands of households in the area of Homewood south of 175th street.

2)Our area already sees struggles with truck traffic. On a weekly basis, I run into trouble with trucks turning from Dixie Hwy onto 171st street. The trucks cannot make the right hand turn from North bound Dixie Hwy onto east bound 171st street without crossing into the oncoming lane. This creates unsafe conditions for motorists traveling West on 171, particularly those trying to turn left (south) onto Dixie Hwy to access their homes in the neighborhoods to the south.

As is noted throughout this Kimley Horn Traffic Study, neither 175th nor Dixie Hwy have sufficient infrastructure to handle the added truck traffic and "the total projected traffic volumes will likely be higher than that projected in the traffic study."

Moreover, there have been multiple instances in the 6 years I have lived here that trucks have run afoul of the hills to the west of the Dixie Hwy viaduct causing traffic backups. When trying to access the downtown Homewood areas to the south of our neighborhood.

3) As a person that already has asthma, I am intensely worried about the construction of an industrial development so close to my home. Once these zoning changes are approved, we will have nothing to standing in the way of increased pollution in our area.

I would ask the Homewood board to think after the interests of the citizens whose lives and livelihoods are going to be made worse by these proposed changes and walk away from this settlement with Diversified Partners, LLC.

Thank you for your consideration,
Melissa Anderson

Marino, Jim

From: Tanginia Southall <tanginiamay@gmail.com>
Sent: Tuesday, February 23, 2021 3:00 PM
To: PublicComments
Subject: For Public Comment at the Village Board meeting 2/23

Hello Mayor Hofield and Homewood trustee board members,
I am a new resident of Homewood, and was so excited to join this diverse and progressive community. One of the things I love most about Homewood is the amount of greenspace that is weaved throughout the village. I was disappointed to hear, at the first village board meeting I attended in January, about the proposed development at the Calumet Country Club. However, since that meeting many Homewood residents, as well as the leadership of Hazel Crest and East Hazel Crest (at the TIF board meeting) have come out against the settlement that would allow Diversified Partners to proceed with this much maligned project. If the surrounding communities, Homewood residents, and even the board itself said this was a "bad deal," why are you proceeding? STOP and reconsider this settlement, Diversified Partners no longer has any leverage! If they disconnect into unincorporated Cook County, then I feel confident that we can petition Cook County to a more favorable outcome for us. I am afraid allowing this development will replace what we all love about Homewood- open space and greenery- with pollution, flooding and increased truck traffic. You still have time to do the right thing- we are all counting on you!

Tanginia Southall
Homewood Resident

Marino, Jim

From: Jennifer Bahar <jgbahar@yahoo.com>
Sent: Tuesday, February 23, 2021 2:58 PM
To: PublicComments
Subject: Fw: Calumet Country Club Comments

2/23/2021

Dear Homewood Village Board

Calumet Country Club

Comments from:

Jennifer Bahar

1216 Olive Rd

Homewood, IL

I am reaching out to you to ask you to consider all that is involved in this decision to allow Diversified Partners to rezone Calumet Country Club for industrial use. I lived in Hazel Crest my entire life, and for the last 5 years have lived in Homewood. These towns mean everything to me and my family. I came to Homewood because of the beautiful diversity here, as well as the unique small businesses.

I love the parks and green spaces the most, and so do my kids. We are at a time where the agricultural scene globally is at a crisis. Green spaces, nature is disappearing. Farms are disappearing and being taken over by large corporations that aren't looking out for our best interest. As we have seen over this past year, the food supply is subject to shortages, and that is why it is critically important to have large local green spaces, and those spaces need to be reimagined to provide healthy chemical-free food to the residents in and around the town. Local organic farms, botanical gardens, even top golf are very profitable alternative ideas of how the space can be used in a safer more beneficial use for the residents here.

I don't want to see the 24/7 truck traffic, added air pollution, noise pollution, increased flooding, high tax incentives paid to the company that would be in that space, all while we have less money to use for our roads, bridges, schools, police and fire protection, and also would devalue our homes and neighborhood. There has been a growing trend of these companies coming to the south suburbs in particular, and we need to break that trend and set an example of what unity and community really look like. I am asking you to say no to the industrial development that is being requested by Diversified Partners. You have the authority to stop this development, this decision will affect our area long into the future.

Marino, Jim

From: Liz Varnecky <liz.varnecky@gmail.com>
Sent: Tuesday, February 23, 2021 2:56 PM
To: PublicComments
Subject: Village Board Meeting Public Comment 2-23-21

The Village Board and officials should be more open with the community, in general, but also specifically regarding Diversified Partner's proposed development of the site formerly known as Calumet Country Club. The community was made aware that the village planned to settle in last January. Both the insistence on a settlement and the terms of the settlement were very surprising to most people in the community and the surrounding areas.

However the village had been working on the settlement for many months before that outside of general public knowledge or official announcement. In fact, Diversified Partners, LLC applied to rezone the property on December 15, 2020, and on December 22, 2020 the regularly scheduled Village Board meeting was cancelled "due to lack of agenda items." One would think that an open and transparent government would discuss the potential rezoning of 116 acres and a massive unfavorable potential settlement agreement at a meeting, even if it was a closed door session.

It seems that the village did not keep residents updated about the progress of its defense of this property until it was presented to the residents as "too late" to take any action deliberately.

Thank you,
Liz Varnecky

Marino, Jim

From: Kevin Crabtree <kcrab82@gmail.com>
Sent: Tuesday, February 23, 2021 2:44 PM
To: PublicComments
Subject: FOR PUBLIC COMMENT - to be read tonight 2/23/2021 Tuesday 7pm

See my Public Comments below To be read at 2/23/2021 Village Meeting tonight:

Hello- I am Kevin Crabtree, homeowner in Homewood IL for 7+ years & lived in Bremerton Woods neighborhood of East Hazel Crest for 31 years - only blocks away from this area of high concern. Husband and father of my 6 year old daughter.

PLEASE DO NOT REDEVELOP CALUMET COUNTRY CLUB. PLEASE.

My family and I are extremely upset for our Homewood neighbors and neighboring villages of East Hazel Crest and Hazel Crest that would be most impacted and ask the developers Diversified Partners LLC to please withdraw completely their attempt to re-develop the former Calumet Country Club.

There is NOTHING more important than our health, safety, clean environment and property values that thrive.

This particular area is not adequate for industrial use to our community, especially if torn apart and replaced with a 24 hour- 7 days a week operating Trucking Terminal.

The leaders of Homewood, Hazel Crest and East Hazel Crest have all given public disapproval of this project. That should signal just how important this is to families & individuals health, safety and property values and environmental concerns- well beyond any profits that could potentially be generated.

MANY of our fellow residents and neighboring villages are upset. And the sentiment is growing especially those people who are just starting to hear and understand the destruction that is about to take place in.

The pressure that is being exerted on Homewood to re-zone beautiful greenspace into industrial land directly across the street from home and the neighboring villages of Hazel Crest and East Hazel Crest is terrible on the moral of our communities.

The crush of truck and diesel fueled traffic that we've been told will be approximately 300 to 350 trucks per day is well beyond the amount of traffic our area can handle.

The drastic increase in Particulate Matter, specifically PM2.5 alone that comes from the diesel exhaust of the semi-truck and diesel truck traffic in going to tax the health of people. PM2.5 contributes to heart and lung problems, as well as is a detriment to cognitive skills and reproductive health.

THOUSANDS OF PEOPLE live within 1/4 mile of this proposed 24-7 truck terminal.

Between families that have children that get on school buses in this area. My own dad 76 years old will now have a much more dangerous time exiting his neighborhood with the increased truck traffic. The commuters who take the Metra train at Calumet Station in East Hazel Crest that cross Wood Street from the commuter lot to the station will be at much higher risk. PEOPLE HAVE ALREADY DIED THERE FROM ACCIDENTS.

Narrow roadways and famous history of flooding issues that have hurt the neighborhoods around Calumet Country Club are at risk with the proposed redevelopment.

The CEO of Diversified Partners Walt L. Brown Jr. took to the local newspaper Homewood-Flossmoor Chronicle on Thursday Feb 18 insulting the citizens who oppose the development by calling the concerned citizens a 'small group of people liars' after the Village of Homewood's 2 Public zoning meetings Thursday Feb 11 & Weds Feb 17.

This is not right. That's who we are bullied and disparaged by, and wants to profit off of our property? We live here and have empathy for our neighbors.

There was not enough time to finish the public meeting [Weds](#) Feb. 17 and we had not even gotten to public comment, so the Village of Homewood announced the next meeting a continuation will be held at a very bad time, in the middle of the work day [at 1pm on Thursday Feb. 25](#). The previous 2 meetings were held [at 7pm](#) giving people a fair chance to attend who work or help their children with school.

This is completely unfair.

I feel terribly for the area & especially the neighborhoods directly around 175th & Dixie - the only reason I ask people to watch the video. I really felt the need to share my thoughts with them and make a personal plea to change direction on this development.

For the record of this important meeting, I am sharing this video of me speaking [Weds night](#) 2/17 AFTER the 3+ hour meeting adjourned - when we ran out of time directed at the Diversified Partners representative & the Homewood officials. I didn't know I was being recorded at the moment. It's very important to me personally.

I want this video entered in the record:

<https://drive.google.com/file/d/15wyaDQYRxdBJq1DXDdJywcQK2bBGHmZB/view>

My heart and soul are exhibited here. Without profit. Without greed. Without enterprise. For the safety, health, and prosperity of home properties and of the environment - for my fellow neighbors.

Diversified Partners does not need this property in order to succeed at their business. Homewood and the surrounding need the greenland much more.

Please do not redevelop this. Please.

With great concern,
Kevin Crabtree

18436 Homewood Avenue

Homewood, IL 60430
kcrab82@gmail.com
708-704-7434

Marino, Jim

From: laura pagel <lauraepagel@gmail.com>
Sent: Tuesday, February 23, 2021 2:39 PM
To: PublicComments
Subject: Board Meeting

I feel like we have been sold out by our board members with promises of being the New Vision of the south Suburbs. We will be the new vision of the south suburbs with this project except that vision does not include anything community related. "You're in the right place, will immediately die if this project is approved.

Marino, Jim

From: Marc Alan Fishman <marc@marcalanfishman.com>
Sent: Tuesday, February 23, 2021 12:20 PM
To: PublicComments
Subject: Opposition to the current situation

To whoever this may concern,

I have been a resident of Homewood for all but 7 years of my 39 years of my life. I love this town. Truly. Heck, I was tapped to provide art for the "Think Homewood" campaign that successfully brought dozens of new residents and families into the town, and got us NATIONAL attention! I chose after completing college to return to Homewood, and raise my family. My 3 boys will all be in District 153 (my oldest is in 3rd grade. My middle starts Kindergarten this fall!).

And now, on the precipice of closing on a home in Homewood (moving from Glenwood Estates), this Calumet Country Club deal has me spiraling out with thoughts of "why didn't I just go to NW Indiana?". Really, but not really. I love Homewood. My wife and I gave a passing thought at leaving for the land of lesser property taxes and (supposedly) premium schools. Because I'm FROM Homewood. And we LOVE this town.

This idea that there's nothing left to be done is unacceptable. A trucking hub is NOT what this town needs OVER an existing space that could/should be earmarked for parks, entertainment, or useful retail. You can't tell me there's not more attractive land perhaps out by Country Club Hills and their non-existent outlet mall. Or the massive strip of vacant office parks on 175th by Walmart.

My intention is to raise my 3 boys in this town. To give them the same civic pride I have after DECADES of life here. Homewood is such an amazing town, full of passionate people, great small businesses, and true potential. To carve off a plot of land at the foot of our neighborhood PERFECT for small families just because the former country club couldn't land enough business (due, in part, to literally all the other clubs here!), we shouldn't punish them with the noise, pollution, and eventual traffic congestion. It's a grab for money that is needless.

Suffice to say... I hope you hear my voice, and the voice of hundreds-if-not-THOUSANDS of us in town who all feel the same way. Please reconsider the choices made, and do right by this town.

Think, Homewood. Think.

--

Marc Alan Fishman

Graphic Designer

708.921.6202

[View My Portfolio](#)

Marino, Jim

From: Imagine Nation <join.infound@gmail.com>
Sent: Tuesday, February 23, 2021 12:16 PM
To: PublicComments
Subject: Please Don't, Just Don't

I know you might not be able to hear me over how I look or what you already think of me. My actions in this situation may be characterized as childish or uncivil but I feel they have been as necessary as they are representative of the ridiculousness of this charade. I hope for them to shine a light on the amount of disrespect shown by our leaders. We all know you already had your minds made up before we even started this process. Don't try to act as if this is not true, we have your conversations with the developer. The sort of questions you asked and your lack of community outreach exemplifies this. The irony is, every time I drive by the Calumet Country Club sign when I get off the 80/294 exit at Dixie it reads "Chicago's Best Kept Secret". This whole process has been hidden away from us. We have begged and pleaded with you all to listen. But money and jobs are all that seem to matter to you people. However, they are not an excuse for what will surely be an environmental calamity, health catastrophe and logistical nightmare. Our small town simply cannot handle anymore pollution, any more noise, or any more traffic. On so many levels this is the exact opposite of what we should be creating in this day and age.

The cries of the Earth are growing increasingly severe, as we hear through her fires and storms. Future generations, yet to be born, are in need of us to take responsibility for how we care for the planet so they might have the opportunity to live. We may have resigned ourselves to the fate of the almighty dollar but the future will not get the chance to exist without a change of this perception. We must be willing to look to new avenues for wealth and value. This is not simply a question of what the law states or what economics declares. Laws and theories are in constant flux. This more than the idea of taxes and jobs. This is about the reality of life itself. Ultimately money is not real. It does not do anything. It is inanimate and more often than not it is just a zero or a one on a computer screen. It is us, humans, who choose to imbue money with value. If the system is so broken that the only "viable" use for 130 acres of green space home to birds and bees and all sorts of plant species surrounded by concrete is to destroy it and cover it in more concrete to make a home for more stuff and polluting trucks then the system needs to be replaced. If ain't broke fix it? Is this not broken? We really must try to understand what is our god's honest plan? Are we really trying to help people live better lives? Even if this idea were to provide US with better lives, what of the animals who live there? Do their lives matter? It is outrageous that we should have ever even considered backing down to such small-minded individuals who obviously don't care about us but only the amount of money they would make off of our land and our community at the expense of our health. So many underhanded dirty tricks have gone into the inception of this monstrosity and we have to organize hundreds of everyday working people who are just trying to get by and raise a family to come together to tell you to do your damn jobs and serve us! You are elected to protect us from the wolves and you've all but invited them into our homes! You have a chance right now, to say no. It's all very easy. We do not need this. We do not want this. Protect those who have elected you to do so.

Thank you.

Marino, Jim

From: Rachel McGee <mcgeer09@gmail.com>
Sent: Tuesday, February 23, 2021 12:11 PM
To: PublicComments
Subject: CCC Development

Hello, Trustees! I appreciate this opportunity to have my concerns read aloud at this meeting. I know you have heard many complaints about why the public does not want this development, and I know many of you have expressed you do not like it either. So, please listen to your community. My husband and I purchased our home in Governors Park in 2017, when we were looking for a home, Homewood is where we wanted to be. There were only 3 houses in our price range available and we liked our little corner of Governors Park the best. We like that it was a home we could truly afford, in a neighborhood that is filled with kind neighbors, with great walkability to downtown and the Metra. We like the little bubble that is Governors Park, nestled between 2 gorgeous golf courses, it truly is a great little space. This development threatens our bubble. As much as the developer says it will not impact the value of our homes, we know it will. That is simply how the market works. As much as the developer says it won't cause more pollution, we know it will. How can it not? It will literally take away the trees that help the environment, and replace them with semi trucks, which we know produce pollution. This will directly affect my neighbors on 175th, and myself, with constant noise and light pollution. That will certainly impact our quality of life here in Governors Park. In all honesty. when the developer came back and said residential isn't a good fit, he was wrong. It could have been a good fit. The village could have changed the school zoning, and then suggested the developer look at smaller housing developers who are more familiar with the Chicago market, and housing would've been on the table. A little more due diligence and this could've been a whole different ball game.

We, the people of Homewood, need you to support us. We deserve better, please do better. Tell them no, together we can stop this.

Thank you,
Rachel Smith

Marino, Jim

From: David Janocha <janochadavid@yahoo.com>
Sent: Tuesday, February 23, 2021 12:01 PM
To: PublicComments
Subject: CCC rezoning to be read in tonight's meeting

Good Evening,

I'm feeling angry and heavy hearted today, as I have for most of the last three weeks. I followed all the meetings back in 2019 about the CCC proposal. The ins and outs, what not... I remember the one feeble plea the village made for help from the community. After October 2019, we heard nothing about it until this January. This process is absolutely being rushed at this time to the benefit of the developers. I'm not here to cuss some more, I'm not going to name call. I'm just becoming numb to the bureaucracy and the willful neglect the village is showing its citizens and the surrounding communities.

I wish I could turn back the clock. I wish I could go back to July 2018. I finalized the purchase of my home on August 30th, 2018. I can make assumption that while I was moving my belongings into my first home I've purchased, my village could very well have been golfing out deals, with the developers, to pave over the course right across the street from my front door. I have been an area resident my whole life. A homewood resident more than once. The community is top notch, the people that live here are far greater than terrible. I've probably spent more time in Homewood than anywhere in the area since my family moved to Flossmoor from Chicago Heights when I was 14.

Knowing everything I know now, I would've never bought a home here. I'm in shock at the willingness of the village to put this deal through. I can't pick up and leave. I can't sell. I can't get out. I'm stuck here until this development is built. By that time, it's going to be too late. I don't have money to throw around, I scratched and clawed to buy my home, to finally set down some roots instead of renting somewhere else every year or two. I was so happy to have my little two bedroom place in the world for me and my pup. I was so excited.

It's all coming crashing down on me. I'll lose if I ever sell. I could let the bank foreclose, and ruin my own financial future. These are the only options I will be left with. If you drive through Governors Park there's for sale signs on every block now. People don't want this development. People don't want to live here anymore, at least not once this mistake is undertaken. They're fleeing now. I can't though, I'm going to be stuck here to bare the burden of this proposed monstrosity. I'll get to wake up everyday and look out my window, at the pressing of the concrete jungle into our South Suburbs. The countless more semis roaring passed my home. With three entrances on 175th street, my home nestled between the two biggest, I will feel the revving of their engines as the pull out. I'll get to listen to the engine braking as they slow to pull in. 24 hours a day. 365 days a year.

I know I've touched a lot of nerves over the last month, but I thought my village had better plans for my home, and my neighbors. Set aside the gripes you have with me. The public that's fighting you on this.

Please trustees, I'm begging you to turn down this settlement. Hazel Crest has said no. That leaves the land in the hands of unincorporated Cook County. We will continue to fight the development at the county level. This not good for our communities, this is a pandemic in itself, paving over the Chicago Southland for profit at the expense of it's citizens homes and health. Low income work is going to plague the area. Everyone that can't afford to pick up and leave will be left to fend for their lives with poverty level jobs to raise their families.

Please, village trustees, I'm begging you, vote it down tonight. Do not let these people that don't care about us destroy our community.

Turn down the zoning. I will be the first in line to eat crow and thank you for standing with the residents. You have to stop this. We're your people, not some white washed racist real estate firm from halfway across the country. In 10 years, there will be nothing sweet about my home in Homewood if this happens....

I wish I could go back, please show me I don't need that feeling. Show me exactly why I bought my home here. Show me that the people of this village mean more.

I'm begging you.

Sincerely,
David Janocha

[Sent from Yahoo Mail for iPhone](#)

Marino, Jim

From: Jeff Albrecht <jalbrech@gmail.com>
Sent: Tuesday, February 23, 2021 9:41 AM
To: PublicComments
Subject: Billboards as Part of the Calumet Country Club Redevelopment

For the proposals shown on the village website regarding CCC redevelopment, there are 4 billboards proposed on the N boundary of the property. Will the height of these billboards be controlled by the Homewood sign ordinance? Also, many communities have realized revenue via a tax on billboards. Will this be the case for Homewood?

Thank you

Sent from my iPhone

Marino, Jim

From: jenna weglarz <jweglarz09@hotmail.com>
Sent: Tuesday, February 23, 2021 2:31 AM
To: PublicComments
Subject: Public comment for the board meeting 2/23/21

Hello,

I am a resident in Homewood and I am very concerned by the agreement settlement that was made between the village and Diversified Partners. I am very concerned about the lack of answers given to us by Diversified Partners. I am very concerned about the lack of studies done on the impact of the environment; air pollution, noise pollution, water pollution and soil erosion and flooding that will happen IF this trucking company is given the green light to start construction.

Why didn't the village of Homewood demand for these studies and analysis to be done? The village can and should ask for this to occur before any development take place.

I had confidence in our village months ago to stop this atrocity. And now it seems that Homewood mayor and board have given up hope. They gave in to a settlement for what?

A berm and 60 Extra feet from the street? Compared to what the village has been bullied to give in return, this isn't a settlement. This is a violent Raping and stripping of our much needed green space. Homewood will lose almost 25% of our green space with this turned into a trucking company. 25%! This is the future we want to leave for our children? A slab of concrete. That's what Homewood will get to leave as their legacy to our future children.

We have many residents on our side who oppose this. Will the mayor and village board stand with us or against us?

Thank you,
Jenna Monaco

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Marino, Jim

From: Brenna Dyke <brennadyke0@gmail.com>
Sent: Monday, February 22, 2021 9:17 PM
To: PublicComments
Subject: Stop the trucking hub

Please do not allow the land that was formerly used as Calumet Country Club to be redeveloped into a trucking hub. There are many people who are opposed to this venture, and only ONE person who will benefit greatly from it. How can this developer guarantee this will be an improvement for this area and its residents? He cannot, and he hasn't even tried, besides making simple claims without providing evidence to prove them true. We must stop situations in which one person, who isn't even connected to this town in any way besides his investment, to degrade this community and demoralize its citizens. As a society, we must stop the more powerful, connected individuals from taking advantage of the hard-working majority who do not have the connections, power, lawyers, or money to fight them.

You know what makes a town more attractive and healthier for kids? Parks, sports fields, and lots of green space. Hundreds of trucks driving through at all hours of the day won't help the people who live here or their children. Please consider them when you make this decision.

Thank you,

A very concerned citizen

Marino, Jim

From: Myers, Eric <EMyers@ssc.edu>
Sent: Monday, February 22, 2021 11:54 AM
To: PublicComments
Subject: Public comment and question for Board Meeting 2/23/2021

My name is Eric Myers, I live at 186th st and Lyn Ct in Homewood. My family and I decided to live in Homewood over 16 years ago because of the school district and the green spaces that make Homewood special. I am very concerned about the proposed rezoning and development of the Calumet Country Club.

The type of development that is being proposed and debated does not fit with the purposes of Homewood Zoning ordinance 1.2 A. to protect and promote public health, safety, comfort, and welfare.
B. To secure adequate natural light, pure air, clean water, and privacy and safety from fire, explosion and noxious fumes and other dangers and conserve and preserve open space land which is a limited and valuable resource

This also does not fit in with Cook County land use regulations. Looking at Chapter IV land use recommendations and conclusions page 74 of the Cook County Comprehensive land use plan, it mentions that golf courses should remain as open spaces to serve the best interests of citizens of Cook County

This type of development is also not aligned with current climate plans. Open green spaces need to be protected and their value of cleaning the air and water needs to be emphasized over any monetary gains.

Why has this board been in negotiations for such development when it goes against the village ordinances, Cook County ordinances and global consensus about green spaces?

Dr. E.R. Myers

Marino, Jim

From: Cari Anderson <dcdka@yahoo.com>
Sent: Saturday, February 20, 2021 10:25 AM
To: PublicComments
Subject: Stop Rezoning of Calumet CC

Now that the Village of Hazel Crest has publicly opposed the Diversified Partners trucking distribution facility, the Village of Homewood must work jointly with Hazel Crest and Cook County to stop this project.

The Calumet Country Club should not be rezoned. It abuts residential areas in two municipalities.

Truck traffic will increase on all roads in the area negatively affecting many communities. Have you stopped to think about truck traffic making its way to Halsted to enter eastbound 80/94? There is no way to widen 171st because it travels under multiple train tracks. Have you stopped to think about danger to pedestrians and homeowners in the area?

The area centered on the Calumet Country Club is already ranked 95th percentile for traffic congestion and 76th for respiration hazard.

Village officials should take the bold move of backing out of the settlement.

At a minimum, due diligence by the Village is required. Independent impact studies need to be ordered. It would be unwise to trust the "studies" done by the developer. It is easy to manipulate statistics to conclude whatever a developer wishes to conclude. I think once independent studies are completed, you would conclude that the Diversified Partners trucking distribution facility would be a dangerous and deleterious project. In fact, the dangerousness of the project is evident through common sense alone.

Thank you,
Cari Anderson
Flossmoor, IL

Marino, Jim

From: SS Greenspace <ss4greenspace@gmail.com>
Sent: Wednesday, February 17, 2021 3:31 PM
To: PublicComments
Subject: Calumet Country Club Planning and Zoning Commission Meeting
Attachments: Questions for the Zoning Commission Hearing Part2.docx

We are submitting these questions via email, since we aren't sure that we have good information about how this process works. We've been misled about a meeting already today. Please find the questions attached from the residents and concerned parties about the rezoning application.

Thank you,
SSGOC

Marino, Jim

From: Imagine Nation <join.infound@gmail.com>
Sent: Wednesday, February 17, 2021 3:26 PM
To: PublicComments
Subject: How can you do this to us?

You're selling our souls for a buck and some stuff... Is this really all that matters to you? It feels like it doesn't even matter what we say you already have your minds made up.. Please look in to your heart and see how wrong this is.