

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY - MARCH 9, 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 7:07 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, and Trustee Jay Heiferman, with Clerk Thomas via audio conference. Trustee Larry Burnson was absent.

President Hofeld introduced staff: Village Manager Jim Marino, Police Chief Denise McGrath and Attorney Christopher Cummings were in the board room. Joining via Zoom were Director of Public Works John Schaefer and Director of Finance Dennis Bubenik 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. 23, 2021 were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$792,542.76 was presented. There were no questions from the Trustees.

A motion was made by Trustee Heiferman and seconded by Trustee Dawkins to approve the Claims List.

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

President Hofeld said two items on the list totaled 67 percent of the charges: \$303,903.11 to the City of Harvey for Lake Michigan water and \$224,031.04 for employee health insurance for March.

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

OMNIBUS AGENDA: Consider a motion to pass, approve, authorize, accept or award the items:

- A. RESOLUTION R-3077/COOK COUNTY BLOCK GRANT FUNDING: Approve a resolution supporting a request to Cook County for Community Development Block Grant funding for Program Year 2021.
- B. BID AWARD/ BUDGET AMENDMENT/ LIFT STATION PUMP REPLACEMENT: Approve a budget amendment for \$36,025 for the emergency purchase and installation of one submersible sanitary sewage pump at Lift Station #4, and award bid 20-11PW to Flow Technics, Inc. of Frankfort, IL for \$36,025.
- C. BID AWARD/STORMWATER STATION PUMP REPLACEMENT: Award bid 20-12PW to Flow Technics, Inc. of Frankfort, IL for the purchase and installation of one submersible stormwater pump at Stormwater Station #1, for \$31,125.

A motion was made by Trustee Dawkins and seconded by Trustee Roman to approve all items on the Omnibus Agenda as presented.

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

NEW BUSINESS

DISCUSSION/ LIQUOR LICENSE REQUEST/ CLASS 7B/ VIDA TACOS AT 18102 MARTIN AVE. Finance Director Bubenik explained that the previous owner was not a U.S. citizen and was not eligible for a liquor license. The business management has been reorganized and is asking for a beer and wine license. The village has one such license holder – Portillo's. Trustee Heiferman asked if the license allows Vida Tacos to have gaming machines. Attorney Cummings said under the recent change the board made, this license would be eligible for gaming machines.

A motion was made by Trustee Purcell and seconded by Trustee Roman to instruct staff to prepare an ordinance for consideration to provide Vida Tacos with a Class 7B liquor license.

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

CALUMET COUNTRY CLUB/ ZONING APPROVALS

- I. ORDINANCE M-2164: An ordinance rezoning property at 2150 175th Street, Homewood, Illinois from PL-2 Public Land and Open Space District to M-1 Limited Manufacturing District.
- II. ORDINANCE MC-1047: An ordinance amending the Homewood Zoning Ordinance Related to PUDs in the M-1 Limited Manufacturing District.
- III. ORDINANCE MC-2165: An ordinance approving a special use and granting preliminary approval for a Planned Unit Development at 2150 175th Street, Homewood, Illinois.
- IV. ORDINANCE M-2166: An ordinance adopting an amendment to the Comprehensive Plan for the Village of Homewood.

To open discussion, President Hofeld thanked members of the Planning & Zoning Commission for their efforts and former Economic Development Director Angela Mesaros who helped guide the commission through the process.

President Hofeld said members of the Village Board had reviewed the comments from commission members, as well as comments from the audience.

President Hofeld asked Attorney Cummings to give a synopsis of the PUD and the village's position. Cummings said the Village was sued by developer Walt Brown of Diversified Partners, owners of Calumet Country Club, who sought to disconnect from the Village of Homewood. If the property is disconnected, Homewood will lose control on how the property is used. In an attempt to retain at least some control, the village agreed to a settlement agreement. Negotiations were difficult because the facts leaned toward the developer's right to disconnect. With the settlement agreement, Homewood was obliged to consider the developer's request to rezone the property and approve a PUD and the preliminary plan. This process started with the Planning & Zoning Commission hearing, and final approval of the developer's plan is subject to approval by the Village Board. The Board will take action tonight.

President Hofeld said the petitioner's representatives were part of the meeting via Zoom but chose not to make a presentation. They will accept questions.

President Hofeld said in November 2020 elected officials for the Village of Hazel Crest refused to stand with Homewood, and not accept Calumet Country Club if disconnected from Homewood. He said if Hazel Crest had sided with Homewood, the rezoning issues before the board would be moot, and the settlement agreement would not have been needed.

President Hofeld said Homewood is bound by that agreement and is obligated to consider all information regarding the development, particularly findings of the Planning & Zoning Commission. Before voting, President Hofeld asked each Trustee for comments on the proposal before the Board.

Trustee Dawkins said she looked at all sides of this issue and how they will impact Homewood, especially Governors Park. Reaching a settlement with the developer was to protect Homewood. Homewood provided a fair and full hearing on his request and the P&Z Commission met more than 20 hours to consider this request. The commission unanimously voted down the proposal citing it was not compatible with nearby neighbors, adversely impact the environment and traffic patterns and the developer cannot say it would be able to protect the neighborhood and protect against a reduction in property values. The petitioner must also show that the project will do no harm to the environment. She would not be supporting the petition.

Trustee Purcell thanked the commission for their questions and concern, and Village staff for all their efforts. Homewood's planning documents never stated that a trucking company would be good for the community. The developer couldn't prove that air quality, green space, or roadways, would not have a negative effect, nor could the developer prove that it would protect public safety, health and welfare. She would not be supporting the petition. She asked the petitioner why, after having said the golf course was closed, emails have been received saying memberships were for sale for the 2021 golf season.

Trustee Washington said she reviewed the information and listened to the P&Z Commission and read through emails. She could not see from what point the developer was arguing that his plan would not have a detrimental impact on the Village. She would not be supporting the rezoning.

Trustee Roman said she reviewed the P&Z Commission meetings. She was sorry that the hearings brought out the worst in a small group of people who argued they wanted to be heard. Roman told them the commissioners were listening. She thanked those who were passionate, well-informed and respectful of the Village Board and the process. The commission is in place because they are the experts. The developer's argument that property values will not fall was erroneous. The developer ignored issues that would be detrimental to the community. Homewood's standards are in place to protect the health, safety and welfare of the community. The risk of the development greatly outweighs any benefits. She would be voting against the plan.

Trustee Heiferman said he too listened to the P&Z Commission hearings and read through citizens' comments. They were all helpful when he considered all 15 amendment standards that Trustees use to determine if a change in zoning is appropriate. He found little connection between the 15 points and the developer's answers. He would not be supporting the project.

President Hofeld asked Clerk Thomas if there were any comments received on this issue. She reported that more than 50 comments were received through the Village's website portal. The majority of those were opposed to the planned development by Walt Brown for a trucking distribution center at this site. Residents said it would destroy Homewood as they know it and asked the board to vote down the rezoning.

President Hofeld then opened the meeting for residents' comments with a limit of three-minutes per speaker. Discussion was limited to 30 minutes.

Citizen comments included:

- Questions about why the Board agreed to the settlement with the developer.
- How unfortunate it was that the Village had to face such tension and animosity.
- Asked for a review of a study on the negative effects of diesel on the brain.
- The Board should make every effort to keep the community safe and special for generations to come.
- Work to preserve green space.
- Trustees need to work with the community and not hide things from the residents.

A motion was made by Trustee Heiferman and seconded by Trustee Purcell to approve the four ordinances for rezoning the property at 2150 175th Street.

Roll Call: AYES—None; NAYS - Trustee Dawkins, Purcell, Washington, Roman, and Heiferman. Motion denied.

GENERAL BOARD DISCUSSION: Trustee Dawkins asked people to get vaccinated and share if they know when and where shots will be available. She also said the past several weeks have been very stressful for everyone. She wants Homewood residents to come together and work together for the Village we all love.

Trustee Purcell also urged residents to be vaccinated and said shots would soon be available at local pharmacies. She asked residents to remember that there are some things Board members cannot share with the public, but their work is for the good of Homewood.

Trustee Washington said she has never been prouder to be a member of the Homewood Village Board and a Homewood resident. She said she tried to be as objective as possible in listening to all sides of the issue.

Trustee Roman believes the communication between the Village and residents could be improved, but that the board was silent on some points in an effort to protect the Village, not to keep things from the residents. She believes residents should have their say but did not appreciate the intimidation tactics some used against her.

Trustee Heiferman said he will be resuming his “meet the trustee” events at the Starbucks on Harwood after taking a year off due to the pandemic.

A motion was made by Trustee Purcell and seconded by Trustee Roman to enter to Executive (closed) Session to discuss pending litigation.

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

The Board moved to Executive Session at 8:08 p.m.

The board returned to Regular Session at 8:36 p.m.

A motion was made by Trustee Purcell and seconded by Trustee Washington to adjourn the Regular Meeting of the Board of Trustees.

The meeting was adjourned by voice vote at 8:37 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk

Public Comments received prior to the Regular Board Meeting on 3/9/2021

March 5. 1:57 p.m.

My name is Rachel Lewis. I grew up in Homewood and then spent many years living in the city of Chicago. 6 years ago my husband, one year old daughter and I were looking to make a move from the north side of the city but we weren't sure where. We came up with a list of 5 non-negotiable things that we had to have wherever we moved.

- 1) diversity. We did not want to raise our children in an all white community.
- 2) walkability/ bike-ability especially to the train. Remain a one car family.
- 3) BIG OLD TREES
- 4) good schools
- 5) affordable homes with character

I didn't plan on moving to my hometown, but low and behold it was the only place that checked all of our boxes.

6 years later and we could not be happier with our choice. We live very easily as a one car family here. We bike and walk all over town and to Flossmoor. From our house we can walk to three parks, the library, train, Irwin center, Lions Club pool, downtown homewood, the farmers market, and when my kids are old enough they will ride their bikes to James Hart Jr. High.

We like it so much here that we recently purchased our second home in Homewood. It's my dream home. It's a home we told our 7 year old daughter we will be staying in. It's a home we brought our new 4 week old baby to and where we plan on being for the long haul.

If this industrial trucking hub is built none of that is true for us anymore. We are older parents and our health and family is too important to us. If this industrial monstrosity were here when we were looking 6 years ago we wouldn't have even considered Homewood.

You get to decide what the future of Homewood will be. Will it continue to be the town that attracts young families like ours who care about the environment? Or will it be a polluted deserted wasteland, a cautionary tale of what used to be. Or worse than that, a tale of what COULD have been. In spite of what the developers are saying, not everyone desires to live in the sprawl and subdivisions of Will County or Indiana. Our village is special and unique. Our towns here are small, older, established communities of neighborhoods. A large industrial facility has no place here.

On behalf of my husband, my 7 year old daughter, my 6 month old daughter, my neighbors, and the local small business that I own, we strongly oppose the rezoning of the Calumet Country Club to industrial use.

Sincerely,
Rachel Lewis

March 9. 1:17 p.m. To the Mayor and Trustees,

Please vote NO to all four of the March 9, 2021 zoning agenda items pertaining to the Calumet Country Club land.

Diversified Partner's plan is not in keeping with the Village's Comprehensive Zoning plan and would do harm to residents of the Southland. Your Planning and Zoning Commission unanimously opposed this plan.

The events of the last month show the public is vociferously opposed to Diversified Partner's plan.

The public rarely comments on the business of local government unless something goes extraordinarily awry.

Please heed the advice of the passionate and well-informed public to VOTE NO!

I believe it is not in your political interest to push a plan that is so vehemently opposed by the public and your own appointed Planning and Zoning Commission.

Thank you,
Cari Anderson, Flossmoor

March 5.2021 7:30 p.m.

The proposed rezoning of the Calumet Country Club ("CCC") is problematic for a host of reasons. However, two are most troubling and are each, individually, reason enough for this Board to vote against the proposed rezoning. Specifically, the fact that (1) this proposed rezoning is neither permitted per local ordinances OR the Village's comprehensive land use plan; and (2) any project in which Angela Mesaros has been involved MUST be fully investigated; her involvement is collectively fatal to this plan as proposed, and this Board is legally and morally compelled to vote against it.

First, and most importantly, the present CCC rezoning simply will NOT follow the local zoning ordinance as it currently stands. This is an undisputed fact. The zoning board ordinance unequivocally states that green space must be preserved. The village will lose almost 25% of its green space with this development. One-fourth of its green spaces gone with the stroke of a pen. The zoning board is legally compelled to follow the zoning ordinances put in place by the village. However, whether or not the Zoning Board properly fulfills its obligations to the Village and its residents, I implore you to correctly apply the law and your common sense at Trustees in your vote against this CCC rezoning.

Put simply, this proposed "development" (whatever it may be as that remains a mystery to everyone involved) does NOT align with the comprehensive land use plan that the village currently follows. This is absolutely not the time or the circumstances under which the Village should pretend it's hand is forced and make an amendment to this document to allow for this redevelopment. Of course, it is undisputed that the proposed rezoning flies in the face of Homewood's comprehensive land use plan - even the developer's attorneys admitted the same. In short, any questionable proposal that requires repeated amendment (and all but doing away with) land use and green space plans should speak for itself as to why the only vote here is "no".

Moreover, in light of the hot microphone incident in which Angela Mesaros suggested the use of gun violence against residents and referred to those of us involved in questioning this clearly questionable undertaking as "assholes", I also urge you to halt any projects involving Angela Mesaros - including, specifically, with regard to the CCC redevelopment, until a full investigation and appropriate personnel action has been completed. Her words to incite violence onto the residents who want their voices heard is reprehensible, inexcusable, and, frankly, utterly disturbing. Based on her own words and attitude (suggesting she would shoot residents of this Village, among other pleasantries), it is impossible for any reasonable or sensible person to feel that Ms. Mesaros has been working in the best interests of the village and its residents especially after she called the residents expletives. She needs to be immediately fired or needs to be asked for her resignation. Of course, the same goes for Napoleon Haney who suggested using the police force to scare and silence residents from speaking. The lack of action on the village manager, village president and by the trustees is appalling and the silence remains deafening.

Action needs to be taken now in regards to these two employees and apologies must be made by the rest involved. This would show the community good faith that you care what they have to say and you are

listening to them.

I want you to listen to us as residents. I want you to do what your job and do what the residents want not what you want. We want you to vote no to the rezoning. Residents OVERWHELMINGLY do not want the Calumet Country Club redeveloped into a trucking company - not even with empty promises of a berm and additional set-back from the street. I am not opposed to a redevelopment of the area but an industrial area is not what I want for my community. It isn't what ANY of us want for our community. It should never be what YOU want for our community. Vote no.

Thank you for your time,

Linda Crabtree

March 6, 2021. 9:15 a.m.

The proposed rezoning of the Calumet Country Club ("CCC") is problematic for a host of reasons. However, two are most troubling and are each, individually, reason enough for this Board to vote against the proposed rezoning. Specifically, the fact that (1) this proposed rezoning is neither permitted per local ordinances OR the Village's comprehensive land use plan; and (2) any project in which Angela Mesaros has been involved MUST be fully investigated; her involvement is collectively fatal to this plan as proposed, and this Board is legally and morally compelled to vote against it.

First, and most importantly, the present CCC rezoning simply will NOT follow the local zoning ordinance as it currently stands. This is an undisputed fact. The zoning board ordinance unequivocally states that green space must be preserved. The village will lose almost 25% of its green space with this development. One-fourth of its green spaces gone with the stroke of a pen. The zoning board is legally compelled to follow the zoning ordinances put in place by the village. However, whether or not the Zoning Board properly fulfills its obligations to the Village and its residents, I implore you to correctly apply the law and your common sense at Trustees in your vote against this CCC rezoning.

Put simply, this proposed "development" (whatever it may be as that remains a mystery to everyone involved) does NOT align with the comprehensive land use plan that the village currently follows. This is absolutely not the time or the circumstances under which the Village should pretend it's hand is forced and make an amendment to this document to allow for this redevelopment. Of course, it is undisputed that the proposed rezoning flies in the face of Homewood's comprehensive land use plan - even the developer's attorneys admitted the same. In short, any questionable proposal that requires repeated amendment (and all but doing away with) land use and green space plans should speak for itself as to why the only vote here is "no".

Moreover, in light of the hot microphone incident in which Angela Mesaros suggested the use of gun violence against residents and referred to those of us involved in questioning this clearly questionable undertaking as "assholes", I also urge you to halt any projects involving Angela Mesaros - including, specifically, with regard to the CCC redevelopment, until a full investigation and appropriate personnel action has been completed. Her words to incite violence onto the residents who want their voices heard is reprehensible, inexcusable, and, frankly, utterly disturbing. Based on her own words and attitude (suggesting she would shoot residents of this Village, among other pleasantries), it is impossible for any reasonable or sensible person to feel that Ms. Mesaros has been working in the best interests of the village and its residents especially after she called the residents expletives. She needs to be immediately fired or needs to be asked for her resignation. Of course, the same goes for Napoleon Haney who suggested using the police force to scare and silence residents from speaking. The lack of action on the village manager, village president and by the trustees is appalling and the silence remains deafening.

Action needs to be taken now in regards to these two employees and apologies must be made by the rest involved. This would show the community good faith that you care what they have to say and you are listening to them.

I want you to listen to us as residents. I want you to do what your job and do what the residents want not what you want. We want you to vote no to the rezoning. Residents OVERWHELMINGLY do not want the Calumet Country Club redeveloped into a trucking company - not even with empty promises of a berm and additional set-back from the street. I am not opposed to a redevelopment of the area but an industrial area is not what I want for my community. It isn't what ANY of us want for our community. It should never be what YOU want for our community. Vote no.

Thank you for your time,

Linda Crabtree

March 3, 2021. 5:30 p.m.

Dear Trustee Thomas,

In listening to the Zoning Board meeting the point that stands out to me is this. Diversified partners bought a property that is and has for a long time been zoned as public open space. They knew that when they purchased the property. Apparently, they never had any intention of utilizing this property in accordance with its designated zoning. They also indicate that they have abandoned usages which might have been more acceptable to Village residents because they can't find developers who will participate in those usages. Therefore, they want the Village to rezone the area so that they can develop the property in a manner that will allow them to profit from their purchase. If this property is rezoned, return to public open space will no longer be practical. Diversified partners has not shown any significant concrete benefits to the Village from their proposed development, but does demonstrate significant detriments. So my question is, "Why would the residents, the Zoning Board, or the Village Board consent to this change simply to mitigate Diversified's bad business decision. Reneging on any prior agreements may cost the Village some cash, but a lot less than what this development will cost us in the long run. Since Hazel Crest has indicated they won't support this development Diversified doesn't really have any leverage anymore.

Chuck Lawrence

March 8, 2021. 4:37 p.m.

Reference Board Meeting Comments for 3/9/21

The rezoning application requires a plat of survey to be submitted by the applicant. I have detected several inconsistencies in the plat of survey provided in both the drawing and the legal description. I believe the applicant should be held to the same standard as we expect from other members of the community in that all documentation must be correct before the Village proceeds with consideration of the application. I am not sure how we can rezone an ambiguous description.

Jeffrey C. Albrecht
Resident

March 4, 8:57 p.m.
Good evening Zoning Board,

I would like to thank you for digging further into the Developers proposed plans for the rezoning of the Calumet Country Club tonight!

I have heard more information this evening that makes me 100% sure that this Developer and this proposed development is not right for Homewood.. Their answers are shifty and that is no doubt purposeful! They either don't know and will sell us out to the highest bidder, or they do know, but know we would certainly not like what we hear, and so they skirt on real answers. Their plans lack any real cohesiveness and I believe that is because they will see what they can get on the open market once we approve the zoning!

I think we have plenty of examples of how wrong this can go to say no! I sincerely believe we can find a Developer with a plan better suited to our community! I ask that you vote no to this zoning and let some things fall in place.. We DO NOT have to agree to their demands! Taking and offering really nothing in return!

You have the support of your residents to vote No! Please vote No!

Sincerely,

Juanita McWilliams

March 4, 2021. 9 a.m
Good Morning,

First, I'd like to thank the village of Homewood for letting our residents make their voices heard during this contentious time. The village has done a great job developing the downtown area and bringing in other business on Halsted which as a life long resident I appreciate.

I'd like to voice my opposition to the redevelopment of Calumet Country Club for the numerous reasons you've likely heard: air and noise pollution, increased traffic(especially at the train station), the decrease of property value, the destruction of beautiful green space and the overall unsightly appearance. I grow concerned about developing this space without a buyer, which I understand is an industry standard but we've developed before without a buyer like behind Home Depot which still isn't full.

I know you love this village just as much as I do and I urge you to vote no on this redevelopment.

Thanks for your time.

Valerie F.
Downtown Homewood Resident

March 4, 2021. 1:44 p.m.

My name is Katie Gunter and my family moved to Homewood from Chicago in this last year. In the last few years the Village of Homewood has put out an entire campaign to entice Chicagoans to consider relocating to Homewood. There were videos, there was a podcast, and advertisements on the CTA. Making this Zoning change and turning one of Homewood's green spaces into an Industrial Park, and the many

negative implications on quality of life that it potentially brings, is not the way to entice more people and families to want to call Homewood home. My husband and I are very much opposed to the re-zoning of the Calumet Country Club.

Thank you,

Katie Gunter

March 4, 2021. 3:16 p.m

To: Homewood - Planning Zoning Commission

We moved to Homewood six years ago after living in Blue Island for 65 years.

We disagree and do not support converting the Calumet Country Club into an industrial park.

We want to keep Homewood a clean green community and not see it welcome businesses that will destroy the environment and negatively impact the health and quality of life of the families that live within the community.

Thank you,

Vincent & Paulette Arredondo

March 4, 2021. 11:35 a.m.

Dear Officials,

First of all, thank you for all the good and hard work you do for the Village of Homewood.

However, I have little doubt that the proposed truck distribution center, to be built at the picturesque Calumet Country Club, could not be more wrong-headed and is certain to be damaging to residents, our community, and the environment.

I am 58 and have lived in Homewood for 52 of those years. Yes, I am old enough to remember Southgate's Ben Franklin, where my best friend and I would buy our "penny candy", the Snack Shack, which used to be where Cilantro is now, Cal's Roast Beef, the A&P (now Walt's), J&B Pizza, Poppin' Fresh Pies (where I worked as a waitress at 16), Irwin Publishing, and of course the original Aurelio's near Ridge and Harwood, where my brother, Scott, was a pizza delivery boy for the "original Joe".

I went to Churchill, James Hart, and H-F. I participated wholeheartedly and for many years in Homewood Softball, as well as in the H-F Park District's girls' basketball and volleyball programs. My family were also members at Calumet Country Club where I learned to play golf, often riding my bike all the way from Riegel Manor to practice there. My mom won the Ladies' Championship at Calumet one year in a dramatic sudden-death upset. Our H-F Girls' Golf team was able to play there a few times, and my senior year we won the team state championship, escorted down Kedzie back to the high school by blaring Homewood and Flossmoor firetrucks. I went on to play at the University of Illinois on a golf scholarship. Scott, who also perfected his game at Calumet, was the Illinois individual state champion his junior year and went on to play at the University of Florida.

As a divorcee, I raised my daughter, Clare, for the most part as a single parent. We lived for many years quite happily on Ridge Road, with our beloved Golden Retriever Nessie and cat Ethel. My mom stayed with us there some too after my dad died. Our home was wonderfully in walking distance of Izaak Walton; I must have walked those trails with my Nessie 1,000 times. I volunteered at my

former Homewood church, coached several years for Homewood softball, and coached golf a few years at H-F.

My daughter also eventually went to H-F. Although nervous about the academic challenges she might face at the Big Ten school she went on to attend, H-F had prepared her extremely well--and she excelled in college.

I had started my professional career working for Richard D. Irwin, then in Homewood. Unfortunately, over 30 years later and while working at the University of Chicago, I became quite ill. I had to sell our lovely home on Ridge and leave the area for a few years.

In November of 2019, I moved back to Homewood and its comforts, purchasing a manageable home in the Governor's Park area. I missed my community--Izaak Walton, our great library, the many people I still knew in town, including my sister. I was aware of the potential Calumet Country Club development, and it gave me quite a bit of pause when deciding to buy my current home. However, I didn't see how the development made any logistical sense whatsoever and truly believed that our local officials, or even state leaders, would somehow not allow a truck distribution center to be packed into the middle of a bunch of neighborhoods.

Perhaps there are potential benefits of such a development for some, but this is my story. And I feel betrayed by the community I lived in and gave back to for so long. Due to my health issues, I have experienced some financial hardship and am now only able to work part-time. My home on Hillside Avenue, surrounded by the best neighbors I've ever had, is really my only substantial investment. While I heard one official declare there is no statistical evidence home values will decline in Homewood, I would like to suggest the use of common sense. And, I would further like to suggest that, even this possibility, is a very big deal for some.

Why, when we have such a great, diverse community now, are some continually fueled by "more". More development. More tax money. More greed.

We are in the midst of a global climate crisis that is not fake, but very real. The trees and environment at Calumet Country Club matter. To our community. To the region. To the world. To say they do not, is akin to not voting in an election because you feel your vote doesn't matter. These trees matter. Our quality of life and the air we breath matter. (In fact, one of my less-severe medical issues is asthma.) Our childrens' futures matter.

As a longtime, contributing resident, I feel like you have put one very wealthy gentleman from Arizona ahead of me and my many Homewood-Flossmoor neighbors and friends. Indeed, I have not found a single Homewood or Flossmoor resident who supports this truck center debacle.

I will leave Homewood if this development goes through. And this time, I would not come back.

Please, do everything in your power to stop this. And let us know what we as a community can do as well. Let's get on the same side of this extremely critical issue.

Regards,
Jill Ittersagen

March 4, 2021. 3:59 p.m.

My name is Roxanne Prado Nicastro and I am a resident of Homewood, Illinois. I grew up in Chicago but my husband grew up in the south suburbs. When my husband and I were looking to purchase a home, we looked in Homewood, Flossmoor, Chicago and other surrounding suburbs. However, we were drawn to Homewood and purchased our house in 2007.

Shortly after moving in, I logged on to the Village of Homewood's website and discovered the comprehensive plan. I was really impressed. I was thrilled to see the village wanting to develop their

downtown area. What I did not see was language speaking to an industrial area. This was not part of their intended design. Over the years, I have seen businesses opening up in downtown Homewood. I have seen modifications made to the downtown area. I was loving my town.

Next, the Village implemented a marketing plan to bring young families and diversity to Homewood. How refreshing. I, again, was on board. I watched many new families move in. My husband and I had our own family. We had a daughter. She began to make friends, good friends, friends we believe she will have for a lifetime. My husband and I also developed friendships. Friends that we now consider family. These relationships form because the people that live in Homewood want a community, they want a closeness. You can't find this in other villages but you can find it here, in Homewood.

My husband and I bought a second house in Homewood. This house happens to be in the Governors Park area. My mother, who lived in Chicago, moved into that house. I wanted to get her away from the environment she was living in as it was unsafe. Here, she can become part of the community. She can get to know her neighbors. She can walk her neighborhood and feel safe.

Then I heard about the purchase of Calumet Country Club. I heard about the plan to develop this site into an industrial park. I was disheartened. I was confused. Why would Homewood spend years developing and implementing their comprehensive plan as well as develop marketing strategies to attract new families only to destroy all of it by rezoning the CCC?

What you have to understand about Homewood and those that live here is that we are a COMMUNITY, truly. We want the best for our community.

During COVID, our Community grew stronger. We made it a priority to support those downtown businesses. The retail shops, the restaurants because we want them here. We want them to make it through this pandemic. We reached out more to our neighbors and we got to know some that we hadn't known before. We became a closer community.

During the recent snowfall and in those past, I see neighbors shoveling each others sidewalks and driveways. Neighbors come together to help each other. I see this every year. We help one another because we care. These actions better and strengthen our community.

How will rezoning the CCC contribute to our community? It won't. If you rezone, you will destroy everything that has been achieved. You will destroy this community.

Yes, I worry about the toxins that will be in the air due to this development.

Yes, I am concerned at the loss of greenspace.

Yes, I am concerned for the health of those that live here.

Yes, I am concerned over the additional traffic.

Yes, I am concerned for the general safety to those that live here.

There are too many hazards. Too many concerns. This industrial park is NOT Homewood.

Please keep my family and my community safe.

Please do not rezone.

Thank you for your consideration.

Roxanne Prado Nicastro

March 4, 12:43 p.m.

My name is Rachel Lewis. I grew up in Homewood and then spent many years living in the city of Chicago. 6 years ago my husband, one year old daughter and I were looking to make a move from the north side of the city but we weren't sure where. After looking we came up with a list of 5 non negotiable things that we had to have wherever we moved.

- 1) diversity. We did not want to raise our children in an all white community.
- 2) walkability/ bike-ability especially to the train. Remain a one car family.
- 3) BIG OLD TREES
- 4) good schools
- 5) affordable homes with character

I didn't plan on moving to my hometown, but low and behold it was the only place that checked all of our boxes.

6 years later and we could not be happier with our choice. We live very easily as a one car family here. We bike and walk all over town and to Flossmoor. From our house we can walk to three parks, the library, train, Irwin center, Lions Club pool, downtown homewood, the farmers market, and when my kids are old enough they will ride their bikes to James Hart Jr. High.

We like it so much here that we recently purchased our second home in Homewood. It's my dream home. It's a home we told our 7 year old daughter we will be staying in. It's a home we brought our new 4 week old baby to and where we plan on being for the long haul.

If this industrial trucking hub is built none of that is true for us anymore. We are older parents and our health and family is too important to us. If this industrial monstrosity were here when we were looking 6 years ago we wouldn't have even considered living here.

You get to decide what the future of Homewood will be. Will it continue to be the town that attracts young families like ours who care about the environment? Or will it be a polluted deserted wasteland, a cautionary tale of what used to be. Or worse than that, a tale of what COULD have been. Not everyone wants to live in the sprawl and subdivisions of Will County or Indiana. Our village is special and unique. Our towns here are small, older established communities of neighborhoods. A large industrial facility has no place here.

On behalf of my husband, my 7 year old daughter, my 6 month old daughter, my neighbors, and the local small business that I own, we strongly oppose the rezoning of the Calumet Country Club to industrial use.

Sincerely,
Rachel Lewis

March 4, 2021. 8:55 a.m.

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.

Say NO!

Respectfully,

Kim Nolen

March 8, 2021. 2:51 p.m.

To Homewood's Representatives:

Thank you for the opportunity to share my thoughts about the future of our Tree City Village of Homewood and surrounding areas.

I am a Homewood resident. I moved here from Lansing, IL, when my son was 4. I moved here for this community's schools, youth sports, parks, diversity, and proximity to transportation to the Loop. My husband (who lived in Palatine before we married) and I spend our money locally, almost exclusively. We buy our groceries and household needs at Walt's, eat at Homewood and Flossmoor restaurants, purchase appliances at Lorenz, donate to local nonprofits, and in all other possible ways, **we keep our money local.**

My husband and I had hoped to retire to a downtown Homewood condo close to the Metra station. We had planned to gift our son and his life partner our Southgate home so they could enjoy raising their future family in this great community. That plan will change if Calumet Country Club is rezoned for an industrial purpose or if in any other way CCC is used primarily for profit instead of the people who currently live in southland.

Additionally, my 85 year old dad, two sisters, brother-in-law, 3 adult nephews and niece also live in Homewood and Flossmoor and they too spend their money locally. My son's life partner's parents are Flossmoor residents--both physicians. Guess what. They spend their money locally too.

Proudly, collectively, we are a family of well-educated believers of SCIENCE. Unfortunately, fourteen of us have **asthma and other lung issues. None of us will not stay here if CCC is rezoned for industrial purposes or if CCC is in any way converted to a profit-first/people-second atmosphere.** That's a lot of green (\$\$\$\$) that HF will lose if CCC is turned into anything other than a sustainable, environment-friendly area.

Do the right thing. **Keep our southland GREEN!**

Respectfully,
Pat Frederickson
Homewood resident

March 9, 2021. 10:06 a.m.

My name is Peg Boivin and I have lived in Homewood for over 60 years. Over the years I have seen many changes, some I liked and some I didn't. But, nevertheless, change is necessary. When I moved to Homewood it was farmland from Sacramento to Governors Highway north of 183rd St. It was farmland from 183rd south to Flossmoor Road and more from Kedzie to Governors Highway. Now it is something else. In making the changes the village

officials did what was needed in order to continue to grow, HOMES AND SMALL BUSINESSES. I don't see that happening with the CCC property. I would ask the board to step back a bit, get in-depth answers from the developers and continue the long-term policy of the village to look to the future for what is best for Homewood, not others. The residents are owed nothing less.

Peg Boivin,

March 4, 2021. 9:40 a.m.

Dear members of the Homewood planning and zoning commission,

I am writing today as a resident of Homewood to encourage you to not support rezoning the property formerly known as the Calumet Country Club from PL-2 public land and open space to the M-1 limited manufacturing zoning district.

I believe that this rezoning would only hurt our community, creating an immense amount of new traffic and pollution, and make our streets less safe for our children. As a family who lives on Riegel Rd, one of the main thoroughfares in town, I am especially concerned about what having large semi trucks rolling through 24/7 will do to our quality of life for us and other property owners on these types of streets. I already see a number of these trucks roll by my house on their way to I-80/94, and can only imagine what will happen if rezoning is allowed to take place.

The citizens of this community are united in opposition to this rezoning. We care about this town and keeping it a place where we want to raise our children. Since moving our family here in 2013, I have encouraged so many friends and coworkers to consider Homewood as a possible future home. If a large manufacturing zone is developed in the middle of our residential area, I don't believe I will be doing so in the future.

Please add my name to the list of residents who gave hours of comments yesterday opposed to the rezoning.

Sincerely,
Rebecca Popelka

March 8, 2021. 11:17 a.m.

Dear Mayor Hofeld, Manager Marino, and Trustees,

We are very eager for your vote on Tuesday. We know you have been paying attention to all of the resident questions and comments, as well as questions and comments from your own Planning and Zoning Commission - and most importantly, their unanimous vote against rezoning. I know the situation is concerning on many fronts. But with all of us working together, we will be able to get the best possible land use on the CCC property for the community residents and the Village.

A colleague who works with Chicago Openlands just alerted me to this article, talking about the reality of a federally mandated and funded Civilian Climate Corps. The article includes this exciting section:

"Another difference: cities and suburbs could be major work sites this time around. Openlands, a Chicago-based nonprofit that collaborated with Durbin on his plan, has drawn up a list of project categories, including brownfield remediation, the greening of schoolyards, the repair of biking and walking trails, and the planting of urban vegetable gardens and orchards. Senator Bob Casey, a Democrat of Pennsylvania with his own C.C.C. proposal in the works, imagines a corps that would build and

improve parks in green-starved inner-city neighborhoods and reverse the loss of tree canopy that has made cities especially vulnerable to global warming."

If this land is publicly owned in the near future, I expect we could benefit from these resources!

I am eager to see our group's organizers and residents work with you on the best use for this land. Please stand with us on Tuesday night!

Sincerely,
R. Erika Schafer

March 4, 2021. 8:18 p.m

Village Board Members,

As a 26 year, lifelong resident and taxpayer in the Village of Homewood, I encourage you all to Vote NO against approving the zoning ordinance changes and Comprehensive Plan changes, as requested. The public comments, questions, and disapproval of this proposal is apparent by the involvement in the Planning and Zoning Committee hearings thus far, as well as questions and statements posed via Zoom, Social Media platforms, or in-person. I was born and raised in the Governors Park subdivision, 2 blocks away from the proposed development. I fear for the health of the children and adults of our community should this proposal and design come to fruition.

I do not think it is good precedent to allow a developer to bully the Village into rezoning classified land to their benefit; the zoning of this land was known and available to the developer prior to the land purchase and the Village should not be succumbing to proposals they publicly claim they are against. Additionally, the Village should not be subsidizing the bottom line of Diversified Partners via TIF incentives. Although the alternatives to the settlement are not guaranteed wins for our town, I'd rather this village and community fight for what is right and form strong partnerships with our neighboring communities to block this developer's proposal via any and every avenue.

I graciously appreciate those of you that volunteer your time on the Board, but need to express my disappointment in the poor mannerisms and inexcusable remarks expressed by some of the Board members and Village Staff at previous meetings. I know this is taxing on you all, however, it is also taxing on the residents who are participating in the democratic process.

The public is watching, engaged, and unsatisfied with this developer's proposal, and I am hoping your vote against this will be a true reflection of our Village residents' voices (including my own).

Thank you,

Kevin Noe

March 9, 2021. 2:58 p.m.

Good afternoon- I would like to express my opinion and desire for the Village of Homewood and its elected officials and employees to protect as much of the openlands, trees and beautiful fresh air and property of the Calumet Country Club as possible.

Thank you
Janet Hernandez

March 9, 2021. 2:14 p.m.

Reference the storm sewer easement granted to Homewood on the CCC property in 1995 to relieve the Governors Park flooding and which remains in effect as of today—

Two of the four site plans submitted by the applicant involve building on top of this easement and one involves relocation of the easement.

It is ambiguous as to whether approval of the infringing site plans also implies approval of this infringement. The legality of the easement arrangement, as agreed to by both parties in 1995, calls for Homewood approval of any such modification as shown in several of the site plans.

Thank you for allowing me to submit this comment.

J Albrecht

March 7, 2021. 2:32 p.m.

Message submitted from the <Homewood, IL> website.

Site Visitor Name: Jeffrey Albrecht

Site Visitor Email:

Trustee Thomas

As concerned Homewood residents, my wife and I attended every Planning and Zoning Commission meeting over the last several weeks in reference to the re-zoning of Calumet Country Club. I would once again like to point out, as I did in one of the meetings, that there is an error in the legal description of the property as presented to the Village by WE Ventures. This error has been confirmed by several of my acquaintances with experience in real estate.

Without legal experience, I cannot answer for the gravity of this error but I would think that it is the responsibility of those approaching the Village for issues such as re-zoning to represent themselves properly and not request the Village to act on a "clouded" title. I would also think this could impact other agreement that the Village has made, or will make, with the current owner of the property.

Thank you for your consideration of this information and thank you for your work to keep us proud of the Village where we have resided for over 40 years..

Jeffrey and Julie Albrecht

March 9, 2021. 11:23 a.m.

Mayor Hofeld and Trustees:

I greatly appreciate everything you do for Homewood. I truly believe you want what's best for the village.

Unless you are absolutely certain that approving the CCC redevelopment would be a disaster for the village, I urge you to do everything in your power to try to stop it.

Residents will forgive you if you try and fail. But you will not be given the benefit of the doubt if you don't at least try.

Lots of people are ready and willing to pitch in. But you need to reach out, ask for help, and accept it. You need to be willing to give up some control.

And you need to do a much better job of communicating.

There's a ton of talent and passion in this community. It would be a shame if you did not take advantage of it now, when we need it most.

Dan Riney
Homewood resident since 2006

March 9, 2021. 2:24 p.m.

Dear Homewood Board of Trustees:

Thank you for the opportunity to comment. I've spent most of my life as a resident in Homewood's Ravisloe community. It is my belief that Homewood's green spaces fostered my love of nature, shaping my current career path in environmental science. **I am voicing objection to the request to rezone the former Calumet Country Club from PL-2 to M-1.** Our Village is at a crossroads, and should this site be developed into a distribution center, the impacts on our community will be damaging and irreversible.

According to a 2019 report, green space in the United States is lost to roads, parking lots, distribution centers, and other developments at a rate of a football field every 30 seconds (Theobald, 2019). In almost every case, this green space is never replaced. Bearing this in mind, properties such as the former Calumet Country Club are an increasingly rare and irreplaceable asset to our community. The expansive vegetation on this property absorbs noise and air pollutants from the adjacent tri-state tollway, maintaining the health and well-being of thousands. The permeable soil captures rainfall, which keeps our water clean and our homes and infrastructure safe from flooding. Old growth trees provide homes for wildlife and shelter us from the increasingly hazardous impacts of the urban heat island effect. This green space and its century old trees are a life insurance policy for our community. Scientifically speaking, the environmental goods and services provided by this green space cannot be replaced by even the most advanced berm or stormwater treatment measures.

Homewood residents have made their stance on this matter clear, and I urge Homewood's leadership to do everything within their power to represent them and stop this development. The need for trucking distribution centers may come and go with new innovations, but we will never be able to put century old trees back into the landscape should we decide to remove them for this purpose. Try as we might to mitigate the loss of these trees, nature rebuilds itself over the span of human lifetimes. It will be decades before any newly planted trees provide even a fraction of the environmental goods and services of the trees we will lose. Therefore, this decision is irreversible, and the ramifications will be felt for generations. So, before we walk through this one-way gate, I'd like to pose a question to Homewood leadership: what Homewood do you want to leave behind? Will residents in 2100 reap the benefits of thousands of trees standing the test of time, providing an opportunity to reflect on our Village's humble beginnings in 1893? Or will future residents be addressing years of environmental impacts from an

industrial trucking site because it was economically beneficial, however briefly, in the 2020s? Your actions on this matter are building one of these futures, and for better or worse, it will be your legacy. **I implore leadership to consider the irrevocable impacts of this decision and act as stewards of the long-term of our Village.**

Sincerely,
Renee Albrecht

On Thursday, March 4, 2021, 07:36:42 PM CST, Kristy Bakes wrote:

These guys act like they're doing is favors? They don't know where they'll put contaminated soil, costs, constant clean up on these sights. Constant. IF the zoning is in place. How about now? Put in the cost and effort and get all the tests now DP so that the village can have fact based conclusions! . you have no idea if you're gonna have to haul away 30,000,000 in dirt? Healthy trees.. ookk. How?

On Thursday, March 4, 2021, 07:33:25 PM CST, Kristy Bakes > wrote:

Yeah let's build the berm from arsenic! No of course they didn't do is test They'll test it After rezoning?? Yeah put it in the pond and across from the neighbors. How about fresh dirt?

On Thursday, March 4, 2021, 07:31:53 PM CST, Kristy Bakes < > wrote:

Please respond so I know these are received thank you! Kristy

On Thursday, March 4, 2021, 07:20:54 PM CST, Kristy Bakes < > wrote:

How many feet from the houses off 355 etc and are they truck hubs or just industrial. Big difference. No study on values or light or noise or environmental. Poor recommendation from tollway and residents! And hopefully our village and HC IL. They have no studies. No answers. We are playing lawyer judge and jury for this Walt Brown . It's green, get used to a high quality greenspace or the project is dead". Literally death on our hands. The is nothing favorable as We All know. This has turned our town upside down and needs to go , he hasn't even started yet. The risk of accident is high. Do they have an environmental clean up they work with? Clean Harbors.. or ? do they even know they'll need that. What kinds of things will be done to dredge the basins from regular truck run off let alone an accident, spill etc? They've Never done this before and therefore the sights in other towns aren't comparable. Kristy Reardon

On Tuesday, February 23, 2021, 04:01:52 PM CST, Kristy Bakes > wrote:

Correction: 1/3 of our population

On Tuesday, February 23, 2021, 03:59:59 PM CST, Kristy Bakes > 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

March 4, 2021. 7:44 p.m.

Also Fred, why has Walt Brown on a personal FB comment tell Marcia Hollis that if it's in HC they/ we get no berms or setbacks. It's cause they are only giving us provisions cause we're insisting. They are giving us crumbs. They already Said that if we don't do it HC will get nada in compromise. Good faith my butt. Ok . They're doing it cause we're asking and asking not cause they're offering . We know this which is part of why we Were Even considering keeping it. They have no docs! And if they do it's form some other company right?

Kristy Bakes

March 4, 2021. 7:38 p.m.

Great Mario! Can and Will! Partnership? Or Coercion .

Kristy Bakes

March 4, 2021. 7:31 p.m. What master plan? You've never done this DP and don't even know what you're talking about . They are gonna get all those tests on us guinea pigs. Once it's done they aren't gonna just shut it down when somethings not right. We can get on the map and improve the south side so much! Can you even believe this was sold out from under you? What a pain and expense those local individuals and businesses created here!

Kristy Bakes

March 9, 2021. 11:15 a.m.

I have lived in Homewood over 30 years with my husband, Michael Hoffman. We have both found Homewood to be an ideally diverse community with engaged residents who look out for

one another through simple tasks such as shoveling snow on common area sidewalks, helping pet owners recover lost pets and assisting one another to find goods and services through local tradespeople, delicious restaurants and wonderful locally-owned shops.

I personally am against rezoning the property associated with Calumet Country club to allow for the placement of a major truck depot that would increase traffic, intensify air pollution and potentially add to the flooding problems of the large residential area just across the street. I urge our village trustees to vote against changing the use of the Calumet Country Club property to a truck depot.

Thank you.
Bernadette Wiscons

March 9, 2021. 2:30 p.m. Good Afternoon,

I hope this finds you well.

I am reaching out to express my earnest request that the property which was formerly the Calumet Country Club **NOT** be rezoned.

This space is a beautiful green area, which would be best put to use as a public space. With a little effort, it could even become one of the best park areas in the area. Add a playground or two, some picnic benches. and you'd have a beautiful area which could be used for all kinds of events.

I grew up in this town, and I have just moved home so my daughter can grow up here, as well.

We are a Tree City. Please do not allow the death and removal of so many trees.

Thank you for your consideration.

Sincerely,

Margaret Dye

March 9, 2021. 2:10 p.m.

Dear Trustees and village officials,

Tonight is a big night for our village. While I maintain my opposition to the development, I also understand there are many intricacies to this settlement. I hope that all of you publicly oppose this development. I hope that if you don't publicly oppose this for the sake of the settlement that we can figure out a way to move away from dealings with Diversified Partners, W & E Ventures, Walt Brown, Jr., and Elliot Lewis.

I would like to apologize for every community member that has attacked, name-called, spoke out of line, acted in a disrespectful manner towards everyone that is a village official and those that are no longer with the village. Emotions are high but it does not excuse personal attacks on anyone. We are all hurting right now, so I hope we can eventually rebuild some trust.

I strongly believe that if this project goes through we will be paying for the horizontal work and be back to this process once a buyer is procured. We can't put the trees back. I don't want to keep the country club.

I'm not even sold on a completely green space that doesn't have some sort of tax generation as I feel that will hurt Hazel Crest schools more than it will hurt the village of Homewood. I am not for more concrete, more trucks, more traffic, more pollution.

Please "Think Homewood" and think about the entire south suburbs when you vote tonight.

Thank you,

Laura Pagel-Straton

March 3, 2021. 5:12 p.m.

Message submitted from the <Homewood, IL> website.

Site Visitor Name: Sara Victoria Dobrinski

Site Visitor Email:

Hello Mrs. Thomas,

I would like my voice to be heard and recorded as a Homewood resident. I do not want the old Calumet Country Club to be rezoned and turned into a truck yard. This would negatively impact our beautiful community in so many ways. Please listen to the people of this town and do not let this happen.

Respectfully,

Sara Dobrinski

March 7, 2021. 11:20 p.m.

To the trustees and important officials of Homewood,

I write tonight not to rabble-rouse, nor instigate. I write simply to express an opinion, couched in history and humanity.

My parents grew up on the south side of Chicago (near "Pill Hill"). When they got married, my mother suggested they live downtown. After my father was done laughing his rear-end off... he suggested the south suburbs. Their first apartment was in Lansing. In 1981, they had me. And moved to Country Club Hills. When I turned 5, my folks sold their home and moved to Homewood — because they'd heard good things about the school system and wanted me to enjoy the opportunities to come from it. They remain at 191st and Center Ave.

I went to Churchill starting in Kindergarten. I went to James Hart, where I'd come to meet my lifelong best friends Matt Wright and Kyle Gnepper. I went to HF. I was in Panther and then Viking Choir. I sang in the barbershop quartet. I found a home in the art program under Dean Auriemma; who took my "all honors and AP" schedule and forced me to see that my future would be in the arts.

I decided I'd had enough of Homewood after graduation in 2000. I went to the Herron School of Art at IUPUI (in Indianapolis, IN). I met my now wife, Kathy. On our VERY FIRST DATE I told her 3 very important things: that I was Jewish, a nerd, and more than likely going to move back to Homewood when I was done with college. She paused only for a moment before telling me point blank: "I'd convert. I'm a nerd. And I love the Cubs."

I stuck around Indianapolis for a few years after graduation at IUPUI, until the job market dried up. Knowing opportunity was calling me home, I moved back to Homewood in 2007. January 1st, in fact. For a few years, Kathy and I shared an apartment with Kyle (yes, my still-best-friend-since sixth grade) in

Richton Park (it was train-adjacent and affordable enough). In 2009 Kathy and I got married. In 2010 we moved to Glenwood Estates — because we literally lost 4 bids in a row on homes in Homewood. Go figure. In 2012 our first son was born. Bennett Reed. In 2016, our second son was born. Colton Mikel. And in 2018 our third son was born. Alec Jareth. And if my name rings a few bells? I was the artist behind the comic incarnation of "Think Homewood", which as I hope you recall... garnered us national recognition, and a handful of amazing new residents who were woo'd into town by way of the light chuckle and well crafted campaign (a mighty tip of the cap of course to MJ Maharry who had the concept and forged the project with me line-by-line. I've long held out hope one day for a sequel campaign.

Why waste so many words on my personal history? Because I can't find a clearer way to explain to you how dear Homewood is to me. In 2 weeks? I'm closing on the sale of my home in Glenwood Estates (knock on wood, it's been a LONG process). And shortly thereafter? We're moving. Into Homewood proper. Right by James Hart in fact. Down the street from friends like Meredith Thetford. Down the block from Evelyn Bogatto. And only a few short minutes away from Matt Wright; my still-best-friend since sixth grade. I forgot to mention: he came back to Homewood too, and has 2 beautiful children, who are my kid's best friends. Go figure.

I think you can understand me when I say: I appreciate the truth of the situation with Diversified. As powerful as my imagination might be? I don't believe for a second that Calumet Country Club will become some amazing greenspace. Or perfectly placed housing targeting an active senior living community. Or even an IKEA or just another retail strip mall. But what I remain steadfast in, is the believe this space should not be an industrial zone welcoming to a trucking hub, or any combination of structures that harm this town — or our neighbors. We don't need added pollution. We don't need plummeting property values. We don't need to risk the health and well being of our friends, family, and neighbors.

It is my sincere hope that all who receive this email hear the outcry of their community. Don't shrug your shoulders and say "we're making the best out of a bad situation". Don't tell us hope is lost. FIGHT FOR US. I'd sooner see this community lose a fight TRYING than put our hands down and beg "not in the face".

Heed the recommendation of your zoning board. Accept that this property should NOT be rezoned. Fight for us. Stand with us.

In other words: Think, Homewood.

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Marc Alan Fishman
