

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY APRIL 12, 2022  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the regular meeting of the Board of Trustees to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: President Hofeld led trustees in the Pledge of Allegiance.

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Lisa Purcell, Trustee Cece Belue, Trustee Karen Washington, Trustee Vivian Harris-Jones, Trustee Lauren Roman, and Trustee Jay Heiferman.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Assistant Village Manager Justine Bruno, Attorney Christopher Cummings, Director of Finance Dennis Bubenik, Director of Public Works John Schaefer, Director of Economic Development Angela Mesaros, Fire Chief Bob Grabowski and Police Chief Denise McGrath.

MINUTES: The minutes of the meeting of March 22, 2022, were presented. There were no comments or corrections.

A motion was made by Trustee Purcell and seconded by Trustee Washington to approve the minutes as presented.

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

CLAIMS LIST: The Claims List in the amount of \$1,158,498.19 was presented. There were no questions from the Trustees.

A motion was made by Trustee Washington and seconded by Trustee Harris-Jones to approve the Claims List as presented.

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

President Hofeld said three items totaled 55 percent of the Claims List: \$122,387.16 to Burns & McDonnell Engineers for work on the water source conversion project; \$260,629.23 for April health insurance for Village employees; \$265,539 payment to Washington Park Plaza under a sales tax reimbursement agreement.

HEAR FROM THE AUDIENCE: President Hofeld invited anyone in the audience to discuss any item not on the agenda. Clerk Thomas read two letters received by the Village from residents who raised concerns about the speeding on Harwood Avenue just south of 183rd Street. One writer requested a flashing light or some type of warning sign that the road curves. President Hofeld asked Public Works Director Schaefer to look into what's possible for signage there.

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

- A. M-2215/Lot Variance/2044 183rd Street: Pass an ordinance granting the property owner the ability to build a home on a vacant lot located at 2044 183rd Street in Homewood.
- B. R-3104/Agreement/Regional Transportation Authority: Authorize the Village President to enter into a technical assistance agreement with the Regional Transportation Authority for a Technical Assistance Agreement for the Homewood TOD Plan.
- C. Serial Raffle License/Queen of Hearts/Glenwood Academy: Authorize the issuance of a Serial Raffle license, subject to an approved background check, to Glenwood Academy with the following exceptions: 1) Extend the ticket sales timeframe from the 90-day maximum to 1- year maximum; 2) Waive the capped/maximum prize value of \$5,000, or allow an increase up to \$2,000,000.
- D. M-2216/Special Use/Variance/ Parking Garage/17400 Halsted: Pass an ordinance granting a special use permit and variation to allow construction of a parking deck at 17400 Halsted Street.
- E. R-3105/Class 8 Tax Incentive/17450 Halsted Street: Pass a resolution in support of a Cook County Class 8 incentive for PURPOSE Illinois 1, LLC doing business as Chick-fil-A located at 17450 Halsted Street.
- F. Budget Amendment/Waive Competitive Bidding/Emergency Sewer Repair/ Sunset Sewer & Water: Approve a budget amendment in the amount of \$33,000 for the emergency repair of a sanitary sewer; waive competitive bidding due to an emergency repair; and, authorize payment for the work performed by Sunset Sewer & Water Inc. of Frankfort, IL to repair a collapsed sanitary sewer line on Perth Avenue for an amount not to exceed \$33,000.
- G. R-3106/R-3107/R-3108/R-3109/Redevelopment Agreement/Class 8 Tax Incentives/17715- 17825 Halsted Street: Authorize the Village President to enter into a redevelopment agreement with DIKA Homewood LLC, owner of 17715 -17825 Halsted Street, for a rebate of sales tax revenues generated by the new Burlington store over a four-year period (estimated to be approximately \$200,000); and, pass four (4) separate resolutions in support of Cook County Class 8 incentives for 17715 Halsted Street, 17729 Halsted Street, 17805 Halsted Street, and 17825 Halsted Street.

President Hofeld said Item E would be voted on separately.

Before the vote, a resident at 2060-183rd Street voiced her concerns about granting a variance as stipulated in Item A. She said her yard is flooded after severe rains and is concerned any building on the now vacant lot will cause additional flooding for her. Public Works Director John Schaefer said tying the storm sewer in during construction could help alleviate some of the flooding.

Trustee Heiferman said he wants assurances the developer will be doing no harm with the development, and Trustee Purcell asked if the developer could consider some type of retention to eliminate runoff.

A motion was made by Trustee Purcell and seconded by Trustee Roman to approve the Omnibus Report Items A-B-C-D-F-G as presented.

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

During discussion on Item E, Trustee Heiferman said Chick-Fil-A should have asked for the Class 8 tax waiver when the company first came before the board. He said the business has annual revenue of \$6 million and he doesn't believe the business should be given a hardship designation for the Cook County tax waiver.

President Hofeld said the Class 8 tax designation is an Illinois leveler to keep taxes low, as compared to neighboring Indiana, and a way to keep businesses in Cook County.

A motion was made by Trustee Purcell and seconded by Trustee Harris-Jones to approve Item E as presented.

**Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, and Roman. NAYS – Heiferman. Motion carried.**

**NEW BUSINESS:** Discussion of the draft budget for FY2022-23.

Finance Director Bubenik gave an overview of the proposed \$43,346,341 budget reflecting a three percent increase over last year. He anticipates the Village collecting \$5.7 million in sales tax, and other tax and fines collections will also be up. The Village will get revenue from the new casino, but he doesn't believe it will be a revenue source until 2025. He expects the proposed budget will be balanced with a fund balance of \$76,289.

He said this would be the first time the budget would include a contingency fund for emergency expenses. The budget reflects a one percent set-aside of approximately \$230,000.

He reported that 79 percent of the budget covers expenses for the public works, police, fire and manager's offices. The Water/Sewer Fund will need to be replenished. The balance-on-hand is dropping to cover the cost of the water source project, but Bubenik said because the Village went in 2005 to a "pay as you go" philosophy it had enough money to cover the work. The Village received additional funding through the Rebuild Illinois program, but labor shortages and higher gas prices are reducing the village's options for additional street paving.

Bubenik told trustees each department head had input into the budget, and he thanked them for their work.

The board and the public will have time to offer input in the coming weeks. The formal budget hearing will be on April 26 before the Village Board meeting. Bubenik also announced that the draft budget will be on display for public review beginning April 15, 2022 on the Village's website and at the Village Clerk's office.

Trustees thanked Bubenik and his team and department heads for their efforts on the proposed budget.

**GENERAL BOARD DISCUSSION:** None.

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

**Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones ,and Roman. NAYS – Heiferman. Motion carried.**

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk



PUBLIC COMMENTS –  
for the Tuesday, April 12, 2022 Board Meeting

**From:** [REDACTED]  
**Sent:** Sunday, April 3, 2022 4:08 AM  
**To:** PublicComments <[comments@homewoodil.gov](mailto:comments@homewoodil.gov)>  
**Subject:** Harwood Ave accidents

Caution: This message was sent from outside the organization. Please do not click links or open attachments unless you recognize the source or know the content is safe. Use extra caution when replying. If you are unsure please contact IT.

Hello,

My name is Amanda [REDACTED] and my family and I have been homewood residents for 5 years. My husband and I moved (in June of 2021) from one house in Homewood to another to make room for our third child. We now live in a position where we can see Harwood Ave from our back yard.

Within the last week, we have been woken up to two car crashes, at least one being fatal. Both of these crashes happened near the skate park. One hit a tree and the other hit a guard rail. It seems that this is a dangerous part of Harwood Ave since these accidents keep occurring. I am concerned that one day, a car traveling the opposite direction might hit a house.

Is there any way that we can put up a speed limit sign that blinks at night to remind people to 1) slow down and 2) that there's a curve in the road? I know there is a blinking sign by millennium park to let people know it's a school zone but I feel we need one to remind people, driving at night, about the dangers of driving too fast and not paying attention to the road curving.

Thank you so much,

If you have any questions you may reply to this email or call me at [REDACTED] please leave my personal information out of the meeting and publications. If I cannot answer, please feel free to leave a detailed message.

Thank you so much,

Amanda [REDACTED]  
[REDACTED]  
[REDACTED]

**From:** jenne farley [REDACTED]  
**Sent:** Sunday, April 3, 2022 6:50 AM  
**To:** PublicComments <[comments@homewoodil.gov](mailto:comments@homewoodil.gov)>  
**Subject:** Harwood Ave and Gottschalk Ave

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Hi,

I would like to express my concern with speeding and cars passing on Harwood Ave.

A couple of times I have been driving south bound on Harwood (going the speed limit of 25) and cars have illegally passed me in the left in the "no passing section". This is a dangerous street to pass on because of the curve and proximity to the school and park.

In addition, I would like to request putting in speed bumps, slow down signs visually impaired child at play or some other speed deterrent on Gottschalk between Ridge and 183rd. My son is visually impaired. People often use Gottschalk to circumvent Dixie Hwy in this stretch of road.

Jennifer Farley