

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, OCTOBER 25, 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 Cece Belue, Trustee Julie Willis, Trustee Vivian Harris-Jones, Trustee Jay Heiferman and Trustee Lauren Roman. Trustee Lisa Purcell was absent.

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

MINUTES: The minutes of the meeting of October 11, 2022, were presented. There were no comments or corrections.

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

Roll Call: AYES—Belue, Willis, Harris-Jones, Heiferman and Roman.. NAYS –None. Motion carried.

CLAIMS LIST: The Claims List in the amount of \$421,980.82 was presented. There were no questions from the Trustees.

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

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

President Hofeld said two items totaled 60 percent of the Claims List: \$121,027.48 to the City of Harvey for water; \$131,330.74 for E-COM services.

HEAR FROM THE AUDIENCE: An AFSCME Council 31 representative addressed the board about a wage reopener for Public Works employees. President Hofeld said the matter would be discussed in closed session after the regular business is concluded.

APPOINTMENT: A motion was made by Trustee Roman and seconded by Trustee Willis to accept President Hofeld's nomination of Rev. Wanzette Ann Bilbrew as a member of the village's Ethics Commission.

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

Clerk Thomas administered the oath of office to Rev. Bilbrew.

OMNIBUS VOTE: Consider a motion to pass, approve, authorize, accept, or award the following item(s):

- A. M-2230/Special Use Permit/18664 Dixie Highway/NuSole Wellness Spa, LLC: Pass an ordinance granting a Special Use Permit for a Salon/Spa Establishment in the B-2 Community Business District for NuSole Wellness Spa, LLC at 18664 Dixie Highway.
- B. Agreement/TIF Incentive/18676 Dixie Highway/EMA Building Corporation: Authorize the Village President to enter into an agreement with EMA Building Corporation to provide financial assistance from the Southgate TIF Façade and Property Improvement Program in the amount of \$11,250 for building improvements at 18676 Dixie Highway.
- C. Bid Award/Leaf Pickup Services/Homewood Disposal Inc.: Award the bid for Contract Leaf Pickup Services to Homewood Disposal, Inc., of Homewood, IL, the sole bidder, in the amount of \$27,150 for a three-week leaf pickup program on November 16, 23, and 30, 2022, and two (2) one-year extensions of the contract, if agreed to by both parties.
- D. Agreement/DJM Real Estate, LLC/2001 Ridge Road: Authorize the Village President to enter into an agreement with Dana McDermott of DJM Real Estate, LLC to provide financial assistance from the non-TIF Business Incentive Program in the amount of \$8,000 for site improvements at 2001 Ridge Road.
- E. Agreement/Business Incentive Program/17501 Dixie Highway/Balagio Ristorante: Authorize the Village President to enter into an agreement with Mike Galderio of Balagio Ristorante to provide financial assistance from the non-TIF Business Incentive Program in the amount of \$3,500 for site improvements at 17501 Dixie Highway.
- F. R-3128/Mutual Release and Settlement Agreement/KM Homewood, LLC/3055 183rd Street: Pass a resolution authorizing the Village President to enter into a Mutual Release and Settlement Agreement with KM Homewood, LLC of Illinois, and accept a warranty deed in lieu of demolition from KM Homewood, LLC of Illinois for the property located at 3055 183rd Street, formerly occupied by Brunswick Zone and Big Lots. The village will now work with Cook County to clear up back taxes issues so that the property can be redeveloped.
- G. Redevelopment Agreement/Stoney Point Grill II, LLC/2033 Ridge Road: Authorize the Village President to enter into a redevelopment agreement with Stoney Point Grill II, LLC of Mokena, IL to reimburse eligible expenses for the construction of a restaurant at 2033 Ridge Road.

A motion was made by Trustee Roman and seconded by Trustee Willis to accept the Omnibus Report as presented.

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

Mayor Hofeld introduced James Burke, owner of Stoney Point Grill. He said the Homewood location will be his second restaurant and will have seating for 160. Cuisine will be American style, hearty food. The restaurant will serve lunch and dinner. He hopes to have the business open by late spring or early summer.

OLD BUSINESS: Concept approval for 183rd Street lane reconfiguration: Approve the 183rd Street bike lane reconfiguration concept subject to available funding.

Public Works Director Schaefer outlined the work the village did by closing off lanes on 183rd Street from Morgan to Riegel in May 2022 at the suggestion of the Burns & McDonnell engineering study. The village informed the public of the 2-week change during two public hearings. When the road diet was conducted, traffic flow was reduced and speeds were reduced, in some cases from 45 mph to 25 or 30 mph.

By reducing traffic on 183rd Street, Schaefer said traffic patterns did shift to Ridge Road and 187th Street, and higher speeds than posted were registered on 187th Street.

The overall feedback was positive, and it is recommended that the board consider reducing 183rd Street from Morgan Avenue to Dixie Highway by the road diet – two traffic lanes, a center turn lane and two bike lanes, if the Village can get funding for the work through the Illinois Traffic Enhancement Program. The cost is estimated at \$241,000 and a bi-yearly cost of \$34,000 to restripe the street.

Mr. Schaefer said at this time the Village will not be closing Gottschalk access to 183rd Street. That issue was studied, but he suggested further study. Residents have shared their gratitude for the public works efforts to divert traffic at Park Avenue to only turn right at 183rd Street. The village is also conducting a phase 1 engineering study on installing a traffic light at 183rd Street and Center Avenue.

Manager Haney said the board submitted supporting letters from District 153, District 233, the Homewood Library Board and others with the grant application to the Illinois Traffic Enhancement Program.

President Hofeld complimented Mr. Schaefer and his department crew for all the work on this project, and for conducting numerous public hearings on the traffic issues.

A motion was made by Trustee Roman and seconded by Trustee Heiferman to approve the road diet work once funding is available.

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

GENERAL BOARD DISCUSSION: Trustee Heiferman wished everyone a Happy Halloween.

EXECUTIVE SESSION: A motion was made by Trustee Roman and seconded by Trustee Harris-Jones for the Board to move into executive session to discuss collective bargaining for AFSCME under 5 ILCS 120/2(c)2.

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

The board moved to Executive Session at 7:27 p.m.

The board returned from Executive Session at 7:45 p.m.

A motion to adjourn the regular meeting of the Board of Trustees was presented by Trustee Heiferman and seconded by Trustee Harris-Jones.

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

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Marilyn Thomas
Village Clerk