

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, JANUARY 10, 2023  
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 Julie Willis, Trustee Vivian Harris-Jones, Trustee Jay Heiferman and Trustee Lauren Roman.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Finance Dennis Bubenik and Director of Economic and Community Development Angela Mesaros, Village Planner Valerie Berstene, Police Chief Denise McGrath. It was during this time that Manager Haney introduced Tyler Hall, the new assistant village manager.

MINUTES: The minutes of the public hearing on the 2023 levy and the board meeting of Dec. 13, 2022, 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 presented.

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

CLAIMS LIST: The Claims List in the amount of \$1,523,398.12 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 Purcell, Belue, Willis, Harris-Jones, Heiferman and Roman. NAYS - None. Motion carried.**

President Hofeld said three items totaled 78 percent of the Claims List: \$235,616.23 for employee insurance for January; \$705,918 for the Village's IRMA fee; and \$272,565 to the City of Chicago Heights for Lake Michigan water.

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

OATH OF OFFICE: Clerk Thomas administered the oath of office to Dennis Leaks who was promoted to sergeant with the Homewood Police Department. He received congratulations from the Village Board and friends in the audience. Leaks said he was coming full circle having started with the Village as an intern. He has bachelor's and master's degrees from Northern Illinois University. He serves with

the U.S. Army Reserve. He joined the Homewood Police Department in 2015. He previously served with the South Holland Police Department.

**RETIREMENT:** President Hofeld asked that Item C on the Omnibus Vote be considered separately at this time. A motion was made by Trustee Purcell and seconded by Trustee Heiferman to approve Resolution R-3134 honoring Sgt. Darren Easter as he retires from the Homewood Police Department.

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

Clerk Thomas read the resolution and Easter received congratulations from the Trustees and those in the audience. Chief McGrath said Easter would continue on as a training officer on a part-time basis.

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

- A. Reappointments/Economic Development Committee/Ethics Commission: Approve the reappointment of Valerie Warnsby to the Economic Development Committee for a two-year term ending on January 10, 2025; the reappointment of Susan Goldberg to the Ethics Commission for a three-year term ending on January 10, 2026; and the reappointment of Odell Fields to the Ethics Commission for a three-year term ending on January 10, 2026.
- B. R-3133/Retirement/Officer Paul Neitzel: Pass a resolution honoring Officer Paul Neitzel on his retirement from the Homewood Police Department.
- C. Voted previously.
- D. M-2234/Sale of Surplus Property/2017 Ford: Approve an ordinance authorizing the Village Manager to sell or dispose of a 2017 Ford Utility Vehicle.
- E. M-2235/Solicitation of Alternate Proposals/2066 Ridge Road: Pass an ordinance directing the solicitation of alternate proposals for the development of the property at 2066 Ridge Road in the Downtown TOD Redevelopment Project Area.
- F. Transfer of Funds/Contingency Account: Approve the transfer of \$120,000 from Contingency Account - Finance Department as follows:
  - a. \$20,000 to Labor Relations Manager's Office - litigation costs
  - \$60,000 to Accident Repairs Police Department - vehicle repairs
  - \$20,000 to Fuel Police Department - increases in fuel costs
  - \$20,000 to Fuel Public Works Streets Department - increases in fuel costs
- G. Amendment to Incentive Agreement/EMA Building Corporation/18676 Dixie Highway: Authorize an amendment to the agreement with EMA Building Corporation to provide financial assistance from the Southgate TIF Façade and Property Improvement Program in the amount of \$12,250 for building improvements at 18676 Dixie Highway.
- H. M-2236/Special Use Permit/bbHOLISTIC, LLC/18203 Dixie Highway: Pass an ordinance granting a Special Use Permit for a Salon/Spa Establishment in the B-1 Central Business District for "bbHOLISTIC, LLC" at 18203 Dixie Highway.
- I. R-3135/Agreement/Mutual Aid Box Alarm System Illinois: Pass a resolution authorizing the Village President to enter into a Mutual Aid Box Alarm System Master Agreement (intergovernmental agreement) for participation in the Mutual Aid Box Alarm System (MABAS) Illinois.

A motion was made by Trustee Purcell and seconded by Trustee Roman to accept Omnibus Vote items A-B, and D-I as presented.

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

**NEW BUSINESS:** MC-1068/Amendment Adoption/Homewood Zoning Ordinance: Pass an ordinance adopting a comprehensive amendment to the Homewood Zoning Ordinance and repealing the existing Zoning Ordinance.

- A. MC-1069/Amendment Adoption/Homewood Zoning Map: Pass an ordinance adopting a comprehensive amendment to the Homewood Zoning Map and repealing the existing Zoning Map.
- B. MC-1070/Amendment/Fences: Pass an ordinance revising Chapter 10 of the Municipal Code related to fences.
- C. MC-1071/Amendment/Live/Work Units: Pass an ordinance amending Chapter 10, Section 10- 51 of the Homewood Municipal Code concerning Live/Work units.
- D. MC-1072/Amendment/Signs: Pass an ordinance amending Chapter 30 of the Homewood Municipal Code concerning Signs.
- E. MC-1073/Amendment/Certain Acts or Conditions Deemed Prohibited Nuisances: Pass an ordinance amending Section 20-27 of the Homewood Municipal Code concerning certain acts or conditions deemed prohibited nuisances.
- F. M-2237/Fee Schedule Revisions: Pass an ordinance updating the “Building Division” and “Zoning” sections of the fee schedule, as proposed in Exhibit A.

Before voting on the new zoning map and ordinance changes, Director of Economic and Community Development Angela Mesaros gave a synopsis of the changes. She said the plan was last examined 20 years ago, and over the past 20 years approximately 40 amendments have been approved. In July 2021, the Village hired Houseal Lavigne & Associates to perform a comprehensive review of the Village zoning code.

The review was directed by staff, the Planning and Zoning Commission, staff attorney Chris Cummings, and the commission accepted input from residents through numerous public hearings. The plan is now presented as nine distinct topics: general provisions, establishment of districts, district standards, use-specific standards, development standards, planned development standards and procedures, zoning procedures, nonconformities and definitions.

Ms. Mesaros pointed out that one major change is a redesignation of downtown Homewood. It is classified as B-1 Downtown Core. The remaining areas currently in the B-1 Central Business District will be renamed “B-2 Downtown Transition.” This is consistent with the boundaries of the Village’s 2005 Downtown Master Plan.

Several shopping center areas currently zoned as B-2 will be rezoned to B-3.

Ms. Mesaros said the revisions were unanimously approved by the Planning and Zoning Commission, and she was recommending that the Village Board approve the new Comprehensive Plan and Map. She said all items dealing with the plan and map can be found on the Village website.

A motion was made by Trustee Purcell and seconded by Trustee Belue to approve Items A-F as presented.

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

Each of the Trustees thanked staff and members of the Planning and Zoning Commission for their years-long efforts to bring the plan up to date. Trustee Purcell also added thanks to the community members who offered comments and suggestions to those working to update the plan.

**NEW BUSINESS:** Discussion/Liquor License/Crab Bagz/18681 Dixie Highway: Finance Director Bubenik presented to the Board a request for a liquor license for the new business. This would be a Class 7B license.

A motion was made by Trustee Purcell and seconded by Trustee Roman directing staff to prepare an ordinance for consideration at a future meeting increasing the number of Class 7B liquor licenses to allow issuance of a license to Crab Bagz.

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

**NEW BUSINESS:** Finance Director Bubenik presented a request for a liquor license for United Liquor, 17532 Dixie Highway. The business is being sold and each new owner is required to request a license. Ronakkumar Patel will be the new owner. He told the Board that in addition to liquor sales, he intends to add a small grocery section to the store. He petitioned the Board for a Class 2 liquor license.

A motion was made by Trustee Purcell and seconded by Trustee Willis directing staff to prepare an ordinance for consideration at a future meeting increasing the number of Class 2 liquor licenses to allow issuance of a license to the new owner of United Liquor.

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

**GENERAL BOARD DISCUSSION:** Trustees wished residents a Happy New Year and extended congratulations to newly installed Sgt. Leaks and retiring Police Department members Darren Easter and Paul Nietzel.

**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 at 7:40 p.m.

Respectfully submitted,

Marilyn Thomas  
Village Clerk