

VILLAGE OF HOMEWOOD  
PUBLIC HEARING on the proposed HARWOOD AVENUE TOD TIF  
TUESDAY, APRIL 8, 2025  
VILLAGE HALL BOARD ROOM

**CALL TO ORDER:** President Hofeld called the public hearing of the Board of Trustees to order at 7 p.m.

**PURPOSE:** R-3219/Continuance of Public Hearing/Harwood TOD Tax Increment Financing District: Pass a resolution continuing the public hearing on the Proposed Harwood TOD Tax Increment Financing District to May 27, 2025.

**ROLL CALL:** Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Julie Willis, Trustee Vivian Harris-Jones, Trustee Jay Heiferman, Trustee Phillip Mason, Trustee Lauren Roman, and Trustee Allisa Opyd.

The original public hearing for the proposed TIF was opened on March 25 and continued to April 8. A second continuation was before the board because the Village hasn't been able to finalize three important actions related to the TIF: A new agreement with the developer interested in building on the Village's parking lot; an agreement with the Illinois Department of Transportation to take over Harwood Avenue; an agreement with the Archdiocese of Chicago for leasing the parking lot at St. John Neumann Church.

**COMMENTS:** The floor was open for public comments. Liz Varnecky asked why the map includes the property of St. John Neumann when the church does not pay property taxes. She also questioned the proposed developer's commitment to Homewood since it is trying to sell the Hartford Building that it recently completed. She also voiced concerns about residents' safety crossing Dixie Highway.

Christopher Craddock asked why the developer is proposing only housing. He said downtown Homewood needs greater diversity in its offerings and wondered if this new building could have commercial on the first floor. He suggested a grocery store and a drugstore.

**BOARD COMMENTS:** Trustees told audience members they appreciate hearing from them. They continue to receive comments on what has been termed a major development in the Village.

A motion was made by Trustee Willis and seconded by Trustee Roman to approve Resolution R-3219 continuing the public hearing to May 27.

**Roll Call:** *AYES --Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS – None.*

A motion was made by Trustee Mason and seconded by Trustee Harris-Jones to adjourn the public hearing.

**Roll Call:** *AYES --Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS – None.*

The public hearing adjourned at 7:10 p.m.

Respectfully submitted,

*Marilyn Thomas*

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Village Clerk