

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY APRIL 22, 2025
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7 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 Vivian Harris-Jones, Trustee Jay Heiferman, Trustee Phillip Mason, Trustee Lauren Roman and Trustee Allisa Opyd. Trustee Julie Willis was absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Community and Economic Development Angela Mesaros, Director of Public Works Josh Burman, Police Chief Denise McGrath, Fire Chief Bob Grabowski, Director of Finance Amy Zukowski and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of the regular board meeting of April 8, 2025, and a public hearing on the Harwood TOD TIF on April 8, 2025, were presented. There were no comments or corrections.

A motion was made by Trustee Opyd and seconded by Trustee Mason to approve the minutes as presented.

Roll Call: AYES --Trustees, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS -None.
Motion carried.

CLAIMS LIST: The Claims List in the amount of \$845,248.54 was presented. There were no questions from the Trustees.

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

Roll Call: AYES --Trustees Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS -None.
Motion carried.

President Hofeld said three items totaled 56 percent of the Claims List: \$301,231.42 to the City of Chicago Heights for Lake Michigan water; \$94,038.42 to FH Paschen SN Nielsen & Associates for work done on Martin Avenue, including the addition of Tivoli lights; \$77,642.28 to Thorn Creek Basin Sanitary District.

HEAR FROM THE AUDIENCE: Resident Amy Crump addressed the board on the need to protect elections. She stressed that changes from within can weaken institutions as the rich are able to have their messages heard over others. She urged an end to private funding in elections.

About a dozen people addressed the board on a proposal from Rabid Brewing, now located on Bretz Drive, that has an interest in a space in the American Bagel Plaza, 3003-3025 183rd Street. There was no proposal before the board at this time, but the supporters shared with the board that Rabid is a special Homewood place that has given back much to the community and other organizations,

including the Knockouts roller derby team. A bigger space would help the brewery thrive and deserves the board's serious attention, the supporters argued.

Kristen Salkas told the board she appreciated the professionalism Public Works Director Josh Burman showed her when she asked for assistance when a bench was removed. She also asked how the board's Request for Proposals re: water pollution at the Prairie Lakes stormwater detention area at Izaak Walton Preserve would be addressed. She did not believe the information presented suggested the firm would be looking for a source of the pollution. Manager Haney said two RFPs are being considered and that the scope of the work will look at all issues arising from concerns about water pollution, including considering a source.

PRESENTATION: Finance Director Zukowski said her department continues its work with Burns & McDonnell Engineers as it studies the needs of the Water & Sewer Fund and how to best finance needed improvements. The fund is an enterprise fund and must be self-sustaining. The board last did a cost analysis 10 years ago.

She introduced David Naumann, financial analyst with Burns & McDonnell, who told the board nationwide the cost for water is going up an average of 5 percent. He also assessed the village's future needs, including its investment in removing lead lines, and how best to offset the rate increases.

Mr. Naumann said Scenario 1 is for the Village raise water rates an average of 7.5 percent each year. Water usage in the South Suburbs is 4,000 gallons per user per month. Naumann said water usage is dropping through conservation efforts, but the fund will need that additional revenue to cover worker costs, infrastructure and regulatory requirements.

Mr. Naumann said the Board could consider a 10-year plan that would include small increases over that timeframe, rather than one large increase. And, the increase would help the Village cover its expected \$101.6 million capital expense to remove the lead lines over the next 10 years. That is about three-quarters of the Village's infrastructure expense; and a \$20 million projected cost for a new water tower and water main replacement.

Increasing rates over a longer period would give the village the right liquidity for these projects. Debt service coverage is a concept that has revenues balancing against expenses. He suggests that it be a minimum 1.25 percent.

Mr. Naumann said the Illinois Environmental Protection Agency is making loans available at zero percent interest. The Village can apply for those. The Village also may consider selling revenue bonds. Cash funding capital is about \$1 million per year. The fund now has \$7 million, but that is not sufficient to cover future expenses.

Mr. Naumann said one plan is to increase water rates by as much as 7.75 percent per year; a 7.5 percent increase would mean an additional \$3.66 per month on household bills the first year and increase to about \$4 per month after that. If the Village increased the rate just for lead line replacement, Mr. Naumann estimated the rate would go up \$3.25 per month. It would be higher if the Village does not get the IEPA zero percent loan. IEPA has other options, but it is not a guarantee that Homewood would qualify. Homewood could also consider a non-home rule sales tax.

There is a possibility that some federal funding for the lead service line mandate could get reduced, and Mr. Naumann said it is hard to predict out 10 years for future inflationary rates and what the markets will do.

Mr. Naumann said he will continue to study Homewood's needs and the market and will come back to the Board with other options in the next month or two. He reiterated that the Board should consider a rate increase soon.

Trustees thanked Mr. Naumann for his presentation. Trustee Roman asked for clarification on the suggested water rate increase of 7.5 percent. Naumann said it would be, on average of \$4 a month for 12 months for a typical household using 4,000 gallons. Initially, it could be a little less (\$3.66). The plan would call for that amount of increase each year over the 10-year period to get the Village through the lead line replacement, \$100 million, and the other water system improvements.

President Hofeld said the Village has a 25-year contract for its water supply, so the Village knows what that cost will be long-term. What will change is the cost of labor, utilities, and capital improvements.

In answer to a question from Trustee Roman, Mr. Naumann stated that the water study assumes that the Village will receive increased revenue in future years from communities that purchase water from Homewood. However, this increased revenue would not include costs for lead service line replacement since the service lines in question only serve Homewood water customers.

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

- A. M-2353/Renewal of Outdoor Liquor Licenses: Pass an ordinance waiving requirements governing outdoor alcohol sales for certain licensees; and approving the issuance of 11 Permits for Sale of Alcoholic Beverages Outdoor, valid from May 1, 2025 to April 30, 2026 upon payment of the permit fee.
- B. Renewals of Scavenger and Limited Scavenger Licenses: Approve the renewal of the scavenger licenses for Homewood Disposal, Allied Waste Transportation, Inc., and Waste Management, Inc.; and, the limited scavenger licenses for Midway Building Supply, Tri-State Disposal, D&P Construction Co., Inc., and Total Disposal.
- C. R-3220/Class 8 Real Estate Tax Classification/Homewood Disposal Service, Inc.: Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the Homewood Disposal Service, Inc. property at 1501 175th Street owned by Star Investments, LLC.
- D. M-2354/Solicitation of Bids/17701 Bretz Drive: Pass an ordinance directing the Village Manager to utilize the bid process as articulated in 65 ILCS 5/11-76-2 for the sale and redevelopment of the vacant property at 17701 Bretz Drive.
- E. Bid Award/Custodial Services/Multisystem Management Company: Award the bid for Option #3 for custodial services at Village-owned facilities to Multisystem Management Company of Chicago, IL, the lowest responsible bidder, in an amount not to exceed \$41,600.
- F. Budget Amendment/Village Security Camera System Project/Imperial Surveillance Inc.: Approve a budget amendment in the amount of \$33,249.60 to the general fund for the Village Security Camera System Project; and approve a change order with Imperial Surveillance, Inc. of Arlington Heights, IL, for the inclusion of an additional camera site to Phase 1 of the Village Security Camera System Project and to cover the cost of additional cloud link subscriptions to remedy connectivity issues.

Before the vote, President Hofeld invited questions from the audience. Christopher Craddock asked why the Board was approving the Class 8 Cook County Property Tax Extension for Homewood Disposal when it just listened to a report on how it will be necessary to raise water rates. President Hofeld said those are two different charges. President Hofeld explained that the Class 8 incentive involves property taxes, not water rates, is one of the ways the Village is able to keep businesses in town. Homewood faces considerable competition for businesses that could move to Indiana or Will County where taxes are lower. Mr. Craddock argued the tax incentive would push the burden onto homeowners. President Hofeld said the water fund must be self-sustaining and is not affected by property taxes as Mr. Craddock implied would happen if Homewood Disposal got a Class 8 extension. Granting the Class 8 extension does not change the overall tax levy amount. Manager Haney offered to meet with Mr. Craddock to answer his questions and concerns.

Trustee Mason asked about the custodial contract – it adds 2 additional days a week for services during the winter months. Director Burman said that was necessary because of the salt and dirt tracked into the buildings during winter.

Trustee Roman addressed Mr. Craddock's concerns about the water rates, saying the 7.75 percent increase was the worst-case scenario.

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

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

General Board Discussion: Fire Chief Grabowski asked the community to light up the Village as it marks 15 years since the death of Firefighter Brian Carey. Red lights are available at the Village Hall and Fire Department for the week of April 27 through May 4.

Trustees said the recent annual spring cleanup efforts were outstanding. Thanks went to Marla Youngblood, events coordinator, and Public Works Department for coordinating the cleanup.

Trustees also thanked the community for coming to the meeting to share their opinions and concerns.

EXECUTIVE SESSION: A motion was made by Trustee Opyd and seconded by Trustee Roman to enter into executive session to discuss: Collective bargaining under 5 ILCS 120/2(c)2.

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

The board moved to Executive Session at 8:20 p.m.

The board returned from Executive Session at 8:35 p.m.

A motion was made by Trustee Opyd and seconded by Trustee Mason to adjourn the regular meeting of the Board of Trustees.

The meeting adjourned on voice vote.

Respectfully submitted,

Marilyn Thomas
Marilyn Thomas
Village Clerk

Adams, Nancy

From: Monica De La Torre <
Sent: Tuesday, April 22, 2025 4:00 PM
To: PublicComments
Subject: Help Rabid Stay in Homewood

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello,

I am writing this to support Rabid Brewery. Raye and Tobias have established, invested, and made our Homewood community a more inclusive and fabulous place to live. I am for keeping them in our community!

Kind regards,
Monica D. Banasiak

Adams, Nancy

From: Steve B <
Sent: Tuesday, April 22, 2025 3:58 PM
To: PublicComments
Subject: Rabid Brewing on 183rd

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello,

As a resident nearby 183rd and Sacramento I am writing in support of the proposal for Rabid Public House. Not only has Rabid been a strong local presence for 10 years owned and operated by residents, it has also made efforts to expand within the town of Homewood. The West side of homewood is lacking in gathering locations and restaurants and beverage options. With vacancies in cherry creek the smaller possible offers presented in the other proposals could help fill that shopping location; if the 183rd location is used for these locations we still have vacancies in Cherry Creek.

Having the Rabid Public House on 183rd allows for Homewood to support a Homewood owned and operated business, direct smaller sized businesses into Cherry Creek to fill those vacancies and gives a food and gathering location to those of us on the west side of town.

Thank you and I hope you also support Rabid Public House's bid for the new location

Steve Banasiak

Adams, Nancy

From: Rathan Krueger <
Sent: Tuesday, April 22, 2025 3:55 PM
To: PublicComments
Subject: With Regards to Rabid Public House

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To Whom It May Concern,

Calm. Kindness. Kinship. Love. I had given up on inner peace, made my mind a sunless space, shared my dreams with ghosts. I woke up every day to a question I asked years ago to which there's only one answer: I'd always be alone. My unyielding shyness, my awkwardness in taste... they'd set me on a path from which I thought there was no escape. I yearned to be more than a whisper in the maddening crowd while contemplating the cost. By the time I looked down, there was no longer any ground beneath my feet. I was condemned to use the tools of extroverts to become, at most, a parody of them. To be someone who burned their decency for someone else's passing fancy. To be someone who burned their individuality to make a sunrise that I knew I'd never enjoy. And the shame of all that would never have a mirror, or an audience, or the light of gratitude.

Until I found Rabid.

My name is Rathan Krueger. I'm honored to write this email, honored to be a patron of Rabid, and honored to be asked to help the owners. Where they stand now, I've seen more times than I can remember. On the precipice of a better life with a faceless business aching to push them down the hill. Countless stories have been told about this, and countless more will be told. But the faceless isn't always the victor. I yearn to lift Rabid. Not because I want to shine or even be remembered: because I want it to go on. I want Rabid to continue and grow. But I fear for it. The patrons and I had each other, and Rabid. Our days, our nights. We had each other, and the world left us alone. We kept to ourselves, and the world left us alone. We spent money and vented responsibly, we kept our sanity, and the moment our problems went away, we forgot them. Because we had each other. We had Rabid. But we were sleeping, the faceless weren't, and we're shown a truth we thought would never come.

The faceless want to snatch away something precious to Rabid, and replace it with the generic and obnoxious. The faceless wants its blandness reaching like rust into everything around us. Now it's here. It's here, and it wants to stay. The faceless is a disease that thrives in mediocrity, it is never more alive than when we sleep. It's easy to let it, to be in awe of the money they spend ferociously to do no more than essentially add another notch on its bedpost. Perhaps it's too late. But I'll tell you this... the owners of Rabid Public House will bring more character and variety to the property for sale than the faceless ever could.

Homewood can feel prouder, and richer, with Rabid.

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Do you have it in you to make it epic?

Adams, Nancy

From: Christina Kempe <
Sent: Tuesday, April 22, 2025 3:42 PM
To: PublicComments
Subject: Support for Rabid Brewing

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Hello faithful leaders,

Thank you for accepting public comment on proposals that have been submitted for vacant space on 183rd Street. I have been a resident and homeowner in Homewood for 15 years, adore living here and plan on continuing to indefinitely. I fully support and advocate for Rabid Brewing's proposal. The owners are community builders. They are committed to making Homewood a place of community and friendliness and our residents who know them are drawn to them. They have proven their commitment to Homewood through their presence and investment in community events and would do great things with an upgraded space.

Thank you,

Christina Kempe

Adams, Nancy

From:
Sent: Tuesday, April 22, 2025 3:34 PM
To: PublicComments
Subject: Rabid Public House

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

In the office where I work downtown, there's a wall where everyone posts photos, as a way of bringing colleagues together. The theme this quarter is, "Your Favorite Chicagoland Summer Activity." As I looked through my summer photos this week to choose one to post, the one that stood out was a picture of my sister, my niece and me, radiating joy in the presence of the Goat Queen at Rabid Brewing's Feast of the Goat Queen.

Rabid Brewing builds memories. Rabid Brewing brings people together. And Rabid Brewing brings people to Homewood.

Chicago news outlets and national publications have recognized the quality products and friendly community that Raiye, Tobias and their team have created at Rabid. WTTW noted the brewery's welcoming atmosphere and "fun and distinctive aesthetic." The digital media outlet Punch (which, as part of Vox Media, reaches millions of readers), named Rabid Brewing among the top 10 breweries nationwide in their list of "Who's Who of Beer Cool in 2023." The Feast of the Goat Queen draws attendees from throughout the Chicago region and multiple states.

A local treasure, Rabid Brewing is a mainstay at Homewood village festivals and a stalwart partner of community institutions such as the Homewood Arts Council, Homewood Science Center, Homewood Izaak Walton Preserve and Trail Mix Productions.

My husband and I recently took my brother to Rabid when he was visiting from out of town. As we were leaving, he started to say, "This is one of my favorite bars."

Then he stopped and corrected himself: "This *is* my favorite bar."

That's the type of love and loyalty Rabid Brewing engenders in first-time patrons like my brother and long-time regulars like me. And that's why I support the brewery's bid to develop Rabid Public House.

Sincerely,
Amy Eagle

Adams, Nancy

From: Monica Gordon (Social Service) <
Sent: Tuesday, April 22, 2025 3:29 PM
To: PublicComments
Cc: Mesaros, Angela
Subject: Support for Rabid Brewing's Proposal

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Dear Village of Homewood Board of Trustees,

My name is Monica Gordon, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. I have been going there periodically over the last 7 years and it is one of my favorite spots to frequent in Homewood. I grew up in Glenwood, have spent the majority of my life in the south suburbs, and brought my business to many of the bars and restaurants in Homewood.

I will say that Rabid Brewing is the ONLY brewery/bar that I have been comfortable going to by myself and know that I am safe. The owners and employees always make sure everyone feels welcomed and taken care of regardless of age, gender, and race. They strive to create an inclusive environment for ALL that is not found anywhere else. I also love that they have also started to expand and started offering non-alcoholic beverages! I have also met representatives from the Chicago Knockouts Roller Derby at one of Rabid's events and joined the league, which in turn was a huge support while I was going through my battle with cancer.

Without Rabid Brewing and their community, inclusivity, and reach, I would not continue to come to Homewood regularly, especially since I have recently relocated to the west suburbs and Homewood is currently out of my way home.

Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones. The "third space" provided by Rabid Brewing has offered the opportunity for business connections to be made and friendships to be strengthened and romantic relationships to be formed. Now, more than ever, third spaces are critical to community connection. I feel that an outside developer would not provide the same experience.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I mentioned, I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be

spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid Brewing's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,
Monica Gordon

Monica Gordon
Social Service Department
District 6 - DUI Monitor
16501 Kedzie Ave,
Markham, IL 60428

Announcements:

***** Court approved lists to complete DUI treatment/classes are updated periodically.** Please email me if you have not enrolled yet and need an updated list or if you need providers that still offer online/zoom classes. Classes completed at an agency NOT on a court approved list will NOT be accepted by our department without the approval of the judge.

*****Victim Impact Panels must be completed through the Social Service Department of the Circuit Court of Cook County.** They are required to be IN PERSON, unless you live out of state or over an hour away from any Cook County Courthouse (we can discuss options to complete it online at one of our required appointments if this is the case).

Adams, Nancy

From: Tati G <
Sent: Tuesday, April 22, 2025 3:28 PM
To: PublicComments
Cc: Mesaros, Angela

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Dear Village of Homewood Board of Trustees,

My name is Tatiana Cruz and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which, I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

On top of that, Rabid Brewing is a third space that I love and take solace in. It's a safe place filled with wonderful people! I love coming to Rabid on Friday nights to hang out with my favorite beertenders and enjoy the company of them and other guests. I tell so many friends to come to Rabid to check it out and enjoy the vibes with me! It's also a place that I've come to whenever meeting others for the first time as I feel so safe. Rabid is such an amazing establishment that was started by amazing people.

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,
Tatiana Cruz

Adams, Nancy

From: Jamie Hughes <
Sent: Tuesday, April 22, 2025 3:18 PM
To: PublicComments
Subject: 3003-3025 W 183rd St

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Hello! I wanted to comment on the three proposals being considered for 3003-3025 W 183rd St. I sincerely hope Rabid Brewing is chosen. I believe that since the owners are Homewood residents, they have a vested interest in creating a space to improve Homewood for many years to come. I have been going to their brewery since they first opened, and in addition to making amazing beer, they are a friendly and inclusive space.

Thank you,
Jamie Hughes

Adams, Nancy

From: Patricia Rinkenberger <
Sent: Tuesday, April 22, 2025 3:13 PM
To: PublicComments
Subject: Building in the village hall parking lot

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I registered my concerns before regarding building another multi story residence, this time in the Village Hall parking lot. Downtown Homewood already does not have sufficient parking, some the effect of the current Hartford building, for local businesses and restaurants. People will go to Tinley Park, Orland Park, or across the border to visit shops and restaurants where ample and convenient parking exists. I have yet to hear of any citizens in support except our mayor and trustees. Where will people park when they attend village meetings or events at the auditorium? Where will they park for the auto shows and festivals?

If you must build something in the Village Hall parking lot, please make it a multi story parking garage. It is still a distance from where activities exist, not walkable by all, but at least there'll be a location for able-bodied participants and valet parking.

Please listen to your citizens. If you are not convinced that we are all opposed, please conduct a survey.

Thank you for your consideration,

Patricia Rinkenberger

Homewood

Adams, Nancy

From: Melanie Reblin <
Sent: Tuesday, April 22, 2025 2:59 PM
To: PublicComments; Mesaros, Angela
Cc:
Subject: Rabid Brewing for Park West Plaza

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Dear Village of Homewood Board of Trustees,

My name is Melanie Reblin and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

I am an employee of Homewood Flossmoor's Park District at Irons Oaks and a member of Chicago Knockouts Roller Derby - both are places that have taught me the tremendous value of community, connection, and acceptance. From the moment I stepped into Rabid Brewing on my first visit, I was amazed at the atmosphere that resembled those values. Every visit feels like home. My children and I adore the friendships we've made when participating in the unique, family friendly events and group gatherings. Our friends and family from out of town often make their way to Homewood for Rabid's creative events. Rabid has made me, a person who doesn't even drink alcohol, feel welcome as they thoughtfully provide amazing alternatives and food. I could not imagine a chain or corporate owned business caring the way they care about their community - THESE are the spaces we need. A large part of Homewood's appeal to those of us who live just outside of town are these small businesses and the impressive community they have built; without the character they bring it's just another town with the same stuff as everyone else.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events,

and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Melanie Reblin

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Adams, Nancy

From: kevin kempe <
Sent: Tuesday, April 22, 2025 2:23 PM
To: PublicComments
Subject: resident comment on proposals for 3003-3025 183rd St

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Trustees-

As you received 3 proposals for the property of 3003-3025 183rd St, and have made them public for comment, I wanted to share my thoughts as a 15 year resident of Homewood.

Over the last 15 years I have seen a significant amount of turnover in our businesses in Homewood. This is not a complaint, just a reality of the dynamics of business, and small towns. I know that you get to oversee both the comings and the goings of these businesses in your roles as trustees, so it is a challenging position for you to try and figure out how we got where we are, and how we get where we want to be.

I have read through all 3 of the proposals, and want to voice my support for the Rabid brewery expansion proposal. In their 8+ years of operation, Rabid has taken a small space and transformed it into a safe place for all to come. I know this seems like an overgeneralization, but in my personal experience, they have created safe spaces for my family and for my friends, and it has reflected well on Homewood as a community.

One personal anecdote: My sister in law was renting in Lansing for years with no intention to change that setup. Her life situation had changed and she was feeling isolated and alone. I introduced her to the people at Rabid, and she was immediately welcomed in with open arms. As time went on, she developed deep friendships and found belonging here in Homewood. This past year, she put a down payment on a condo, and has now moved to Homewood as a property owner and resident because she felt that this is a community where she could belong. Tobias and Raiye dreamed up that space, created it, and I have personally seen the effects of community building that have come out of it. Our community is actually growing as a result of their vision.

I have been a patron of Rabid ever since they opened, and one thing that I have seen over the years is their love for our community. Tobias and Raiye had a vision 10 years ago, and have put everything of their own behind it. They have created spaces for local artisans and residents to thrive, as well as a space for my visiting out of town family to enjoy, and for my children to feel safe and included (they host a D&D kids event on some weekends, and had an event where my kids all made costumes out of cardboard boxes to battle in). They have been active participants in the community and the Homewood Business Association for years. They have been key participants and conduits for the Chicago Knockouts Roller Derby to see Homewood as a place to compete. As our downtown events have shifted around in Homewood over the years, the one thing that I know that I can always find is a black or orange tent with a line of happy people and a bunch of smiling misfits pouring drinks. Rabid has become a Homewood staple, and they have created both the means and the justification to expand into a larger space.

While I appreciate that there is a need to entertain other offers, the other 2 offers read like out of town investors who just want to open a storefront without actual vendors lined up to fill the spaces. Neither of the competing proposals read like they have any familiarity with Homewood, or our community as anything other than another township with an open storefront. One of the action steps in the competing proposal that I found most concerning was "Market Coffee shop and start making money". We have plenty of other spaces for that sort of real estate investment in Homewood. This space is a good fit for a Homewood business run by Homewood residents who have proven over time that they are committed to being a vibrant part of this community, and that

they are here for the long haul with more than their own best interests in mind. What I have learned from Rabid and their connection to our village is that they see their success as Homewood's success, and that they understand the collaborative nature of being part of a community.

Thank you for taking the time to read my thoughts. I have many more, but had to narrow them to a reasonable amount of space.

thank you,
Kevin Kempe
Homewood Resident

Adams, Nancy

From:
Sent: Tuesday, April 22, 2025 1:42 PM
To: PublicComments
Subject: 3003-3025 183rd Street Bids & Proposals

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Rabid Brewing's proposal is the best, by far. The other two are just more half-empty strip malls. Rabid is not just another cookie-cutter brewery. It's locally owned, has personality, and is an open and welcoming space for everyone. Give Rabid the space it needs to grow and thrive.

Thank you.

Alex and Katrina Perez

Homewood, Illinois

Adams, Nancy

From: Mandy McMahon <
Sent: Tuesday, April 22, 2025 1:34 PM
To: PublicComments
Subject: Supporting Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Board of Trustees,

My name is Amanda McMahon and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza. Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I mentioned, I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Amanda McMahon

Sent from my iPhone

Adams, Nancy

From: Francesca Garcia <
Sent: Tuesday, April 22, 2025 1:30 PM
To: PublicComments
Subject: RABID

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Rabid is what comes to mind when I think of a community business. They enrich homewood by creating a creative inclusive space. When people ask "Where's there to go in Homewood?" I always recommend Rabid. From their fantastic beer to their DnD night, it's always a good time.

Keep Rabid in Homewood.

- Francesca Garcia, lifelong Homewood resident.

Adams, Nancy

From: Abbas Jaffary <
Sent: Tuesday, April 22, 2025 1:25 PM
To: PublicComments; Mesaros, Angela
Subject: Rabid Brewing Proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Board of Trustees,

My name is Abbas Jaffary and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

I am a resident of Chicago, IL, and have lived in the Chicagoland area since 1979. I have been coming to Homewood for over 30 years to visit its incredible small businesses ever since I discovered Record Swap as a teenager in search of hard-to-find albums. Record Swap was a gem, and although it's a beloved memory, Homewood has still retained its undeniable culture of welcoming, small businesses targeted to folks that want to connect with others that share those hobbies and interests.

In 2017, I rediscovered the Homewood Skate Shop when I restarted my roller skating journey. Since then, the universe has drawn me back to Homewood with the discovery of Rabid Brewing and the Chicago Knockouts Roller Derby.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing became a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here. I can attest to this, as I shop regularly at Homewood businesses when I visit 3-4 times a week.

Thank you for taking the time to read my comments. I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Adams, Nancy

From: Shaun Scialabba <
Sent: Tuesday, April 22, 2025 1:24 PM
To: PublicComments
Subject: Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello. I have few a few comments about the matter. My wife and I suffer from social anxiety and at our age it is very hard for us to find people to interact with. When we discovered Rabid Brewing it gave us a sense of a purpose. It showed us that there are people out there just like us and that conduit has been Rabid Brewing. There is no other place like it that makes you feel welcome no matter your insecurities, your gender, your race, etc. Tobias and Raiye provide a public service whether they realize it or not.

Thank you
Shaun Scialabba

Adams, Nancy

From: Belles & Thistles <
Sent: Tuesday, April 22, 2025 12:59 PM
To: PublicComments
Subject: Support of Rabid Public House

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Members of the Board of Trustees, Mayor and Village Staff,

I am writing to you today to share my support for a local business, Rabid Brewing, to acquire a property on the 3000 block of W. 183rd St. Homewood, IL.

My name is Jennifer Morissette, I am a resident of Glenwood, and I am also a small business owner. I can tell you with much confidence that small business ownership is hard. It's *really* hard. Starting with an idea that turns into an obsession, working tirelessly to bring that idea to fruition, and learning how to successfully operate a whole (*expletive deleted*) business isn't for the faint of heart. It's only for those *filled* with passion. Because of that I will *always* root for small businesses when they try to grow and pursue their dreams. In this case though, I also believe the *particular* business really deserves their chance to shoot for the stars. You see, Raiye and Tobias have built Rabid Brewing, which is not just a random watering hole, they are a community meeting place.

Rabid Brewing truly welcomes all types of people, and has created a close-knit community. They're lovely, warm, people who we have had the pleasure of getting to know over the last many years. From the first time we stopped in they made us feel comfortable and appreciated. All these years later my husband and I still visit on Wednesday evenings as our little date night tradition and we're always disappointed when our schedules don't allow that stop. Rabid provides both an excellent product, (something for all palettes, I drink almost exclusively their beers!) and a wonderful atmosphere. Rabid Brewing is the opposite of an average cheesy sports bar. They're board games, and cosplay, they're coloring books and little velvet bags of tiny toy ducks, they're Dungeons and Dragons, they're wrestling and roller derby, they're movies and music and art, they're goofy, and weird and just happy to be themselves. They provide a space for those looking for the same thing, and that's not so common anymore! They are hardworking, intelligent, passionate people with guts and determination, who make their customers feel relaxed, safe and free. Rabid Brewing is truly a hidden little rare gem in the south suburbs.

Allowing them to expand their business into this existing space means retaining an established Homewood business right here in town. They're *proud* to be based in Homewood and want to grow *here*. Permitting Rabid Brewing to be featured in a more prominent location in town will certainly support their growth, meaning continued revenue and job creation for the village. And showing that you as a village do recognise and support the desire for more diverse offerings to a wider range of residents is a win as well. Choosing their proposal would be choosing these wonderful Homewood residents/business owners. These aren't faceless corporations with uninterested businessmen looking to turn the key and move on to the next one. These are our friends and neighbors who want to root their lives here and continue to share their product with this community. I live fairly close to their current location and with this proposed expansion I would be bringing my time, and wallet, across town to visit them, which in turn will lead to more support for your existing local businesses. And I assure you, I would not be the only one.

Please consider Rabid Public House for this space. This hidden gem shouldn't stay quite so hidden. Please support them, let them grow and let more of the community know they're worth supporting too. #KeepHomewoodWeird

Thank you for your time,
Jennifer Morissette
Co-Owner, Belles & Thistles Floral Design



PO Box 359, Glenwood, IL 60425

www.bellesandthistles.com

[Instagram.com/bellesandthistles](https://www.instagram.com/bellesandthistles)

[facebook.com/belles.thistles](https://www.facebook.com/belles.thistles)

[pinterest.com/belles_thistles/](https://www.pinterest.com/belles_thistles/)

[tiktok.com/@bellesandthistles](https://www.tiktok.com/@bellesandthistles)

[threads.net/@bellesandthistles](https://www.threads.net/@bellesandthistles)

Adams, Nancy

From: Meghan Knichel <
Sent: Tuesday, April 22, 2025 12:57 PM
To: PublicComments
Subject: Rabid Brewing building purchase

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello,

I would like to advocate for Rabid brew pub to be approved for purchase of the building they have worked so hard to acquire.

Not only do they provide fresh brewed local beer, they also provide jobs, community events, and support other local businesses. They could provide even more of these with the new building.

They worked hard to make a proposal and made the first proposal. They saw the potential in the building when others didn't.

Please allow them first rights to purchase.

Thank you

...Meghan Knichel

Adams, Nancy

From: Alissa Douglas <
Sent: Tuesday, April 22, 2025 12:34 PM
To: PublicComments
Subject: Keep Rabid

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

To whom it may concern,

This is just a quick note to say that I would recommend that you as a board keep Rabid in Homewood. They have proven to be a great commodity to our town and have done well at our public events and supported our town in return.

Thank you for your time.
Alissa Douglas
3rd Addition
Sent from my iPhone

Adams, Nancy

From: Ryan Foster <
Sent: Tuesday, April 22, 2025 12:24 PM
To: PublicComments
Subject: I support Rabid in Homewood

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Members of the Village of Homewood Board,

I am writing to express my strong support for the proposal submitted by Rabid Brewery regarding the redevelopment project currently under consideration. As a regular patron of Rabid Brewery, I believe that selecting Rabid Brewery's vision would be a forward-thinking investment in the local culture, economy, and sense of community.

Rabid Brewery is not only a thriving local business, but also a vibrant, inclusive gathering space that represents the best of what Homewood has to offer. Their commitment to creating a welcoming environment for people of all backgrounds, and their proven track record of hosting engaging community events, make them uniquely positioned to enhance the social and cultural fabric of our village.

Unlike the alternative proposals from out-of-town developers, Rabid Brewery's plan is grounded in a genuine love for Homewood and a deep understanding of our local character. Their success has already contributed to the growing recognition of the Southlands as a hub for great breweries—a movement that celebrates local flavor, entrepreneurship, and collaboration.

By supporting Rabid Brewery's proposal, the Village would be investing in a homegrown business that aligns with the values of our community and has demonstrated a commitment to inclusive and sustainable development. I sincerely hope you will consider the long-term benefits of partnering with a local visionary who shares the pride in Homewood.

Thank you for your time and dedication to Homewood.

Warm regards,

Ryan Fosyer

Sent from my iPhone

Adams, Nancy

From: Bert S <
Sent: Tuesday, April 22, 2025 12:23 PM
To: PublicComments
Subject: 3003-3025 W. 183rd st Redevelopment Proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Members of the Village of Homewood Board,

I am writing to express my strong support for the proposal submitted by Rabid Brewery regarding the redevelopment project currently under consideration. As a regular patron of Rabid Brewery, I believe that selecting Rabid Brewery's vision would be a forward-thinking investment in the local culture, economy, and sense of community.

Rabid Brewery is not only a thriving local business, but also a vibrant, inclusive gathering space that represents the best of what Homewood has to offer. Their commitment to creating a welcoming environment for people of all backgrounds, and their proven track record of hosting engaging community events, make them uniquely positioned to enhance the social and cultural fabric of our village.

Unlike the alternative proposals from out-of-town developers, Rabid Brewery's plan is grounded in a genuine love for Homewood and a deep understanding of our local character. Their success has already contributed to the growing recognition of the Southlands as a hub for great breweries—a movement that celebrates local flavor, entrepreneurship, and collaboration.

By supporting Rabid Brewery's proposal, the Village would be investing in a homegrown business that aligns with the values of our community and has demonstrated a commitment to inclusive and sustainable development. I sincerely hope you will consider the long-term benefits of partnering with a local visionary who shares the pride in Homewood.

Thank you for your time and dedication to Homewood.

Warm regards,
Bert Schepler

Adams, Nancy

From: Hope Zawaski <
Sent: Tuesday, April 22, 2025 12:17 PM
To: PublicComments
Subject: Choose Homewood, choose Rabid.

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Trustees of the Village of Homewood,

I write to you today in strong support of the proposal put forth by Rabid Brewing for the Rabid Public House. As you weigh your options for the future of this development, I urge you to consider what it truly means to invest in the heart and soul of our community.

Rabid Brewing isn't just a business—it's a local institution. From day one, the owners have poured their creativity, passion, and sweat equity into not only brewing beer but building community. They are more than entrepreneurs; they are advocates for Homewood, consistently supporting local events, uplifting fellow businesses, and fostering a spirit of connection among residents. Their proposal is not only viable—it's vibrant.

Choosing Rabid Public House signals something powerful to the people of Homewood: that this village values homegrown talent, supports small business growth, and believes in reinvesting in those who've already shown loyalty and love for this town.

While other plans may be polished, none offer the authenticity, community engagement, and proven dedication that Rabid brings. Their track record speaks for itself, and this next step in their journey deserves our support.

Please send a clear message to your constituents—that Homewood believes in its own. Vote in favor of the Rabid Public House proposal. Let's grow with our community, not around it.

Best,

Hope Zawaski

Adams, Nancy

From: Melissa Kirk <
Sent: Tuesday, April 22, 2025 11:56 AM
To: PublicComments
Subject: Support Local: Investing in the Heart of Our Community at Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Trustees:

Rabid Brewing has always felt like home to me. It's the kind of place where you can walk in, grab a drink, and instantly feel like part of a big family.

From fun little events like hula hoop crafting to the exciting Feast of the Goat Queen and the cherished tradition of 1/2 off Pizza Thursdays, Raiye and Tobias have created something truly special. Rabid Brewing isn't just a place to grab a drink; it's a hub for our community, one that cares for it's community, uplifts local talent and nurtures small businesses.

The staff at Rabid Brewing really make the experience unforgettable. They're not just doing a job; they genuinely care about everyone who walks through the door. They remember faces and names; those personal connections make all the difference. Their commitment to making every visit special fosters a sense of belonging that big corporations can't replicate.

The surrounding community at Rabid Brewing is so vibrant; it's a melting pot of roller derby, local artists, musicians, and entrepreneurs who uplift each other. This kind of supportive environment truly sparks creativity and collaboration, and it adds so much richness to our neighborhood.

As the Board of Trustees looks at future development in our area, I urge you to consider the importance of small businesses like Rabid Brewing. They are not just about profit but about building relationships and investing in the local community. Small businesses create jobs, strengthen our economy, and help shape the unique character of our neighborhoods in ways that go beyond mere dollars and cents.

By supporting Rabid Brewing in obtaining the space at Park West Plaza, you're not just backing a successful local business but also investing in our community's heart and soul. Let's stand behind those who truly care about our neighborhood's growth and ensure it remains a vibrant and welcoming place for everyone.

Respectfully,
Melissa Kirk

--

"Never be afraid to try something new. Remember: amateurs built the Ark; professionals built the Titanic." - Unknown

Adams, Nancy

From: Rebecca Cross <
Sent: Tuesday, April 22, 2025 11:52 AM
To: PublicComments
Subject: Rabid Homewood

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello! My name is Rebecca Cross. I am writing in to keep Homewood Rabid. Please consider the proposal to expand and stay in Homewood. Every experience in the brewery, local event, and derby has always been met with friendliness, kindness and weirdness that I cannot anywhere else. I would love to see an expansion of what their dream is, and want to keep it local. Thank you.

Rebecca Cross

Adams, Nancy

From: Tabitha Bailey <
Sent: Tuesday, April 22, 2025 10:40 AM
To: PublicComments
Subject: Keep Rabid in Homewood

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Board of Trustees,

My name is Tabitha Bailey, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. I was a vendor at one of those popular events (The Feast of the Goat Queen market and celebration) and because of that delightful experience, I met representatives from the Knockouts and joined the league. Without Rabid Brewing and their community mindedness and reach, I would not be coming to Homewood regularly and spending my resources in the area.

Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones. The "third space" provided by Rabid Brewing has offered the opportunity for business connections to be made and friendships to be strengthened and romantic relationships to be formed. Now, more than ever, third spaces are critical to community connection. An outside developer would not provide the same experience, and I would personally lose a spot that has become very special to me.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I mentioned, I am a part. Since 2024, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is delicious!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Tabitha Bailey

Adams, Nancy

From: Joanna Beatty <
Sent: Tuesday, April 22, 2025 10:04 AM
To: PublicComments
Subject: Rabid Brewing Proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

To Whom It May Concern,

I urge you to please consider the proposal for Rabid Brewing. The owners and staff are extremely hard-working individuals who bring so much joy to the community. Small businesses are what make Homewood the unique and inviting place that it is today. I'm proud to say I grew up in Homewood. Younger families are choosing to move to Homewood because they see that there is something special happening. Kindness, Hospitality, Inclusivity, Joy, Exceptional, Memorable. These are all words that describe both Homewood and Rabid Brewing. They belong together ♥ Thank you for your time.

Joanna Mangnall

Adams, Nancy

From: Margie Jostes <
Sent: Tuesday, April 22, 2025 9:27 AM
To: PublicComments
Subject: Rabid brewing Proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

I can only hope that the board looks at the owners of Rabid brewing during their evaluation. They are long term Homewood residents who have been involved in the community for years. I personally worked with Raiye years ago on the school PTA board and saw the effort and time she gave to the position. I also saw the involvement in the Homewood Baseball and softball program among others. They both are here to make Homewood a better place and be invested in the community. Homewood needs to support their residents in their business ventures and not keep siding with outdoor investors. It's the residents that make Homewood great.

Thank you for your consideration

Margie Jostes
7Interiors

Adams, Nancy

From: Jennifer Benson <
Sent: Tuesday, April 22, 2025 8:58 AM
To: PublicComments
Subject: Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello, I am writing in support of Rabid Brewing in regards to the purchase of a building in Homewood. While not a resident of Homewood, I have found myself attending numerous events at Rabid Brewing, and I have observed the impact this business has on the local community. From support of the Chicago Knockouts Roller Derby, to hosting public events, both big and small, Rabid has shown itself to be dedicated to creating spaces to build community and draw visitors into Homewood. Their passion not only for their business but also for the community at large makes them an asset to the Homewood area.

Jennifer Benson
Kankakee, IL

Sent from my iPhone

Adams, Nancy

From: Patricia Dredze <
Sent: Tuesday, April 22, 2025 8:55 AM
To: PublicComments
Cc:
Subject: In favor of Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Greetings,

I'm writing this morning to support a Homewood small business proposal for Rabid Brewing that is on the agenda for tonight's (4-22-25) board meeting.

Rabid Brewing is a valuable asset to the community.

They host an annual festival that includes local merchants and vendors and encourages community participation. They are also participants in the Women in Brewing in Chicagoland which helps to support small, women owned brewery's and brewers in the area.

They are good neighbors and have worked very hard to source funding in order to remain in Homewood instead of relocating to a different community because of their love for Homewood.

It would truly be a disservice to your constituents to deny Rabid Brewing's proposal after their clear demonstrations of service and love for the area.

Sincerely,

Patricia (Trish) Dredze

Retired Person in the Wild

She/her

Adams, Nancy

From: Terrence Smith <
Sent: Tuesday, April 22, 2025 8:37 AM
To: PublicComments
Subject: In support of Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Board of Trustees,

My name is Terrence Smith, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Terrence Smith"

Adams, Nancy

From: Julie Mueller <
Sent: Tuesday, April 22, 2025 8:21 AM
To: PublicComments
Subject: Rabid Brewery

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello. Please keep Rabid Brewery in Homewood. We residents want to have great, family owned businesses such as Rabid in town to support.

Rabid has been a great addition to our community and they deserve the support of our Village to stay right here in Homewood. They have worked so hard over the years to establish their brand and to serve our residents with great beer as well as fun and unique events. Let's embrace this business and help them secure the building they need to thrive and grow.

Thank you for your consideration.
Julie Mueller
Sent from my iPhone

Adams, Nancy

From: Alec Torres <
Sent: Tuesday, April 22, 2025 8:14 AM
To: PublicComments
Subject: Comment: Alternate Bids and Proposals for 3003-3025 183rd Street

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Good Morning,

I wanted to voice my support of Rabid Brewing securing this new location. One of the things that draws me to the Homewood-Flossmoor area is supporting small and local businesses. I would love to see Rabid grow within a community they are very engaged with.

Thank you,
Alec

Adams, Nancy

From: Jeremiah Peterson <
Sent: Tuesday, April 22, 2025 8:06 AM
To: PublicComments
Subject: Proposal at 3003-3025 W. 183rd St

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Good Morning,

I am unable to attend this evenings meeting and am writing this to express my request for the village to **accept the proposal from Rabid Public House** for the property at 3003 -3025 W. 183rd St.

Please respond to this email to show that my request was heard.

Thank you for your time,
Jeremiah Peterson

Adams, Nancy

From: Shaun Ziems <
Sent: Tuesday, April 22, 2025 7:59 AM
To: PublicComments
Subject: Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Greetings board members,

As an elected official myself (Peotone Park District Vice President) I know that the decisions made at your level need to be what is best for the tax payers and what brings value to your community. I just wanted to keep it short and say that Rabid brewing is a great business in your community, and given the opportunity to thrive will continue to enhance the offerings for residents and bring great people to the town.

Personally, the first time I walked in I felt welcomed, and I have been making the trek from Peotone to Homewood weekly (or more depending on the events) to spend my money and time there. There's always a mix of patrons there that you won't find anywhere else, and it's truly a boon to the community.

Please feel free to reach out if you have any questions, and I thank you in advance for taking the time to read my email and hopefully support a great business with truly lovely owners.

Shaun Ziems

Adams, Nancy

From: Elizabeth R Alvelo <
Sent: Tuesday, April 22, 2025 7:04 AM
To: PublicComments
Subject: Strong Support for Raiye Rosado & Tobias Cichon – Rabid Brewing Proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Mayor, Trustees, and Honorable Village Staff,

I'm writing to express my enthusiastic support for my niece Raiye Rosado and her husband Tobias Cichon—founders of *Rabid Brewing* and proud **residents of Homewood**.

Since opening Rabid Brewing in 2017, Raiye and Tobias have done more than run a successful business—they have brought people together. Their taproom has become a creative and inclusive space where community, artistry, music, and storytelling intersect. It's a place that fosters joy, curiosity, and connection, and it has become a destination not just for craft beer, but for meaningful human experiences.

They believe deeply in Homewood—its uniqueness, its rich diversity, and its potential. As homeowners, artists, and active contributors to village life, they have invested their lives and their livelihood here. They've helped put Homewood on the map through beloved events like the *Feast of the Goat Queen*, partnerships with local vendors, and features in major outlets like the *Chicago Sun-Times* and the Women's Business Development Center.

At Rabid Brewing, they use rich storytelling and symbolic art not to divide, but to *unite*—drawing on history, imagination, and creativity to build bridges between people. Their vision to expand is a chance not just to grow a business, but to amplify Homewood's voice as a cultural, welcoming, and forward-thinking community.

Please consider their proposal with the knowledge that this is more than a business—it's a heartfelt commitment to Homewood and the people who call it home.

With sincere gratitude for your time and service,

Elizabeth Alvelo

Sent from my iPhone

Adams, Nancy

From: Andrea Siegmeyer <
Sent: Tuesday, April 22, 2025 2:35 AM
To: PublicComments
Subject: Rabid

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

In regards to the proposal, I believe Rabid would be a fantastic business in that location. They are a small, local business with an established client base in the Homewood area. Id love to see this small business have the ability to grow within our town.

Thank you,
Andrea Siegmeyer

Adams, Nancy

From: Brooke Toriani <
Sent: Monday, April 21, 2025 11:30 PM
To: PublicComments
Subject: Keep Rabid Brewing in Homewood

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

To whom it may concern,

Rabid is a cornerstone of Homewood and preventing them from staying in their community would be a massive detriment to the people of Homewood. There is truly nothing like Rabid and losing this brewery would diminish the quality, uniqueness, and appeal of Homewood. It hosts numerous events for all ages and is an important location for the Chicago Knockouts roller derby team. Please keep them in Homewood. Thank you.

Sincerely,
Brooke Toriani

Adams, Nancy

From: Shannon Vierra <
Sent: Monday, April 21, 2025 10:42 PM
To: PublicComments
Cc: Edward Ayllon; Clay Urn Publishing;
Subject: In Support of Rabid Public House Proposal for the W. 183rd St Redevelopment Plan

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Shannon Vierra
Edward Ayllon

/

4/21/2025

To the Board of Trustees, the Mayor, and the Village Staff of Homewood,

We are writing to express our strong support for the proposal submitted by Rabid Public House for the W. 183rd St Redevelopment Plan. Choosing a locally owned and operated business like Rabid Public House is an investment in Homewood's long-term cultural and economic vibrancy.

Unlike private companies, which may prefer to cater to narrow interests and make it increasingly difficult for small businesses to thrive, Rabid Public House is rooted in community connection. Their presence will bring life to the space and serve as a welcoming hub for residents and visitors alike, encouraging a safe space, inclusion, and camaraderie.

Local breweries have consistently shown their ability to strengthen the fabric of the towns they operate in. They collaborate with nearby farms and suppliers, support local artists and musicians by hosting events, create jobs, and often lead initiatives around community fundraising, sustainability, and collaboration. Rabid Public House has demonstrated this commitment through its local partnerships with independent businesses and other local functions. As small business owners and folks who came from a city where rampant gentrification continued to hack away at our places of community, we know that operations like Rabid Public House that foster positivity, inclusion, and community are exceedingly valuable to their hometown.

We humbly believe that selecting Rabid Public House strongly conveys that Homewood values businesses that connect with their local community. We urge you to consider the broader, long-term benefits their operation would bring, and to choose a proposal that reflects the heart and soul of Homewood. Choosing a small business like Rabid Public House supports a local dream and sends a powerful message to aspiring entrepreneurs that Homewood welcomes and values homegrown ideas.

Thank you so much for your time and consideration.

Sincerely,

Shannon Vierra
Edward Ayllon

Co-Founders of Clay Urn Publishing
Co-Authors of The Chimera Snare

THE CHIMERA SNARE



Adams, Nancy

From: jenne farley <
Sent: Monday, April 21, 2025 10:19 PM
To: PublicComments
Subject: Rabid Brewery Proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello,

I looked over all the proposals for the strip mall with American Bagels on 183rd.

I strongly back the moving of the Rabid Brewery to this location.

1. They are active members in the community coming to parades, festivals and roller derby meets.
2. They offer a much different vibe then all of the other bars in down town.
3. The event space is a needed one in our area, yes we have some but we can use more.
4. Hopefully the two other vacant units can attract other wanted businesses like a Mediterranean cafe, BobaTea. This area could totally support a coffee shop since Starbucks left Cherry creek.
5. There is plenty of parking
6. They have a following in Homewood already and the derby population comes from all over the city to support them.

Can we try to attract any older kid friendly gaming or electric bumper car kind of attraction to the Rabid space currently takes up or the space next to Ollies. It was a tremendous lost when Brunswick closed down. Many families travel to other surrounding towns for kid entertainment.

Please think local.

Jenne Farley

Adams, Nancy

From: jenne farley <
Sent: Monday, April 21, 2025 10:09 PM
To: PublicComments; Christopher Craddock
Subject: Questions regarding the Isaac Walton proposals

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello,

I read through the proposals by Fehr Graham and ILM Environments. The Fehr proposal is more of a statement of qualifications, which I understand was the main ask in the RFQ, but it does not address the three tasks directly and it doesn't appear to layout a methodology or sampling plan. The ILM Env has more of a proposal and addresses all the tasks outlined in the RFQ but is lacking the methodology for testing, comparison standards and is not clear on how arrived on the constituents of concern. It appears both firms have relevant experience and knowledge of the permitting and compliance process.

My questions are as follows:

Why isn't there a task to address the source of the discharge from Homewood Disposal? I understand there are multiple discharge point that head into clarifiers but the one in question goes right to the pond.

Where can the IEPA statement regarding the contamination of the pond be found? If they have already concluded the pond isn't "toxic". There is still a clear discharge violation to address. Have that said any thing about the discharge and compliance?

I also wonder how each firm will assess the health of the ponds on site without sampling the fish as well? Given that the history of the site may be one source of the flourathene, it is important to rule out any additional sources. Fish consumption is a clear path to exposure since permits are sold. At the very least there must be some warnings when purchasing permits and notification near the pond that there could be bioaccumulation in the fish and a consumption concern until we know for sure that the fish are safe to consume.

Thank you,

Jenne Farley

Adams, Nancy

From: Lauren Amos <
Sent: Monday, April 21, 2025 9:28 PM
To: PublicComments
Cc: Raiye Rosado
Subject: Statement in Support of Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello,

I want to voice my unwavering support for Rabid Brewing in their pursuit of securing the location at the intersection of 183rd and Kedzie to develop Rabid Public House. I am a former Director of Small Business Development for the Illinois SBDC Network; I currently consult with the Illinois SBDC Network as well as the Women's Business Development Center (WBDC), where I first met Raiye, the proprietor of Rabid Brewing. I met Raiye while facilitating the financial analysis and management modules of the 10-week business cohort she completed in the spring of 2023 with the Women's Business Development Center (WBDC). I have continued to work with Raiye on various aspects of the business and have watched as she and the team at Rabid have successfully turned this business around, positioned it for growth, and achieved scalable success.

It has been nothing short of inspiring to watch Raiye and the team at Rabid dig in with unshakeable determination and laser focus to identify areas for operational and financial improvement and efficiency and to execute with precision. It is with this same heart and determination that they have pursued this development, with a vision of bringing a much-needed alternative space to the residents of Homewood and those seeking a destination that resonates with them.

Selecting Rabid for this development will not only provide an opportunity for a homegrown business to expand, but will also entrust this development to business owners and residents who have invested their blood, sweat, tears, and money into Homewood, its residents, its culture, and its future.

Sincerely,

Lauren Amos

Small Business Advisor, Illinois SBDC Network and the Women's Business Development Center

Adams, Nancy

From: Cindy McMurtrey <
Sent: Monday, April 21, 2025 8:51 PM
To: PublicComments
Subject: Rabid brewery

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Every time I come to visit, I frequent Rabid Brewery. It's charm is in the owners, Raiye and Tobias, who make everyone happy. Their craft is unmatched and it's evident by the repeat clientele. Homewood is lucky to have an establishment that hosts excellent craft beer and a warm and welcoming atmosphere. I'll be in town in July and I'm excited to visit the next chapter.

Cindy McMurtrey Wamboldt
Lawrence, Kansas

[Yahoo Mail: Search, Organize, Conquer](#)

Adams, Nancy

From: Barb Ferrari <
Sent: Monday, April 21, 2025 6:34 PM
To: PublicComments
Subject: In support of Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Rabid Brewing has embraced Homewood for years and I would hope the Homewood Village Board and planning department will embrace their redevelopment plans. Our town doesn't need another out of town developer adding yet another fast food establishment or another beauty salon or fitness studio. Homewood needs to support the local business people who live, work and serve our community's events, residents, and visitors.

Regards,
Barb & Dave Ferrari
Homewood, IL

Adams, Nancy

From: Terri Riley <
Sent: Monday, April 21, 2025 5:38 PM
To: PublicComments
Subject: 183rd Propsals

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

I know you received three proposals for the property on 183rd. I read them and Rapid and another were interesting. I am not a drinker, but love the idea of Homewood residents who want to expand their business in our town i think is great. Hope we can continue to support this business as they have supported Homewood.

[Sent from Yahoo Mail for iPad](#)

Adams, Nancy

From: Jason Baldauf <
Sent: Monday, April 21, 2025 4:29 PM
To: PublicComments
Cc: Deb Baldauf
Subject: Support for Rabid Brewing's Redevelopment Proposal at Park West Plaza

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Trustees,

I am writing to express my enthusiastic support for Rabid Brewing's proposal to redevelop the property at 3003–3025 183rd Street into the new Rabid Public House.

Since its founding in 2017, Rabid Brewing has been more than a craft brewery—it has been a vibrant cultural hub and a steadfast community partner. From hosting unique events like the Feast of the Goat Queen to participating in local festivals, farmers markets, and collaborations with organizations such as the Homewood Arts Council and GoodSpeed Cycle, Rabid has consistently contributed to the social and cultural fabric of Homewood .

The proposed move to Park West Plaza represents a significant opportunity for both Rabid Brewing and the Village of Homewood. The expansion plans include a full-service kitchen, family dining area, private event space, and a patio, all designed to accommodate a growing customer base and enhance community engagement . This development is poised to revitalize a long-underutilized property, stimulate local economic growth, and further solidify Homewood's reputation as a destination for unique and engaging experiences.

I urge you to approve Rabid Brewing's proposal. Their commitment to community, culture, and quality makes them an ideal partner for this redevelopment project.

Thank you for your consideration.

Sincerely,

Jason & Deborah Baldauf

Adams, Nancy

From: Steve Ahrendt <
Sent: Monday, April 21, 2025 4:09 PM
To: PublicComments
Subject: Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

This establishment is a pillar of the community. They sponsor events, they participate in many community activities. As a professional commentator that works with Chicago Knockouts Roller Derby I have found their event participation and willing to the extra mile for patrons and fans is a throw back to simpler times when customer service meant something. Please let this fine Homewood institution grow!!!

Warmest Regards, Steve Ahrendt
Formerly of DeRe Tire/Local Resident Sent from my iPhone

Adams, Nancy

From: Nicole Kalvig <
Sent: Monday, April 21, 2025 3:54 PM
To: PublicComments
Subject: Accept Rabid Brewery Proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

To whom it may concern,

I have been a resident of Homewood since 2016 and I've consistently been impressed with Rabid Brewing's commitment to our village. They are constantly a presence in the community at all festivals and various events. It is clear that they have made an effort to be seen and offer opportunities for residents to gather. They host many events such as Dungeons and Dragons nights, yoga, dress up days etc... all in an effort to share their product and bring people together. Not to mention they seem to work well with other Homewood establishments and nearby businesses making the Homewood name visible in the Chicagoland area. They seem to be excepting of all people and it would be a shame if this town didn't choose their proposal after they have shown they have a successful business and have dedicated themselves to Homewood. Thank you for your consideration.

Sincerely, Nicole Kalvig

Adams, Nancy

From:
Sent: Monday, April 21, 2025 3:53 PM
To: PublicComments
Cc:
Subject: Comments on Rabid Brewing Proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Members of the Homewood Village Board of Trustees, Mayor, and Village Staff

My name is Ray Stout and I serve as the Executive Director of the Illinois Craft Brewers Guild, the nonprofit trade association that represents the state's craft brewing industry. I'm writing today in strong support of Rabid Brewing's proposal currently before the Homewood Village Board.

As one of Illinois' independent craft breweries, Rabid Brewing has been an active and valued member of both the Homewood community and the broader Illinois craft brewing industry. Their creative vision, commitment to quality, and community engagement have made them not only a destination for craft beer enthusiasts, but a contributor to the local economy and cultural fabric of the South Suburbs.

Rabid Brewing's proposal, as outlined in the materials provided, represents an exciting opportunity to preserve and enhance a local small business that aligns with Homewood's values of entrepreneurship, art, and innovation. Allowing them the flexibility to expand their operations will not only support local job creation and economic development, but also reinforce the Village's reputation as a forward-thinking and business-friendly community.

Illinois' craft breweries are economic drivers and community hubs. Supporting businesses like Rabid Brewing ensures these benefits remain rooted in our towns and cities. On behalf of the Illinois Craft Brewers Guild and our 300 member breweries across the state, I urge the Homewood Village Board to approve Rabid Brewing's proposal and demonstrate continued support for small, independent businesses.

Thank you for your time and consideration.

Ray Stout
Executive Director, ICBG



Join the ICBG today <https://www.illinoisbeer.org/membership.html>

Adams, Nancy

From: Ed Whalen <
Sent: Monday, April 21, 2025 3:36 PM
To: PublicComments
Subject: A vote for Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Good afternoon,

Just submitting a vote for Rabid brewing to win the building proposal.

Best,
Ed

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Ed Whalen
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Adams, Nancy

From: Jessica Wintermantle <
Sent: Monday, April 21, 2025 3:31 PM
To: PublicComments
Subject: In Support of established local business, Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello,

As you decide on the use of the property at 3003 -3025 W. 183rd St, please consider what makes Homewood *Homewood*.

Rabid Brewing is a locally grown, locally invested, neighborhood institution that we've seen develop over many years. The owners have a pulse on a need in the community and rise to meet it, being present and visible in their original location and at community events. They host gatherings for families and are meeting a need for a unique and interesting niche of consumer.

Rabid has expended blood, sweat, and tears to grow their business and be present in this community. They have a valid plan to develop the space that allows for some continuity of current business as well as other opportunities for unique storefronts.

The event space in Homewood could be very valuable - as a nearby example, Thornton Distillery has become a unique destination for performing arts, weddings, parties, and concert tours, in addition to serving their own style of food and drink. I believe there is room here in Homewood to build some healthy competition for use of that kind of event space. It's very exciting to imagine community gatherings or performances, family celebrations, or even concerts within Homewood itself.

Please keep Homewood in mind when making this decision. I don't want a white-washed strip mall or cheap big box store funded by some venture capital group with no presence in our community.

Respectfully,
Jessica Wintermantle

Adams, Nancy

From: Nichole Seehafer <
Sent: Monday, April 21, 2025 3:23 PM
To: PublicComments
Subject: Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hi!

I love this place! It's the kind of place to have a good time, even if you're like me and don't drink at all! My friends love it here, it's always a friendly atmosphere with no filters or judgment. You can be yourself and just have a good time. The events they have here open up opportunities for independent artists and such to get out there, be known, and make some money. It's an opportunity for people to make those connections with people like them. Rabid is located on a pushed back piece of land, somewhat hidden but not too much, which makes this place all the more intriguing, making it a perfect location. The decor on the inside is fitting and very cool and the bookshelf full of boardgames encourages people to actually socialize rather than taking selfies and what not. And if you're lucky, the magic man may just do some card tricks for you!
If I had a vote-I vote Rabid stays!

Nichole Seehafer

[Sent from AOL on Android](#)

Adams, Nancy

From: Cadence Marth <
Sent: Monday, April 21, 2025 3:22 PM
To: PublicComments
Subject: Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Board of Trustees,

My name is Cadence, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Cadence Marth

Adams, Nancy

From: Steven F <
Sent: Monday, April 21, 2025 2:54 PM
To: PublicComments
Subject: Rabid brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Good afternoon. Traditionally I'd use a salutation such as "to whom it may concern," but this brief email concerns all of us.

I moved to Homewood 5 years ago towards the tail end of Covid, seemingly after a craft brew pub closed its doors in downtown, leaving only the mainstays like Fifth Quarter or Tin Ceiling, in place. While those places have a place in drinking culture, Covid cultivated a certain ecosystem of playfulness via tabletop games, video games, fantasy rpg or otherwise. Partnered with the craft beer boom that accompanied my 20s, safe havens with carefully crafted libations like Rabid became strongholds for my friends.

I've recently been made aware that their bid now has competition with 2 others businesses for a store front on 183rd, and while I'm sure they're very nice folks, I can say with reasonable certainty that they don't symbolize, or embody the same values as Rabid, nor have these other options penetrated the tapestry that is the Homewood community. The Rabid team is at every major community event, farmers market, concert etc. For a lot of us, they're the consistent, predictable product we gravitate to, and in that, they represent an anchor by which this community can stand behind and build upon.

I look forward to seeing them continue to grow along with this community.

Best wishes,
Steven Freitag

Adams, Nancy

From: kaympt <
Sent: Monday, April 21, 2025 2:40 PM
To: PublicComments
Subject: Rabid

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Please consider these guys to move onto another place in Homewood! I currently live in FL, but always stop each spring and fall to support this place, to and from wisconsin.

Karen and Mike Thauer

Sent from my Verizon, Samsung Galaxy smartphone

Adams, Nancy

From: silvia haynes <
Sent: Monday, April 21, 2025 2:24 PM
To: PublicComments
Subject: Rabid Building proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Board of Trustees,

My name is Silvia Haynes, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is AMAZING!!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,
Silvia Haynes

Adams, Nancy

From: Noel L. Wessely <
Sent: Monday, April 21, 2025 1:12 PM
To: PublicComments
Subject: Rabid Public House proposal for 3003-3025 183rd St.

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Board Members of the Village of Homewood:

I hope you strongly consider the bid for Rabid Public House. Rabid promotes a welcoming and inclusive atmosphere and helps foster a sense of community in the H-F area. As a Flossmoor resident, I've been able to reach out to more local residents and extend my social network. The friends I've made these past few years at Rabid have made my time living in the Southland even more valuable. I have even met my romantic partner at Rabid!

Third spaces like Rabid are crucial in our contemporary society as it keeps people engaged and invested in the local community and keeps small businesses in the area. The events that Rabid put on and collaborate with local organizations like Chicago Knockouts Roller Derby are also a draw to Homewood, encouraging non-residents to see how great our community is.

Thank you,
Noel Wessely

Adams, Nancy

From: Amanda Baker-Hughes <
Sent: Monday, April 21, 2025 11:33 AM
To: PublicComments
Subject: Rabid deserves Park West Plaza

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Board of Trustees,

My name is Amanda and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Amanda Baker
(Resident of Lansing, IL that spends 90% of their time in Homewood, IL)

Adams, Nancy

From: Bob Robertson <
Sent: Sunday, April 20, 2025 5:00 PM
To: Haney, Napoleon; PublicComments; generalinfo; Hofeld, Rich; Chmielewski, Michael; Heiferman, Jay; Jones, Vivian; Roman, Lauren; Willis, Julie; Opyd, Allisa; Mason, Phillip; Steinmiller, Antonia;
Subject: Police Problems
Attachments: 1000021608.jpg

PD Administration

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

It is absolutely ridiculous that on Easter Sunday, while Target was closed, a police vehicle was parked in the lot for well over 30 minutes doing absolutely nothing with flashing lights on. This isn't the first time either—this has been happening far too often, and frankly, it's an embarrassing display of laziness and misuse of public resources. I can't imagine that this is helping with Dave's, Target, or Jewel's customer traffic either. Whenever I see a police car with flashing lights on, I assume that someone has done something bad inside these establishments, and I am not interested in entering them.

While officers are sitting around in empty parking lots, cars are flying down nearby roads like it's a racetrack. Where are the patrols? Where are the traffic stops? We have a serious speeding problem, and instead of addressing it, our so-called protectors are parked in vacant lots wasting time and taxpayer money.

This kind of behavior is unacceptable. If officers are on duty, they should be doing their jobs—not hiding out in a closed store lot like it's a break room. The community deserves better, and we are demanding accountability and action.

Do something about it.

The attached image was taken at 2:30 pm Sunday April 20th, 2025.

Sincerely,

Adams, Nancy

From: Ian Buckner <
Sent: Friday, April 18, 2025 9:58 PM
To: PublicComments
Subject: Village Board Meeting - Comment in Support for Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Hello,

My name is Ian Buckner, and live in Thornton IL. I often visit Homewood to support local businesses, as I believe it's a very vibrant community.

I have been a weekly patron at Rabid Brewing for months now, and I strongly believe that Rabid is invaluable to the community of Homewood. They are an amazing third space for the entirety of Homewood and with a new and improved location, they can help maintain what makes Homewood great - a place people can call home and build a stronger community, and even improve the town for the better.

As Rabid is a small and locally owned business, they can easily be bullied and pushed around by people who think they can simply milk this town and not give back to the community. I believe it would be a huge mistake to the Homewood, its citizens, and its neighboring towns if this were to happen. Rabid makes this town more colorful and makes me proud to live in this area. Even when they're closed to the public and not serving alcohol, they act as a place for youth to get together to Play their favorite Tabletop Role Playing Game. This is one of few opportunities where they can learn to socialize and make new friends. With a new and improved location, they'll have a greater chance to create more opportunities and involvement for the community.

So please, i hope that you choose the people of Homewood and lean in favor of Rabid Brewing moving to a new, more visible location.

Thank you for listening,
Ian Buckner

Adams, Nancy

From: Bob Robertson <
Sent: Friday, April 18, 2025 7:39 PM
To: PublicComments; PZC; Haney, Napoleon; generalinfo; Hofeld, Rich; Chmielewski, Michael; Heiferman, Jay; Jones, Vivian; Roman, Lauren; Willis, Julie; Opyd, Allisa; Mason, Phillip; Steinmiller, Antonia;
Subject: Re: Lack of policing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

So, not one village idiot can tell me what the actual is going on, and why you're not policing the streets in Homewood?
Sincerely,
Bob

On Fri, Apr 18, 2025, 6:54 PM Bob Robertson < wrote:
Hello?

On Wed, Apr 16, 2025, 9:38 PM Bob Robertson < wrote:
The Homewood police have been sitting at Dave's hotel chicken with flashing lights for over an hour. Meanwhile, there has been a ton of speeding cars on 187th Street. We need the police to stop the speeding traffic, not protect Dave's.

Adams, Nancy

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Sent: Friday, April 18, 2025 6:54 PM
To: PublicComments; PZC; Haney, Napoleon; generalinfo;
Hofeld, Rich; Chmielewski, Michael; Heiferman, Jay; Jones, Vivian; Roman, Lauren; Willis,
Julie; Opyd, Allisa; Mason, Phillip; Steinmiller, Antonia
Subject: Re: Lack of policing

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traffic, not protect Dave's.

Adams, Nancy

From: Anna Molly <
Sent: Friday, April 18, 2025 6:51 PM
To: Haney, Napoleon; PublicComments; generalinfo; Hofeld, Rich; Chmielewski, Michael; Heiferman, Jay; Jones, Vivian; Roman, Lauren; Willis, Julie; Opyd, Allisa; Mason, Phillip; Steinmiller, Antonia
Subject: 187th St

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Good afternoon,

There is a newer model Ford Mustang that parks at St that is always speeding (60+ mph) on 187th St. You can always tell when it's coming cause it has obnoxiously loud exhaust which violates our noise ordinances.

The driver is a young African American male. The vehicle is registered in IL, but does not display a front plate, and has illegal tinting on all windows.

911 has been called multiple times, but there is a failure to have more police presence on this street.

There are many children that live along 187th, there is a public park, and nearby schools. We need more police monitoring so that he can be stopped!

Adams, Nancy

From: Kiana <
Sent: Friday, April 18, 2025 11:00 AM
To: PublicComments
Subject: Rabid's Building Proposal

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Board of Trustees,

My name is Kiana Keitash, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

Over the past 8 years, Rabid Brewing has attracted customers to Homewood from all over the country through their iconic brand of products and their engaging, popular events. Following their success, Rabid has re-invested significantly into their community by providing support and sponsorship to other local businesses and community organizations, participating in Homewood's community events, and, above all, their unapologetic, core mission to be a haven of joy for creatives, revolutionaries, nerds and weird ones.

Rabid Brewing is a sponsor of Chicago Knockouts Roller Derby, of which I am a part. Since 2022, Chicago Knockouts has brought thousands of patrons to Homewood, and has doubled its size and operations, many of whom are residents of Homewood. Rabid Brewing has been a bedrock with us along this journey and we have grown together. We've been fortunate to have a front row seat to their development of new offerings and can assure you that their talents are not limited to brewing, their food is FIRE!

While it may be tempting to consider outside proposals, I implore you to strongly consider the sustainability of out of town corporate ownership which would take the profits from this property out of the community to be spent elsewhere. The owners of Rabid have been Homewood residents and homeowners for almost 20 years and, as owner-operators, those dollars would continue to be spent here.

I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Kiana Keitash

Adams, Nancy

From: Dana Wail <
Sent: Thursday, April 17, 2025 4:58 PM
To: PublicComments
Cc:
Subject: Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Board of Trustees,

My name is Dana Wail, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

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I strongly support Rabid's commitment to stay and grow in Homewood and I ask you to do the same.

Sincerely,

Dana Wail

Adams, Nancy

From: Becky Smado <
Sent: Thursday, April 17, 2025 1:54 PM
To: PublicComments
Subject: Rabid Brewing

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Village of Homewood Board of Trustees,

My name is Beck, and I am writing to you in support of Rabid Brewing, a beloved Homewood business that has made a proposal to evolve and expand their business through the renovation and reinvigoration of a long underutilized property in Homewood, commonly referred to as Park West Plaza.

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Sincerely,

Beck

Adams, Nancy

From: Bob Robertson <
Sent: Wednesday, April 16, 2025 9:51 PM
To: generalinfo
Subject: Lack of policing

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