

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, MAY 27, 2025  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:04 p.m.

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

ROLL CALL: Clerk Nakina Flores called the roll. Those present were Village President Richard Hofeld, Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Patrick Siemsen, Trustee Phillip Mason and Trustee Lauren Roman.

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 May 13, 2025, were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$334,153.69 was presented. There were no questions from the Trustees.

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

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

OATHS OF OFFICE: The Village Clerk administered the oath of office to Charise Campbell for the position of Building Division Administrative Secretary.

Clerk Flores also administered the Oath of Office to William Galgan for the position of Firefighter/Paramedic.

Clerk Flores also administered the Oath of Office to Shamarr Shelton for the position of Firefighter/Paramedic.

Clerk Flores also administered the Oath of Office to Adam Grant for the position of Police Officer.

HEAR FROM THE AUDIENCE: Agnes Tropp addressed the board. She said it was nice to see the Mayor, Police Chief, and the Deputy Police Chiefs at the Memorial Day ceremony. She expressed her belief that TIF's ruin property values and would like all items concerning TIF's to be posted so the public can see what is happening.

Resident Amy Crump said she is thrilled that the little library is up. She also read another passage about the dangers of authoritarian governments. The reading warned everyone to be wary of paramilitary and armed groups.

Rev. Doyle Landry shared that he went to Starbucks on Halsted and was denied his free cup of coffee, which he is entitled to as a Marine veteran. He said that when he went to Starbucks, they called the police. He also said he was unhappy that the officers who responded refused to contact the Chief of Police about the issue.

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

- A. Annual Report/Fire and Police Commission: Accept the 2024 annual report of the Fire and Police Commission.
- B. M-2355/Special Use Permit/Sunny's Smoothie Cafe/18035 Dixie Highway: Pass an ordinance granting a special use permit for a carry-out facility, Sunny's Smoothie Café, at 18035 Dixie Highway, in the B-2 Downtown Transition zoning district.
- C. M-2356/Special Use Permit/Lux3LoczLLC Salon/18346 Governors Highway: Pass an ordinance granting a Special Use Permit for a salon/spa establishment in the B-3 General Business zoning district to Diamond Rowels of Lux3LoczLLC Salon at 18346 Governors Highway.
- D. M-2357/Disposal of Surplus Property/Police Squad Car: Pass an ordinance authorizing the Village Manager to sign over the title to a totaled Police Department squad #10 (2021 Ford Explorer) to the Village's insurance company, Intergovernmental Risk Management Agency, which will allow the Village to move forward with the insurance process and receive payment for the value of the totaled vehicle.
- E. Budget Amendment/Contract/Design Services/Homewood Auditorium/Linden Group Architects: Approve a budget amendment in the amount of \$122,000; and, authorize the Village President to enter into a contract with the Linden Group Architects of Orland Park, IL in the amount of \$122,000 to provide design services associated with improvements to the Homewood Auditorium at 2010 Chestnut Road; subject to final approval of the General Conditions by the Village Attorney.

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

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

**OLD BUSINESS:** Direction to Staff for Redevelopment of Park West Plaza 3003-3025 183rd Street: Economic and Community Development Director Angela Mesaros made a presentation on the three proposals the Village received for redevelopment of the Village-owned property at 3003-3025 183rd Street in the 183rd West TIF District. The proposals were submitted after the Village solicited alternate proposals as required by the TIF Act. The proposals were vetted by a committee of department heads. This property has 9 storefronts. The tenants in the three occupied spaces have said they are interested in remaining in the property after it is transferred to a new owner.

Proposal 1 was submitted by Rabid Brewing of Homewood. Rabid originally submitted a proposal in 2024, after which the Village and Rabid entered into a non-binding letter of intent. The letter of intent was extended twice at Rabid's request. Rabid planned to move into 2 units and keep the current tenants.

The second proposal was submitted by VMB Ventures. VMB proposed to divide the property into 7 units, keep three tenants and add a coffee shop.

The third proposal was submitted by Caton Commercial Real Estate Group & Granite Realty Partners. Caton did not have specific tenants but said it planned to rehabilitate the building and market it to potential tenants. Caton said it planned to retain ownership of the building.

Staff reviewed on the criteria for community needs, successful uses, sustainability, improvement of property conditions, maximization of yields and community investment timetable and presented all the outcomes. Caton was suggested for the property, given the criteria.

All 3 candidates were offered an opportunity to explain their proposals. Rabid declined. Representatives of VMB said they are a family business and they wanted to welcome everyone with healthy food and coffee. A representative from Caton said the building is in poor condition and needs a lot of repairs. They said they would invest in the building and bring it up to standards where tenants would want to come and lease. Caton said they were open to discussing leasing to the other candidates.

President Hofeld asked for public comment. At least 10 people addressed the board, all speaking in favor of Rabid's proposal. Comments included: Rabid patrons come from near and far because of the sense of family and community that is provided. This has been a safe space for all people and now needs a larger space. Many supporters invite more people to Rabid and in turn money is spent in the village. The larger space should not be given to highest bidder but it should be given to the good of the community. This is a unique space that already has a following and does not have to wait for customers.

President Hofeld thanked all the applicants for submitting their proposals and thanked the staff review committee for its analysis. President Hofeld said he is seeking the proposal that is in the Village's best interests.

Trustee Harris-Jones said she will take all the information into consideration.

Trustee Willis thanked staff for the thorough analysis. She felt it provided a good framework to make a fiscal decision with a consideration to the social impact.

Trustee Jay Heiferman said he realizes that Rabid has overwhelming support and that whatever decision the board makes, it is not trying to shoot down any business. He said he had to consider which developer was in the best position to rehabilitate a building that needs so much work. He said he supported Caton's proposal.

Trustee Siemsen thanked staff for their careful analysis.

Trustee Mason thanked everyone for their interest in the community and wants to do what's best for the community. Mason said he supports the staff's recommendation.

Trustee Roman said she has been all in with Rabid and hears what is being asked. She questioned if the Village had the ability to recover the property if the developer does not complete their proposal. Rabid was asked if they will stay in village or would they consider leasing from the new owner. She wants to see Rabid stay in the community. She said it would be difficult to give Rabid the money from the Village's General Fund they seek when the Village has so many other capital projects.

In response to Trustee Roman's question, Village Attorney Cummings said that while the Village prefers to require the developer to sign a reverter or reconveyance deed when the property is sold at a reduced price, having this in place would make it difficult for the developer to obtain a loan.

In response to Trustee Roman's question, Raiye Rosado from Rabid said their current location is not sustainable and they do not want to lease from other owners. She said they feel unwanted and that the board's decision should not only be about money because they thought they were the preferred developer.

A motion was made by Trustee Heiferman and seconded by Trustee Siemsen to direct staff to prepare a redevelopment and purchase and sale agreement with Caton

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

**GENERAL BOARD DISCUSSION:** Trustee Harris Jones thanked public works for May 17<sup>th</sup> open house. Trustee Heiferman is open to meeting with people at Bergstein's on the 1<sup>st</sup> Monday of the month around 5-6 pm. Trustee Siemsen thanked staff for the process of the new trustee orientation it was great. Trustee Mason thanked staff for their recommendation. He decided based on best of his ability and wished Rabid felt differently. Looking forward to farmers market on Saturday. Trustee Roman's daughter won the raffle for the ride to school in a Public works truck. Thankful for the process to involve community and to see presentations.

President Hofeld said the Memorial Day celebration was the best. The ceremony hit the right chord to pay respect. He said he was proud of the Board for making a decision in the best interest of the community.

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

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

The meeting adjourned at 8:52 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Nakina Flores'.

Nakina Flores  
Village Clerk

## **Adams, Nancy**

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**From:** Craig Nelson  
**Sent:** Tuesday, May 27, 2025 2:53 PM  
**To:** PublicComments  
**Subject:** Park West Plaza Redevelopment  
**Attachments:** RABID.docx

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

**Please see the attached document.**

SUBJECT; PARK WEST PLAZA DEVELOPMENT

Hello, my name is Jennifer Morgan; this communication is in support of Rabid Brewing.

I've had the pleasure of knowing the owners of Rabid Brewing, Raiye and Tobias for about seven years.

I have visited over 150 microbreweries during my travels over the past 20 years and while many provide good beer, none have ever come close to providing the warmth and acceptance to anyone who walks through the door.

One can see that brewing quality beer takes second place only to their having personal relationships to anyone open to it. This not at all the norm for brewery owners- it is actually rare and therefore a major reason for Rabid's success.

I am in awe of Raiye and Tobias having done what many businesses were unable to do- KEEP THEIR DREAM ALIVE AND SURVIVE THE COVID PANDEMIC.

Now they wish to continue building that dream into its next phase which is to provide the full service of having great food to pair with their great beer accompanied by the wonderful personalized experience they provide.

Their dream of staying in the community in which they started and building upon their success requires a location with greater vehicular traffic and the space in which to do it.

They have found everything they need in the new location being discussed today.

I hope this Board will consider their already significant contributions to the Village of Homewood, and the community and help Rabid Brewing reach its dreams of expanding its customer base and becoming an even greater partner in growth for both entities.

Thank you.

## Adams, Nancy

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**From:** Bob Robertson  
**Sent:** Tuesday, May 20, 2025 7:02 PM  
**To:** PublicComments; PZC  
**Cc:**  
**Subject:** Homewood Useless Hot Topic Forum

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

I am writing to express frustration shared by many in our community regarding the so-called “Hot Topic Pop Up” promoted by the Village. Frankly, what’s the point of holding forums or encouraging public input when the Village refuses to answer even basic questions directly?

Residents have taken the time to write letters, use the new, and poorly functioning app, and post concerns on the Village's Facebook page. The result? Silence—or worse, blame deflected to the state, the county, or even neighboring towns. Sometimes, they actually say it's too complicated. We're tired of hearing, “It's not our responsibility” every time a pothole, park issue, village property issue, or public safety concern is raised.

Even during board meetings—when we take time out of our lives to attend—public feedback is either ignored or not allowed at all. Often a decision has already been made, and Lord Hofeld's say is the end all. Why should we keep wasting our time when the Village shows no interest in listening or responding?

A community forum only works if the Village is willing to engage in good faith and take responsibility where it's due. Until that happens, stop pretending like public input matters. We're not interested in more empty meetings or lip service.

**From:** Frenchie France  
**Sent:** Sunday, May 18, 2025 9:36 AM  
**To:** Hofeld, Rich <  
**Cc:** PublicComments <comments@homewoodil.gov>; Youngblood, Marla  
**Subject:** Starry Night Pride

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

Rich Hofeld  
Village President

Dear Mr. Hofeld,

I have been chosen to be the spokesperson for many unhappy, displeased and perplexed long time Homewood residents including myself.

We would like to know why a long time favorite "Starry Night" event was replaced with "Starry Night Pride"?

Yes we understand Diversity, Equity and Inclusion but we don't understand the rationale behind replacing "Starry Night" with "Starry Night Pride".

Why was our **ONE** day a year in June "**Starry Night**" event taken away and or incorporated with the pride celebration, especially since the entire month of June is pride month?

The event planning is bias and viewed as a lack of balance in how special events are recognized and or celebrated.

i.e.

Are there any events planned for:

"Starry Night Hispanic" in September

"Starry Night Black" in February

"Starry Night Asian" in May

"Starry Night Heterosexual" in Any Month

Cordially,  
Patricia Dean

CC: Maria Youngblood, Events Manager

Homewood Board of Trustees

Please see Attachment



# COMMUNITY NEWS & EVENTS

## Homewood's 2025 Special Events Calendar

The Village of Homewood announced the upcoming special events calendar for 2025. The Village will organize and manage approximately 16 events throughout the calendar year.

"I am very excited for our events calendar this year," said Event Manager Marla Youngblood. "We have engaging events geared toward children, families, and adults! We are looking forward to seeing all Homewood residents at our staple events throughout the year."

The following events have been released for the upcoming year:

- Indoor Farmers Market—January 25, February 22, March 29, April 26
- Village Clean-Up Day—To be determined
- Public Works Open House—May 17
- Memorial Day Program—May 26
- Outdoor Farmers Market Opening Day—May 31
- Art & Garden Artisan Fair—June 6 & June 7
- **Starry Night Pride** (with H-F Park District, Village of Flossmoor)—June 20
- Martin Square Block Party—Select Thursdays; summer 2025
- Fourth of July Parade—July 4
- National Night Out—August 5
- Back to School Party (with School District 153)—To be determined
- Fire Open House—October 4
- **Fall Fest**—October 11
- Haunted Homewood—October 27
- Holiday Lights—December 5
- Homewood-Flossmoor Light Tour—December 11

Homewood is bringing back the star-studded events such as Art & Garden Street Fair, Back to School Party, Fall Fest, and Holiday Lights. The Back to School Party event invites children, families, and neighbors to gather and celebrate heading back to school, collect resources from School District 153, interact with massive trucks, emergency vehicles, and more.



Additionally, the Martin Square Block Party will be held the last Thursday of select months in the summer. Food trucks, carts, and vendors will line Martin Square hoping to provide a place for residents and visitors to gather and enjoy company, great food, live music and amazing camaraderie during coveted summer nights. Back by popular demand are

the Haunted Homewood and the Homewood-Flossmoor Lights Tour where residents will have the opportunity to view the very best light displays our Homewood-Flossmoor community has to offer for the fall and winter holidays.

The event schedule is pictured below and can be found on the Village of Homewood website.

HOME Sweet  
HOMEWOOD.

## Events Schedule 2025

<b>JAN. 25</b>  <b>Indoor Farmers Market</b> Homewood Auditorium 8 a.m. - Noon	<b>JUNE 25</b>  <b>4th of July Parade</b> downtown Homewood 10 a.m.
<b>FEB. 22</b>  <b>Indoor Farmers Market</b> Homewood Auditorium 8 a.m. - Noon	<b>AUG. 5</b>  <b>Back to School Party</b> TBD
<b>MARCH 29</b>  <b>Indoor Farmers Market</b> Homewood Auditorium 8 a.m. - Noon	<b>OCT. 4</b>  <b>Fire Department Open House</b> 17950 Dixie Hwy. 11 a.m. - 2 p.m.
<b>APRIL 26</b>  <b>Indoor Farmers Market</b> Homewood Auditorium 8 a.m. - Noon	<b>OCT. 11</b>  <b>Fall Fest</b> downtown Homewood 12 p.m. - 9 p.m.
<b>APRIL 26</b>  <b>Village Clean Up Day</b> 17755 Ashland Ave. TBD	<b>OCT. 11</b> <b>Last Outdoor Farmers Market</b> downtown Homewood 8 a.m. - 1 p.m.
<b>MAY 17</b>  <b>Public Works Open House</b> 17755 Ashland Ave. 10 a.m. - 1 p.m.	<b>OCT. 27</b>  <b>Haunted Homewood Judging</b> Homewood 6 p.m. - 8:30 p.m.
<b>MAY 26</b> <b>Memorial Day Program</b> Veteran's Memorial 10:30 a.m.	<b>DEC. 5</b>  <b>Holiday Lights in Homewood</b> downtown Homewood 5 p.m. - 9 p.m.
<b>MAY 31</b>  <b>Outdoor Farmers Market Begins</b> Martin Square Saturdays; 8 a.m. - 1 p.m.	<b>DEC. 11</b> <b>H-F Lights Tour</b> Homewood & Flossmoor 5 p.m. - 10 p.m.
<b>JUNE 6 &amp; 7</b>  <b>Art &amp; Garden Street Fair</b> downtown Homewood 4 p.m. - 9 p.m. & 10 a.m. - 6 p.m.	
<b>JUNE 20</b>  <b>Pride</b> Irwin Park 5 p.m. - 9 p.m.	

## Adams, Nancy

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**From:** Bob Robertson < >  
**Sent:** Thursday, May 15, 2025 6:30 PM  
**To:** generalinfo; PublicComments  
**Subject:** 187th and Riegel Road Intersection Crosswalks

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

We, many residents of Homewood, have been asking for safer conditions for pedestrians and cyclists on 187th Street. One of the things we want is the buttons to change the signals and crosswalk signs at the crosswalk at this intersection. Most intersections in Homewood have this feature. Every time we have asked for this Napoleon and Rich have blamed IDOT, and many other reasons for not having this. This is not true, and IDOT has confirmed this. They stated that the Village can implent this. Why is this not a safety feature at this intersection? We could also use red light cameras at this intersection, since cars stop in the crosswalk and often ignore the red lights, but we assume that's too much to ask.