

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, FEBRUARY 24, 2026
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:00 p.m.

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

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

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Finance Amy Zukowski, Director of Economic and Community Development Angela Mesaros, Director of Public Works Joshua Burman, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of February 10, 2026 were presented from both the public hearing and the regular meeting. There were no comments or corrections.

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

***Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Mason, President Hofeld.
NAYS -None. ABSENT-Trustees Siemsen, Roman.***

CLAIMS LIST: The Claims List in the amount of \$152,857.23 was presented. There were no questions from the Trustees.

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

***Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Mason, President Hofeld.
NAYS -None. ABSENT-Trustees Siemsen, Roman.***

OATHS OF OFFICE: A motion was made by Trustee Mason and seconded by Trustee Willis to approve the appointment of Thomas Hamilton, Jr. to the Ethics Commission for a three-year term ending on February 24, 2029.

***Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Mason, President Hofeld.
NAYS -None. ABSENT-Trustees Siemsen, Roman.***

The Village Clerk administered the oath of office to Thomas Hamilton, Jr. for his appointment to the Ethics Commission.

HEAR FROM THE AUDIENCE: Liz Varnecky stated that the TOD development needs more parking and greenspace. She believes the proposal from Southland Development Authority has met the need for that space.

John Pororous, representing the Carpenters Local Union #272, said the developers should use union workers with contracts that pay area standards and wages. He said this accountability helps the community. He stated that the selected developer, Holladay, has not used union workers for past developments.

Dave Ward said that he does not want a four or five-story building to be built, but if it is built, he would like more greenspace and parking.

Mark Thompson stated that the downtown area should be built for its highest and best use and the proposals should maximize greenspace and support union labor.

Rachel Shith stated that rent amounts of four to five thousand dollars are not affordable. She stated that she does not want to lose the lots that she uses now for ADA parking. She asked when a traffic light would be put up near the viaduct on Dixie Hwy.

McKenzie Poppervack from South Suburban Housing announced their first-time homebuyer meeting tomorrow night and stated that they have resources that can be used for housing counseling.

Amy Crump asked if the new speed signs can show speeds above 40 and whether there is a law change to enable Homewood to have speed cameras. She also read from the book "Resisting the Right."

Mrs. Ward stated that she supports the carpenters union and said that we should all work together to avoid any safety concerns.

ACCEPTANCE OF ALTERNATE PROPOSALS: Angela Mesaros stated that there were no alternate proposals received for the redevelopment of 1313 - 1351 175th Street.

A motion was made by Trustee Mason and seconded by Trustee Willis to proceed with Apparel Redefined as the developer for 1313-1351 175th Street.

***Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Mason, President Hofeld.
NAYS -None. ABSENT-Trustees Siemsen, Roman.***

Angela Mesaros stated that two alternate proposals were received for the redevelopment of 2024 Chestnut Road and 2066 Ridge Road. The alternate proposals were from Far South CDC and Southland Development Authority. Both developers were part of the original proposals.

A motion was made by Trustee Mason and seconded by Trustee Willis to accept the alternate proposals and direct staff to evaluate the proposals and present the results at a future board meeting.

***Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Mason, President Hofeld.
NAYS -None. ABSENT-Trustees Siemsen, Roman.***

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

- A. Reappointment/Senior Advisory Committee/David Needles: Approve the reappointment of David Needles to the Senior Advisory Committee for a three-year term ending on February 24, 2029.
- B. MC-1095/Amendment to Requirements/Class 5 Liquor Licenses: Pass an ordinance amending the language for Class 5 liquor licenses to limit the percentage of alcohol sales to no more than 25 percent of the licensee's gross receipts over any 12-month period.
- C. M-2400/Increase of Class 5 Liquor Licenses/Maison Des Fleurs/1916 Ridge Road: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 5 liquor licenses by one for the Maison Des Fleurs location at 1916 Ridge Road, subject to successful completion of all application requirements for a Village of Homewood liquor license, including approved background checks.
- D. M-2401/Increase of Class 2 Liquor Licenses/Bevdas Two Corp./3043 183rd Street: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 2 liquor licenses by one for the proposed Bevda's Wine & Spirits location at 3043 183rd Street.
- E. R-3249/Cook County Class 8 Real Estate Tax Classification/18155 Dixie Highway: Pass a resolution supporting and consenting to a Cook County Class 8 real estate tax classification for the property located at 18155 Dixie Highway, owned by Munir Bawadi.
- F. Budget Amendment/Incentive Payment/Stoney Point Grill II, LLC: Approve a budget amendment of \$85,000 to the General Fund for the third incentive payment to Stoney Point Grill II, LLC.
- G. M-2402/Lease Agreement/Chicago Knockouts Roller Derby, LLC/2010 Chestnut Road: Pass an ordinance authorizing the Village President to enter into a Temporary Use Agreement with the Chicago Knockouts Roller Derby for the Homewood Auditorium located at 2010 Chestnut Road on a monthly basis effective March 1, 2026, until renovation work necessitates termination or the Village terminates the agreement.
- H. Acceptance of Proposal/Chayes Park Drive Culvert Replacement Project/Christopher B. Burke Engineering Ltd.: Approve a budget amendment of \$7,000; and, accept and approve a proposal from Christopher B. Burke Engineering Ltd. Rosemont, IL in an amount not to exceed \$96,980 for professional engineering design services to assist the Village of Homewood in developing construction bid documents, applying for required agency permits, and bidding for the Chayes Park Drive Culvert Replacement Project.

Before the vote, President Hofeld invited comments.

Item D: The owner of Bevda's, Mr. Patel, said he is in the final stages of remodeling and the store will be open March 15, 2026.

Item B: Amy Crump asked what the previous allowed percentage of liquor sales was, and was answered that there is no restriction currently.

Item F: Liz Varnecky asked how many more payments would be paid to Stoney Point. Amy Zukowski stated that there are a total of five remaining payments over five years with three years of payment remaining.

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

***Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Mason, President Hofeld.
NAYS -None. ABSENT-Trustees Siemsen, Roman.***

GENERAL BOARD DISCUSSION: Trustees said they appreciated the Local 272 Carpenters Union attending the meeting and for the comments made. They said the entire board and the developers are listening to all of the input tonight and will be reviewing the proposals. Trustee Willis shared that the indoor farmers market would be held on Saturday. Trustee Harris-Jones asked everyone to take part in the Restaurant Madness which has over 20 restaurants participating.

ADJOURN: A motion was made by Trustee Willis and seconded by Trustee Heiferman to adjourn the regular meeting of the Board of Trustees.

***Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Mason, President Hofeld.
NAYS -None. ABSENT-Trustees Siemsen, Roman.***

The meeting adjourned at 7:34 p.m.

Respectfully submitted,



Nakina Flores
Village Clerk

From:
Sent: Tuesday, February 24, 2026 3:52 PM
To: PublicComments
Subject: Re: Village Hall/Matrix Site

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

Please have you comments included in the next board packet.

Dear President Richard Hofeld,
Trustee Vivian Harris-Jones,
Trustee Jay Heiferman,
Trustee Philip Mason,
Trustee Lauren Roman,
Trustee Patrick Siemsen,
and Trustee Julie Willis,

I was born in and have lived in Homewood for most of over my 77 years. There have been some projects in Homewood that I didn't agree with but trusted that the village board made the choices believing they were for the betterment of our town. But now I am dumbfounded by the choice of the of the Holladay Properties proposal for the new developments. This project doesn't include (more) parking for downtown Homewood and would actually intensify the terrible scarcity of parking spaces in our town. And the proposed costs of rental units are far too high for our south suburban location and population. If you listen to casual conversations of people in gatherings around town (residents and visitors alike), you frequently hear complaints about the lack of parking in Homewood. This project will only exacerbate this situation and I trust the village board to consider this more strongly in its choice of developers and choose a different proposal.

Thank you,

Mary S. Wallace

Homewood, IL 60430

From: Kristy M
Sent: Tuesday, February 24, 2026 10:00 AM
To: PublicComments
Subject: Village Hall/Matrix Site

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

To Whom It May Concern:

The plans regarding the redevelopment project near Village Hall by Holladay Properties do not fit with the people and spirit of Homewood. The plans do not match at all what the residents of Homewood (including myself) want and require for their town. Affordable housing and parking options are primary concerns for Homewood residents, and Holladay's proposal would not alleviate these concerns but would exacerbate them.

I live close enough to downtown to walk to many of my destinations, but sometimes I need to drive, and it is very difficult to find parking near the businesses I frequent. When my mom wants to visit a downtown spot, I find that it is much easier to drop her off than to expect to find parking that works for her. The lack of available spaces that are handicap accessible and near the businesses or Irwin Park is another level of frustration.

A young person with a full time job struggles to find a viable housing option in Homewood, and this Holladay proposal would put affordable housing way out of reach for most people. Homewood residents love Homewood, and many young people and young families would love to continue or begin as Homewood residents. How are you caring for current and future residents who are ordinary people working in our community?

Thank you for considering better options that show your concern for the current residents of Homewood. We love our community.

-Kristy Medema
(Homewood resident for 14.5 years)

From: Mark Thompson
Sent: Tuesday, February 24, 2026 9:49 AM
To: PublicComments
Subject: I support the selected downtown developer selection

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The Homewood TOD is one of the village's most valuable assets that should be developed to its highest and best use. Homewood is already one of the most affordable communities in Chicagoland, supported by a diverse economic base and population. Thank you.

From: R. Erika Schafer
Sent: Tuesday, February 24, 2026 9:22 AM
To: PublicComments
Subject: Southland Development Authority TOD proposal best for the community

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

I want to enter into the record my disappointment and request for the Board to reconsider their intent to accept the TOD development proposal from Holladay. Their proposal doesn't bring benefits to our community. It does not include public parking, public spaces of any significance, nor reasonable rent. If this building went up, it would largely be empty and an embarrassment to your decision making and leadership of the Village. Lack of public parking will hurt all the small businesses in the downtown area, as people won't be inclined to shop or dine downtown if they have to compete for parking. I already experience a harder time finding parking after the new condo came in and restricted a portion of the lot to residents only.

The proposal that is most attractive to the community is from the non-profit Southland Development Authority. Not only does it include public parking and public spaces, but the rent proposals are more moderate. As this developer is a non-profit where local community members work, it is not surprising that their price points and offerings to the community in the proposed development have the greater interest of our community in mind.

Please make the right decision. Your community will not respect your accepting the proposal you are leaning towards, and I don't see any justification for why you would want to disappoint the community.

Erika Schafer
HF Resident

From: Bob Robertson
Sent: Monday, February 23, 2026 8:51 PM
To: PublicComments:

Subject: Homewood Dangerous Driving

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

Have this included in the next board packet.

The situation on 187th Street at Ashland Avenue has gotten completely out of hand. The speeding is constant, aggressive, and dangerous. Every single day cars are flying down 187th like it is a highway instead of a residential street where families live, children walk, and people are just trying to make it home safely.

The current response from the police has been unacceptable. There is little to no visible patrol presence. Calls are made, and nothing changes. Residents are left feeling ignored and unprotected. Speeders know they can get away with it because no one is pulling them over. That is the real issue. Without enforcement, nothing else you install will matter.

The speed beacons are not a solution. All they do is flash a number and tell drivers how fast they are going. Speeders do not care. Some of them treat it like a challenge. A flashing sign is not enforcement. It is not prevention. It is not accountability.

We need real, physical changes and real action:

More street lighting so drivers can clearly see pedestrians and intersections. Sidewalks, so people are not forced into the street.

Push-button activated crosswalk signals at 187th and Reigel Road so residents can cross safely. More stop signs between Reigel Road and Dixie Highway on 187th Street. That long stretch of uninterrupted roadway is exactly why people feel comfortable speeding. Breaking it up with additional stop signs will force drivers to slow down and pay attention. Speed bumps to physically slow vehicles down. Roundabouts to control the flow of traffic and reduce straight-line speeding. Police officers who will actually patrol the area and pull over speeding cars.

As a resident, I am tired of watching safety concerns in our neighborhoods be treated like they are not urgent. We pay taxes. We contribute to this Village. We deserve to feel safe on our own street. It should not take a serious injury or a tragedy for this Village to finally take meaningful action.

If the Village can invest in development and beautification projects, it can invest in basic safety. Right now, 187th Street is a danger zone. That is not an exaggeration. It is the daily reality for the people who live here.

We need immediate action, not another study, not another flashing sign, and not another excuse.

From: Dale
Sent: Monday, February 23, 2026 8:51 PM
To: PublicComments
Subject: Property development

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

To the Homewood Mayor and Village Board members,

Dr. Kristine M Condon's Letter of Concern addressed to you should be an eye opener for each and every one of you board members. Each and every point that she made in her letter are well researched and are valid concerns in which many of us in this community agree.

All 6 of her points are valid, and I would agree that Holliday Properties do not know/feel this community. They are simply motivated by money, like most big corporate entities. My preference would be that we do not build on every square foot of vacant property in this town and that we do not build on the corner of Chestnut and Harwood. However, if YOU must build, a local company would perhaps understand that we love our green space, and we love it when we don't have to park 3 blocks from our destination. And, we do not want vacant, over-priced apartments in our town. And, we do not like you spending our tax dollars on this project!

Who are these apartments being built for? What demographic? Will children be living in these apartments? (Our schools are pretty full.) Who will be able to afford them? Where is the green space? The plan submitted definitely does not have adequate green space for our community. Is there really a need for these apartments, or is it just wishful thinking? (build it and they will come!) Should we be looking at building condos instead of apartments? (If condos, residents will be invested in the ownership of the community in which they live.)

Our community continues to show up and voice our concerns about property development and green space and it feels like it falls on deaf ears. You appear to embrace us when we show up, but then ignore us when you make your decisions, as if we were never here.

If this development MUST happen, as you have all seemingly agreed (against the desire of the community), please do not allow this development to be built by Holliday!! And I beg you to start listening to your community.

Sincerely,

Mark and Dale Grupe
Homewood, IL

From: Bob Robertson
Sent: Monday, February 23, 2026 8:42 PM
To: PublicComments; I

Subject: Village Hall/Matrix Site

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

Have this included in the next board packet.

I don't understand why the public keeps revoting in the Hofeld Clan. This is yet another example. They keep voting you in and you keep disappointing EVERYONE.

If the Village proceeds with the sale of the current parking lot, all existing parking spaces in that lot must be replaced on a one-for-one basis within the new development. There should be no net loss of public parking as a result of this sale.

In addition to fully replacing the existing spaces, the project must include sufficient additional parking to meet and exceed the total demand generated by the new commercial and residential units. The final parking count should not only satisfy minimum zoning requirements but also provide a meaningful surplus to accommodate peak business hours, visitors, and future growth.

These minimum parking requirements should be clearly written into the development agreement to ensure the Village's current and future parking needs are fully protected.

Sincerely,

From: Dianne Noe
Sent: Monday, February 23, 2026 8:35 PM
To: PublicComments
Subject: Village Hall/Matrix Site

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

Please include my comments with the Board packet. Thank you.

I couldn't agree more with Kris Condin's well-written Letter to the Editor, dated Feb. 21, 2026, posted in the HF Chronicle on Feb. 22, 2026.

The last time I was able to attend a Board Meeting was probably on 7/25/2023 when a letter of intent for 2024 Chestnut was on the agenda. That night the room was filled to capacity with residents. On the agenda was granting the owner of the Hartford Building a letter of intent to build another building on the Chestnut property. Every single person on the Board, Hofeld and Trustees included, made the same statement to the attendees that night. They were so thrilled and thankful we were all there to express our feelings about how we felt on this subject. Everyone in the room expressed the same feelings, let's see how this building plays out for at least a year before another letter of intent is given. A teacher in District 153 stood up and asked why no one was there to represent Dist. 153. No answer was given to that question. She stated she was a teacher in the district who had to get rid of most of her teaching equipment because she was currently teaching out of a closet. To my knowledge, the schools have quite a few kids in them already and I am wondering where you think you will put an influx of students with two more buildings on the way. When they took a vote that night, everyone, except for Trustee Colton, voted for the letter of intent.

I really don't see the need for these big buildings as it is. We have plenty of apartment buildings in our area and there are always "for rent" signs on them. As it is, our nice small town has turned into a town of bars, nail salons, hair salons, spas, all of which have drapes covering most of the windows.

While I see the developer has changed, I cannot understand where the parking will get any better. If you are in the downtown area at night now, you can see the lack of parking is ridiculous and you haven't even added the new Tequila Restaurant on Dixie yet, along with other businesses that will come along.

Also, why is it that these buildings will be apartments and not condominiums. Condos promote people being committed and involved in their community; apartments make it a more transient environment.

Every time we come to the meetings, you tell us you welcome our feedback and yet, you do just the opposite of what we all want. I'm tired of speaking up and no one is listening to what we are saying.

Thank you,

Dianne Noe
Homewood, IL

From: Dianne Noe
Sent: Monday, February 23, 2026 8:31 PM
To: PublicComments
Subject: Village Hall/Matrix Site

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While I see the developer has changed, I cannot understand where the parking will get any better. If you are in the downtown area at night now, you can see the lack of parking is ridiculous and you haven't even added the new Tequila Restaurant on Dixie yet, along with other businesses that will come along.

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Every time we come to the meetings, you tell us you welcome our feedback and yet, you do just the opposite of what we all want. I'm tired of speaking up and no one is listening to what we are saying.

Dianne Noe
Homewood, IL

From: jenna weglarz
Sent: Monday, February 23, 2026 5:12 PM
To:

Subject: Village Hall/Matrix Site

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Please explain your stance on Holladay Properties proposal.

The town has spoken out numerous times stating that we need more parking. This proposal does not secure extra parking.

Why do the trustees continually vote against local, community-engaged stakeholders? Rabid is a great example and so is choosing Holladay Properties.

The Holladay proposal does not provide any public parking, which is already an issue for our downtown area. On top of the issue that most of the community members will not be able to even afford these units. This is very short sighted by the trustees.

The community has also stood and expressed their want for more green space and yet again, the board has gone in the opposite direction.

Please allow the other two bidders to revise and resubmit their proposals because the Holladay Proposal is NOT what we want as residents.

I want my comments included in the next board packet.

Please consider what the community keeps asking for which is AFFORDABLE housing, MORE green spaces and ADDITIONAL parking.

Thank you,

Jenna

From: Jodi Libretti
Sent: Monday, February 23, 2026 4:22 PM
To: PublicComments
Subject: Village Hall/Matrix Site

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

Hello, Board of Trustees —

I'm very concerned about the possibility of Holladay Properties being chosen to build their proposed apartment complex in the Village Hall parking lot space.

My concerns are three-fold, and all based on what the current residents of Homewood want:

1. The proposal does not provide enough parking for the future residents and will likely add to the lack of parking that already exists downtown. I try to patronize local businesses, but often am not able to find convenient parking, so I drive around for a while and then leave. The health of our local small businesses requires parking -- we need more, not less.
2. The proposed rental prices do not fit with the income or needs of people who already live here and are looking for affordable housing. The likely rent of \$64,000/year for a 2-bedroom apartment is beyond the means of most people who consider Homewood as a place to live. There are many young people who grew up in Homewood, attended H-F High School, finished college, and would now like to settle here, as their parents did, but they cannot afford such high rent.
3. Homewood residents want and value green space. The proposed building has only a small area seating/bench area at the corner of the Village Hall property. We don't want more concrete. We want to be the Village of Trees. We are already losing the delightful Independence Park at the corner of Dixie and Hickory to a mega restaurant. Please don't forget how much we need nature.

Please reconsider some of the proposals submitted by local, community-engaged developer/architectural teams.

Thank you for your consideration,

Jodi Libretti

From: Marc Fishman
Sent: Monday, February 23, 2026 11:20 AM
To: PublicComments
Subject: Village Hall / Matrix Site

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

Note: Please include my comments included in the next board packet.

To the Village President and Board of Trustees of Homewood,

As a Homewood-native having grown up here since 1986, and now a resident raising his four children in town... I implore you to reconsider your choice to continue to pursue turning the single largest parking lot in our downtown area into unaffordable apartments.

Knowing that you've already selected to do this with plenty of vocal opposition throughout the entire process means now my only hope is you would consider *not* working with the *premium luxury* developer but instead one who promised offering *some* modicum of public green space, or at very least the possibility of a multi-use building.

Simply put, losing our parking lot to compound downtown congestion further seems like a waste to me.

I know in the grand scheme my opinion means *spit* to all assembled at Village Hall. This simply continues to feed the narrative that the powers that be are seeking to *Make Homewood Great Again. It's not.*

I will not attend the Village Board meeting this coming Tuesday, nor any others. I've come to enough of them to know the Village Board *does not* listen to its community. It does not care about the opinions of an internet malcontent. But rest assured: as I continue to raise my family in this town I love in spite of itself... I do so hoping when they grow up they make a better choice than I did coming back to my hometown to lay roots. Because of course by then, I'll assume they won't be able to afford any apartment in town anyways.

Sincerely,

Marc Alan Fishman

From: Linda Wallace
Sent: Monday, February 23, 2026 10:35 AM
To: PublicComments
Subject: Development proposal for Village Hall site and Ridge Rd site

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

Dear Homewood Village Board Members,

I was born in and have lived in Homewood for over 64 of my 71 years. There have been some projects in Homewood that I didn't agree with but trusted that the village board made the choices believing they were for the betterment of our town. But now I am dumbfounded by the choice of the of the Holladay Properties proposal for the new developments. This project doesn't include (more) parking for downtown Homewood and would actually intensify the terrible scarcity of parking spaces in our town. And the proposed costs of rental units are far too high for our south suburban location and population. If you listen to casual conversations of people in gatherings around town (residents and visitors alike), you frequently hear complaints about the lack of parking in Homewood. This project will only exacerbate this situation and I trust the village board to consider this more strongly in its choice of developers and choose a different developer's proposal.

Thank you,
Linda Wallace

Homewood, IL

From: Melissa Gonser
Sent: Monday, February 23, 2026 9:50 AM
To: PublicComments
Subject: Village Hall/Matrix Site

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

I am writing to have this officially included in the board meeting comments as I am unable to attend the meeting.

I am disappointed that the proposal from Holladay Properties is the proposal that the village of Homewood has decided to pursue. I am not sure why it is being considered as our residents have voiced what we want. I understand the TIF argument, but the other proposals GIVE BACK to the community. The residents have voiced that this proposal is NOT what we want. Our residents have been loud with their wants. We need to maintain parking places. Not everyone lives within a walkable distance. Most people aren't going to walk 4+ blocks to shop locally. We want green spaces and shared spaces. We want affordable housing. Unfortunately, the deaf ears to this issue (and many others) causes major criticism from our residents. Once residents don't feel heard and don't feel that our values and desires are met, they leave. And it's usually the good residents, the ones who care, that leave.

I have not talked to a single friend nor neighbor who stands behind this development. Have you gone out and actually talked to your residents? The ones who gave you the ability to be in a position to make these decisions?

While not all residents feel comfortable standing up and speaking out, I am confident that if asked most would say this is not the right move for Homewood.

There were local options, options that provided more affordable living, public parking, public shared spaces, exactly what we have been screaming for. So why is this other proposal being pursued? The other proposals clearly have listened to the residents of Homewood. They seem to care much more about our needs and wants than those in charge.

It is believed by everyone that the board and members of the village are well aware of what the residents of Homewood want but you are deliberately not listening. So there is no way that ignorance can be blamed for this. Why would you deliberately choose something that goes against us? It makes people question what is in it for those involved in this decision making? Because there is nothing in it for the current residents of Homewood.

Could all the members of the board afford to live in this proposed housing unit? Could your friends? Your family?

I know a lot of families that take their kids to activities outside of Homewood (swim, gymnastics and dance, to name a few). Why would someone pay this type of money for rental housing in Homewood, but have to go to a neighboring town for some of their kids' activities? At this price, they could buy a house in Frankfort, Tinley or Orland and have good schools and be near to the activities listed above.

This is situated right next to the railroad tracks, while convenient for traveling to the city, many people don't want to live near the loud tracks especially when paying a premium price. How many renters will you realistically have for this housing?

I am a single, working mother, I own a home here and I work here. I am on a village committee and a commission. I give back to this community as much as I can. I volunteer at our events, I volunteer at the school and we participate in park district activities and programs.

I decided to move back home to Homewood to raise my child in the town I grew up in because I love it here. Homewood had always had that small town feeling. Everyone knows each other, most people help their

neighbors, and are friendly. I have usually believed the village does what is best for us and has our best interest at heart. Unfortunately, that last part is not something I can always include in my reasons for living here lately. Many of the people voicing their concern with this proposal are the future long term residents of Homewood. Many of them are younger. Many are planning for a family, starting a family or actively raising one. We are the next generation of Homewood. We have all chosen Homewood. I think it's time that Homewood chooses us. You were all given the opportunity when elected to serve your residents. I think the board and village officials need to really think if that is what you are doing when pursuing this proposal.

Melissa Gonser

Sent from my iPhone

From: Dana C
Sent: Monday, February 23, 2026 6:40 AM
To: PublicComments
Subject: New development

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I was shocked when plans to develop the lot at Ridge and Harwood were first announced. I was somewhat reassured later, when the individual proposals were published as most included some public parking. The fact that the selected option doesn't address the parking is mind-boggling to me. I am in Homewood almost daily because it has much to offer, but I will have to curtail trips downtown if things proceed as they are. I think the board is making a big, very avoidable mistake.

Dana Cortez
Flossmoor

From: L S
Sent: Sunday, February 22, 2026 5:29 PM
To: PublicComments
Subject: Development in Homewood

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I'm an outsider without a basket of knowledge regarding property development in Homewood.

I did read a resident's concern about an outsider's proposal that seemed to lack important elements proposed by two local developers.

I urge decision makers to carefully reconsider its decision with pointed focus on affordability, parking and green space.

Lastly, I'm a strong proponent of advocating for those in the community who know the community best, and obviously have paid their dues as good citizens with, I imagine, a record of local contributions.

Kind regards,

Larry D. Sulton, PhD

From: Lori T
Sent: Sunday, February 22, 2026 12:04 PM
To: PublicComments
Subject: Village Hall/Matrix Site

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To the Village of Homewood Trustees,

I hope you have all read Dr. Kristine Condon's letter to the editor in today's H-F Chronicle. Based on all the facts she outlines, having read all of the proposals and having attended your last meeting via Zoom, it is glaringly obvious that the stakeholders in our community would be best served by the proposal from local residents Edward Peck, Brian Mott and their Southland Development Authority.

As Dr. Condon conveyed, our residents and business owners value housing that is affordable *for them*, available parking for customers and residents, and green space, not a concrete jungle, to retain what makes Homewood our Homewood.

Please include my comments in the next board packet.

Lori Tozer
Tozer Law Office
Gaia's Market & Refillery
Homewood Business Association, Secretary

From: Kris Condon
Sent: Friday, February 20, 2026 7:06 PM
To: PublicComments
Subject: Public comment/Response to February 10 VOH Board Meeting

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Good Evening:

Please include the following comments in the next Board packet. Thank you.

Dear President Hofeld and Members of the Village of Homewood Board of Trustees:

For years now, Homewood residents have expressed concern about two issues: affordable housing and downtown parking congestion. On February 10, 2026, I attended the Village Board meeting where the trustees, in a 5-1 vote, opted to pursue a proposal submitted by Holladay Properties, a Midwestern developer with experience in housing for transit-oriented communities. Holladay Properties was chosen over two other developer/architect teams' proposals, both of which were from local, community-engaged stakeholders.

The Village's summary referenced Holladay's "market-rate apartments, highly amenitized spaces, private terraces or balconies, and concierge-style services." And in his introduction to the Village in which he wants to do business, the senior partner at Holladay Properties described projects like this as "my favorite asset class to play in."

Aside from being considered an "asset class" to be played with, it was particularly disappointing to see how tone-deaf Holladay Properties was in offering a \$46.5 million project to "play in" our downtown area.

1. Their proposal provides for no public parking, although they would "be open to adding [parking] with land assembly." Translation: "We aren't going to do it unless we buy up some other parts of downtown."
2. There is only a "small plaza" on the corner of the Village Hall property and "outdoor seating" at the Matrix property. Sitting on a bench at the corner of Ridge Road and Harwood is not a green space amenity.
3. The units range from a 486-square-foot studio to a 1,652-square-foot two-bedroom with a den at rental rates between \$2.60-\$3.20 per square foot. Assuming the largest unit is rented at the highest price, the two-bedroom option comes to a whopping \$5,286 monthly, or \$63,436 in annual rent.
4. According to the July 2025 Homewood Community Data Snapshot from the Chicago Metropolitan Agency for Planning, Homewood's median village income is \$96,522. This means that renting a Holladay property would cost the average Homewood family 66% of its gross annual income. This same Community Data Snapshot reflects that only 297 Homewood households, or 4.4% of our community's population, have housing costs at 30% or more of their household incomes. In essence, the Village proposes to partner with someone to build an "asset class" that the current population could not even afford.

5. A January 2026 Redfin survey reflects that 82% of buyers who currently live in Homewood and are looking to move were searching for Homewood properties. With nearly \$64,000 annual rent proposed to live downtown, this proposal appears to discount the very people to whom the Village should be marketing.
6. Holladay proposes 1.2 parking spaces per rental unit, when this same Community Data Snapshot reflects that 55.9% of residents have two or more vehicles.

In addition to Holladay Properties, two local proposals were offered by developers and architects with roots in the community. They included parking per unit and, in one case, up to 56 public parking spaces in a garage. Two local proposals offered rental pricing of \$2.83 per square foot or less, with one proposal providing a lesser unit rate for some subsidized, affordable units. The local proposals also provided for large plazas on both properties or a large public courtyard on the Village Hall site. Those two proposals, to me, represented considerable thought and a response to residents' concerns from developers who have roots in the community.

I am not disputing the findings of our TIF consultant, who must have a field day every time we plan for a new project and waits to see which developers are in line with hands outstretched. I understand there is economic value to the Village for investing in this type of project and that TIF is part of that value. But residents are saying, loudly and clearly, they don't want a huge building that strips already-stretched public parking. Residents are concerned when a developer says he'd be willing to consider additional parking—after he had ample opportunity to address that concern in his original proposal. Residents are concerned about proposals that return only minimal green space to the downtown area, regardless of the amenities provided. And, to quote one trustee, promoting construction to attract others to Homewood when we already have residents who could not invest in a \$64,000 annual rent is, as she put it, a “slap in the face” to those of us who have made the choice to live, work, and raise our families here.

A proposed housing development can, under the right circumstances, be a good thing for Homewood—when it's done thoughtfully. The Village has a fiduciary obligation to work with developers who will bring the best return to the Village's coffers, and I don't think there's a question that Holladay Properties has the experience and the capital to do that. However, we are not an “asset class” to be “played in.” We're a group of 20,000 residents who value affordable housing, available parking, green space, and the community feeling that makes us uniquely Homewood. It's my hope that the other two bidders may revise and resubmit their proposals, that Holladay Properties will take a step back with intention and listen as well as hear, and that the Village Board will consider some of the intangibles beyond the analysis performed by Village staff in rendering its final decision.

Thanks for listening to my concerns.

Sincerely,
Dr. Kristine M. (Kris) Condon
Retired Civics Educator

Homewood, IL 60430

From: Jeff Albrecht ·
Sent: Friday, February 20, 2026 6:55 PM
To: PublicComments
Subject: Village Board Meeting Minutes from 2/10/26

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Please advise as to where the minutes of the subject meeting can be found. I have not seen them on the website where they are usually located along with the agenda for the February 24 meeting.

Thank you
Jeffrey Albrecht
Homewood Resident
Sent from my iPhone

From: Rockfest
Sent: Tuesday, February 10, 2026 9:13 PM
To: PD Administration; PublicComments
Subject: 1451 187th Street

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

Dear Sherrifs,

The Village of Homewood, and the Homewood Police Department refuses to do anything about the excessive speeding on 187th Street. Particularly at 187th and Ashland. They installed speed beacons that do nothing other than tell us that mist cars are going 40 or more in a 25. We haven't seen the police in months.

Also, there is a white Mustang regularly parked in the driveway at 1451 187th Street. It has no plates or only has 1 plate, which is illegal, it has illegally tinted windows and exhaust system that exceeds noise pollution levels. The Village of Homewood and the Homewood Police Department refuse to do anything about this. Your action is needed.