

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, MARCH 10, 2026
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:03 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 Patrick Siemsen, Trustee Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Thomas Johnson, Fire Chief Robert Grabowski, Director of Finance Amy Zukowski, Director of Economic and Community Development Angela Mesaros, Assistant Director of Economic and Community Development Noah Schumerth, Director of Public Works Joshua Burman, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of February 24, 2026 were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$2,303,036.16 was presented. There were no questions from the Trustees.

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

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

HEAR FROM THE AUDIENCE: Resident Amy Crump read passages from the book “Resisting the Right.”

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

- A. Purchase Approval/2026 Ford F-150/Currie Motors: Waive competitive bidding due to purchasing through an approved governmental purchasing cooperative; and, approve the purchase of one (1) 2026 Ford F-150 through the South Suburban Purchasing Cooperative from Currie Motors of Frankfort, IL in the amount of \$43,461, and to install lighting, accessories, and equipment for an additional amount of \$9,515.32, for a total amount not to exceed \$52,976.32.

- B. M-2403/Surplus Property/2016 Ford F-150: Pass an ordinance authorizing the Village Manager to sell, trade-in, or dispose of a 2016 Ford F-150 identified as surplus property.
- C. Fund Transfer/General Fund to Capital Projects Fund: Approve the transfer of \$3.3 million from the General Fund unassigned fund balance to the Capital Projects Fund to fund Fiscal Year 2026-2027 capital projects.
- D. Budget Amendment/Intergovernmental Personnel Benefit Cooperative/Fund Balance: Approve a budget amendment in the amount of \$164,355 for the Intergovernmental Personnel Benefit Cooperative minimum fund balance required as a participant in the insurance pool.
- E. M-2404/Surplus Property/2017 Chevrolet Tahoe: Pass an ordinance declaring a 2017 Chevrolet Tahoe as surplus property; and, authorize the Village Manager to sell the Homewood Fire Department vehicle to the Village of East Hazel Crest.
- F. MC-1096/Donation Collection Boxes: Pass an ordinance amending the language in Chapter 20 of the Homewood Municipal Code governing donation collection boxes.
- G. M-2405/Special Use Permit/Indoor Commercial Place of Assembly/Hotworx/2000 183rd Street: Pass an ordinance granting a Special Use Permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district for Hotworx at 2000 183rd Street, with the following conditions for the applicant: (1) submit load calculations for the proposed business, including specifications of any upgraded panes or other electrical fixtures, at the time of building permit submittal; and, (2) submit third party testing approval (i.e. UL listing) of any sauna fixture prior to the issuance of a building permit.
- H. M-2406/Special Use Permit/Indoor Commercial Place of Assembly/Purposeful Flow Wellness/2139 183rd Street: Pass an ordinance granting a Special Use Permit for an indoor commercial place of assembly (fitness center) in the B-2 Downtown Transition zoning district for Purposeful Flow Wellness at 2139 183rd Street to Larissa Shipps, with the following condition: the applicant receives approval for an administrative variance to reduce the on-site parking requirement by one (1) parking space.
- I. Budget Amendment/Water & Sewer Capital Fund/2024 Sanitary Sewer Lining Project/Hoerr Construction, Inc.: Approve a budget amendment to the Water & Sewer Capital Fund in the amount of \$32,340.93; and, authorize final payment to Hoerr Construction, Inc. of Goodfield, IL for the 2024 Sanitary Sewer Lining Project.
- J. Bid Award/FY 2025-2026 Idlewild Lane Water Main and Storm Sewer Improvements/M&J Underground, Inc.: Award the FY 2025-2026 Idlewild Lane Water Main and Storm Sewer Improvements contract to M&J Underground, Inc. of Monee, IL, the lowest responsible bidder, in the amount of \$1,318,612.33; and, approve an additional project contingency in an amount not to exceed \$60,000 for a total project amount not to exceed \$1,441,612.33; and authorize the Village Manager to execute the contract and approve contingency expenditures in accordance with Village policy.
- K. Purchase Approval/Radar Speed Signs/Elan City/Installation Contract/Meade Electric: Approve the purchase of six EVOLIS Vision radar speed signs and associated equipment from Elan City of New York City, NY in the amount of \$21,555; and, authorize the Village Manager to execute a contract with Meade Electric of Willowbrook, IL in the amount of \$23,580 for installation of the signs at locations approved by staff.
- L. R-3250/Authorization of Grant Application/Pedestrian Improvements/Halsted Street: Pass a resolution authorizing the application for the 2026 Cook County

Department of Transportation and Highways (DoTH) Invest in Cook Program to fund pedestrian improvements and safety upgrades along the Halsted Street corridor, from 174th Street to Ridge Road.

- M. Bid Award/2026 Lead Service Line Replacement Program/Five Star Energy Services: Award the 2026 Lead Service Line Replacement construction work to Five Star Energy Services, LLC of Waukesha, WI, the lowest responsive bidder, for an amount not to exceed \$3,441,825, contingent upon approval from the Illinois Environmental Protection Agency.

Before the omnibus vote, President Hofeld invited comments.

Item K: Amy Crump asked if the new radar signs will show speeds over 40 mph. Joshua Burman responded by saying that the data on the radar signage is still being collected, even if the speed is not displayed when drivers pass by.

Item M: An audience member asked if union workers will be used for the project and Attorney Chris Cummings answered yes, due to the project being an IEPA project.

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

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

NEW BUSINESS: Amy Zukowski presented the request from Bevda's Wine & Spirits to increase the allowed number of Class 1 tobacco licenses for their proposed location at 3043 183rd Street, upon successful completion of the tobacco license application process. Owner Patel said the location would feature a walk-in humidor, and is slated to open April 1. He said that no tobacco will be displayed or advertised and that tobacco would not be sold to minors, when asked by Trustee Harris-Jones.

A motion was made by Trustee Roman and seconded by Trustee Siemsen to pass an ordinance increasing the Class 1 tobacco licenses for the proposed Bevda's location at 3043 183rd Street, subject to successful completion of the tobacco license application process.

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

Amy Zukowski discussed the request for a liquor license from Bergstein's NY Deli located at 18064 Martin Avenue. The ordinance would be agendized at a future Board meeting after the completion of the application requirements for a Village of Homewood liquor license.

A motion was made by Trustee Mason and seconded by Trustee Roman to prepare an ordinance to increase the allowed number of Class 7B liquor licenses for Bergstein's NY Deli located at 18064 Martin Avenue, to be agendized at a future board meeting.

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

OLD BUSINESS: Angela Mesaros and Noah Schumerth updated the Board with the latest proposals to develop property at 2066 Ridge Road (Matrix building) and 2024 Chestnut Road (Village Hall parking lot) after a solicitation for alternate proposals was opened. In addition to the Village “preferred developer, there were two (2) developers that resubmitted their final proposal, with no new submissions received. Each developer refreshed the board on their company’s professional background and their updated proposals. Holladay reduced the square footage of the Chestnut Road building to create additional greenspace on the site while also shrinking unit sizes to lower rental rates. Holladay proposed to add 10 parking spaces along Chestnut Road that would include an EV charging station. Far South CDC reduced their TIF request, while also changing the timeline to complete the project in 2029. Southland Development Authority increased their unit count, supplied their letters of support, and changed the timeline to complete the project in 2027.

Before the vote, President Hofeld invited comments.

Joe Willis from Mid America Carpenters union said that SDA will use union workers, which creates local opportunity and safety. Liz Varnecky stated that she would like to have a public hearing because the properties are located in a TIF. Amy Crump asked how the Far South CDC TIF request compares to the other proposals, because their request was for dollars verses percentage. A resident stated that since the development is bringing renters in the TIF district, the proposed development does not help pay property taxes in our Village. Eric Hampton asked how the new development would help the community. Mark Thompson a 35-year resident said that the Village always makes the right decision and it is shown by how much green space is in Homewood. He believes the board will make the right decision.

President Hofeld said that Holladay’s track record demonstrates that they have the most amenities sought after; financials, design, and readily available funding. He supports Holladay. Trustee Harris thanked all three companies and supported Holladay because of their high quality. Trustee Willis said that this is a forward thinking project which is a reason why Homewood stands out. She believes Holladay will be the best fit as they will be holding and managing the property and they have made the necessary adjustments. Trustee Heiferman said he has heard how the community feels and it is a difficult decision because there is a parking issue. He said that he has hosted two pop-up speaking events, to speak with the public and there will be more opportunities. He stated that there is no shortage of greenspace in these particular projects, and the best contractor will be chosen. He would like to see something done to address parking. Trustee Siemsen said there has been some misinformation and disinformation, but his choice is Holladay, the only proposal that addressed the safety and security of the buildings. Trustee Mason said he supports Holladay and is asking for a comprehensive parking plan from staff. Trustee Roman said there was no misinformation about rental prices in Holladay’s proposal and that the prices were changed in a subsequent proposal. She feels the Village Hall parking lot should remain as is. She said she prefers more time discuss and to hold a town hall meeting.

A motion was made by Trustee Siemsen and seconded by Trustee Willis to negotiate a redevelopment agreement with the selected developer, Holladay, for the properties located at 2024 Chestnut Road and 2066 Ridge Road.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, and Mason. NAYS –Roman.

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming out to the meeting. Trustee Heiferman said that as a Trustee for 20 years, he has always made time to have direct conversations

with residents. President Hofeld said he is available on Saturday mornings at Village Hall if anyone would like to speak with him.

EXECUTIVE SESSION: A motion was made by Trustee Harris-Jones and seconded by Trustee Willis to enter into executive session to discuss following: Purchase or lease of real property under 5 ILCS 120/2(c)(5).

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

The board moved to Executive Session at 9:13 p.m.
The board returned from Executive Session at 9:31 p.m.

ADJOURN: A motion was made by Trustee Mason 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 9:32 p.m.

Respectfully submitted,



Nakina Flores
Village Clerk

From: Jason Kircher
Sent: Tuesday, February 24, 2026 4:41 PM
To: PublicComments
Subject: Support for Village Hall/Matrix Site development

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

Greetings,

I write to share my strong support for the redevelopment of the Village Hall/Matrix site I think it's helpful to remember what is currently on those two locations

- the village hall parking lot
- an unoccupied, old two story commercial/office building.

Both generate no taxes or revenue for the village, and do not have any current residents or green space.

Downtown Homewood is not a place to put single family homes, and does not need "green space" - we have Isaak Walton, multiple parks nearby, and ample tree scapes. And if the environment is actually the biggest concern, folks should realize that it's single family homes that have the larger carbon footprint per square foot/person compared to developments like these.

The biggest loss of the redevelopment plan (which is acknowledged) is free public parking. (I'd note public parking isn't actually free - it's free to use for cars but it's generating revenue/tax loss at all times, raising everyone's taxes.)

I care about residents concerns - I am one - but I care equally about people who would like to call Homewood home but cannot because they are priced out, don't have ability buy a single family home, or don't have available units to rent. If we want more tax payers, more students in our schools, more customers for our businesses, we should want to bring more people to Homewood.

Jason Kircher, Homewood resident

From: RINKENBERGER STEPHEN L.
Sent: Tuesday, February 24, 2026 5:55 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.

I realize that time is short before tonight's meeting, which I cannot attend but for the record, we are ABSOLUTELY AGAINST the sale of the Village Hall parking lot to the selected builder who will not be providing what Homewood residents have repeatedly requested, demanded, and hoped what happen: affordable housing and more parking in downtown, not less.

Once again, residents have been ignored with your choice of a builder. Although I still feel the condo building on Ridge is "double ugly" as my mother would say, we are stuck with it. We are opposed to yet another building that doesn't:

1. enhance the architecture of the village
2. is overpriced so that village residents won't be able to rent there
3. will not offer any green space or area for residents other than a bench, and
4. MOST IMPORTANTLY, WILL NOT PROVIDE SUFFICIENT PARKING FOR RESIDENTS LET ALONE FOR NON-RESIDENTS.

You are excited with each new restaurant or downtown business that opens but fail to support them with convenient parking so that residents and others from outside of Homewood can spend money to keep them in town. Parking at the Metra lot is not a good option for the majority of residents who have money to spend, seniors and others who are not going to park there. Instead, they will take their money to OTHER villages where parking is convenient.

The majority of people with whom I have discussed this feel it is pointless to even attend a board meeting because you have no interest in actually meeting the needs of the citizens you serve. It appears that you and your selected builder are completely tone deaf.

I am incredibly disappointed in all of you,

Pat Rinkenberger

Homewood, IL 60430
Residents since 1988

From: Carlyn Coleman
Sent: Wednesday, February 25, 2026 3:13 PM
To:
Subject: Village Hall/Matrix Site

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

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 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. 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.

While we have been wanting more space for our family, we have CHOSEN to stay in our house in Homewood because the community has our hearts - no amount of square footage can nurture us the way this community has. Please remember the people and not the dollar signs.

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,
Carlyn J Coleman

From: Terri Riley
Sent: Thursday, March 5, 2026 6:50 AM
To: PublicComments
Subject: Parking

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

Hi,

I appreciate wanting to further develop downtown. However there is already limited parking. When I take my daughter to piano lessons at Melody Mart I would watch people illegally park in handicapped spots or in parking that is private property. I struggle to find parking to pick up a sandwich at Bergstiens. I worry if I have to walk a long way in the dark to get my hair cut at Artistix. I see the village wants to develop the Auditorium, yet take parking away. St John is not the answer as crossing Dixie is not safe. What about the farmers market or other events downtown? I have limited ability so I need to park close but I may stay away from downtown if I can't park. I feel taking parking away for high priced apartments is doing a disservice to the businesses downtown.

Terri

Sent from Yahoo Mail for iPad

From: Genevieve Bergunder >
Sent: Monday, March 9, 2026 9:25 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!

I have a few concerns regarding the ongoing decision for the Village Hall/Matrix Site. Some of my concerns are not new ideas, but I would like to echo the importance and present new thoughts.

Homewood is a very diverse community. This is what attracts new faces and keeps the vibrant community that we have. We have a community that is diverse in absolutely every way possible, from ethnic background, income, housing stability, educational background- you name it, Homewood has diversity. Keeping this in mind, the cost of proposed housing units needs to be affordable to the families of Homewood, all the families. This should be non-negotiable for the local government to be upon. With such a vibrant and close knit community, we cannot jeopardize public parking availability as well. Homewood has many very popular festivals throughout the year and a very active Farmers Market. Parking must be available for these events. These events bring the community together and makes Homewood what it is and what we love. Without parking, less people will come to these events.

I personally was disappointed when the newer building that houses Stoney Pointe Grill was built because of the height of the building. One thing, among many, that sets Homewood apart is the value of trees and parks. When the Stoney Pointe building was built, it obstructed the view. You can no longer see tree tops with the sunset in that area, only the building. Related, it would also be nice, and go along with the movement of the community, to require any and all bids within Homewood to have a degree of focus on clean energy and a portion of green space. For example, solar panels on roofs and native plants in landscaping, and a required amount of landscaping per square foot of building. This should achieve a balance.

I have faith that Homewood will have a commitment to the community and listen to the community members and go beyond the financial decisions. Those who live in the community and conduct business within the community have high stakes that our local government will value their commitment to the community. We are all hopeful that the local government of Homewood will value the community as such.

Please include my comments in the next board meeting(s).

Thank you for your time.

Genevieve Bergunder
Homewood, IL since 2009