

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

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:01 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, Trustee Lauren Roman, and Village President Richard Hofeld. Trustee Patrick Siemsen was absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Thomas Johnson, Fire Chief Bob Grabowski, 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 March 10, 2026 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, Mason, Roman. NAYS –None. ABSENT-Trustee Siemsen.

CLAIMS LIST: The Claims List in the amount of \$785,308.56 was presented. There were no questions from the Trustees.

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

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

President Hofeld said one item totaled 50 percent of the Claims List: \$391,000 to the City of Chicago Heights for water.

OATHS OF OFFICE: The Village Clerk administered the oath of office to Detective James Strayer for the position of Police Sergeant.

Clerk Flores also administered the oath of office to Sergeant Steven Brandenburger for the position of Deputy Chief of Police.

HEAR FROM THE AUDIENCE: Resident Amy Crump read an article of how government can make policy changes and have peaceful protests. She invited everyone out on March 28th for a No King's Rally.

Mark Thompson spoke about the many areas Homewood has for community gatherings like Irwin Park, Izaak Walton, and the 21 community park benches in the area.

Rev. Doyle Landry said the HF school board should partner with the Village Police Department on a safety plan for our schools.

A saxophone player played a short selection.

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

- A. Agreement/Professional Auditing Services/Lauterbach and Amen: Accept and approve a proposal from Lauterbach & Amen of Naperville, IL for professional auditing service in an amount not to exceed \$38,340 for fiscal year ending April 30, 2026 and an amount not to exceed \$39,880 for fiscal year ending April 30, 2027.
- B. Budget Amendment/General Fund/Annual Payment to Police and Fire Pension Funds: Approve a budget amendment to pay the first of three (3) annual payments in the amounts of \$383,092.67 to the Police Pension Fund and \$151,235.33 to the Fire Pension Fund from General Fund reserve funds to resolve a debt owed to the pension funds created by shortfalls in Homewood's property tax collection over the past decade.
- C. MC-1098/Liquor License Requirements/BASSET Training: Pass an ordinance amending the language in Chapter 4 of the Homewood Municipal Code to remove the exception for BASSET training from Class 6 and Class 11 licenses and add language to require at least one BASSET-certified individual be present during events where alcohol is served, in order to be consistent across all liquor classes.
- D. Budget Amendment/Purchase Approval/Panasonic Toughbook 55 Units: Waive competitive bidding due to purchasing through a Joint Governmental or Cooperative purchasing program; and, approve a budget amendment of \$43,359.16 to authorize the purchase of twenty-two (22) Panasonic Toughbook 55 units from CDW Corporation of Vernon Hills, Illinois, in a total amount of \$83,359.16.
- E. R-3251/Consent to Transfer of Interest in Property/3043-3055 183rd Street: Pass a resolution consenting to the transfer of interest in property located at 3043-3055 183rd Street, formerly owned by the Village of Homewood, in the 183rd West TIF.
- F. Agreement/Homewood-Flossmoor Park District/H-F Sports Complex/18220 Morgan Avenue: Authorize the Village President to enter into a rental agreement with the Homewood-Flossmoor Park District to utilize the H-F Sport Complex located at 18220 Morgan Avenue as the venue for the Village's 2026 Holiday Market and 2027 Winter Indoor Markets.
- G. Settlement Agreement/Wind Creek LLC/Village of East Hazel Crest: Authorize the Village Attorney, as Homewood's duly authorized representative, to sign the four-year Settlement Agreement between Wind Creek LLC, the Village of East Hazel Crest, and the Village of Homewood which gives authority to enter into and to perform the obligations of the Agreement.

Item A: Amy Zukowski stated that Lauterbach & Amen was chosen as the lowest bidder because Selden Fox was unable to provide a single audit price.

Before the vote, President Hofeld invited comments.

Item D: Amy Zukowski explained to Amy Crump that the amount was already budgeted.

Item F: Terence Acquah answered Amy Crump that they were waiting to hear back from DCEO for the date of the renovation.

Item G: Trustee Mason asked why the Village would want a four-year settlement. Chris Cummings explained that the process of appealing taxes can go on for years. The Village would be able to secure a “certainty” for four years where we would not have to worry about the casino appealing the taxes triggering the Village to pay back money that would be otherwise obligated to other projects.

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

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

NEW BUSINESS: Discussion/Liquor License Request/3B Burger-Bird-Brew/18755 Dixie Highway: Amy Zukowski presented a Liquor License Request from 3B Burger-Bird-Brew house at 18755 Dixie Highway. She said they own 20 other restaurants and will have a well-maintained restaurant. Antoine Washington stated that they specialize in burgers, bird (chicken) and brews. He plans to franchise in the future. He said that this will be a sit-down restaurant along with carry out. He plans to open May 1. President Hofeld said that should be doable.

A motion was made by Trustee Mason and seconded by Trustee Willis to prepare an ordinance to be agendized at a future Board meeting to increase the allowed number of Class 5A liquor licenses for 3B Burger-Bird-Brew house, once the petitioner successfully completes the application requirements for a Village of Homewood liquor license.

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

Discussion/Fiscal Year 2026-2027 Budget: Napoleon Haney, Amy Zukowski, Lindsay Cabay, and Terence Acquah presented the Fiscal Year 2026-2027 Budget. Napoleon Haney stated that the Finance Department reviewed all five departmental budget requests while also looking at a five-year capital plan that would be stable and minimize risks. Lindsay Cabay said that projected revenue funds come from a variety of services such as property tax, sales tax, gaming tax, interest income, and places for eating taxes. There is also a projected \$2 million revenue amount from Wind Creek Casino and an additional \$800,000 from sales tax which was quickly absorbed by the General Fund due to higher prices for goods, materials and associated staff costs (risk management, insurance, Cost of Living Adjustments). There was a decline in cannabis sales due to an influx of stores in neighboring towns. Amy Zukowski stated that salaries, health insurance, police, public safety, and public works costs increased as projected. Risk management costs have more than doubled to \$1.46 million over the past 6 years. Staff plans to create a new risk management position to help reduce that amount. There is sufficient funding to satisfy the budget and handle all of the service, duties and obligations of the Village. The general fund is \$30 million and is projected to have a surplus of about \$175,000.

Trustee Roman asked which TIFs have closed that also have a surplus. Amy Zukowski answered that the Southgate and Southwest TIFs have a surplus, with \$126,000 in Southgate and \$205,000 in Southwest. Chris Cummings explained that the Village constantly monitors what and when appeals are filed. The Village of Homewood receives the bills from the appeals, so monies are held in each of the closed TIFs for future appeals that may happen in the years to come. President Hofeld said in the past the Halsted Street TIF successfully returned roughly \$50 million that was distributed back to the taxing bodies. President Hofeld also asked for more benches in the downtown. President Hofeld also asked if staff can look into converting vehicle stickers into the water bill as Flossmoor has done. President Hofeld asked when they would have the numbers for the IEPA grants to fund the 2027-2028 lead line replacements. Amy Zukowski said that staff should hear back from the IEPA in June or July 2026.

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming to the board meeting. Trustees thanked staff for their budget presentation. The Board congratulated the new Sergeant and Deputy Chief. Trustee Willis enjoyed the saxophone player. Trustee Heiferman said he wanted to acknowledge the audience and to share that those who spoke during the meeting presented their points well. Trustee Mason thanked staff for their assistance with the Community Emergency Response Team (CERT) cohort as it was success.

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

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

ABSENT-Trustee Siemsen.

The meeting adjourned at 8:01 p.m.

Respectfully submitted,



Nakina Flores
Village Clerk

From: jenna weglarz
Sent: Tuesday, March 10, 2026 4:08 PM
To: Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Roman, Lauren; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments
Subject: APPROVE the Southland Development Authority

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

Hello,

The residents have spoken up over and over. We do NOT want the proposal that Hofeld and some of the board wants. The community does not want that. They want public parking and green spaces.

Why is there such a rush? Why are we trying to hurry and pass this when residents are saying no?????

There need to be more public input into this decision.

Do not rush this decision. Listen to the residents.

The residents like the Southland Development Authority. If you approve a plan, approve that.

But this needs to be slowed down and no vote should be made today.

I want my email included in the board agenda notes.

Thank you,
Jenna Monaco

Get [Outlook for iOS](#)

From: Brenna Piszewski
Sent: Tuesday, March 10, 2026 4:42 PM
To: Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Iroman@homewoodil.gov; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments
Subject: Downtown Development

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

Hello Village Trustees,

I do not agree with the proposed downtown development in the village parking lot.

Parking is already an issue, and the village is actively adding more businesses downtown. We do not know how these businesses are going to affect the already strained parking situation.

I feel it is not in the best interest of the village residents nor local businesses to add another development of the Hartford building magnitude.

Sincerely,
Brenna Piszewski

From: Hilary Pries
Sent: Tuesday, March 10, 2026 4:42 PM
To: Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Roman, Lauren; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments
Subject: Southland Authority Proposal

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

Dear Trustees,

I strongly encourage you to consider the Southland Authority proposal. I believe that it is the best option for Homewood residents in terms of affordability, greenspace, and public parking. The community has strong opinions about the need for public parking in the downtown area. If the village is going to give away TIF incentives to private businesses, they should be more seriously considering the opinions of the people who already live here. The local, small business focused downtown is a part of what makes Homewood special. This decision feels hasty and deaf to the wishes of residents who would like to see a local collective carve out a really unique development for the Matrix building and village parking lot.

I think that a government, whether local or national, works best when there is a diversity of opinion that is encouraged and cherished.

Thank you,

Hilary Juretic Pries, M.Ed

Homewood

From: Nancy Baker
Sent: Tuesday, March 10, 2026 4:42 PM
To: Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Iroman@homewoodil.gov; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments
Subject: Development of Village Hall parking lot

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

To the Board,
I and most of the residents of Homewood are against the development of the parking lot. IT WILL NOT BE AN ENHANCEMENT TO THE VILLAGE. It is not needed will take up precious space.

Nancy Baker
Fourth generation Homewood resident

Sent from my iPhone

From: Lisa O.
Sent: Tuesday, March 10, 2026 5:07 PM
To: Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Iroman@homewoodil.gov; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments
Subject: Please don't rush your vote tonight!

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

Good afternoon,

I respectfully request that the Village Trustees delay the vote on the proposed Village Hall parking lot development. This decision has the potential to influence the direction and identity of our village for many years to come. Given the significance of this project, it would be beneficial to allow more time for thoughtful evaluation and meaningful input from residents. Taking additional time for discussion and community engagement will help ensure that the decision is thoughtful, transparent, and aligned with the long-term interests of the village. Allowing additional time for community engagement will help ensure that any decision made reflects the long-term interests and values of our beloved Homewood.

Sincerely,
Lisa Opiola

From: Lisa O.
Sent: Tuesday, March 10, 2026 5:11 PM
To: Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Iroman@homewoodil.gov; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments
Subject: Please don't rush your vote tonight!

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From: Lisa O.
Sent: Tuesday, March 10, 2026 5:11 PM
To: Hofeld, Rich; Jones, Vivian; Heiferman, Jay; Siemsen, Patrick; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments; Roman, Lauren
Subject: Please don't rush your vote tonight!

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Sincerely,
Lisa Opiola

From: Terri Riley
Sent: Tuesday, March 10, 2026 6:20 PM
To: Iroman@homewoodil.gov; Hofeld, Rich; Heiferman, Jay; Siemsen, Patrick; Willis, Julie; Mason, Phillip; Mesaros, Angela; Haney, Napoleon; PublicComments; Jones, Vivian
Subject: The development on the vote this evening

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: Amy Dillman
Sent: Tuesday, March 10, 2026 6:26 PM
To: PublicComments
Subject: Building proposal

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

Hello,
I was encouraged to email with my thoughts before tonight's vote on the development of the parking lot and Matrix building.

We have so many nice stores here and no parking. The people who live here can't afford the "luxury condos" that some people want to have built! We could instead create an updated parking lot with some attractive green space which would invite people to come, park their cars and walk around town. If there's no clear space for public parking, people won't stay to shop! Why would you build yet one more place for people to live and shop when we don't have enough parking as it is? Using the space across the street at St John Neuman is ok, but it's not a space that invites people to stop by.

I hope this makes sense, I'm writing at the last minute. Please hold off from voting and give the idea some more thought.

Thank You,
Amy Dillman

Sent from my iPhone

From: Bob Robertson
Sent: Friday, March 20, 2026 5:42 PM
To: PublicComments; Hofeld, Rich; ; Willis,
Julie; Siemsen, Patrick; Mason, Phillip; Roman, Lauren; Heiferman, Jay
Subject: 187th Street Speeding

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

Right now during Friday rush hour all cars near 187th and Ashland are driving at least 31 miles an hour. The speed limit is 25. We haven't seen a cop in a week. We call 911 constantly. What are you doing? We want answers.

From: Bob Robertson
Sent: Saturday, March 21, 2026 6:26 PM
To: PublicComments; Hofeld, Rich; ; Willis,
Julie; Siemsen, Patrick; Mason, Phillip; Roman, Lauren; Heiferman, Jay
Subject: Re: 187th Street Speeding

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

Hello? Anyone? It hasn't stopped. It's happening now.

On Fri, Mar 20, 2026, 5:42 PM Bob Robertson wrote:
Right now during Friday rush hour all cars near 187th and Ashland are driving at least 31miles an hour. The speed limit is 25. We haven't seen a cop in a week. We call 911 constantly. What are you doing? We want answers.

From: Bob Robertson
Sent: Monday, March 23, 2026 5:12 PM
To: PublicComments; Hofeld, Rich;

Willis,
Julie; Siemsen, Patrick; Mason, Phillip; Roman, Lauren; Heiferman, Jay; Haney, Napoleon;
Steinmiller, Antonia; Acquah, Terence;

Subject: Re: 187th Street Speeding

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

Cars are flying by RIGHT NOW. We are still waiting for a reply. ANYONE? When are you going to do something about the speeding? How many more people are going to die in vehicle accidents in this town?

On Sat, Mar 21, 2026, 6:26 PM Bob Robertson wrote:
Hello? Anyone? It hasn't stopped. It's happening now.

On Fri, Mar 20, 2026, 5:42 PM Bob Robertson wrote:
Right now during Friday rush hour all cars near 187th and Ashland are driving at least 31 miles an hour. The speed limit is 25. We haven't seen a cop in a week. We call 911 constantly. What are you doing? We want answers.