

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

August 26, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Board Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to comments@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Village Board members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Introduction of Staff
5. Minutes: Consider a motion to approve the following minutes:
 - A. from the public hearing held on August 12, 2025.
 - B. from the regular meeting of the Board of Trustees held on August 12, 2025.
6. Claims List:

Consider a motion to approve the Claims List of Tuesday, August 26, 2025 in the amount of \$723,929.49.
7. Presentation(s):

President Hofeld will issue a proclamation honoring Joshua Carillos for his contributions to economic and community development initiatives through his internship with the Village of Homewood.
8. Oaths of Office: The Village Clerk will administer the oath of office to:

Giovanni Lopez for the position of police officer.

Lucas Huerta for the position of police officer.

Hailey Gibbs for the position of police officer.
9. Hear from the Audience
10. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. MC-1089/Zoning Ordinance Text Amendment/Sign Code: Pass an ordinance approving a Text Amendment to the Zoning Ordinance to add Section 44-10, the Village Sign Code; amend Subsection 44-04-14 to classify murals and public art installations as accessory structures subject to accessory use and structure requirements; and, amend Section 44-07 to establish

development review procedures for sign permits, sign variances, comprehensive sign plans, appearance reviews, and public art and mural reviews.

- B. Collective Bargaining Agreements/Metropolitan Alliance of Police Chapter 621 and Chapter 622: Approve a three-year collective bargaining agreement between the Village of Homewood and the Metropolitan Alliance of Police Chapter 621 (patrol officers) retroactive to May 1, 2025, and extending through April 30, 2028; and, approve a three-year collective bargaining agreement between the Village of Homewood and the Metropolitan Alliance of Police Chapter 622 (sergeants) retroactive to May 1, 2025 and extending through April 30, 2028; and, approve a corresponding cost-of-living adjustment for non-union Village employees retroactive to May 1, 2025.
- C. Collective Bargaining Agreement/American Federation of State, County, and Municipal Employees: Approve a three-year collective bargaining agreement between the Village of Homewood and the American Federation of State, County, and Municipal Employees (AFSCME) Council 31, Local 2891, retroactive to May 1, 2025, and extending through April 30, 2028.
- D. M-2365/Disposal of Surplus Property/Electronic Equipment: Pass an ordinance authorizing the Village Manager to sell, trade-in, or dispose of two (2) pieces of electronic equipment listed as surplus property.
- E. M-2366/Increase of Liquor Licenses/Mitchell and Michaels Hospitality LLC/18031 Dixie Highway: Pass an ordinance increasing the allowed number of Class 4A liquor licenses by one for Mitchell and Michaels Hospitality LLC for their location at 18031 Dixie Highway, subject to successful completion of the application requirements for a Village of Homewood liquor license, including approved background checks.
- F. R-3232/Redevelopment Agreement/Beyond Books/18063 Dixie Highway: Pass a resolution authorizing the Village President to enter into a redevelopment agreement to provide financial assistance from the non-TIF Business Incentive Program in the amount of \$23,007 for improvements including remodeling the interior and adding an ADA accessible bathroom to the building at 18063 Dixie Highway.
- G. R-3233/Redevelopment Agreement/18065 Harwood Avenue: Pass a resolution authorizing the Village President to enter into a redevelopment agreement with Fred Sierzega to provide financial assistance from the non-TIF Business Incentive Program in the amount of \$1,739 for building improvements including replacing the air compressor for the fire sprinkler system at 18065 Harwood Avenue.
- H. Contract/Downtown Tree Grate Replacement/C&T Lawn Care, Inc.: Waive competitive bidding due to utilizing a vendor currently under contract; and, award a contract to C&T Lawn Care, Inc. of Lynwood, IL in the amount of \$48,350 for the conversion of 45 tree rings and the installation of porous pave along Dixie Highway and a portion of Martin Avenue.
- I. M-2367/Intergovernmental Agreement/Transfer of Property/Homewood-Flossmoor Park District/18335 Pierce Avenue: Approve a budget amendment in the amount of \$5,000; and, pass an ordinance authorizing the Village President to enter into an intergovernmental agreement between the Village of Homewood and the Homewood-Flossmoor Park District facilitating the transfer of the property at 18335 Pierce Avenue to the Village of Homewood for the amount of \$5,000.

- J. Purchase Approval/Crack Sealing Machine/Crafco, Inc.: Waive competitive bidding due to purchasing through a joint governmental or cooperative purchasing program; and, authorize the purchase of one (1) 2025 Crafco Super Shot 60 Diesel asphalt crack sealing machine from Crafco, Inc. of DeKalb, IL in the amount of \$60,581.40.
- K. Purchase Approval/Ford Expedition/Ford of Homewood: Approve the purchase of one (1) 2025 Ford Expedition from Ford of Homewood, of Homewood, IL, the lowest bidder, in the amount of \$49,661; and, approve the purchase and installation of lighting, accessories, painting, and equipment for an estimated total amount of \$79,661.

11. Old Business:

Presentation/Direction to Staff/Redevelopment of Village-Owned Property/18155 Dixie Highway: After review of the Staff Review Committee's analysis, the Village Board is requested to consider a Board action to direct staff to negotiate a purchase and sale agreement and a redevelopment agreement with one of the proposed restaurant developers to redevelop the Village-owned commercial property at 18155 Dixie Highway.

12. New Business:

Presentation/Discussion/Direction to Staff: Discuss the implementation of a 1% non-home rule local sales tax and provide direction to staff to prepare an ordinance for consideration at the September 9, 2025 Board meeting.

13. General Board Discussion

14. Adjourn

Zoom Link: <https://zoom.us/>

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