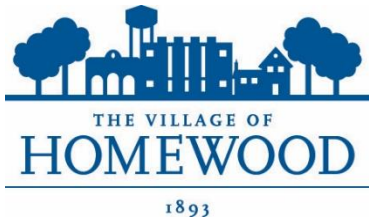


MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

August 13, 2024

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 183rd West TIF Public Hearing held on July 23, 2024.
 - B. From the Bond Issue Notification Act Public Hearing held on July 23, 2024.
 - C. From the regular meeting of the Board of Trustees held on July 23, 2024.
6. Claims List:

Consider a motion to approve the Claims List of Tuesday, August 13, 2024 in the amount of \$1,095,579.08.
7. Hear from the Audience
8. Meet Your Merchants
9. Appointment(s): Consider a motion to approve the appointments of the following:
 - A. James Gannon as Village Treasurer.
 - B. Jeannette LaPlante to the Beautification Committee for a five-year term ending on August 13, 2029.
 - C. Robert Lynch to the Tree Committee for a three-year term ending on August 13, 2027.
10. Presentation(s):

President Hofeld will issue a proclamation congratulating the Homewood Fire Department on 50 years of Emergency Medical Service in the Village of Homewood.
11. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):
 - A. Acceptance of Proposal/Passageway Lighting/Chicago Lightworks: Waive competitive bidding and accept the lowest quote received from Chicago Lightworks, of Lisle, IL; and, authorize the

purchase of ten (10) Color Kinetics Red, Green, Blue, White (RGBW) lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, in an amount not to exceed \$27,228.

- B. Purchase Approval/Village Hall Uplighting/Chicago Lightworks: Waive competitive bidding due to the inability to identify a vendor that could provide reasonable pricing for the equipment and technical assistance; and, authorize the purchase of twenty-three (23) Illumipanel Red, Green, Blue, Lime (RGL) LED lights and one (1) Pharos controller from Chicago Lightworks, of Lisle, IL, for a total amount not to exceed \$49,758. Labor/installation and electrical work will be handled by Public Works staff.
- C. M-2300/Special Use Permit/ReLax Massage/18719 Dixie Highway: Pass an ordinance granting a Special Use Permit for a massage therapy use in the B-3 General Business zoning district for ReLax Massage at 18719 Dixie Highway.
- D. MC-1082/Zoning Ordinance Text Amendment/Indoor Commercial Places of Assembly: Pass an ordinance amending the Homewood Zoning Ordinance to allow indoor commercial places of assembly as a special use in the M-1 zoning district and revising parking requirements for commercial and non-commercial places of assembly and schools.
- E. M-2301/Special Use Permit/Variance/Soulistic 360/17811 Bretz Drive: Pass an ordinance regarding the property at 17811 Bretz Drive granting a special use permit to allow the operation of an indoor commercial place of assembly in the M-1 zoning district; and approving a variance from the Homewood Zoning Ordinance by allowing an indoor commercial place of assembly to be located on a local road.
- F. R-3193/Class 8 Classification/Wind Creek, LLC/17420 Halsted Street: Pass a resolution supporting a proposed Class 8 classification for certain property within the Village of Homewood and the Village of East Hazel Crest, within the Northeast Tax Increment Redevelopment Project Area in Homewood and the Halsted Street redevelopment project area in the Village of East Hazel Crest for the property at 17420 Halsted Street owned by Wind Creek, LLC.
- G. R-3194/Class 8 Classification/1005 175th Street: Pass a resolution supporting a Class 8 classification under the Cook County real property assessment classification ordinance for real estate at 1005 175th Street.
- H. Redevelopment Agreement/Ford of Homewood/3233 183rd Street: Authorize the Village President to enter into a redevelopment agreement with Steve Phillipos, owner of Ford of Homewood of Homewood, IL for up to \$2,451,422 in incentive payments to be paid over the remaining 20-year life of the Kedzie Gateway Tax Increment Financing District for the property located at 3233 183rd Street.
- I. Budget Amendment/Emergency Storm Debris Removal: Waive competitive bidding due to costs attributable to an emergency event; approve a budget amendment and transfer of \$68,670.88 from the Contingency Fund line item to the Public Works Landscape and Maintenance Budget in order to pay invoices for emergency storm debris removal performed by Winkler Tree and Lawn Care of LaGrange Park, IL and to rent commercial-grade equipment from Steve Piper and Sons, Inc. of Naperville, IL to dispose of storm debris for a total amount not to exceed \$68,670.88.
- J. Authorization of Payment/Traffic Signal Maintenance/Meade, Inc.: Waive competitive bidding due to utilizing a vendor currently under contract for traffic signal maintenance; and,

authorize payment in the amount of \$25,111 to Meade, Inc. of Willowbrook, IL for the replacement of traffic control handholes located at the intersections of 183rd and Dixie Highway and 183rd and Harwood Avenue.

- K. R-3195/Dissolution/E-COM Emergency Telephone System Board: Pass a resolution suspending the operations and dissolving the E-COM Emergency Telephone System Board.

12. Old Business:

- A. M-2302/Amendment/Kedzie Gateway Tax Increment Financing Redevelopment Project Area: Pass an ordinance amending the Redevelopment Plan and Project for the Kedzie Gateway Tax Increment Financing Redevelopment Project Area.
- B. M-2303/183rd West Tax Increment Financing Redevelopment Project Area: Pass an ordinance approving the redevelopment plan and project for the 183rd West Tax Increment Financing Redevelopment Project Area.
- C. M-2304/183rd West Redevelopment Project Area: Pass an ordinance designating the 183rd West Redevelopment Project Area.
- D. M-2305/Tax Increment Allocation Financing/183rd West Tax Increment Financing Redevelopment Project Area: Pass an ordinance adopting Tax Increment Allocation Financing for the 183rd West Tax Increment Financing Redevelopment Project Area.

13. General Board Discussion

14. Adjourn

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

- To View the Meeting via Computer or Smartphone - Type in: Zoom.us into any internet browser.

Select: JOIN A MEETING from menu at top right of page. Meeting I.D.: 980 4907 6232

Meeting Password: 830183. Enter an email address (required), or

- To Listen to the Meeting via Phone - Dial: (312) 626-6799

Enter above "Meeting I.D. and Meeting Password" followed by "#" sign
