

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, JANUARY 11, 2011  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Richard Hofeld called the meeting to order at 7:31 p.m. There were twenty-two people in the audience and one member of the press in attendance.

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

ROLL CALL: Village Clerk Gayle Campbell recorded the Roll Call. Those present and responding were Trustees Barbara Dawkins, Joe Casella, Anne Colton, Ray Robertson, and Village President Richard Hofeld. Trustees Glenn Tienstra and Tom Kataras were absent.

INTRODUCTION OF STAFF: Village President Hofeld introduced the present staff members: Village Manager Mark Franz, Village Attorney Christopher Cummings, Police Chief Larry Burnson, Fire Chief Bob Grabowski, Director of Finance Dennis Bubenik, Director of Community Development Paula Wallrich, Director of Public Works John Schaefer, and Assistant Village Manager Jim Marino.

MINUTES: A motion was made by Trustee Casella, seconded by Trustee Dawkins to approve the minutes of the Public Hearing – Truth in Taxation held on Tuesday, December 14, 2010. **Roll Call: AYES: Trustees Dawkins, Casella, Robertson and Village President Hofeld. NAYS: None. ABSTAIN: Trustee Colton. ABSENT: Trustees Tienstra and Kataras. Motion carried.**

A motion was made by Trustee Robertson, seconded by Trustee Colton to approve the minutes of the Board of Trustees Regular Meeting held on Tuesday, December 14, 2010. **Roll Call: AYES: Trustees Dawkins, Casella, Colton, and Robertson. NAYS: None. ABSENT: Trustees Tienstra and Kataras. Motion carried.**

CLAIMS LIST: A motion was made by Trustee Casella, seconded by Trustee Colton, to approve the Claims List of Tuesday, January 11, 2011, in the amount of \$669,045.74. **Roll Call: AYES: Trustees Dawkins, Casella, Colton and Robertson. NAYS: None. ABSENT: Trustees Tienstra and Kataras. Motion carried.**

APPOINTMENTS: A motion was made by Trustee Colton, seconded by Trustee Dawkins to approve the reappointments of Vicki Seaton to the Beautification Committee for a term ending 10/01/2015; Megan Tipton and Alvin Hendricks to the Cable Commission for terms ending 1/08/2014; Jim Wright, Suzanne Ehlebracht, Wally Hein, Tricia Jaggard and Joseph Krol to the Rail Committee for terms ending 1/08/2014; Barbara Ferrari to the Storm Water Committee for a term ending 1/22/2014; Christopher Jones and Linda McDonough to the Veterans Committee for terms ending 1/23/2014; and Levi Glass, Jr. to the Civil Service Board for a term ending 1/24/2014; the appointment of David Speerbrecker as Chairperson of the Ethics Commission; and the appointments of Sue Tomlinson to the Beautification Committee to fill an unexpired

term ending 10/1/2012 and Diana Grayson to the Beautification Committee for a term ending 10/01/2016. **Roll Call: AYES: Trustees Dawkins, Casella, Colton and Robertson. NAYS: None. ABSENT: Trustees Tienstra and Kataras. Motion carried.**

Village Clerk Campbell swore in Sue Tomlinson and Diana Grayson, who were then welcomed by the Board.

MEET YOUR MERCHANTS: No one came forward.

### PRESENTATIONS

PROCLAMATION / GIRL SCOUT COOKIE PROGRAM 2011: Village Clerk Campbell read a proclamation, issued by Village President Hofeld, proclaiming Girl Scout Cookie Program Time in the Village of Homewood. Village President Hofeld presented the proclamation to those Girl Scouts present, inviting them to stop by the Village Hall on Saturdays, where he would order cookies from them.

RESOLUTION R-2085 / WALTER WRIGHT / RETIREMENT / PUBLIC WORKS DEPARTMENT: A motion was made by Trustee Casella, seconded by Trustee Colton to pass a resolution congratulating Walter Wright upon his retirement. **Roll Call: AYES: Trustees Dawkins, Casella, Colton and Robertson. NAYS: None. ABSENT: Trustees Tienstra and Kataras. Motion carried.**

Director Schaefer read the resolution honoring and commending Walter Wright for his twenty one years of dedication and commitment to the Village. The Board extended best wishes to Mr. Wright as he enters his retirement.

HEAR FROM THE AUDIENCE: Vicki Meilach, the Community Outreach/Public Relations Coordinator from South Suburban Family Shelter, Inc. informed the Board and audience they are a non-profit agency, offering emergency shelter, counseling, and support for women and children in the south suburban area who are experiencing domestic violence. All services are free of charge and strictly confidential. For more information visit their website at [www.ssfs1.org](http://www.ssfs1.org).

OMNIBUS VOTE: Village Clerk Campbell read the following for the Board's consideration:

- A. RESOLUTION R-2086 / NORTHERN ILLINOIS MUNICIPAL ELECTRIC COOPERATIVE (NIMEC) POOL – ELECTRICITY PURCHASE: A resolution authorizing the Village Manager to contract for the purchase of electricity.
- B. ORDINANCE M-1829 / SALE OF SURPLUS PROPERTY: An ordinance providing for the sale of certain personal property owned by the Village of Homewood, Cook County, Illinois.
- C. ORDINANCE M-1830 / SIGN VARIANCE / BUFFALO WILD WINGS / 17510 HALSTED STREET: Consider a motion to pass an ordinance granting a variation from Section 86-1 and 86-7(2) of the Homewood Municipal Code to allow a variation of the

gross permitted signage and ground-mounted sign height for Buffalo Wild Wings located at 17510 S. Halsted Street, Homewood, Illinois.

A motion was made by Trustee Casella, seconded by Trustee Robertson to pass, approve, accept or award the Omnibus Vote items “A” through ”C” as presented. **Roll Call: AYES: Trustees Dawkins, Casella, Colton and Robertson. NAYS: None. ABSENT: Trustees Tienstra and Kataras. Motion carried.**

FAÇADE AND PROPERTY IMPROVEMENT PROGRAM / GO GREEN REWARD PROGRAM – 1955, 1957 AND 1961 RIDGE ROAD: Community Development Director Wallrich presented a request from Harry Klein, owner of the building located at the southeast corner of Ridge Road and Dixie Highway, for financial assistance through the Façade and Property Improvement Program and the Go Green Reward Program to make improvements to the electric service, HVAC, walls, ADA compliance for the restrooms and entrances and replacement of windows.

Mr. Klein was present to answer questions from the Board.

The Board stated these improvements were necessary and assistance needed in this economy.

A motion was made by Trustee Colton, seconded by Trustee Casella to approve an application by Mr. Harry Klein for the ‘Façade and Property Improvement Program’ and the ‘Go Green Reward Program’ for the property located at 1955, 1957 and 1961 Ridge Road with direction to staff to draft an incentive agreement with the property owner in an amount not to exceed \$71,000.00. **Roll Call: AYES: Trustees Dawkins, Casella, Colton and Robertson. NAYS: None. ABSENT: Trustees Tienstra and Kataras. Motion carried.**

WASHINGTON PARK REDEVELOPMENT PROJECT AREA TERMINATION: Village Manager Franz led in the discussion of the termination of the Washington Park Tax Increment Financing (TIF) District, reviewing the purpose and importance of establishing tax increment financing (TIF) districts to municipalities throughout the State of Illinois.

The Washington Park (WP) TIF District was established in December 1986 and encompasses approximately 240 acres, located in the northeast corner of the Village and includes Prairie Lakes Business Park, Super K-Mart, Kohl’s, Target and Menard’s. The impetus for the WP TIF and its namesake was the devastating fire at the Washington Park Racetrack in 1977. In 1986, after several failed private development initiatives, the Washington Park TIF District was created. Due to declining property values and 187 acres of vacant land, the Village officials determined that creating a TIF district would be appropriate to spur redevelopment of this critical land mass.

Subsequently, the WP TIF has been very successful and due to its existence, other nearby projects have thrived including the Washington Park Place and Home Depot, which are outside of the TIF boundary. Without a TIF, Halsted Street would not be what it is today. The additional property tax dollars generated by the WP TIF have far exceeded development costs,

allowing the Village to distribute more than \$40 million dollars to the schools, park district, library and other taxing bodies since the WP TIF was established.

Successful TIFs result in economic development that invests in an area and increases property values. A quick measure of success is the impact on Equalized Assessed Value (EAV). The WP TIF has grown from a starting EAV of \$3 million dollars to an EAV of \$72 million dollars. This represents over a 2000 percent increase in EAV.

Cook County delayed distributing tax bills until mid-December and has not provided all property tax revenue to the TIF fund. Due to this delay, the TIF fund will be in place through part of 2011 and any final surplus distribution will not occur until later this year. Staff has worked collaboratively to ensure that taxing bodies appropriately account for all new construction generated from the TIF District in their property tax levy process. Most importantly, at the request of the other taxing bodies, \$3.5 million dollars in TIF surplus were released in July 2010.

The Village intends to proceed cautiously as we do not want a property tax appeal to come through after the TIF fund is closed and negatively impact the Village only. Therefore, staff is working with the other taxing bodies to create an intergovernmental resolution that specifies joint responsibility for all future tax appeals. The WP TIF will be terminated with the passage of ordinance. The TIF Fund remains in place as the Village finalizes redevelopment agreements and fulfills all Village obligations.

The Board commented on the great success of the Washington Park TIF District, complimenting Village President Hofeld and previous Village officials for making this TIF work.

**ORDINANCE M-1831 / WASHINGTON PARK TIF TERMINATION:** Following discussion, a motion was made by Trustee Colton, seconded by Trustee Casella to pass an ordinance terminating the Washington Park Redevelopment Project Area of the Village of Homewood, Cook County, Illinois ***Roll Call: AYES: Trustees Dawkins, Casella, Colton and Robertson. NAYS: None. ABSENT: Trustees Tienstra and Kataras. Motion carried.***

**MANAGER'S REPORT:** Village Manager Franz had nothing further to report.

**GENERAL BOARD DISCUSSION:**

Trustee Casella commended DPW for the great job done keeping the streets cleared of snow. He also thanked Assistant Village Manager Marion for his efforts in the completion of the Training Center, and urged the other Trustees to visit the Center and have the Fire Department's training program reviewed by Fire Chief Grabowski.

**ADJOURN:** A motion to adjourn was made by Trustee Casella, seconded by Trustee Colton. ***Roll Call: AYES: Trustees Dawkins, Casella, Colton and Robertson. NAYS: None. ABSENT: Trustees Tienstra and Kataras. Motion carried.*** The meeting adjourned at 8:07 p.m.

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Village Clerk