

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, JULY 10, 2012
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Richard Hofeld called the meeting to order at 7:31 p.m. There were thirty-one people in the audience and two members 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 Tom Kataras, Barbara Dawkins, Lisa Purcell, Anne Colton, Jay Heiferman and Village President Richard Hofeld. Trustee Ray Robertson was absent.

INTRODUCTION OF STAFF: Village President Hofeld introduced the present staff members: Acting Village Manager Jim Marino, Village Attorney Christopher Cummings, Director of Finance Dennis Bubenik and Director of Community Development Paula Wallrich.

MINUTES: A motion was made by Trustee Colton, seconded by Trustee Purcell to approve the minutes of the Board of Trustees Regular Meeting held on Tuesday, June 26, 2012. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton and Heiferman NAYS: None. ABSENT: Trustee Robertson. Motion carried.**

CLAIMS LIST: A motion was made by Trustee Colton, seconded by Trustee Kataras, to approve the Claims List of Tuesday, July 10, 2012, in the amount of \$818,206.98. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton and Heiferman NAYS: None. ABSENT: Trustee Robertson. Motion carried.**

MEET YOUR MERCHANTS: No one came forward.

HEAR FROM THE AUDIENCE: No one came forward to address the Board.

OLD/NEW BUSINESS

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

- A. RAFFLE LICENSE – HOMEWOOD FLOSSMOOR HIGH SCHOOL FOUNDATION: Authorize the issuance of a raffle license to Homewood Flossmoor High School Foundation for a single raffle, waive the fidelity bond requirement, and allow for the sale of raffle tickets at \$5.00 each or 5 for \$20.00.

- B. ORDINANCE MC-872/WATER REINSTATEMENT FEE: An Ordinance amending Section 110-204 of the Homewood Municipal Code concerning fees imposed if water and sewer payment not received prior to shutoff date.
- C. ORDINANCE MC-873/CLASS 14 – LIMITED BEER, WINE AND SCOTCH WHISKEY LIQUOR LICENSE: An ordinance amending Chapter 10 of the Homewood Municipal Code establishing a license for the sale of craft, microbrew and imported beer, select or fine wine, and single malt scotch whiskey.

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

FLOSSWOOD STATION CONDOMINIUM RENTRAL CONVERSION – 2321 W. 183rd STREET: Director Wallrich presented a request by Brian Finnigen, Old National Bank, to amend Ordinance M-1501 regarding ownership requirements for Flosswood Station Condominium.

In 2001, the Village Board approved a special use and variance to allow for the construction of Flosswood Station, which included two 20-unit buildings of equal size and design. One of the conditions of Ordinance M-1501 required the by-laws to incorporate a requirement that all units be owner-occupied.

The Village received a request from Brian Meltzer, on behalf of BAM Central Park LLC., regarding ownership requirements due to current market conditions. Mr. Meltzer had expressed interest in purchasing 15 units in the 20 unit condominium building. The Village Board directed the applicant to submit their request to the Plan Commission and the Zone Board of Appeals for their review and recommendation. Prior to the Plan Commission meeting, Mr. Meltzer withdrew his request; however the seller, Old National Bank, requested the request be heard on behalf of the bank.

Petitioner Brian Finnigen and John Koyn, attorney for Old National Bank addressed the Board giving an outline regarding their request.

Mr. Koyn indicated that the primary reason they are asking the Village to revise the ordinance is to allow the bank to market the property and make it attractive to investors. The condominium projects have been hit particularly hard by the downturn in the real estate market. The bank has had the 15 unites individually listed for sale since acquiring the property in 2010; however, no units have been sold to date mainly due to the financing issues including the unavailability of FHA or other government-sponsored financing.

Mr. Koyn stated they do not believe allowing rentals would cause any greater negative impact on the area than the original plan. They believed allowing rentals would benefit the Village because a functioning building would be a greater tax revenue source and the

15 units would provide additional rental housing stock and bring an additional fifteen people or families into the village as consumers.

The motions to delete the condition requiring condominium units to be owner occupied failed unanimously in the Plan Commission meeting of May 23, 2012 and in the Zone Board of Appeals meeting of June 14, 2012.

Board members expressed concerns of converting the units from owner occupied to rental units and did not support this request.

Village President Hofeld asked for a motion. There was none. The request died for lack of a motion.

APPOINTMENT TO PUBLIC OFFICE: Village President stated that sadly Village Clerk Campbell has submitted her resignation as Village Clerk after servicing Homewood for the past nine years.

A motion was made by Trustee Dawkins, seconded by Trustee Colton to approve the appointment of Karen Washington to the office of Village Clerk for the Village of Homewood for a term ending with the installation of newly elected officials following the spring election in 2013. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton and Heiferman NAYS: None. ABSENT: Trustee Robertson. Motion carried.**

Village Clerk Campbell administered the Oath of Office to Karen Washington, who was welcomed by the Board.

RESOLUTION R-2124/VILLAGE CLERK GAYLE CAMPBELL: A motion was made by Trustee Kataras, seconded by Trustee Purcell to pass a resolution honoring Gayle Campbell for her years of service as Village Clerk of the Village of Homewood. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton and Heiferman NAYS: None. ABSENT: Trustee Robertson. Motion carried.**

Village Clerk Washington read the resolution honoring Gayle Campbell for her years of service as Village Clerk of the Village of Homewood.

MANAGER'S REPORT: Acting Village Manager Marino had nothing further to report.

GENERAL BOARD DISCUSSION:

Trustee Kataras requested the Board enter into Executive Session to discuss the retention of legal council.

Trustee Heiferman stated the 4th of July parade was great.

Village President Hofeld informed the Board and audience of the Shred-a-thon at Farmers Market on July 21, 2012 from 8:00 a.m. until 12:00 p.m. This event is sponsored

by BMO Harris Bank. A gift certificate from Blueberry Hill will be awarded to the owner of the oldest document presented.

EXECUTIVE SESSION: A motion was made by Trustee Kataras, seconded by Trustee Colton, to enter into Executive Session to discuss the retention of legal council. ***Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton and Heiferman NAYS: None. ABSENT: Trustee Robertson. Motion carried.***

The Board took a short recess at 8:02 p.m. prior to entering into Executive Session and returned to open session at 8:25 p.m.

ADJOURN: A motion was made by Trustee Kataras, seconded by Trustee Colton to adjourn. ***Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton and Heiferman NAYS: None. ABSENT: Trustee Robertson. Motion carried.***

The meeting adjourned at 8:25 p.m. There was no one in the audience.

/s/ Karen Washington
Village Clerk