

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY—MARCH 22, 2016
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Hofeld called the regular meeting to order at 7:30 p.m. There were 11 people from the public present. Two press representatives were in attendance.

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

ROLL CALL: Clerk Marilyn Thomas recorded the roll call. Those present were Village President Richard Hofeld, Trustee Barbara Dawkins, Trustee Lisa Purcell, Trustee Karen Washington, Trustee Anne Colton, Trustee Jay Heiferman and Trustee Ray Robertson.

INTRODUCTION OF STAFF: Village President Hofeld introduced staff members in attendance: Village Attorney Christopher Cummings, Village Manager Jim Marino, Director of Finance Dennis Bubenik, Police Chief Bill Alcott, Fire Chief Bob Grabowski, Director of Public Works John Schaefer, Director of Economic and Community Development Tom Vander Woude and Assistant Village Manager Michael Marzal.

MINUTES: There were no comments or corrections to the amended minutes of March 8, 2016. A motion was made by Trustee Purcell and seconded by Trustee Colton to approve the amended minutes of the March 8, 2016, regular Board meeting.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

CLAIMS LIST: The Claims List of \$571,845.05 was reviewed. There were no questions from the Trustees.

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

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

President Hofeld said two claims made up 60 percent of the Claims List. The Village made two payments in the amount of \$139,949.64 and \$124,271.16 to the City of Harvey for water, and \$72,882.54 to Thorn Creek Sanitary District.

HEAR FROM THE AUDIENCE: President Hofeld invited members of the audience to address any issues not on the agenda. No comments were offered.

OMNIBUS VOTE: Clerk Thomas read the following items:

- A. ORDINANCE M-1991 / SALE OF SURPLUS EQUIPMENT: Pass an ordinance providing for the sale of certain personal property owned by the Village of Homewood, Cook County, Illinois.
- B. ANNUAL REPORT / PLAN COMMISSION: Accept the 2015 Annual Report for the Plan Commission.
- C. ANNUAL REPORT / ZONE BOARD OF APPEALS: Accept the 2015 Annual Report for the Zone Board of Appeals.
- D. ORDINANCE M-1992 / DECK VARIANCES / 18641 GOLFVIEW AVENUE: Pass an ordinance granting variances to allow construction of a non-conforming deck at 18641 Golfview Avenue, Homewood, Cook County, Illinois.

A motion was made by Trustee Colton and seconded by Trustee Purcell to pass and accept the items on the Omnibus Vote as presented.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

OLD/NEW BUSINESS:

ORDINANCE M-1993 / SPECIAL USE PERMIT – SALON/SPA / 18737 DIXIE HIGHWAY: The Board was asked to pass Ordinance M-1993 for a special use permit for Kryo Health & Recovery Spa, 18737 Dixie Highway. This type of business requires a special use permit in the B-2 Business District. Economic and Community Development Director Vander Woude said this business will be using cryogenic therapy which is different from what is offered at other Homewood establishments. Andre Hamlin, the owner of the proposed business, said clients would be coming for treatments in a cryosauna that uses liquid nitrogen to produce subzero air within the chamber. The therapy is used primarily by athletes but has also been used by patients with arthritis and other ailments.

Trustees said the business would be unique and agreed to approve the license pending approval from the Fire Department on how the liquid nitrogen will be stored and handled.

A motion was made by Trustee Purcell and seconded by Trustee Dawkins to pass Ordinance M-1993 granting a Special Use Permit to Andre Hamlin to operate a cryotherapy spa at 18737 Dixie Highway, Homewood, Cook County, Illinois.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

ORDINANCE M-1994 / SPECIAL USE – CRAFT BREWERY / 17759 BRETZ DRIVE: The Board was asked to pass Ordinance M-1994 for a special use permit for Rabid

Brewing. This requires a special use permit because it is in the Limited Manufacturing zoned district. Tobias Cichon with his wife, Raiye Rosado, owners of the brewery, told Trustees they are anxious to get started. They are filing for a federal license and hope to have everything in place for a summer opening so Rabid Brewing can participate in local craft brew festivals. Director Vander Woude told Trustees he had reviewed the plans for the build-out of the space, which will include a brewery and a serving area. The business, serving primarily after 5 p.m., will have adequate parking at the location.

A motion was made by Trustee Colton and seconded by Trustee Purcell to pass Ordinance M-1994 granting a Special Use Permit to Tobias Cichon to operate a craft brewery at 17759 Bretz Drive, Homewood, Cook County, Illinois.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

ORDINANCE MC-950 / ZONING ORDINANCE AMENDMENT - COMBINED PLANNING AND ZONING COMMISSION: Director Vander Woude brought a proposal before the Board to amend Homewood's Zoning Ordinance to replace the Plan Commission and Zone Board of Appeals with one board to be known as the Planning and Zoning Commission. He said state law does not require two separate boards. Because Homewood is a developed community, there are few planning issues. The zone board is qualified to hear those issues. Streamlining the process also will reduce one of the hearings required of future developers and businesses. The new Planning and Zoning Commission will be a seven-member board. If petitioners want to appeal the commission's decision, the Village Board would be the final arbiter.

A motion was made by Trustee Colton and seconded by Trustee Dawkins to pass Ordinance MC-950 amending the Homewood Zoning Ordinance establishing a Planning and Zoning Commission to replace the Plan Commission and Zone Board of Appeals.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

ORDINANCE MC-951 / MUNICIPAL CODE AMENDMENTS / CHAPTERS 2, 22, 74, 79, AND 98 - COMBINED PLANNING AND ZONING COMMISSION: The Board was asked to pass Ordinance MC-951 to allow for changes to the Municipal Code that will eliminate references to a Plan Commission and Zone Board of Appeals and give the title of Planning and Zoning Commission for the newly created commission.

A motion was made by Trustee Colton and seconded by Trustee Dawkins to pass Ordinance MC-951 amending Chapters 2, 22, 74, 79, and 98 of the Homewood Municipal Code establishing a Planning and Zoning Commission to replace the Plan Commission and Zone Board of Appeals.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

ORDINANCE MC-952 / INCREASE APPEARANCE COMMISSION MEMBERSHIP: Director Vander Woude brought a proposal before the Board to increase the membership of the Appearance Commission from five to seven members. He said the Commission has

had a difficult time getting a quorum because of a vacancy and sporadic attendance. It is hoped that additional members will mean improved attendance and an ability to vote on items.

A motion was made by Trustee Washington and seconded by Trustee Colton to pass Ordinance MC-952 amending Chapter 78 of the Homewood Municipal Code increasing membership on the Appearance Commission from five to seven members.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

APPOINTMENTS: The Board was asked to approve appointments to the newly constituted Planning and Zoning Commission: Seth Bransky for a term ending March 22, 2017; Fred Sierzega for a term ending March 22, 2018; William O'Brien for a term ending March 22, 2019; Michael Cap for a term ending March 22, 2020; Maureen Alfonso for a term ending March 22, 2021; Mario Planera for a term ending March 22, 2022; and Lee Reid for a term ending March 22, 2023.

The Board was asked to approve Appearance Commission appointments of Gary Knoepfel and Kevin Hayes, Sr. for terms ending July 31, 2019.

A motion was made by Trustee Purcell and seconded by Trustee Dawkins to approve the appointments to the Planning and Zoning Commission and the Appearance Commission.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

2016-17 BUDGET REVIEW: Finance Director Bubenik provided a review of the changes to the budget. This is the second year of a two-year budget cycle. The Village has \$35,042,255 budgeted for the 2016-17 fiscal year. Of that, 56 percent is for public safety; 30 percent is for public works; 14 percent for local government administration.

He said it can be difficult to budget because there is nothing to tell villages what revenue to expect from the State of Illinois. The drop in the Equalized Assessed Valuation coupled with state-imposed tax caps is reducing the village's income, but Homewood is seeing growth in sales tax revenue. Director Bubenik is expecting a three percent increase in sales tax. Some expenses have increased and are being added to the budget, such as a new Marketing Director's position and start-up funds for the Homewood Science Center.

Director Bubenik said the Village has an excellent credit rating and received a clean audit opinion.

The Board thanked Director Bubenik and Amy Zukowski, Senior Accountant, for their outstanding work on the budget.

MANAGER'S REPORT: Manager Marino informed the Board that Menards will be closing the store at 17545 Halsted Street in July 2016 for nine months for its remodeling project. The original plan was to keep the store open while the expansion project was underway. Closing the store allows for some additional changes to the original plan. The Village is expected to lose approximately \$150,000 in sales tax revenue during the store's

closing, but it is anticipated the Village will earn half of that when the new Walmart store opens in early fall, and shoppers finding other Homewood businesses for purchases.

GENERAL BOARD DISCUSSION: Trustee Heiferman, who serves on the Board of the Homewood Science Center, said he was impressed with the six-month agenda presented by the Center's Executive Director Edith Dobrez.

EXECUTIVE SESSION: A motion was made by Trustee Colton and seconded by Trustee Purcell to move into Executive Session to discuss the compensation of a specific employee or employees.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

The Board moved to Executive Session at 8:30 p.m.

The Board returned from Executive Session at 8:40 p.m.

A motion was made by Trustee Purcell and seconded by Trustee Colton to adjourn the regular meeting of the Board of Trustees.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton, Heiferman and Robertson. NAYS – None. Motion carried.

Respectfully submitted,

Marilyn Thomas
Village Clerk