

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY—JULY 26, 2016  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Hofeld called the regular meeting to order at 7:30 p.m. There were 40 people from the public present. Three press representatives were in attendance.

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

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Barbara Dawkins, Trustee Lisa Purcell, Trustee Karen Washington, and Trustee Larry Burnson. Trustee Anne Colton and Trustee Jay Heiferman were absent.

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

MINUTES: There were no corrections to the minutes of July 12, 2016. A motion was made by Trustee Burnson and seconded by Trustee Washington to approve the minutes of the July 12, 2016, regular board meeting.

***Roll Call: AYES – Trustees Dawkins, Purcell, Washington, and Burnson. NAYS – None. Motion carried.***

CLAIMS LIST: The Claims List of \$402,027.73 was reviewed. There were no questions from the Trustees.

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

***Roll Call: AYES – Trustees Dawkins, Purcell, Washington, and Burnson. NAYS – None. Motion carried.***

President Hofeld said two items made up nearly two-thirds of the Claims List: \$129,976 for a John Deere Loader for the Public Works Department, and \$137,411.95 for the village's share to ECOM for emergency dispatch services.

APPOINTMENT: The Board was asked to approve the appointment of Vivian Harris-Jones as a member of the Beautification Committee. She will serve through July 26, 2019.

A motion was made by Trustee Washington and seconded by Trustee Burnson to approve the appointment of Vivian Harris-Jones to the Beautification Committee.

***Roll Call: AYES – Trustees Dawkins, Purcell, Washington, and Burnson. NAYS – None. Motion carried.***

Village Clerk Thomas administered the oath of office to Vivian Harris-Jones.

**PRESENTATION:** Police Chief Alcott presented Officer Kelly Strayer to the Village Board as the new police sergeant filling a vacancy. She started in policing in 2001 as a dispatcher and then police officer for Hazel Crest before coming to Homewood in 2007. She has Bachelor's and Master's degrees in Criminal Justice from Governors State University.

Clerk Thomas administered the sergeant's oath to Kelly Strayer.

**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 presented the Omnibus Vote:

- A. **RESOLUTION R-2252 / MICHAEL BELL / 20 YEARS OF SERVICE / FIRE DEPARTMENT:** Consider a motion to pass a resolution honoring Michael Bell for 20 years of service to the Village of Homewood.
- B. **ORDINANCE M-2003 / DECK VARIANCE:** An ordinance granting variances to permit the expansion of a deck in the front side yard at 3203 Knollwood Lane, Homewood, Cook County, Illinois.
- C. **ORDINANCE M- 2004 / SPECIAL USE PERMIT – SALON / 1950 HICKORY ROAD:** Pass an ordinance granting a special use permit to Jeannia Hall to operate a salon at 1950 Hickory Road, Homewood, Cook County, Illinois.
- D. **RESOLUTION R-2253 / APPROVAL OF EXECUTIVE SESSION MINUTES:** Pass a resolution approving Executive Session minutes from January through June 2016 and authorizing destruction of Executive Session audio recordings from August 12, 2014 through December 23, 2014.
- E. **RESOLUTION R-2254 / RELEASE OF EXECUTIVE SESSION MINUTES:** Pass a resolution determining which minutes or portions thereof from Executive Sessions no longer require confidential treatment.

- F. ORDINANCE MC-962 / INCREASE 4B AND DECREASE CLASS 4 LIQUOR LICENSE: Pass an ordinance amending Sections 10-58 of the Municipal Code of the Village of Homewood, Cook County, Illinois, to decrease the number of permitted Class 4 liquor licenses from six to five and increase the number of permitted Class 4B liquor licenses from zero to one.

There were no questions on the Omnibus Vote. A motion was made by Trustee Purcell and seconded by Trustee Washington to pass, approve, and accept award the Omnibus Vote Items A through F.

***Roll Call: AYES – Trustees Dawkins, Purcell, Washington, and Burnson. NAYS – None. Motion carried.***

OLD/NEW BUSINESS:

NON-TIF FINANCIAL REQUEST: Director of Economic Development Tom Vander Woude presented a request for non-TIF financial incentive support for the operators of Bottle and Bottega who need to update the restrooms in the space at 2009 Ridge Rd. for handicapped accessibility.

The board was asked to approve \$11,250, or half of the expense. Owners Greg and Darcie Loudon have already agreed to update the space to make it compliant to Village codes, including new flooring and a fire alarm system.

A motion was made by Trustee Purcell and seconded by Trustee Burnson to approve an allocation of \$11,250 to cover half the cost of updates for ADA compliant bathrooms at 2009 Ridge Rd.

***Roll Call: AYES – Trustees Dawkins, Purcell, Washington, and Burnson. NAYS – None. Motion carried.***

RENTAL HOUSING INSPECTIONS: Village Manager Marino brought before the Board information on how the Trustees may decide to regulate the care and upkeep of rental properties in the Village – especially single-family homes. After the recession of 2008, some homes were foreclosed and taken over by banks, corporations or individuals who live out of town.

Property inspections now are under the Fire Department. Chief Grabowski said the law only permits Homewood officials to check properties from the outside. The Village only gets reports of poorly kept interiors when emergency responders or public works employees are admitted to the property.

He said renters often don't want to file complaints against the landlord because they fear they will have the lease terminated for making statements that result in fines or other actions.

Inspections in apartment complexes are conducted regularly, but the Village can only inspect the common areas.

Homewood has approximately 6,000 single family homes. It is estimated 330 of those are now available as rental property. That number is based on changes on the water accounts. Village Manager Marino said that number could be higher.

Attorney Cummings said because Homewood is a non-home rule community, it can only do what state law allows. Trustees could consider a program to address rental units that are deemed a nuisance. The village would be able to define aspects that create a nuisance, but the property would have to put the public in peril. He gave the example of a structure that is not sound.

Attorney Cummings told Trustees under the current system, the Village tickets residents or landlords for violations. In 2015, there were 800 violations. In most cases, if the Village hears from the property owner the building inspector will attempt to work with the property owner on improvements. Of those 800 violations, 25 percent were for rental property. Violations are handled in Cook County Circuit Court. It typically takes a judgment against the property before the village hears from rental landlords.

Village Manager Marino asked the Trustees to consider two options: 1) Continue as is with compliant inspections, or 2) Develop a new program that would set specific goals through a comprehensive program – maintaining properties that promote a high quality of life in the village; maintaining safe homes and structures as life safety issues; helping increase property values through a well-maintained housing stock; educating landlords and tenants on their rights and obligations.

Trustees agreed to take the information under advisement and will consider how best to implement a comprehensive inspections program.

A comprehensive program would be proactive. The program would include a registration process for landlords. It may also include incentives for landlords who maintain their properties. To carry out a comprehensive program, the building inspector department would require additional staff.

Before a comprehensive program is put in place, the Village would conduct meetings with the general public and with landlords.

MANAGER'S REPORT: None.

GENERAL BOARD DISCUSSION: None

A motion was made by Trustee Burnson and seconded by Trustee Dawkins to move into Executive Session for discussion of the purchase or lease of real property, and employment of a specific employee or employees.

***Roll Call: AYES – Trustees Dawkins, Purcell, Washington, and Burnson. NAYS – None. Motion carried***

The Board moved into Executive Session at 8:25 p.m.

The Board returned from Executive Session at 8:50 p.m.

The Board adjourned on a voice vote.

Respectfully submitted,

Marilyn Thomas  
Village Clerk