

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY—NOVEMBER 25, 2019
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Hofeld called the regular meeting to order at 6:30 p.m. There were eight members of the public and two press representatives present.

PLEDGE OF ALLEGIANCE: Village President Hofeld led trustees 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, Trustee Lauren Roman, Trustee Jay Heiferman and Trustee Larry Burnson.

INTRODUCTION OF STAFF: Village President Hofeld introduced staff members in attendance: Village Manager Jim Marino, Village Attorney Christopher Cummings, Director of Finance Dennis Bubenik and Assistant Village Manager Napoleon Haney.

MINUTES: The minutes of the regular meeting of November 12, 2019, were presented. There were no comments or corrections.

A motion was made by Trustee Purcell and seconded by Trustee Burnson to approve the minutes as presented.

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Roman, Heiferman and Burnson. NAYS –None. Motion carries.

CLAIMS LIST: The Claims List of \$300,400.07 was reviewed. There were no questions from the Trustees.

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

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Roman, Heiferman and Burnson. NAYS –None. Motion carries.

President Hofeld said two items on the Claims List came to nearly 50 percent of the bills: \$41,423 to Homer Tree Service for tree removal, and \$99,831.83 to Thorn Creek Basin Sanitary District.

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

OMNIBUS REPORT: Clerk Thomas presented the Omnibus Agenda:

- A. RESOLUTION R-3040/MFT SUPPLEMENTAL RESOLUTION-ROCK SALT: Pass a supplemental resolution for maintenance of streets and highways by municipality under the Illinois Highway Code appropriating \$100,000.00 to cover the cost of rock salt for the period of May 1, 2019 to April 30, 2020.
- B. ORDINANCE MC-1028/CLASS 4B LIQUOR LICENSE/CULTURE FOOD AND ENTERTAINMENT GROUP, INC D/B/A CULTURE: Pass an ordinance amending Section 10-58 of the Municipal Code of the Village of Homewood, Cook County, Illinois, to increase the number of permitted Class 4B restaurant with bar liquor licenses from four to five.
- C. ORDINANCE MC-1029/ORDINANCE AMENDMENT- INSPECTION OF SEWER SYSTEMS: Pass an ordinance amending Chapter 110 of the Homewood Municipal Code authorizing inspection of sewer systems located on private property and authorizing suspension of sewer and water services to properties with illegal connections to the sanitary sewer system.
- D. RAFFLE LICENSE/GLENWOOD ACADEMY- 50/50 QUEEN OF HEARTS: Authorize the issuance of a raffle license to the Glenwood Academy for a single raffle to be held weekly beginning December 11, 2019 and ending no later than December 9, 2020 and extending the ticket sales timeframe from 90-day maximum to 1-year maximum, and waiving the \$5,000 maximum prize value restriction and allowing an increase of up to \$2,000,000 prize value.
- E. TRIUMPH BUILDING REDEVELOPMENT:
 - i. ORDINANCE M-2119/SPECIAL USE PERMIT/HCF HOMEWOOD, LLC- SOUTHWEST CORNER OF RIDGE ROAD AND MARTIN AVENUE: Pass an ordinance granting a special use permit to allow HCF Homewood, LLC to construct hotel rooms as part of a mixed-used project at 18042-18048 Martin Avenue and 2033-2045 Ridge Road, Homewood, Cook County, Illinois.
 - ii. RESOLUTION R-3039/ COOK COUNTY CLASS 8 INCENTIVE/SOUTHWEST CORNER OF RIDGE ROAD AND MARTIN AVENUE-HCF HOMEWOOD, LLC: Pass a resolution supporting Class 8 application pursuant to the Cook County real property assessment classification ordinance, for the property at 18042-18048 Martin Avenue and 2033-2045 Ridge Road, Homewood, Cook County, Illinois.
 - iii. REDEVELOPMENT AGREEMENT/HCF HOMEWOOD, LLC - SOUTHWEST CORNER OF RIDGE ROAD AND MARTIN AVENUE: Authorize the Village President to enter into a redevelopment agreement with HCF

Homewood, LLC for the redevelopment of the property located at 18042-18048 Martin Avenue and 2033-2045 Ridge Road.

President Hofeld invited Robert Hansen and Tim Flanagan of HCF Homewood LLC and their architect, Jonathan Murawski, to come forward and speak about the proposal for the property currently known as the Triumph Building.

The proposal before the board is for a four-story structure with a restaurant on the first floor that will allow for outdoor seating; additional hotel rooms for La Banque Hotel on the second floor (on a lease agreement), and apartments on the third and fourth floors. In addition, the building will have 12 indoor parking spaces and a rooftop terrace at the third floor level.

Mr. Murawski said he studied buildings in the downtown area to draw special features that he could incorporate into the new building. He has planned for a purple-toned brick with gray highlights through fiber cement panels. He said he is thinking some of the open spaces on the first floor of the building can be filled in with murals done by local residents.

HCF Homewood LLC will retain ownership of the building and rent out the apartments. Following the market, monthly rental costs for a single bedroom unit will be \$1,500; a two-bedroom unit for \$1,650, and a studio at \$1,200.

The project was approved earlier by the Planning & Zoning Commission and the Appearance Commission.

Trustees enthusiastically endorsed the project. They congratulated Mr. Hansen, Mr. Flanagan and Mr. Murawski on the design and believe there is a market in Homewood for the apartments.

Trustee Heiferman asked if parking would be adequate with 12 indoor and 20 outdoor spaces. Mr. Hansen said it is expected that will be adequate. Studies over the last five years show all renters likely will not have cars. Trustee Heiferman also asked about use of the second floor in the event the hotel doesn't need the space. Mr. Flanagan said the design allows for conversion to apartments if need be. Trustee Heiferman also told the developers that whatever restaurant they find to rent the space will set the tone for the downtown area.

Mr. Hansen thought groundbreaking would happen in April 2020.

Mr. Hansen and Mr. Flanagan told trustees the Homewood staff were wonderful partners on the project, and they congratulated President Hofeld for his foresight.

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

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Roman, Heiferman and Burnson. NAYS –None. Motion carries.

GENERAL BOARD DISCUSSION: Trustee Roman reminded the public of the Dec. 6 Holiday Lights celebration from 5 to 9 p.m. in downtown Homewood, and the lighting of the Christmas tree in Irwin Park.

President Hofeld reminded the younger residents of Homewood that the annual snowflake competition is on. One snowflake decoration on village light posts is different from the others. Report the location to him at his Saturday morning session at village hall and win a prize.

ADJOURN: A motion was made by Trustee Washington and seconded by Trustee Purcell to adjourn the regular meeting of the Village Board.

Roll Call: AYES—Trustees Dawkins, Purcell, Washington, Roman, Heiferman and Burnson. NAYS –None. Motion carries.

The meeting was adjourned at 7 p.m.

Respectfully submitted,

Marilyn Thomas
Village Clerk