

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY -APRIL 13, 2021
VILLAGE HALL BOARD ROOM
And audio conferencing

CALL TO ORDER: President Hofeld called the regular meeting of the Board of Trustees to order at 7 p.m. The meeting was conducted by President Hofeld from the board room.

PLEDGE OF ALLEGIANCE: President Hofeld dispensed with the Pledge of Allegiance.

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld at Village Hall, with Trustee Barbara Dawkins, Trustee Lisa Purcell, Trustee Lauren Roman, and Trustee Jay Heiferman, with Clerk Thomas via audio conference. Trustee Karen Washington was absent. Trustee Larry Burnson resigned as of April 1, 2021.

President Hofeld introduced staff: Village Manager Jim Marino, Police Chief Denise McGrath and Attorney Christopher Cummings were in the board room. Joining via Zoom were Fire Chief Bob Grabowski, Director of Finance Dennis Bubenik, and Assistant Finance Director Amy Zukowski. Assistant Village Manager Napoleon Haney was handling the Zoom feed.

NOTE: Due to the Governor's emergency order because of the COVID-19 pandemic and social distancing recommendations, and the Village President finding that, pursuant to Public Act 101-0640, an in-person meeting is not prudent, elected officials are permitted to participate via video/audio. The public was invited to listen into the meeting live via audio. The public was invited to submit comments by email before the meeting. All elected officials were able to hear one another and all discussion.

MINUTES: The minutes of the meeting of March 23, 2021 were presented. There were no comments or corrections.

A motion was made by Trustee Roman and seconded by Trustee Purcell to approve the minutes as amended.

Roll Call: AYES—Trustees Dawkins, Purcell, Roman and Heiferman. NAYS -None. Motion carried.

CLAIMS LIST: The Claims List in the amount of \$1,022,449.35 was presented. There were no questions from the Trustees.

A motion was made by Trustee Purcell and seconded by Trustee Roman to approve the Claims List.

Roll Call: AYES—Trustees Dawkins, Purcell, Roman, and Heiferman. NAYS -None. Motion carried.

President Hofeld said two items on the list totaled 51 percent of the charges: \$292,814.51 to the City of Harvey for Lake Michigan water and \$223,870.92 for employee health insurance for April.

HEAR FROM THE AUDIENCE: Danielle Nolen-Ragland came forward to address the board on the issue of police training and interactions with minorities. She said she had posted her comments and questions to a social media site but had not gotten a response.

REAPPOINTMENTS: Approve the reappointment of Maureen Alfonso to the Planning and Zoning Commission for a 5-year term ending April 13, 2026; Phillip Mason to the Economic Development Committee for a 2-year term ending April 13, 2024; Patrick O'Meara to the Fire and Police Commission for a 3-year term ending April 24, 2024; Charles Lawrence to the Storm Water Resource Committee for a 3-year term ending April 24, 2024; Richard Lites to the Ethics Commission for a 3-year term ending April 13, 2024 and Tsia Jones to the Veterans Committee for a 3-year term ending April 13, 2024.

A motion was made by Trustee Heiferman and seconded by Trustee Purcell to approve the reappointments as presented.

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

RESOLUTION R-3078/INTERGOVERNMENTAL AGREEMENT: Clerk Thomas read Resolution R-3078 (attached) in support of an intergovernmental cooperation between the Villages of Homewood and Hazel Crest regarding the future development of the former Calumet Country Club property.

A motion was made by Trustee Purcell and seconded by Trustee Dawkins for adoption of the resolution.

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

President Hofeld said the resolution would be forwarded to the mayor of Hazel Crest.

OMNIBUS AGENDA: Consider a motion to pass, approve, authorize, accept or award the items:

- A. WAIVE COMPETITIVE BIDDING/EQUIPMENT PURCHASE: Waive competitive bidding requirements due to cooperative purchasing provision and authorize the purchase and delivery of one 2-Ton Hot Asphalt Hauler Dump Trailer for a total amount of \$42,625.
- B. ISSUANCE OF RAFFLE LICENSE/GLENWOOD ACADEMY: Authorize the issuance of a Serial Raffle License to Glenwood Academy of Glenwood, IL to be held at the 5th Quarter Press Room & Eatery, Homewood, IL and extend

ticket sales timeframe from 90-day maximum to 1-year maximum and waive capped maximum prize value of \$5,000 or allow an increase up to \$2,000,000.

- C. RESOLUTION R-3079/MOTOR FUEL TAX APPROPRIATION/MILLING AND PATCHING: Approve a resolution appropriating \$25,000 of Motor Fuel Tax funds for street milling and hot mix asphalt (HMA) surface mix for a period of May 1, 2021 through April 30, 2022.
- D. CONTRACT RENEWAL/LABOR LAW LEGAL SERVICES: Approve a 2-year (May 1, 2021 to April 30, 2023) General Retainer Agreement with Laner Muchin Ltd. of Chicago, IL for labor law legal services.
- E. BUDGET AMENDMENT/WASHINGTON PARK PLAZA INCENTIVE: Authorize a budget amendment of \$41,000 to account number 01-1-125-53-1200 (WP Plaza Sales Tax) increasing the approved FY2020/2021 budget from \$189,000 to \$230,000.
- F. ORDINANCE M-2164/VOLUNTARY DISCONNECTION OF PROPERTY: Pass an ordinance to approve the disconnection of the property commonly known as Calumet County Club from the Village of Homewood, Cook County, IL pursuant to the provisions of Section 7-3-4 of the Illinois Municipal Code, 65 ILCS 5/7-3-4.
- G. ORDINANCE M-2178/SUSPENDING OUTDOOR LIQUOR LICENSE REQUIREMENTS: Pass an ordinance suspending outdoor liquor license requirements to encourage outdoor food and liquor service during the COVID-19 pandemic.
- H. ORDINANCE M-2179/REBATING LIQUOR LICENSE FEES: Pass an ordinance rebating a prorated amount equal to three months (25%) of the annual liquor license fee to restaurants and bars licensed for on premise consumption of alcoholic beverages in response to COVID-19 mitigation restrictions.

A motion was made by Trustee Heiferman and seconded by Trustee Dawkins to approve the Omnibus Report as presented, with the exception of Items E and F.

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

A motion was made by Trustee Purcell and seconded by Trustee Roman to approve Item E/Budget Amendment as presented.

Roll Call: AYES—Trustees Dawkins, Purcell, Roman, Heiferman and President Hofeld. NAYS –None. Motion carried.

PROPERTY DISCONNECTION: Before the Trustees voted on Item F/Property Disconnection, the floor was open to the public for comments on the proposal.

President Hofeld set a 30-minute limit with each speaker allowed three minutes, per Village ordinance.

Village Attorney Cummings said the Board will be voting to disconnect the former Calumet Country Club property because of the terms of the settlement agreement reached when the Village determined that the property owner would have been able to satisfy the statutory requirements allowing him to disconnect from the Village of Homewood. Those requirements are:

- 1) The property is more than 20 acres.
- 2) The property is on the Village's border.
- 3) No portion of the Village will be isolated from the remainder of the village if the property is disconnected.
- 4) The Village's growth prospects, or future plans would not be unreasonably disrupted if the property is disconnected.
- 5) There will be no substantial disruption to Village services as a result of the disconnection.
- 6) If disconnected, the Village will not be unduly harmed by loss of tax revenue.
- 7) The property is not part of a TIF District.

Cummings said courts have interpreted the statute liberally to favor the property owner. He pointed to other golf courses that have been disconnected to enable development.

Despite the Village's best efforts, the Board agreed that it could no longer continue the two-year court fight and agreed to a settlement in January 2021. In March, residents were granted permission to be added as defendants (intervenor) to the disconnection lawsuit. The next status hearing on the disconnection lawsuit is April 23. Cummings explained that the attorney for the intervenors sent a letter to all counsel threatening to seek sanctions if the village continued to abide by the settlement agreement. The village asked the judge to clarify whether her ruling allowing the residents to intervene in the lawsuit prohibited the village from performing its obligations under the settlement agreement. The judge ruled that the settlement agreement was not void and the residents' action did not void the Village's obligations.

President Hofeld asked if there were any written comments from the public on this issue. Clerk Thomas said more than 30 emails were received, all in opposition to the village disconnecting the property. Cummings noted that all comments were shared with all Trustees before the meeting and would be included in the meeting minutes.

Opening the public comments section, Attorney Patrick Keating, who represents the five residents who have joined the lawsuit, said a vote on the disconnect would be an end-run around the disconnection lawsuit. He argued the Trustees had no obligation to follow the settlement agreement because it was not a court-approved agreement. He believes the settlement is void because the residents have intervened.

Trustees heard from several speakers who argued the Village would be allowing for the destruction of green space; the settlement was a bad deal and the Trustees did not share details over the past two years on how negotiations were proceeding; moving forward on the disconnect would be short-sighted since the residents have not had their day in court;

the burden for disconnection is really on developer Walt Brown and not on the Village; residents opinions are being ignored; and the plat of survey for the property to be disconnected may not accurately reflect that portion of the country club currently within Homewood.

President Hofeld told the audience that the Village went ahead with a settlement agreement because the Village of Hazel Crest would not stand with Homewood. Now Hazel Crest says it would not accept a truck depot as presented and may approve a joint resolution with Homewood on that.

Trustee Dawkins said it was the Village's opposition to a trucking project that led to the disconnection lawsuit. The Village has vigorously defended its position for two years, but legal counsel has advised that the Village is not likely to win at trial. Trustees took their position in opposition to the project to protect residents in Governors Park and for the greater good of the community. The board will vote on the disconnect because it rejected the rezoning proposal. The board has a specific amount of time in which it must act. The board's counsel also got clarification from the Cook County judge hearing the lawsuit on whether it could abide by the settlement agreement and voluntarily disconnect the property. The residents who have filed to join the lawsuit did not file for a temporary restraining order which would have put a hold on the board's action. The judge then ruled the settlement agreement is not void and the Village could move forward. For all those reasons, Dawkins said she will vote for the disconnect and work with Hazel Crest for a redevelopment plan that works for all.

Trustee Purcell said she appreciated Dawkins' outline. She said that after two years the Village is under a legal obligation to follow through with the agreement. Trustees always had the community's interest at heart.

Trustee Roman said she consulted with other attorneys and none could see a different outcome than the village's attorneys had predicted. She wondered why the residents didn't move forward with the temporary restraining order. Not disconnecting could cost the Village damages and additional attorney fees to developer Walt Brown, in addition to the Village's cost to defend the matter. Roman said she would vote for the disconnect as the financially responsible decision.

Trustee Heiferman said he has consulted staff and others outside the village in reaching his decision to approve the disconnect. He is sorry the issue has raised such tensions and presented misunderstandings of the Village's position.

A motion to approve Omnibus Item F--Ordinance M-2164 for the voluntary disconnection of property was moved by Trustee Purcell and seconded by Trustee Roman.

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

NEW BUSINESS: BUDGET PRESENTATION AND DISCUSSION: Finance Director Bubenik offered a review of the village's budget the last 12 months which was impacted by the pandemic and partial shutdown of the U.S. economy. He said the Village made cuts because of a 14% drop in sales tax, a 15% drop in the places for eating tax and a 17% drop in the income tax. The Village had a list of 20 items that were either deferred or dropped last year.

As staff worked to build the budget for 2021-22 it was able to put several deferred items back into the proposed budget because the revenue drop is not as severe as in the previous year. The Village also is generating additional revenue from the new gasoline tax and from recreational cannabis sales.

The \$22.7 million general fund budget will show a deficit of approximately \$172,600. One option for closing the gap is an increase in ambulance fees.

Bubenik also reviewed the water/sewer fund, capital improvement fund, pension fund, TIF fund, and debt service. He said he would hope the Village can get to a three-month fund balance. Right now, the Village has 2.7 months in reserve.

The Village is expected to get \$2.3 million in federal stimulus funds, but those dollars are not included in this budget. Bubenik said he prefers to wait for the funding to arrive so Trustees can determine how to allocate those dollars.

President Hofeld applauded Bubenik and Ms. Zukowski for the work they put into the budget. He said despite the times, the budget presents an optimistic picture.

Trustee Heiferman asked if the increase in ambulance fees would be a burden on residents. Chief Grabowski said generally not because most have Medicare/Medicaid or private insurance. Heiferman said he hoped that if the Village was able to get the Reserve Fund to have a substantial surplus that part of that funding would go to help the Homewood Science Center.

GENERAL BOARD DISCUSSION: No comments were offered.

A motion was made by Trustee Purcell and seconded by Trustee Roman to move to Executive Session to discuss pending litigation.

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

The board adjourned to Executive Session at 8:35 p.m.

The board returned from Executive Session at 8:48 p.m.

A motion was made by Trustee Purcell and seconded by Trustee Roman to adjourn the Regular Meeting of the Board of Trustees.

The meeting adjourned at 8:48 p.m. on voice vote.

Respectfully submitted,

Marilyn Thomas
Village Clerk

Emails Received Prior to the April 13th Meeting

From: Steve Kim
Sent: Tuesday, April 13, 2021 4:39 PM
To: PublicComments <comments@homewoodil.gov>
Subject: Vote No to Calumet CC Disconnect

Greetings esteemed Members of Homewood Village Board,

I am writing in the hopes of convincing you to vote No in the matter regarding Diversified Partners' request to Disconnect Calumet CC from the Municipality of Homewood.

I understand that you had entered into an agreement with Diversified Partners which would stay further litigation, however due to recent events, We, the Village of Homewood, withdrew from upholding the conditions stipulated in the agreement. While you may feel some sense of obligation to disconnect Calumet Country Club from Homewood for the decision not to rezone, let me assure you that you are under no such obligation. The agreement that you had entered into was done in response to cohesive pressure by Diversified Partners nor did the agreement serve the interests of the surrounding area (both Homewood and Hazel Crest). The decision not to honor such an agreement was a correct decision, and it should be viewed as our commitment to continue fighting against Diversified Partners' further attempts to Disconnect Calumet CC and develop the area into a Logistic Depot.

As our elected officials, I, along with many of the residents of Homewood, respectfully request that you continue fighting for the interest of the residents of Homewood. Vote No to Disconnect. It is entirely correct to back out of a bad deal.

Respectfully,
Homewood Resident,
Steven Kim

From: James Levinson
Sent: Tuesday, April 13, 2021 4:21 PM
To: Elected Officials
Subject: PLEASE VOTE NO TO DISCONNECT

PLEASE VOTE NO TO DISCONNECT.

JAMES AND KELLY LEVINSON
LONGTIME HOMEWOOD RESIDENT
1605 187TH STREET
HOMEWOOD

From: Renee Albrecht
Sent: Tuesday, April 13, 2021 4:09 PM
To: PublicComments <comments@homewoodil.gov>
Subject: Please Vote No on ORDINANCE M-2164 (VOLUNTARY DISCONNECTION OF PROPERTY)

Dear Homewood Board of Trustees:

I am writing to request that you please vote "no" on the ordinance pertaining to the voluntary disconnection of the property formerly known as Calumet Country Club. Your vote last month against the developer's zoning demands reflected an acknowledgement of the drastic shortcomings of this redevelopment proposal and the detrimental impacts it could have on the community. Thank you, again, for your actions on this matter. I request that you, once again, continue doing everything within your power to fight this redevelopment by voting against this voluntary disconnection. While voting "no" may present risks and costs, the residents of Homewood will continue to stand by you as you look out for the best interests of the community.

Thank you for your consideration.

Renee Albrecht

From: Mary Lane
Sent: Tuesday, April 13, 2021 4:02 PM
To: Hofeld, Rich <rhofeld@homewoodil.gov>
Subject: VOTE NO

Vote **NO** to disconnect. I am against the redevelopment of CCC to a trucking facility. I strongly believe that it needs to continue to be a green space in order to keep our village a place people want to continue to live in and move to. I have lived in Homewood over 30 years and have always supported the village board and the decisions it has made. Please find it in yourself to fight for the health and welfare of Homewood by voting no on the disconnection from CCC so we can continue to call our community Home Sweet Homewood.

Thank you,

Mary Lane
Sent from my iPhone

From: Geralyn Johnson
Sent: Tuesday, April 13, 2021 4:02 PM
To: PublicComments <comments@homewoodil.gov>
Subject: Vote NO to disconnection

Dear Trustees,

I hope that this email finds each and every one of you and your families well. I was very happy to see on tonight's agenda that there is a place to discuss an interagency agreement with Hazel Crest regarding the Calumet Country Club. I wish that this agreement had taken place earlier in negotiations, but nevertheless I am grateful that Homewood is reaching out to work together with Hazel Crest. However, I still have legitimate concerns about the fate of the former Calumet Country Club. I do not believe that it is in the best interest of our town that that space be disconnected from our village.

I know that you believe that you have no choice due to the terms of the settlement agreement with Walt Brown, but you do have a choice and that choice is to stand up for what is right for our community. Make Walt Brown fight for what he wants

We cannot afford to lose 25% of the precious greenspace that protects our community. Please vote NO to Walt Browns demands, vote NO to corporate bullying, vote NO to legal intimidation, vote NO to economic exploitation, vote NO to disconnection! Vote No to the voluntary disconnection and vote YES for Homewood.

Sincerely,
Geralyn L. Johnson

From: TONYA /PAUL EISENBERG
Sent: Tuesday, April 13, 2021 4:00 PM
To: PublicComments <comments@homewoodil.gov>
Subject: CCC

Disconnecting the country club property from the village of Homewood would do a tremendous disservice to those of us who live in Governors Park.

Paul Eisenberg

-----Original Message-----

From: Kevin Crabtree
Sent: Tuesday, April 13, 2021 3:59 PM
To: PublicComments <comments@homewoodil.gov>
Subject: Disconnection Vote

To the esteemed Trustees of Homewood,

With a sincere message of respect, concern and compassion; as a fellow homeowner and participant in the community; as someone fortunate to have been raised in nearby East Hazel Crest by a family that began our family roots in Homewood in the 1940's, I ask that you please vote No to Disconnection if the Calumet Country Club property. Allow the legal process to play out and having the common goal of doing what's best for the village of Homewood - to preserve what is special and in the best interest of the community at large.

Kevin Crabtree

From: Cari Anderson **Sent:** Tuesday, April 13, 2021 3:53 PM
To: PublicComments <comments@homewoodil.gov>
Subject: Vote NO to disconnection of Calumet Country Club land

While the Truck No movement and Homewood Village officials were moving right along with significant victories in defeating an Arizona developer from coming in and destroying our greenspace and values, we are disheartened once again that the Village of Homewood is considering a motion April 13 to voluntarily allow Walt Brown to disconnect the Calumet Country Club land from Homewood.

It is imperative that you vote NO to allowing the disconnection. As you know, Judge Ward-Kirby allowed Homewood citizens to be co-defendants with the Village to oppose the disconnection lawsuit. If the Homewood trustees vote to allow disconnection on April 13, the Homewood citizens will not be afforded the opportunity to defend against Walt Brown. Our collective voices will be silenced and the land will be gone forever from Homewood. The Village will lose any opportunity to have the land used in a manner fitting of Southland values. Disconnection will decrease the greenspace area of the Village of Homewood by 25%!

While the Truck NO movement will fight without you in Cook County or Hazel Crest (wherever we have to), we thought we were building a partnership in a village which cares about greenspace. We thought by voting "NO" on rezoning the land, the Village of Homewood was displaying the grit and guts needed to finish the fight against the out-of-town bully.

A judge cannot order you to vote in a certain way. A settlement agreement cannot and doesn't insure an outcome (i.e. you can vote NO to voluntarily allowing disconnection). A judge cannot dictate how a legislator (trustee) votes. A settlement agreement cannot dictate how you vote either. Your vote, first

and foremost, is dictated by and based on the will of your constituents whom have opposed this development and disconnection from the start. Your constituents want you to vote NO.

You are protected by legislative immunity. You are not immune from disgruntled voters.

I'm not an attorney but have talked to many attorneys regarding this case. All of them I've talked to think this legal battle is absolutely winnable. But it takes courage to do the right thing and take the chance of letting it play out. If you you vote for disconnection, there is absolutely no chance to win. As Michael Jordan says, "you miss 100% of the shots you don't take."

Please VOTE NO to disconnection on April 13th!

Thank you for your diligent research and many hours of time and attention to this matter,

Cari Anderson
Flossmoor, IL

-----Original Message-----

From: Linda Crabtree
Sent: Tuesday, April 13, 2021 3:39 PM
To: PublicComments <comments@homewoodil.gov>
Subject: Disconnection vote

I have emailed before but I would like to try once more to convey how important I think it is to keep the Calumet Country Club in Homewood and fight the proposed development.

My family moved to Homewood because of how family friendly and wonderful it is. This development threatens the health and safety of so many families it breaks my heart. I have met so many people who would be adversely affected by this development. I find it hard to imagine what they are going through right now, the choices they may have to make if this land is turned to an industrial development.

The five people in Homewood who have joined the disconnection suit have a trial date in a mere 10 days. We are asking for a chance to fight this in court, a change to help Homewood fight. We have everyone elected a chance to represent our town and now we ask for that same chance to represent what is in the best interest of its residents.

A chance is a beautiful thing and I can guarantee that the Homewood 5 will give it all they've got. They just need a No vote to disconnection. Please show us how much you care about your residents and their families and vote NO.

Thank you,

Linda Crabtree
Sent from my iPhone

From: David Sacks
Sent: Tuesday, April 13, 2021 3:30 PM
To: PublicComments <comments@homewoodil.gov>
Subject: CCC Disconnection

My name is David Sacks. I live in Flossmoor. I encourage you to vote against disconnection of the property, to not settle, and to defend against disconnection in court, in a civil trial if necessary. The Calumet Country Club land

represents nearly 20% of the open park land in Homewood. The Zoning Board and yourselves eloquently stated the case against an industrial development on the land. These same arguments, ranging from the disruption of municipal services, to Homewood's long-term environmental and development plans, can be made in court. Walt Brown publicly stated on Facebook his hope that this settlement agreement would fail. Handing him disconnection via ordinance is doing his job for him, and is not in the interests of the Village or its residents.

At this late stage, I don't know if you'll be swayed by these arguments from the community. I'm sure it's tempting to disconnect the land from Homewood, and be done with this controversial and heated issue. If you do go that route, please know that I and many others do NOT consider that an end to your responsibilities for this land. If nothing else, it should be obvious that all of you entered into a settlement agreement that your constituents and community do not support. And you did so in January with little to no public discussion, in the middle of an arctic blizzard. If the land does go to Cook County, it is more important than ever for you to reach out to your colleagues in Hazel Crest for an intergovernmental agreement that both opposes development and works towards the land becoming managed by the Cook County Forest Preserve District. Mr. Marino and Mr. Cummings shouldn't be expected to simply wait for something from Hazel Crest or the county. This issue requires your leadership as Trustees to do pro-active outreach and engagement, the exact thing that was sorely lacking through the entire settlement process.

Please vote against disconnection. Walt Brown is the one that should fear a civil trial, not the Village. We have the facts and law on our side. But if you vote yes, please know that this issue is far from over for both the residents and Village of Homewood. We expect more of you. Thank you for your time.

From: Kristy Bakes
Sent: Tuesday, April 13, 2021 3:25 PM
To: PublicComments <comments@homewoodil.gov>
Subject:

Greetings esteemed Members of Homewood Village Board,

I am writing in the hopes of convincing you to vote No in the matter regarding Diversified Partners' request to Disconnect Calumet CC from the Municipality of Homewood.

I understand that you had entered into an agreement with Diversified Partners which would stay further litigation, however due to recent events, We, the Village of Homewood, withdrew from upholding the conditions stipulated in the agreement. While you may feel some sense of obligation to disconnect Calumet Country Club from Homewood for the decision not to rezone, let me assure you that you are under no such obligation. The agreement that you had entered into was done in response to coercive pressure by Diversified Partners nor did the agreement serve the interests of the surrounding area (both Homewood and Hazel Crest). The decision not to honor such an agreement was a correct decision, and it should be viewed as our commitment to continue fighting against Diversified Partners' further attempts to Disconnect Calumet CC and develop the area into a Logistic Depot.

As our elected officials, I, along with many of the residents of Homewood, respectfully request that you continue fighting for the interest of the residents of Homewood. Vote No to Disconnect. It is entirely correct to back out of a bad deal.

From: Patricia Rinkenberger
Sent: Tuesday, April 13, 2021 12:42 PM
Subject: Tonight's vote

No doubt you have received countless emails detailing tonight's vote so I won't repeat the obvious.

- You know what you enabled originally with the Arizona developer.
 - You know recognize that action was a mistake.
 - You know that our village, your village, residents do NOT want him to take over the Calumet Country Club property.
- You heard us and voted NO on the last crucial vote yet tonight here we are.
- Even though legal action will be required,
 - you know that you have the citizens, who look to you for leadership, behind you.
 - You were recently reelected with no opposition because we thought that we could trust you to do what is best for our community.
- You must vote No to the motion to disconnect CCC from Homewood.
 - No residents have demonstrated support for disconnect.
 - Residents demand that Homewood maintain control over what happens to the property.
 - Residents are open to options that keep the space green, sustainable, and NOT 24/7 semis rolling through town & concrete in that location.

I respect your time so will keep my remarks brief. You know that your residents expect you to maintain control over CCC by whatever means necessary. Legal action is not a negative thing but necessary to protect our community. We are behind you. What is your legacy and reputation with your constituents going to be? I trust that you will once again listen to us and send the out of state developer packing. There are better solutions out there; we will find them together.

Thank you for considering my concerns,
Pat Rinkenberger

From: Liz Varmecky
Sent: Tuesday, April 13, 2021 11:54 AM
To: PublicComments <comments@homewoodil.gov>
Subject: Fwd: April 13, 2021 Board Meeting - Vote on Ordinance for Voluntary Disconnection

Trustees,

You have placed yourself in a difficult position tonight. But the vote on disconnection is no less than the most important vote in the Village of Homewood in the last forty years. The voluntary disconnection of at least 22% of Homewood's greenspace is an affront to the ideals espoused by the village and the concerns of all its residents. If you vote "yes" to disconnect it will be a stain on your records and on Homewood's future. If you vote "no" there "could be" (according to Cummings' memo in the agenda packet) financial penalties, which leaves the possibility that there could NOT be financial penalties, because "could" isn't definitive.

I believe that though there may be penalties, they cannot be as bad as losing this priceless land and significant portion of the village's greenspace without even letting the court rule at trial.

Thank you,
Liz Varmecky

From: Kristy Bakes
Sent: Tuesday, April 13, 2021 10:56 AM
To: PublicComments <comments@homewoodil.gov>
Subject:

The opinion of our village attorney is a losing attitude in the biggest trial on his books! Fight for our city and stop saying we will lose! Let our attorneys take over where you can't win. Our city should be hiring attorneys in this specialty and the burden should not lie on the residents in this way. Our tax dollars need to go to our best interest in fighting this settlement and ultimately not paying a cent to a man who knew what he was buying and is forcing his agenda. Homewood doesn't get bullied. There was a mistake. The settlement, although I understand it must be left now in the courts hands. Do Not settle out of court. We now have competent and unbiased attorneys who love our village and specialize in complex cases. If you don't think you can win, we do! Give us that opportunity we've all worked hard for. You will win right along with us to a disconnection and rezoning that we never wanted to begin with. Please give us this chance. Please do not give in to the disconnection unless we are forced by a judge to do so. Give our attorneys the chance and if Chris Cummings Is not equipped to win, hire someone that is to help. Please and Thank you, K Reardon

From: Kristy Bakes

Sent: Tuesday, April 13, 2021 10:48 AM

To: PublicComments <comments@homewoodil.gov>

Subject:

Reasons 1-5 why the Homewood Village Trustees should vote NO to voluntarily disconnecting Calumet Country Club during Tuesday's meeting: 1) There is no penalty for doing so.

Contrary to popular opinion, it is not illegal to breach a contract, and in many cases – and this is one such case – there will be no or next to no legal consequences for doing so. But people breach agreements every day, when it is in their best interests to do so. Here is a very basic example. If I promise to sell you my umbrella for \$5 and you agree to pay that, then we have an enforceable contract: offer and acceptance. But if you haven't paid me yet and I change my mind, then I am technically in breach of the contract. But you are not out any money – you have no damages, and so you have NO legal claim against me.

Now if you have already paid me the money and I don't give you the umbrella, or your money back, now you have damages, and now you may go into civil court and ask the court to award you \$5 as your damages.

2) W&E suffers No Damages in this Matter.

The 22 page "Settlement and Conditional Release Agreement" at issue here is very complex, but basically it is set up as a very complicated flow chart. Depending on the various triggering events, the flow chart ends up with one of Two (or Three) Outcomes. In the first outcome, (Outcome A) Homewood Passes his truck Depot Zoning, arranges a TIFF district, and gets everything he wants. The outcome was blocked once the Zoning Board turned down his plan unanimously and the trustees unanimously adopted that recommendation. This then directed the flow chart to the the other option: The Village Would consent to voluntary disconnection. (Outcome B) W&E belt-and-suspended that agreement so that he would have two options: A voluntary settlement agreement submitted to the Court for approval pursuant to papers Homewood filed in escrow essentially giving up the case. In this matter the Court would need to approve the settlement, and the Intervenors would have the opportunity to contest the settlement before the Court. Call this (Outcome B-1)

The only matter before the Village trustees on Tuesday 4/13 is the second of the two Voluntary disconnection options (Outcome B2): W&E submitted a voluntary request to Disconnect and drafted a Voluntary Disconnection request to disconnect to the Village weeks ago, and also submitted a Draft Ordinance in which Homewood agrees voluntarily to disconnect the land That is the Ordinance (M 2164) that is before the Board on Tuesday. The Settlement Agreement state that the Village Board "shall approve" an ordinance granting the relief requested in the Voluntary Disconnection" at the April 13 meeting. So the Agreement is written in mandatory language – but so is my umbrella analogy, "I shall pay you \$5 for the umbrella"

If there are no damages, there are no damages. W&E still has a signed Agreed Order of Dismissal signed by the Village attorney. If the Settlement Agreement is as solid and "enforceable" as they claim, they will still get their disconnection, perhaps a few weeks later after the Court considers the proposed settlement. And even if the Court decides that the settlement agreement infringes the rights of the Homewood Five to defend the disconnection case at trial, that will only delay the disconnection by several more months. The legal fees will be relatively minimal.

3) Homewood suffers no damages for voting No to this Ordinance.

The settlement agreement has NO negative consequences for the Village if it votes NO on Ordinance M-2164. The only language that imposes any cost is in Section 8 (d). "In any action to enforce the terms of this agreement before any court resulting from a breach of any obligation, the prevailing party shall be entitled to recover reasonable attorney's fees and cost incurred to enforce this agreement from the other party."

That clause does NOT apply to the Homewood Five, we can challenge the agreement and even if we lost, we would only have to pay OUR legal fees, not theirs. But, for the reasons below, if the Village would stop defending this very unfavorable settlement agreement and side WITH the Homewood Five in voiding it, it is nearly CERTAIN that the court would find the agreement unenforceable – in which case W&E would have to pay the Village's attorney fees.

4.) The intervention of the Homewood Five changes everything and makes the entire settlement agreement Voidable.

The whole point of a settlement agreement in a lawsuit is to terminate litigation. However, once the Homewood Five were permitted to intervene and take over as the active defendants in place of the Village, it became impossible for the parties to settle the case over the Intervenor's objection: this is the whole point of the recent appellate court case *Drury v Village of Barrington Hills*. We have not yet had the chance to challenge the settlement agreement but the courts will ultimately not permit this settlement agreement to go thru. Even if Judge Kirby, after considering everything, permits it, we will be in the appellate court within 30 days and the appellate court will do what it always does in these situations: tell the trial judge to vacate the settlement and consider and uphold the intervenor's objections. That will be about two years from now

5) The Settlement agreement is Voidable because it fails its essential purpose – Ending the Litigation.

Courts will not enforce contracts or agreement that are impossible to perform. Because the Village cannot get this litigation terminated because of the intervention, this contract "fails of its essential purpose" and can be voided.

#truckno

From: Kristy Bakes

Sent: Tuesday, April 13, 2021 10:49 AM

To: PublicComments <comments@homewoodil.gov>

Subject:

Reasons 6-9:

6) The Settlement Agreement is Voidable as it was based on a Mutual Mistake of Fact:

The Core Assumption that Drove the Settlement Agreement in the First Place was not correct: When both parties enter into an agreement but are mistaken as to an essential fact that determined the terms of the agreement, once the mistake is revealed the contract can be voided or rescinded. Example: You offer to sell me what you believe is a Ming vase and I, also believing it is a Ming Vase, pay you \$1 million

for it. When it turns out to be from Pottery Barn, the Person who relied on this mistake to her detriment may go into court and have the agreement rescinded. In this case it is Homewood which put themselves into a bad position in the settlement agreement, because both they and W&E believed that as soon as the property was disconnected it would 1) be Voluntarily be annexed by Hazel Crest , which would then 2) Permit much more damaging use of the property than the already-damaging uses Homewood was prepared to offer: No berms, less green space, shorter setbacks from the Road.

This isn't speculation: Homewood admits that this drove its decision to settle on its web site:

" If the property were annexed into Hazel Crest, Hazel Crest would determine how the site will be developed, the types of uses allowed, and whether the adverse impacts to Homewood residents should be mitigated, and if so, to what extent. Hazel Crest could allow less-desirable uses that have greater harm to residents. They could forsake measures to mitigate the impacts to Homewood residents by not requiring sufficient building setbacks from the road and not obliging the developer to install berms and landscaping to screen the buildings from the neighborhood. " (Source: Village web site)

But the fact is that on February 16, the Village President after a board meeting on February 6th issued a declarative statement that HC did not want that development and did not want to do business with W&E ventures.

<http://villageofhazelcrest.org/wp-content/uploads/2021/02/Mayor-Address-2.mov>

The core assumption of this (very unfavorable) settlement agreement was false. Courts always will void a contract based on a mutual mistake of fact.

And of Course, if the developer knew all along that HC was not receptive to his plans, but led Homewood to believe that, then he may have procured the agreement through common-law fraud, which will always void a contract (Fraud: "An intentional perversion of the truth for the purpose of inducing another in reliance upon it to part with some valuable thing belonging to them or to surrender a legal right')

7. W&E Ventures Did not enter into this agreement in Good Faith / the Settlement Agreement was designed to fail.

Although W&E was obligated to make a good faith submission of its plan and proposed zoning, the fact is that the Zoning board was unimpressed by the submission and voted against it unanimously suggest they were only going through the motions. W&E's Managing Partner, Walt Brown, has posted on social media suggesting he WANTED the plan to fail in Homewood because he would save money doing it in Hazel Crest:

8. The Disconnection Case Can be Won.

The ideal scenario, of course, is that this land remains in Homewood, where the Zoning experts and village leaders have already rejected the industrial use proposed for the property. To many lawyers, the case law in municipal disconnection cases looks too daunting, and they do not believe it is possible to win this disconnection case. The Homewood Five legal team are well credentialed trial and appellate specialists with over 50 years of in-court experience. To experienced eyes the previous cases on disconnection actually provide a roadmap for the quantum of expert witness testimony that is sufficient to establish that one or more statutory factors are not present, and to allow an appellate court to uphold that judgment on a deferential "manifest weight of the evidence" standard. We are not going to detail our trial strategy in public, but this case can be won.

9. This Development is NOT Inevitable

One really disheartening thing I read in the minutes of previous Board meetings was "The Reality is that this development will Occur, whether in Homewood or Hazel Crest."(1/26/21 Minutes). That statement

is patently false and could not have been uttered by anyone with a broad knowledge of Illinois law. No matter whether the property ends up in Homewood, Haze ICrest, or Unincorporated Cook County, any attempt to rezone it will be met with the same opposition (actually much more carefully structured opposition designed to make a favorable court record); even if a plan similar to the one Homewood was all-too-ready- to accept three months ago got passed, it would likely die in the courts: industrial uses like this are never ultimately approved when sandwiched between two neighborhoods of single family homes. And finally, if W&E ever did get a plan passed, the very detail in that plan would afford scores of Homewood and Hazel Crest the right to challenge it, and enjoin construction, on the basis of "Prospective Nuisance"

-I think it is important that the Board start receiving legal advice about that settlement agreement from other than the persons who participated in creating it. !!!!! -

From: TONYA /PAUL EISENBERG
Sent: Monday, April 12, 2021 9:25 PM
To: Haney, Napoleon <nhaney@homewoodil.gov>
Subject: Tuesday's vote

Dear Mr. Haney,

The current owners of Calumet Country Club have demonstrated they have no consideration for their neighbors in their development plans. They didn't even pretend their plans wouldn't detrimentally affect those of us who live in Governors Park.

There is a better chance for a better outcome for Homewood residents such as my family if Homewood officials remain on, and by, our side. Please consider advising Village Board members to vote against disconnection of the country club property.

Thanks for reading, and hopefully for your support.

Paul, Tonya and Ethan Eisenberg

From: Kris Condon
Sent: Monday, April 12, 2021 9:03 PM
To: Elected Officials
Subject: Tuesday Night's Disconnection Vote

April 12, 2021

Dear President Hofeld, Members of the Board of Trustees, and Appointed Village Officials:

The last several months have been a test of wills for us all. You've heard the concern and frustration of residents, and you listened to that concern when you voted last month against the zoning demands of a developer who, by every measure, could not perform the most basic of due diligence functions as he threatened and bulldozed his way through our community. It is clear that Diversified Partners has underestimated the tenacity of Homewood residents and the ability of this Board of Trustees to act in our best interests as is your civic duty.

We're being tested again, this time with a disconnection measure buried in an omnibus vote. Once more, we're asking you to vote "no" on this latest developer demand. While there is legislative action being pushed in tomorrow night's agenda, our court system is a co-equal branch of government that is going to be asked by the losing party to interpret the necessity and the legality of that legislative activity. The bottom line is that we will incur significant costs related to the Diversified Partners litigation, whether they are penalties as Walt Brown proceeds to decimate our community or as we successfully extricate ourselves from this damaging chapter in our village's history. This is going to cost us, whether we abide by this settlement agreement or whether we seek to have it declared voidable.

You have a community of residents who will have your backs--if you can please "just say no."

Sincerely,
Dr. Kristine M. Condon
Retired Civics Educator

Dr. Kristine M. (Kris) Condon

From: jenna weglarz
Sent: Monday, April 12, 2021 9:01 PM
To: Elected Officials
Subject: Homewood disconnection

Hello Village President and Village Officials,

First off, I want to say I am happy to see an intergovernmental agreement with Hazel Crest finally happening. I was able to speak with Village President Alsberry at a community clean up the other day and was genuine in his opposition to this trucking facility from coming here to the Southland.

I know you are probably receiving many messages and emails in regards to the upcoming disconnection vote. I cannot imagine the pressure you feel to do right by the village and the citizens.

I know the board and Village does not see a path to victory in court for the disconnection so the board may be more convinced to vote yes to the disconnection. However, I am writing you to urge you to vote no to the disconnection.

There is good case law in the favor of the citizens and I think there is a good chance that they can win in court. I want the board to vote for that chance. I want the board to vote no to be our hero. I want the board to vote no to be our champion in this fight.

The village attorney has told the board that they would lose and I'm sure everyone believes that. But, there is case law that can stop this disconnection. And with any litigation, there could be a chance the judge votes yes to the disconnection. It will not end there though. It will be taken up with the appellate court. There is also a great chance she will vote in favor of the village. If by chance the judge votes against the village, we are no worse than where we are now. Yes, monetarily would be a potential negative outcome but our Greenspace is worth fighting for. The 250k is gone and the other 250k from escrow should be back to you now. Possibly lawyer fees but there is more chance than not that this will be deemed unenforceable for many reasons.

Let's not give this Greenspace handed to Walt Brown on a silver platter. Let's make him prove himself in court. In the statute that Walt Brown is using says it cannot cause substantial disruption to multiple areas in the village. These can be disputed in court as causing harm. Walt Brown feels he meets 5 of the criteria but that is his interpretation. He doesn't meet all of them and the judge might deem that one just as important or more to vote no to the disconnection. We cannot stop the momentum now. We have an opportunity to fight this.

I know I am asking for the Village to help one more time, and I know you face another tough decision to make regarding the Calumet Country Club. I am asking you to take the hard "right" over the easy "wrong".

We are all aware of the existence of the "Settlement Agreement" the Village entered into with Walt Brown and Diversified. While entering into this agreement has proven to be a poor decision in hindsight, it would be too easy to continue this wrong - or, honestly, to double-down on it - by voting in favor of disconnection of the Calumet Country Club at this time.

As you know, the Settlement Agreement that created the need for this vote is under Court scrutiny and it's very validity is directly being challenged by Village residents. To take action now while this legal battle continues is both unwise and unnecessary. Additionally, once done, Homewood will forever lose any influence or control over the future of this site and any of its use.

We urge you to take the hard “right” here - to not wash your hands of this ongoing fight and to once again join with us and stand next to us in securing a green and safe Homewood for our children and families. We understand that to vote “no” to disconnection on Tuesday may carry some risks and even costs, but we ask you to stay the course with us and do the right thing (even when it is hard) to keep Calumet Country Club in Homewood and keep Homewood and its residents in control of its own green future.

I want to ask you one question- what do you want your legacy to be as a Village officials? Do you want to be known as the official that was bullied by an out of state developer who doesn't care about our village??

Or do you want to be known as the village official who worked tirelessly to be our hero and stop the trucking facility from coming here??

All I am asking is for the Village to vote NO and to give the citizens a fighting chance to beat this once and for all. We know this fight could end here in Homewood with the land in Homewood if you take that chance and let this go to trial.

Please stand up for us, citizens. Please vote NO to the disconnection.

Thank you so much,
Jenna Weglarz

From: Lilly Slaney Weberg
Sent: Monday, April 12, 2021 6:36 PM
To: Elected Officials
Subject: Calumet CC

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood's greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard “right” over the easy “wrong”.

We are all aware of the existence of the “Settlement Agreement” the Village entered into with Walt Brown and Diversified. While entering into this agreement has proven to be a poor decision in hindsight, it would be too easy to continue this wrong - or, honestly, to double-down on it - by voting in favor of disconnection of the Calumet Country Club at this time.

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Thank you again for your support,

--

Lilly Slaney-Weberg

From: Dianne Noe
Sent: Monday, April 12, 2021 6:31 PM
To: Elected Officials
Subject:

Rather than send you the lengthy email being sent to you, I am asking that you do the right thing for all.

I urge you to take the hard “right” here - to not wash your hands of this ongoing fight and to once again join with us and stand next to us in securing a green and safe Homewood for our children and families. I understand that to vote “no” to disconnection on Tuesday may carry some risks and even costs, but I ask you to stay the course with us and do the right thing (even when it is hard) to keep Calumet Country Club in Homewood and keep Homewood and its residents in control of its own green future.

Thank you again for your support,

Dianne Noe

From: Andy Weberg
Sent: Monday, April 12, 2021 6:27 PM
To: Elected Officials
Subject: Vote No on disconnection

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood’s greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard “right” over the easy “wrong”.

We are all aware of the existence of the “Settlement Agreement” the Village entered into with Walt Brown and Diversified. While entering into this agreement has proven to be a poor decision in hindsight, it would be too easy to continue this wrong - or, honestly, to double-down on it - by voting in favor of disconnection of the Calumet Country Club at this time.

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Thank you again for your support,
Andrew Weberg

From: BARBARA MACCORMACK
Sent: Monday, April 12, 2021 5:52 PM
To: Elected Officials
Subject: Calumet Country Club

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood's greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard "right" over the easy "wrong".

We are all aware of the existence of the "Settlement Agreement" the Village entered into with Walt Brown and Diversified. While entering into this agreement has proven to be a poor decision in hindsight, it would be too easy to continue this wrong - or, honestly, to double-down on it - by voting in favor of disconnection of the Calumet Country Club at this time.

As you know, the Settlement Agreement that created the need for this vote is under Court scrutiny and it's very validity is directly being challenged by Village residents. To take action now while this legal battle continues is both unwise and unnecessary. Additionally, once done, Homewood will forever lose any influence or control over the future of this site and any of its use.

We urge you to take the hard "right" here - to not wash your hands of this ongoing fight and to once again join with us and stand next to us in securing a green and safe Homewood for our children and families. We understand that to vote "no" to disconnection on Tuesday may carry some risks and even costs, but we ask you to stay the course with us and do the right thing (even when it is hard) to keep Calumet Country Club in Homewood and keep Homewood and its residents in control of its own green future.

Thank you again for your support,

Kind Regards
Bonnie MacCormack

From: Laurie Walter
Sent: Monday, April 12, 2021 4:03 PM
To: Elected Officials
Subject: Vote NO!

Dear Homewood Officials:

I am asking you, on behalf of the citizens of Homewood and the surrounding communities, to vote against the proposal to disconnect the land occupied by the former Calumet Country Club from the village of Homewood. I am a 30-year Homewood resident and I am, quite frankly, appalled at the prospect of development of this land into a trucking center. Such a development would be detrimental to the air quality and property values of the area, as well as exacerbating traffic and noise problems. Neither 175th St. nor Dixie Hwy. is adequate for the projected volume of traffic (especially heavy trucks!).

I appreciated the "no" vote on rezoning; please continue to stand up for Homewood's quality of life!

Thank you,
Laurie Walter
Homewood

From: Kristy Bakes
Sent: Monday, April 12, 2021 1:48 PM
To: PublicComments <comments@homewoodil.gov>
Subject:

To Our Village Officials--The last several months have been a test of wills for us all. You've heard the concern and frustration of residents, and you listened to that concern when you voted last month against the zoning demands of a developer who, by every measure, could not perform the most basic of due diligence functions as he threatened and bulldozed his way through our community. It is clear that Diversified Partners has underestimated the tenacity of Homewood residents and the ability of this Board of Trustees to act in our best interests as is your civic duty. We're being tested again, this time with a disconnection measure buried in an omnibus vote. Once more, we're asking you to vote "no" on this latest developer demand. While there is legislative action being pushed in tomorrow night's agenda, our court system is a co-equal branch of government that is going to be asked by the losing party to interpret the necessity and the legality of that legislative activity. The bottom line is that we will incur significant costs related to the Diversified Partners litigation, whether they are penalties as Walt Brown proceeds to decimate our community or as we successfully extricate ourselves from this damaging chapter in our village's history. This is going to cost us, whether we abide by this settlement agreement or whether we seek to have it declared voidable. You have a community of residents who will have your backs--if you can please "just say no."

Dr. Kristine M. Condon, Retired Civics Educator

From: Karen Whitney
Sent: Monday, April 12, 2021 12:35 PM
To: Elected Officials
Subject: Vote Truckno

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood's greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard "right" over the easy "wrong".

We are all aware of the existence of the "Settlement Agreement" the Village entered into with Walt Brown and Diversified. While entering into this agreement has proven to be a poor decision in hindsight, it would be too easy to continue this wrong - or, honestly, to double-down on it - by voting in favor of disconnection of the Calumet Country Club at this time.

As you know, the Settlement Agreement that created the need for this vote is under Court scrutiny and it's very validity is directly being challenged by Village residents. To take action now while this legal battle continues is both unwise and unnecessary. Additionally, once done, Homewood will forever lose any influence or control over the future of this site and any of its use.

We urge you to take the hard "right" here - to not wash your hands of this ongoing fight and to once again join with us and stand next to us in securing a green and safe Homewood for our children and families. We understand that to vote "no" to disconnection on Tuesday may carry some risks and even costs, but we ask you to stay the course with us and do the right thing (even when it is hard) to keep Calumet Country Club in Homewood and keep Homewood and its residents in control of its own green future.

Thank you again for your support,

Karen Whitney
Address: Governor's Park

Faith

From: Jeffrey Albrecht
Sent: Monday, April 12, 2021 10:59 AM
To: PublicComments <comments@homewoodil.gov>
Subject: Voluntary Disconnection Ordinance

Homewood Village Board

Please allow the citizens of Homewood to have their day in court. If the village votes for the voluntary disconnection at the board meeting on April 13, the citizens that you represent will not get their day in court. Please honor your commitment to those you represent.

Thank you
J Albrecht

-----Original Message-----

From: Linda Crabtree
Sent: Monday, April 12, 2021 10:32 AM
To: PublicComments <comments@homewoodil.gov>
Subject: Tuesday Vote- Calumet Country Club

My name is Linda Crabtree and I am asking that section F of the omnibus vote please be taken off and voted on separately.

Disconnecting the Calumet Country Club would be horrible for the citizens of both Homewood and Hazel Crest. We ask that Homewood try and retain the property and work with Walt Brown to find a better use for this land

Losing control now could have bad consequences for all the families that live across from this area. Please help us keep all of our citizens safe, and keep their homes and investments safe. Thank you.

Linda Crabtree
Homewood Resident
Sent from my iPhone

From: Liz Varmecky
Sent: Monday, April 12, 2021 10:17 AM
To: PublicComments <comments@homewoodil.gov>
Subject: Regarding April 13, 2021 Agenda

I request that item F of the "Omnibus Vote" section be separated out and voted on separately at the April 13, 2021 meeting.

Thank you,

Liz Varmecky
Homewood, IL 60430

From: Kristy Bakes
Sent: Monday, April 12, 2021 9:44 AM
To: Haney, Napoleon <nhaney@homewoodil.gov>
Subject: Re: Excellent emails

Hello Napoleon,

I've thought about you plenty since our encounter at the board meeting. The one where you stopped me on the way out, remember? You asked me if this is environmental racism why aren't Markam, Country Club Hills, University Park residents crying out. I said because they've been duped, don't have the resources. We are speaking out now for us all! We, you and I. We are going to stand tall against what most won't or don't have the resources to do. We stand for all citizens of the South Side saying enough is enough. Homewood doesn't get bullied. We have been in over our heads here I believe. I also believe that there is a way out. Anything is possible in front of a judge at trial. It is just days away and needs to happen. The disconnection trial is where we really want to be. And we will be there along side of you. I wish Chris Cummings should stop saying we will lose. That isn't the attitude we need from our attorney. Lawyers always say win. This settlement was a mistake or maybe not. Without it there is a good chance WB would have easily deannexed, but now, with the attention and attorneys that are passionate about saving our Home and winning. Let them! Give us the chance! By followings through and voting no to disconnection. Just because we've been pushed doesn't mean we've change our minds. We said no, we mean no and we have a shot Napoleon. We want and frankly need this shot.

You told me that your wife and yourself find this town unreal. That when you moved in your neighbors brought you cookies. I agree! We are neighbors and we are winners. We will prevail. Please continue to fight for our beautiful land here. And our awesome people! So that for generations Homewood will be baking cookies for one another. It's the people here. That's us. We love it here. Please vote to keep CCC in Homewood and allow the judge to decide. It's the way it should be! Sincerely, Kristy Reardon p.s Yes you may read at the board meeting Tuesday. Thank you!

From: Kristy Bakes
Sent: Thursday, March 11, 2021 8:02 AM
To: PublicComments <comments@homewoodil.gov>
Subject:

Hi, can we gain the Country Club Land by eminent domain? A good lawyer would know

From: Kristy Bakes
Sent: Monday, April 12, 2021 9:30 AM
To: PublicComments <comments@homewoodil.gov>
Subject: Protecting our Greenspace.

Mayor and Board of
Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood's greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard "right" over the easy "wrong".

We are all aware of the existence of the "Settlement Agreement" the Village entered into with Walt Brown and Diversified. While entering into this agreement has proven to be a poor decision in hindsight, it would be too easy to continue this wrong - or, honestly, to double-down on it - by voting in favor of disconnection of the Calumet Country Club at this time.

As you know, the Settlement Agreement that created the need for this vote is under Court scrutiny and it's very validity is directly being challenged by Village residents. To take action now while this legal

battle continues is both unwise and unnecessary. Additionally, once done, Homewood will forever lose any influence or control over the future of this site and any of its use.

We urge you to take the hard “right” here - to not wash your hands of this ongoing fight and to once again join with us and stand next to us in securing a green and safe Homewood for our children and families. We understand that to vote “no” to disconnection on Tuesday may carry some risks and even costs, but we ask you to stay the course with us and do the right thing (even when it is hard) to keep Calumet Country Club in Homewood and keep Homewood and its residents in control of its own green future.

Thank you again for your support,
Sincerely,
Proud Homewood Resident, Kristine Reardon

From: SHUSSBAR
Sent: Sunday, April 11, 2021 6:48 PM
To: Elected Officials
Subject: VOTE NO ON DISCONNECTION ORDINANCE

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood’s greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard “right” over the easy “wrong”.

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Thank you again for your support,

From: Marc Alan Fishman
Sent: Sunday, April 11, 2021 1:40 PM
To: Elected Officials
Subject: Say NO to disconnection of CCC

To the Trustees of Homewood,

I choose not to copy and paste my thoughts. I choose instead to lay bare what I feel, and hope it resonates with you all. I moved my family officially into Homewood 3 weeks ago. I bought parking stickers. Set up water and waste pickup. I've met my neighbors. The Fishman family are here, and proud to live in Homewood.

At the last zoom meeting when you, the trustees, voted not to rezone the Calumet Country Club, my wife, three boys, and I literally cheered. I was enthralled at your support of the community, and for truly listening to your friends, families, and neighbors. I implore you to do that once again. Please continue to stand and fight with us all against disconnection. Don't let a trucking hub ruin great land that could be countless better things for our community.

Whatever I can do to assist the town, I will. You have my support if you have the interest of us all in mind. I look forward to Tuesday in hopes that you make the right decision.
Stay safe and be well,

--

Marc Alan Fishman

Illustrator, Designer, and Marketer

From: Jerry Leahy

Sent: Sunday, April 11, 2021 12:51 PM

To: Elected Officials

Subject: disconnection ordinance

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood's greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard "right" over the easy "wrong".

We are all aware of the existence of the "Settlement Agreement" the Village entered into with Walt Brown and Diversified. While entering into this agreement has proven to be a poor decision in hindsight, it would be too easy to continue this wrong - or, honestly, to double-down on it - by voting in favor of disconnection of the Calumet Country Club at this time.

As you know, the Settlement Agreement that created the need for this vote is under Court scrutiny and it's very validity is directly being challenged by Village residents. To take action now while this legal battle continues is both unwise and unnecessary. Additionally, once done, Homewood will forever lose any influence or control over the future of this site and any of its use.

We urge you to take the hard "right" here - to not wash your hands of this ongoing fight and to once again join with us and stand next to us in securing a green and safe Homewood for our children and families. We understand that to vote "no" to disconnection on Tuesday may carry some risks and even costs, but we ask you to stay the course with us and do the right thing (even when it is hard) to keep Calumet Country Club in Homewood and keep Homewood and its residents in control of its own green future.

Thank you again for your support,

Jerry Leahy

From: Meghan Mc

Sent: Sunday, April 11, 2021 12:33 PM

To: Elected Officials

Subject: Vote no on disconnection

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood's greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard "right" over the easy "wrong".

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Thank you again for your support,

Meghan McCleary & Justin Drawz
Recent Homewood residents who would like to stay.

-----Original Message-----

From: Heather
Sent: Sunday, April 11, 2021 11:12 AM
To: Elected Officials
Subject: CCC Disconnection

Trustees,

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Thank you again for your support,

Heather Hanes-Ruge
Homewood

From: jane sablich
Sent: Sunday, April 11, 2021 11:04 AM
To: Elected Officials
Subject: Calumet Country Club

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood's greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard "right" over the easy "wrong".

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Thank you again for your support,
Jane Sablich

-----Original Message-----

From: Kathryn Erickson
Sent: Sunday, April 11, 2021 10:38 AM
To: Elected Officials
Subject: Calumet Country Club

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood's greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard "right" over the easy "wrong".

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Thank you again for your support,

-----Original Message-----

From: Valerie Falvo

Sent: Sunday, April 11, 2021 10:27 AM

To: Elected Officials

Subject: Our Greenspace

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood’s greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard “right” over the easy “wrong”.

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Thank you again for your support,
Valerie Falvo

From: Juanita McWilliams

Sent: Sunday, April 11, 2021 10:27 AM

To: Juanita Cole

Subject: CCC Disconnection Vote

Hello Trustee,

Before I ask for your help one more time, I first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood’s greenspace! Unfortunately, as you well know, you face

another tough decision to make regarding the Calumet Country Club and we ask you to take the hard “right” over the easy “wrong”.

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Thank you again for your support! It is very much appreciated.

Respectfully,

Juanita McWilliams

-----Original Message-----

From: Alissa Douglas

Sent: Sunday, April 11, 2021 10:03 AM

To: Elected Officials

Subject: Vote No to the Disconnection Ordinance

Trustees,

Before we ask for your help one more time, we first want to thank you again for standing alongside us as your fellow neighbors and friends in our fight to preserve Homewood’s greenspace! Unfortunately, as you well know, you face another tough decision to make regarding the Calumet Country Club and we ask you to take the hard “right” over the easy “wrong”.

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Thank you again for your support,
Alissa Douglas
Homewood, IL

From: SHARON HECKMAN

Sent: Saturday, April 10, 2021 4:07 PM

To: PublicComments <comments@homewoodil.gov>

Subject: VOTING FOR VOLUNTARY DISCONNECTION OF PROPERTY April 13

SS4GOC has taken on the job of defending the taxpayer residents rights to plead their case that the Diversified project planned for the Calumet Country Club property is detrimental to the environment and the residents health , detrimental to the roadway safety and property values. The Planning and Zoning Commission and the Village Board voted against the rezoning on March 9, in part, we thought, that the concerns of residents and the Planning Commission were valid and significant.

Yet we now understand the Board is meeting once again to vote, this time for VOLUNTARY disconnection.

There is NO distribution warehouse constructed or being constructed in this area that is located in close proximity of a residential area and streets that already convey heavy traffic for the 4 villages in this area. Moreover, have you looked at the size of these other warehouses-huge. This area seems to have a lot of capacity for distribution and is areas that are conducive to warehouse operations including traffic . Then do we really don't know what Diversified is planning.

It is sad that on the very first meeting, the legal arm of the village said this would be a hard one to beat. So is this village going to make that vision come true?

Spending money for a TIF and creating a future dump site in our village. Moreover, no one knows who is going to operate this operation . Maybe multiple owners, maybe hazardous material, maybe concrete and asphalt to be ground up in a two story rock crusher.

Boards of other communities have acted responsibly and turned away these projects that destroy their residents' homes and environments forever. As a resident of Governors park and one row of houses away from the planned destruction, I ask you please vote NO. Give SS4GOC a chance to take on the legal challenge that the board apparently cannot.

WE NEED YOUR HELP; WE NEED YOUR **NO VOTE.**

Sincerely,
Sharon Heckman
