

**MINUTES OF A COMMITTEE OF THE WHOLE MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF HARWOOD HEIGHTS
HELD ON THURSDAY, AUGUST 7, 2025**

A. CALL TO ORDER at 6:30pm by Mayor Arlene C. Jezierny

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL –

Mayor	Arlene C. Jezierny
Clerk	Marcia L. Followy
Trustees	Eugene Brutto Annette Brzezniak-Volpe Anna Brzozowski-Wegrecki Zbigniew Lewandowski (Absent) Lawrence Steiner Giuseppe Zerillo
Attorney	Mark Heinle

Also present: Chief John DeVries
Deputy Chief Sam Palazzo
Accountant Mary Ventrella

D. AGENDA ITEMS

Approval of the Committee of the Whole Minutes for the meeting held on July 7, 2025

Motion by Trustee Brzezniak-Volpe, seconded by Trustee Brutto on July 7, 2025 COW minutes:

- Approval of Committee of the Whole Minutes for the meeting held on July 7, 2025.

On a voice vote, all in favor (Trustee Lewandowski – Absent), the motion carried and the minutes of the July 7, 2025 Committee of the Whole meeting were approved.

Green Ribbon Project

- A resident on the eastside of town is asking the board for permission to tie green ribbons on the trees on the 4400 to the 4600 blocks of Sayre in support of the Texas Flood victims.
- After a short discussion the consensus of the board was to allow her to tie the green ribbons on trees provided she supplies the green ribbons, gets permission from residents who have trees on those blocks before she starts putting the ribbons on the trees.

Presentation of the April 30, 2024 Audit by the Auditors eccezion

- Kevin Smith from eccezion reviewed in detail the management letters which showed that the village had a number of deficiencies and the steps that were made to correct those deficiencies. He also reviewed in detail the audit for fiscal year ending April 30, 2024 which showed the village in a good financial position with a positive surplus.
- Some of the board members asked a number of questions which Kevin answered in full detail.
- Kevin stated they eccezion will be starting to work on the April 30, 2025 audit hopefully by the end of the month or sometime in September.

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Prospective Business

- A spokesperson for the purchase of the property at 4715 N. Ronald St. for a proposed business Tomato Mountain Farm Warehouse gave a presentation on the nature of the business and preliminary plans on the operations and the produce delivery distributions from the site. The business is a fresh produce delivery service. They would store and package produce and deliver it to customers in the Chicagoland area. All orders are ordered online for the purchase of fresh fruits, vegetables, cheeses and meat products from local farms that are supplying the goods to the Tomato Mountain Farm Warehouse.
- The board members asked a number of questions regarding the distribution process and if there would be any plans to have the facility open to the public.
- Attorney Heinle stated that the proposed business would require approval of a special use permit. A notice was published today by the attorney for a Public Hearing scheduled for Wednesday, August 27, 2027 before the Planning/Zoning Committee.
- Attorney Heinle stated that it is imperative that the board needs to vote on the ordinance approving the special use and finding of facts at the Thursday, August 28, 2025 board meeting; he will prepare the ordinance in advance and will forward the finding of facts on Thursday morning to finalize the ordinance special use process.

Methode Request

- A prospective buyer for the purchase and development of the Methode building at 7401 W. Wilson is requesting a resolution from the village supporting and consenting to a Class 6b Tax Incentive. The building has been vacant for a number of years. The prospective buyer would employ 32 full-time employees that would be moving them from their current location and would hire at least 3 new full-time employees following the relocation.
- A lengthy discussion ensued with concerns that we rejected a Class 6b tax proposal from 3 other businesses in the past 2-3 years.
- Attorney Heinle stated that they also plan hopefully to purchase the adjacent property at 7447 W. Wilson with no request for a Class 6b. The building is currently occupied by another company.
- It was suggested that the prospective buyer come to our next Committee of the Whole meeting and make his presentation regarding the request for the Class 6b before the village board makes their final decision.
- Attorney Heinle will contact the prospective buyer to come to our next Committee of the Whole meeting on September 4, 2025.

Aging Care Connections Agreement

- Attorney Heinle reviewed the agreement between the Village of Harwood Heights and Aging Care Connections and the village's continued commitment to this organization. He also stated that the Village of Norridge and the Township have their own individual agreements, highlighting their continued commitments, that they need to pass and sign.
- The motion to approve the agreement will be on the August, 14, 2025 Consent Agenda for board approval and authorization for the Mayor and Clerk to sign the agreement.

PUBLIC COMMENT

None

EXECUTIVE SESSION

Motion to enter into Executive Session: pursuant to (5 ILCS 120/2) Sec.2. Open meetings © Exceptions. A public body may hold closed meetings to consider the following subjects:

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ADJOURNMENT

Motion by Trustee Brutto, seconded by Trustee Brzezniak-Volpe to adjourn. On a voice vote, all present being in favor (Trustee Lewandowski – Absent), the motion carried and the Committee of the Whole Meeting of the Board of Trustees of the Village of Harwood Heights was adjourned by Mayor Arlene Jezierny on Thursday, August 7, 2025 at 8:24pm.

Respectfully submitted,



Marcia L. Pollowy, Village Clerk