



# **Village of Homer Glen**

**14933 South Founders Crossing  
Homer Glen, Illinois 60491**

**September 22, 2009**

**Board of Trustees**

## **Board Meeting**

**Village Council Chamber  
14917 South Founders Crossing  
Homer Glen, IL**

**A. CALL TO ORDER**

The meeting was called to order on September 22, 2009 by Mayor Pro-tem Laurel Ward at 7:09 p.m. in the Village Council Chamber – 14917 South Founders Crossing, Homer Glen.

**B. PLEDGE OF ALLEGIANCE TO THE FLAG****C. ROLL CALL**

Present at 7:09 p.m. were Trustees Michael Costa, Russell Knaack, Mary Niemiec, Margaret Sabo, Laurel Ward and George Yukich. All remained present throughout the meeting. Mayor Daley was not present. Also present on behalf of the Village were Village Clerk Gale Skrobuton, Village Manager Paula Wallrich, Community Development Director Ed Page, Development Services Director Mike Salamowicz, and Village Attorney Cary Horvath.

A quorum was established.

**D. APPROVAL OF AMENDMENTS TO AGENDA**

Trustee Yukich made a motion to add item L1 – A Resolution Reducing the Letter of Credit for Hunt Club Woods; second by Trustee Costa.

Voice Vote:

All Ayes: (6) Trustee Costa, Knaack, Niemiec, Sabo, Ward and Yukich.

Nays: (0) None

*Motion carried.*

**E. PRESENTATION**

Community and Nature in Harmony Awards

Recipients of the Community and Nature in Harmony Awards were recognized for their commitment to the environment through the preservation, restoration and beautification of land within the Village of Homer Glen and in the process significantly contribute to community pride.

President Pro-Tem Laurel Ward, assisted by members of the Environment Committee, presented an Award Certificate and Village pin to the following recipients:

- . Aris Salon and Organics
- . First American Bank
- . Dianne Ross
- . Kenneth and Judith Adams
- . Chee and Jane Chen
- . Wilfried and Wilma Guntermann
- . Brian Haslinger
- . Jon Joniak
- . Homer Founders Club
- . Forest Preserve District of Will County
- . Kankakee Area Star Gazers
- . Naperville Astronomical Association
- . Cub Scout Pack 61
- . Cub Scout Pack 64
- . Boy Scout Troop 63
- . Cub Scout Pack 62

The meeting recessed at 7:40 p.m. to allow for pictures to be taken.

The meeting resumed at 7:51 p.m.

**F. APPROVAL OF MINUTES**

***September 8, 2009 – Board Meeting***

Trustee Niemiec made a motion to approve the September 8, 2009 Minutes; second by Trustee Costa.

Voice Vote:

All Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None  
*Motion carried.*

## G. SCHEDULE OF ACCOUNTS PAYABLE

Trustee Niemiec made a motion to approve Accounts Payable for the period August 27, 2009 to September 23, 2009 in the amount of \$896,265.04; second by Trustee Yukich.

*The Mayor asked the Clerk to call the Roll:*

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Absent: (0) None

The Mayor was not present.

*Motion Carried.*

## I. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS

### 1. Trustee Ward:

- . Thanked the Homer Harvest Days Committee Members and Volunteers for organizing a successful community festival.
- . The Homer Township Chamber of Commerce held their Community Expo and Health Fair on Saturday, September 19<sup>th</sup>. The Expo featured a Farmer's Market, food served by local restaurants, activities for the kids, and local businesses showcasing their products and services. The Village display promoted the new "Shop Homer Glen" logo and BUSINESS CONNECT website.
- . On August 25<sup>th</sup>, Lockport Mayor Trivedi hosted a School Summit and invited officials from Lockport, Crest Hill, Homer Glen and School Board District 205 to discuss the issues of overcrowding at Lockport High School. Trustees Ward and Yukich also met with representatives from this group with the objective of working towards improving communications, building trust, listening to residents and finding a solution for our school issue. The next School Summit will be hosted by Crest Hill, tentatively scheduled for November 12<sup>th</sup>. Residents are invited to attend.
- . Household Hazardous Waste Collection will be held on October 3<sup>rd</sup> at Hadley School.
- . An Executive Session will be held at tonight's meeting to discuss land acquisition. The Village is looking at acquiring land for a park and we are continuing to look at engineering and environment reports, and preliminary designs. No further action will be taken until we have a signed Letter of Intent with both parties.
- . The Mayor had asked for photos of our residents who are in the armed services to be included in an Honor Wall, and would also like to include photographs of Veterans who live in the Village.

### 2. Trustees:

#### a. Trustee Sabo reported:

#### ***ENVIRONMENT COMMITTEE***

As part of Homer Glen Lands Day, a tree will be planted at Goreham Park on Tuesday, September 29<sup>th</sup> at 5:00 p.m. The park is located in Derby Hills Subdivision on Pheasant Lane off of 143<sup>rd</sup> Street.

#### b. Trustee Niemiec reported:

"Shop Homer Glen – Invest Wisely" shopping bags were given away at the Homer Township Chamber of Commerce Community Expo held on September 19<sup>th</sup>. The Community and Economic

Development website – *BUSINESS CONNECT* was profiled at the last Board Meeting and was also demoed in a poster at the Business Expo, where it was well received by the participating businesses.

A Public Forum will be held on October 19<sup>th</sup> at Homer Junior High at 7:00 p.m. for Illinois American customers in Homer Glen and surrounding communities. Residents will have the opportunity to voice their concerns about the Illinois American Water increase in water and sewer rates that is currently proposed to the ICC.

b. Trustee Knaack reported:

- . The grass has been replanted at Stonebridge Park.
- . Homer Harvest Days Festival was extremely successful with approximately 5,000 to 6,000 people attending. Trustee Knaack thanked the sponsors and everyone who volunteered to help plan and work the event.

c. Trustee Yukich – No Report

d. Trustee Costa reported:

- . Homer Harvest Days was a joint effort with Homer Township and he thanked the Homer Township elected officials and staff for all their help in setting up the event.
- . There have been continuous incidents of cars being broken into and he reminded residents to lock their cars, remove all valuables, and call Will County Police if they hear or see anything suspicious.

3. Treasurer Village Manager Wallrich read into the record the Treasurer's Report, with ending balances as of July 31, 2009.

General Fund	\$ 2,358,586.74
Motor Fuel Tax Fund	\$ 1,011,335.08
Park Fund	\$ 407,878.26
Land Acquisition Fund	\$ 100,563.03
Capital Project Fund	\$ 1,077,838.36
Tollway Fund	\$ 270,823.11

3. Clerk – No Report

4. Village Manager Wallrich – No Report

5. Attorney – No Report

6. Task Force Chairperson(s) – No Report

7. Sheriff – No Report

## J. PUBLIC COMMENT

Debra Norvil, 13154 Creekside Drive, stated that there will be Star Gazing at the Trantina Farm on October 9<sup>th</sup> and 10<sup>th</sup>, between 8 and 9 p.m., weather permitting. It is be presented by the Village of Homer Glen Environment Committee and Homer Township.

## J. LEGISLATION

1. **Consideration of a Request for Proposals for Subdivision Street Lighting.**

Trustee Niemiec made a motion to approve the request for proposals; second by Trustee Knaack.

Village Manager Wallrich stated the intent of the request for proposals is to meet the goal of bringing our existing and new street lighting into conformance with our Lighting Ordinance. The Village has budgeted \$26,130.00 per year over a five-year period for the lighting. Any proposal for the retro-fits is not an automatic proposal for new developments.

Trustee Sabo commented that by having an RFP the Village will be able to comply with the Lighting Ordinance and achieve a much needed standards for street lights.

*The Mayor pro-tem asked the Clerk to call the Roll:*

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0) None

The Mayor was not present

*Motion carried.*

**2. Ordinance No. 09-062 – An Ordinance Authorizing the Plan Commission to Review Applications for Liquor Licenses.**

Trustee Yukich made a motion to approve Ordinance No. 09-062; second by Trustee Niemiec.

Village Manager Wallrich stated that this ordinance will give the Plan Commission the authority to review applications for liquor licenses and make advisory recommendations to the Local Liquor Commissioner.

Wallrich noted that S.T.E.P.S. (Safety Training to Encourage Profitable Services) Training Program will be held September 29<sup>th</sup> at the Village Hall for all liquor license holders who need to receive their certification for responsible alcohol service, as required by ordinance.

*The Mayor pro-tem asked the Clerk to call the Roll:*

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0) None

The Mayor was not present

*Motion carried.*

**3. Motion to Authorize Payment for Video Production Services.**

Trustee Costa made a motion to authorize payment; second by Trustee Niemiec.

Village Manager Wallrich stated the approved budget provided for labor costs, operational costs and possible capital costs. This motion authorizes payment for labor costs up to 15 hours a week at a rate of \$9.00/hour, and minor reimbursable operational expenses, as needed.

*The Mayor pro tem asked the Clerk to call the Roll:*

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0) None

The Mayor was not present

*Motion carried.*

**4. Ordinance No. 09-063 – An Ordinance Amending Section 2 of Ordinance No. 09-061 Establishing Park Rules for the Village.**

Trustee Knaack made a motion to approve Ordinance No. 09-063; second by Trustee Costa.

Village Manager Wallrich stated that the Parks and Recreation Committee had discussed extending the hours for Stonebridge Park to allow for extended use of the lighted tennis and basketball courts, and recommended allowing this park to remain open until 11:00 p.m.

Trustee Knaack stated that the Parks and Recreation Committee agreed that a different closing time for the park would be acceptable if the Board wanted an early closing time.

Trustee Sabo stated that 10:30 p.m. and 11:00 p.m. is too late, and the park hours should remain from dawn to dusk. By allowing the park to remain open later, additional patrolling by the police will be needed and the additional hours are not an improvement to the park.

Trustee Niemiec commented that the Village would not have put lights in the park if we wanted it to close at dusk and she supports the park closing at 10:30 p.m. Niemiec noted that our curfew hours allow for activities in the park at these later hours.

Trustee Ward stated that the hours can be changed in the future if the later closing time does not work.

Trustee Knaack made a motion to amend his motion to set the closing time for Stonebridge Park at 10:30 p.m. Trustee Costa amended his second.

*The Mayor pro-tem asked the Clerk to call the Roll:*

Roll Call Vote:

Ayes: (5) Trustees Costa, Knaack, Niemiec, Ward and Yukich

Nays: (1) Trustee Sabo

Abstain: (0) None

Absent: (0) None

The Mayor was not present

*Motion carried.*

**5. Motion to Authorize Engineering Services with Robinson Engineering for Supplemental Engineering for the Home Glen Bike Trail.**

Trustee Knaack made a motion to authorize engineering services; second by Trustee Yukich.

Village Manager Wallrich stated that CMAQ approved our request for additional funding for the Bike Trail Project in the amount of \$984,716.00 as a result of increased engineering requirements. Robinson Engineering has submitted a Preliminary Engineering Services Agreement in the amount of \$91,839.00 that includes a \$28,900 payment for the purchase of the wetland bank as mitigation for impacts to existing lands. As part of the 80/20 grant, the Village's total cost is \$18,367.80.

Trustee Ward asked staff to provide the Board with a spreadsheet itemizing the grants being considered and the Village's obligations.

*The Mayor pro-tem asked the Clerk to call the Roll:*

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0) Trustee Ward  
The Mayor was not present.  
*Motion carried.*

**6. Amendment to Ordinance No. 08-048 (Zoning Ordinance) Concerning Lot Coverage.**

**DISCUSSION:**

Community Development Director Ed Cage presented the proposed lot coverage changes that pertain to R-2 (1 acre) and R-3 (1/2 acre). Previously the lot coverage definition was changed, but the percentage of lot coverage was not changed. Recently a number of properties in the R-2 and R-3 zoning districts have requested improvements to the property in excess of the percentage listed in the zoning code through the building permit process, which prompted a review of the lot coverage definitions and percentages.

Staff is recommending:

- . Approval of the text amendment to modify the existing definition of lot coverage and create a new additional definition for impervious surface coverage.
- . Addition of a maximum impervious surface coverage for the R-2 zoning district of 30% and the maximum impervious surface coverage for the R-3 zoning district of 35%.

The Plan Commission held a Public Hearing and recommended approval of these changes.

Village Attorney Horvath suggested that the definitions for lot coverage and impervious surface coverage be clarified and the language be changed to read "for the purpose of calculating maximum impervious surface coverage, this shall include primary structures, accessory structures, driveways, sidewalks, patios, decks, swimming pools, open porches, etc."

Trustee Niemiec questioned why R-2A was not being changed.

Ed Cage stated that the R-2 and R-3 were looked at first because a number of residents are waiting for a decision from the Village which would affect their building permit application. The remaining residential zoning districts have not yet shown a need for higher impervious surface coverage, but he will look at the other districts to determine if other changes are appropriate in the future.

Trustee Knaack voiced his concern that we are allowing a higher density for new development, and would prefer addressing problems with existing properties through the variance process.

Village Manager Wallrich commented that we are not changing the ordinance but going back and reflecting on the code that was in place when the majority of the homes in Homer Glen were developed. Prior to 2006, permits were issued with a lot coverage definition, and the lot coverage definition only looked at the principle structure, accessory structures and driveways. Wallrich stated that by creating the two new definitions the issues of drainage and the consistency of appearance within the subdivisions would be addressed, and would not affect density.

Village Manager Wallrich stated that staff will be looking at consolidating some of the other residential zoning districts therefore it was not prudent to determine lot impervious percentages for all of the districts at this time. She also mentioned that new residential development would be developed under the conservation ordinance.

Trustee Knaack commented that by changing the rules, as suggested, it will allow a builder to make a development with a higher density than exists today. He suggested that instead of increasing the limit for impervious surfaces we should be decreasing the limit for lot coverage, as defined.

Community Development Director Ed Cage commented that staff will be looking at density, lot coverage and building envelopes within all residential zoning districts.

Trustee Sabo voiced her concern about storm water drainage and commented that this proposed change is offering more control and will allow residents to improve their property.

The Board asked staff to provide specific clarification on how new developments will be handled with respect to lot coverage and lot impervious, and requested that this item be put on the next Board agenda for approval.

**7. Authorize the Filing of a Petition with ICC Regarding ICC Docket 09-0319 (Water Rate Increases)**

Trustee Niemiec made a motion to authorize the filing of a petition; second by Trustee Costa.

Village Manager Wallrich stated we have been asked by the Illinois Attorney General's Office to join with them and 12 other communities on participating in the cost of one of the expert witnesses for the case of the proposed 29.72% increase in water rates and the 50.96% increase in sewer rates by Illinois American. This motion will authorize staff to move ahead with the filing of the petition and prepare the testimony, as needed. The cost is estimated to be less than \$3,000. Previously we have utilized the services of Richard Balough for intervening on rate and reconciliation cases. With Board's approval, Mr. Balough will make the appropriate filings at a fee not to exceed \$5,000.

*The Mayor pro-tem asked the Clerk to call the Roll:*

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0) Trustee Ward

The Mayor was not present.

*Motion carried.*

**K. Old Business**

There was no old business.

**L. New Business**

**1. Resolution No. 09-014 - A Resolution Approving the Release of the Letter of Credit for Hunt Club Woods.**

Trustee Yukich made a motion to approve Resolution No. 09-014; second by Trustee Costa.

Village Manager Wallrich stated that on December 1, 2008 the Village received a request to release the LOC, but due to inadequate notice the Village was not able to properly inspect the subdivision and a one year extension was given. A final inspection was conducted on September 21, 2009 which found all major issues had been addressed; however four (4) minor issues have been identified:

- . A nut and bolt in section grate at the outfall of Outlot 8
- . Reduce the height of the stone riprap behind the concrete weir
- . Clean out the in sections
- . Regrade the side ditch in front Lot 13

The developer has agreed to complete these projects.

This resolution will release the Letter of Credit in the amount of \$137,392.37.



*The Mayor pro-tem asked the Clerk to call the Roll:*

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0) Trustee Ward

The Mayor was not present.

*Motion carried.*

#### **M. EXECUTIVE SESSION**

Trustee Sabo made a motion to adjourn to Executive Session for discussion of land acquisition; second by Trustee Knaack.

Voice Vote:

All Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

*Motion carried.*

The Board recessed to Executive Session at 9:14 p.m.

No final action was taken at Executive Session.

*The Board meeting reconvened at 11:11 p.m.*

#### **N. ADJOURNMENT**

Trustee Sabo made a motion to adjourn the meeting; second by Trustee Ward.

The meeting was adjourned at 11:12 p.m.

Respectfully Submitted,



Gale Skroboton, Village Clerk

*Approved at the Board of Trustees Meeting dated October 13, 2009*