



Village of Homer Glen

**14240 W. 151st Street
Homer Glen, Illinois 60491**

September 27, 2017

**Board of Trustees
Board Meeting**

**Village Board Room
14240 W. 151st Street
Homer Glen, IL**

A. CALL TO ORDER

The meeting was called to order on September 27, 2017 by Mayor Yukich at 7:00 p.m. in the Village Board Room, 14240 W. 151st Street, Homer Glen.

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

Present were Mayor George Yukich, Trustees Sharon Sweas, Keith Gray, Beth Rodgers and Carlo Caprio. Trustee Brian Burian arrived at 7:15pm. Trustee Christina Neitzke-Troiike was absent. All remained present throughout the meeting. Also present on behalf of the Village were Chief Building Official Joe Baber, Development Services Director Mike Salamowicz, Director of Planning and Zoning Vijay Gadde, Deputy Clerk Gina Villasenor, Assistant Village Manager Heather Kokodynsky, Treasurer John Sawyers, Community Relations Coordinator Sue Steilen, and Village Manager Mike Mertens.

A quorum was established.

D. APPROVAL OF AMENDMENTS TO THE AGENDA - None**E. PROCLAMATION HONORING FLOY PELLETIER ON HIS 100TH BIRTHDAY**

Motion to approve the attached Proclamation honoring Floy Pelletier on his 100th Birthday.

Trustee Rodgers made a motion to approve the Proclamation, seconded by Trustee Caprio.

The Mayor asked the Deputy Clerk to call the Roll:

Roll Call Vote:

Ayes: (4) Trustees Gray, Caprio, Rodgers and Sweas

Nays: (0)

Abstained: (0)

Absent: (2) Trustee Neitzke-Troiike and Burian

The Mayor did not vote.

The motion carried.

Mayor Yukich welcomed Mr. Pelletier to the podium, read the Proclamation and posed for photographs.

F. COMMUNITY AND NATURE IN HARMONY AWARDS CEREMONY

Mayor Yukich stated that this is the 16th year of the Community and Nature in Harmony Awards Ceremony. The ceremony recognizes those individuals and groups who have demonstrated a commitment to the environment and, in the process, have significantly contributed to the Village of Homer Glen. Mayor Yukich introduced Trustee Sharon Sweas and asked her to begin the awards ceremony.

Trustee Sweas:

Welcome to the celebration of Homer Glen Lands Day which is celebrated in conjunction with National Public Lands Day. This important day is set aside to show support for recognizing and protecting significant areas in the natural environment. The Village Proclamation written for this special day in 2001 states:

“The Village of Homer Glen was founded and incorporated in large part due to the desires of its Citizens to preserve the unique and diverse components of the natural environment within the Village and to take steps to assist in the further protection and beautification of that environment.”

Through the efforts of the Environment Committee, the Village created the Community and Nature in Harmony Award in 2002. Now in 2017, the 16th year for the awards, the Village again recognizes individuals, businesses, community organizations, and governmental agencies that have demonstrated a commitment to the environment and in the process significantly contributed to community pride through the preservation, restoration, and/or beautification of land within the Village of Homer Glen.

Projects and nominations must have been completed by July 15 to meet the criteria.

The Tree Planting Ceremony, another activity of Homer Glen Lands Day, is scheduled to take place by October 2nd at Erin Hills Park. The Homer Glen Environment Committee will be coordinating the planting of the tree with Rick Gomez, Homer Glen resident and owner of Instant Shade Tree Planting Inc.

The Environment Committee would also like to thank, Roger Ross, Arborist and resident for donating the 9 foot Norway Spruce Tree for this planting.

During the Awards recognition, we are honored to have the assistance of our Homer Glen Mayor, George Yukich, who will assist in presenting the certificates to individuals and groups.

As the Environment Committee members take their places, I would like to thank the members of our Environment Committee for coordinating this program:

Nancy Carlson, Randy Juras, Kathy Kudla, Bob Moses, Cynthia Rataj, Margaret Sabo, Joe Turrise, Gary White, Larry Witsoe, and Sue Steilen, staff liaison .

Environment Committee staff liaison, Sue Steilen, will announce the awards recipients.

The following list contains the recipients of the 2017 awards:

INDIVIDUALS AND ORGANIZATIONS**Bailey Cook**

For creating the Homer Glen Gardening Club through Facebook and inspiring others to share their passion for gardening and beautifying the environment.

Collin Cluff

For coordinating an Eagle Scout project that created six beautiful raised plant beds featuring native plants of the area for the enjoyment of staff members and students at Oak Prairie Junior High School.

Justyn's Cleanup Team

For demonstrating environmental stewardship and inspiring others to help in a neighborhood cleanup that resulted in collecting ten bags of trash and beautifying the Pebble Creek subdivision.

Justyn Boyce, Colton Benaitis, and Tanner Benaitis

Bret Miller

For coordinating an Eagle Scout project of landscaping around Dorm 13 and beautifying the grounds at Shady Oaks Camp.

Parkview Christian Church

For beautifying the grounds at Marian Village and Shady Oaks Camp.

SIGN RECIPIENTS

The inherent beauty of our community would not exist without the care of our property owners. The following awards give recognition to owners who have set an example and inspired their neighbors and other residents within Homer Glen.

These award recipients will receive a sign to be placed on the property which is being recognized.

Countryside Bank

For creating an attractive landscape with changing seasonal interest featuring spring bulbs, perennials, annuals, shrubs, and native grasses.

Homer Township Public Library

For creating an Art Garden that features a new way to view rocks for the enjoyment of the Library's patrons.

Homer Glen Junior Woman's Club

For collaborating with the Homer Township Public Library throughout the creation of the library's Art Garden.

Jeffrey and Barbara Miller

For creating an attractive and serene landscape including a variety of trees, perennials, ornamental grasses and a water feature on their property.

Jim and Fran Perveiler

For creating a beautiful and colorful landscape with a variety of gardens and providing a habitat for pollinators on their property.

Wladyslaw Stefaniak

For planting numerous spruce trees and providing a wildlife habitat on his property.

Luther J Schilling School 2016/2017 Third Grade Class

For beautifying the school property by planting tulip bulbs in memory of Tristan Grabner.

Lisa Schultz

For creating an attractive landscape and gardens which include whimsical elements for the enjoyment of your neighbors and guests.

The meeting temporarily recessed at 7:22 p.m. for pictures and refreshments. The meeting resumed at 7:40 p.m.

G. APPROVAL OF MINUTES**1. August 23, 2017 Minutes**

Trustee Sweas made a motion to approve the Board minutes of August 23, 2017, seconded by Trustee Caprio.

Voice Vote:

Ayes: (5) Trustees Gray, Caprio, Rodgers, Sweas and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

The motion carried.

2. September 13, 2017 Minutes

Trustee Burian made a motion to approve the Board minutes of September 13, 2017, seconded by Trustee Gray.

Voice Vote:

Ayes: (5) Trustees Gray, Caprio, Rodgers, Sweas and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

The motion carried.

H. SCHEDULE OF ACCOUNTS PAYABLE

Trustee Caprio made a motion to approve the Accounts payable for the period of August 25, 2017 through September 28, 2017 seconded by Trustee Sweas.

The Mayor asked the Deputy Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Gray, Caprio, Rodgers, Sweas and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

The motion carried.

I. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS

1. Mayor Yukich

- FALL SEASON IN HOMER GLEN

Fall is a busy season in Homer Glen with many family activities for residents to enjoy. The Fall Farm Fests are in full swing, with thousands of visitors each week. Please drive with extra caution due to the increased traffic and pedestrians. Take time to enjoy the fall season in Homer Glen!

- Mayor Yukich also mentioned his disapproval with anyone not standing for the National Anthem when on TV.

2. Trustees

Trustee Gray:

- The Homer Stallions are having a winning season and I would like to congratulate all of the kids and coaches involved in the program.
- The Stallions last home games are this Saturday, September 30 at Kilmer Field starting at 2pm and the Varsity game is scheduled for 8pm. It is Varsity night, all eighth graders will be recognized on the field with their parents. Everyone is encouraged to come out and support the kids.
- Cheerleading has moved indoors in anticipation of their Competition season beginning October 22. Two weeks ago the Stallions held their Circus Themed Homecoming and the event was a huge success. Way to go Homer Stallions!

3. Treasurer

- Treasurer John Sawyers gave a report for ending fund balances as of August 31, 2017:

General Fund (#10)	\$4,993,134.51
Special Event fund (#12)	\$118,684.83
Environment Fund (#14)	\$79,328.19
Motor Fuel Tax Fund (#20)	\$3,757,797.21
Park and Recreation Fund (#50)	\$3,394,972.19
Debt Service Fund (#65)	\$2,610,722.31
Capital Project Fund (#70)	\$1,068,134.82
CIP EAB Tree Replacement Fund (#71)	\$385,837.32
CIP Bond Fund (#72)	\$14,853,681.25
TOTAL – All Funds	\$31,262,292.63

4. Clerk - None

5. Village Attorney - None

6. Public Safety Officials- None

7. Village Manager – None

J. PUBLIC COMMENT

1. John Kooi, a Homer Glen resident, addressed the work that was done around 140th and Will Cook Road. The street was tore up due to work being done and the street-resurfacing was done poorly. He also discussed the Electric Aggregation Program. He stated that the rates being offered from Dynegy and the rates in the letter he received from the Village are very contradictory. Mr. Kooi then expressed

- his disapproval regarding NFL players kneeling during the National Anthem. He also mentioned that the VFW will no longer televise any football games.
2. Frank Bujan, Homer Glen resident, expressed his concern regarding the widening of 151st Street from Cedar to Bell Road. He briefly discussed the disadvantages it would create by causing more traffic and congestion. He feels it would create more businesses along 151st street and that would be against why many people moved to Homer Glen. He thinks it would be a waste of money and that the money could be useful elsewhere. Mayor Yuckich stated that the street widening of 151st Street is a long time coming.

K. LEGISLATION AND ACTION ITEMS

1. **Motion to Grant an Extension of the Existing Special Use Permit for a Planned Development for Homer Glen Center (Phases I & II) for an additional one-year period beginning on August 9, 2017 through and including August 9, 2018, for certain real property located at 14401 W. 143rd Street in Homer Glen, Illinois. (George Gatses on behalf of Homer Towne Plaza, LLC, Applicant; Case HG-0516-MS and Case HG-0616-S)**

Trustee Caprio made a motion to grant the extension for an additional one-year period, seconded by Trustee Burian.

Trustee Sweas and Trustee Gray raised the issue regarding the time frame of Mr. Gatses project. Trustee Gray questioned whether Mr. Gatses would be any closer to finishing the project this year.

Mr. Gatses did confirm that his finance lender was still on board with financing the project but did have conditions they would like him to abide by. One was attainment of a partnership or starting with Phase 1 of the project first. His lender would also like to see him 75 to 80% leased. Mr. Gatses stated he would like to see this project get done and is doing everything he can to get it done, however, he needs more time. Mayor Yukich stated that Mr. Gatses has been working on this project for twelve years and noted that Mr. Gatses also has a for sale sign on the property.

Trustee Burian asked Mr. Gatses to walk the Board through the feedback from his potential tenants. Mr. Gatses stated he lost some of the tenants due to construction work being done on the road. The tenants also want to see construction started and buildings going up. They also want specific dates as to when their business will be starting after they sign the lease. Mr. Gatses stated he is at 65%-70% potential renters but the lenders are looking for him to be at 75%.

Trustee Burian stated that the project was discussed at length at the Community & Economic Development meeting and at the end of the discussion CED was fully supportive to approve Mr. Gatses one year extension of the special use permit.

A Homer Glen resident also addressed her concerns with the traffic regarding the commercial property and the widening with 143rd street. Development Services Director Mike Salamowicz stated that 143rd street is the jurisdiction of Will County and any kind of access to their right of way will require a permit.

Mr. Gatses then asked if he could state his opinion regarding the NFL players kneeling during the National Anthem. He stated he is a Veteran and he finds the kneelers disrespectful to our flag, veterans and to the people of the United States.

The Mayor asked the Deputy Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Gray, Caprio, Rodgers, Sweas and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

Motion Carried

2. **Motion to approve Ordinance No. 17-058, an ordinance granting approval of (a) a Special Use Permit amending the Planned Unit Development in the C-2 Local Business District, and (b) Special Use Permits for an automobile service station and a minimart associated with the gas station for certain real property located at 12108 W. 159th Street, Homer Glen, Illinois. [Petroleum Management Team, Case No. HG-1603-S].**

Trustee Caprio made a motion to approve the Ordinance, seconded by Trustee Gray.

Trustee Sweas questioned the lighting review and the sign regulations. Planning and Zoning Director Vijay Gadde confirmed that both were in compliance to the Village requirements. Trustee Sweas also recommended that the Farnsworth Letter that explains the project in more depth that the Plan Commission receives be included in the board packet.

The Petitioner gave a brief description to Trustee Gray regarding the difference between the primary diesel dispenser and the satellite diesel dispenser. Trustee Gray also questioned if there would be any outdoor storage or sales which the petitioner confirmed there would not be. The petitioner also confirmed there are no other stores in the area.

The Mayor asked the Deputy Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Gray, Caprio, Rodgers, Sweas and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

Motion Carried

3. **Motion to approve Ordinance No. 17-059, an Ordinance Granting Approval of a Variance from the Exterior Construction Standards of §75-67(A) of the Code of the Village of Homer Glen to allow a different percentage of the materials required on the First Floor of a Single-Family Residence, for certain real property located at 13734 S. Dublin Drive, Homer Glen, Illinois.** Trustee Burian made a motion to approve the Ordinance, seconded by Trustee Caprio.

Trustee Gray stated he liked the house. He talked to a few residents in the area and they did not have an issue with the exterior style of the home. Director Gadde also brought in wood samples to show the Trustees the materials being used for the exterior of the home.

Trustee Sweas discussed her issue with the exterior of the home and stated that the Board is setting a precedent. She was concerned that if we start opening up the building code it could cause issues with other residences.

The Petitioner gave a brief discussion on why he chose the materials. He stated the reason behind the material choices was not financially motivated and it had to do with the style and pure design of the home. He also stated that they chose materials that would blend in with the neighborhood.

Trustee Caprio stated that he drove through the subdivision and although the home is unique to the area, he really liked the design. Trustee Rodgers also added that she was working with around twelve individuals in that subdivision and she reached out to them regarding the home. She asked them to please come to the committee meeting if they felt there would be any concerns. She only heard back from one individual from the group of twelve and that person did not have a problem with the house.

The Mayor asked the Deputy Clerk to call the Roll:

Roll Call Vote:

Ayes: (4) Trustees Gray, Caprio, Rodgers and Burian

Nays: (1) Trustee Sweas

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

Motion Carried

4. Motion to approve Ordinance No. 17-060, an Ordinance Amending Chapter 220, Zoning, Articles III, VII, VIII, IX and XII and Attachment 2 of the Code of the Village of Homer Glen (Village of Homer Glen, Applicant; Case No. HG-1719-A).

Trustee Burian made a motion to approve the Ordinance, seconded by Trustee Rodgers.

Mayor Yukich stated that the motion can be voted on three different ways with the following conditions:

1. That commercial and industrial developments over a 50,000 square feet building area would require a public hearing before the Plan Commission as part of the zoning approval process;
2. That up to 15% of the outdoor seating for restaurants are subject to Village Board permit approval without the need for a special use permit; and
3. Liquor sales for retail and restaurants are subject to Village Board permit approval without the need of a special use permit.

Trustee Burian briefly discussed the conditions and why overall they would be great changes and a much needed cleanup. He stated that the conditions would allow the Village to be more business friendly, efficient and stream lined. It will allow doing business in Homer Glen easier while at the same time still going through the Board for final approval. Trustee Caprio agreed with Trustee Burian and stated its key we keep the process less cumbersome yet controlled.

Trustee Sweas addressed concerns regarding outdoor seating and no longer needing a special use permit. Village Manager Mike Mertens clarified that the intent of the suggestion is that if it is a permanent situation, it would require a special use permit. However, if it's an establishment wanting to bring a couple of tables out during the summer months and it would not be permanent, it would allow making the process simpler and more business friendly.

Trustee Rodgers stated her only concern is making sure that the sidewalks are ADA compliant.

Trustee Sweas then addressed concerns regarding obtaining a liquor license without a special use permit. Village Manager Mertens explained that when a business applies for a liquor license it would still be going through the same liquor commissioner review and then to the Village Board for approval. It's a time related issue and a cost related issue.

Attorney Eric Hanson also addressed the issues that could occur by granting a special use permit for the sale of liquor and then having it denied by the Village Board.

Trustee Burian reiterated that approving the conditions would allow the Village of Homer Glen to become more business friendly. It would also allow a less cumbersome process for the business community. Final approval would still come before the Village Board and if they start to have any issues they can bring it back to the board to see if they need to rescind it. Trustee Sweas stated that with these changes the Board will need to be more proactive.

Trustee Burian made a motion to amend the motion on the floor and consider for approval Ordinance No. 17-060 with the above three conditions, seconded by Trustee Caprio.

The Mayor asked the Deputy Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Gray, Caprio, Rodgers, Sweas and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

Motion Carried

5. Motion to Approve Resolution No. 17-006, a Resolution Endorsing the Metropolitan Mayors Caucus' Greenest Region Compact 2.

Trustee Sweas made a motion to approve the Resolution, seconded by Trustee Burian.

The Mayor asked the Deputy Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Gray, Caprio, Rodgers, Sweas and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

Motion Carried

6. Motion to accept the bid proposal from Len Cox & Sons Excavating for the Construction of the 159th Street Water Main Project, within the Village of Homer Glen, in the amount of \$1,286,981.50? It is understood that the Illinois Department of Transportation will allow the construction of the 159th Street Water Main project to proceed, once the traffic along 159th Street has been shifted to the new eastbound roadway pavement lanes, which are anticipated to be completed near the end of 2017 or the early spring of 2018.

Trustee Gray made a motion to approve the bid proposal from Len Cox & Sons Excavating, seconded by Trustee Burian.

Trustee Gray inquired about the different bid amounts and asked if HR Green verifies that the companies bidding are a reputable contractor. Development Services Director Mike Salamowicz stated that the contractors have to be IDOT pre-qualified and briefly discussed how the contractors are pre-qualified.

The Mayor asked the Deputy Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Gray, Caprio, Rodgers, Sweas and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

Motion Carried

7. Motion to approve an Engineering Agreement from H.R. Green for Construction Engineering Services related to the 159th Street Water Main Project, for the not to exceed amount of \$74,000.00.

Trustee Sweas made a motion to approve the engineering Agreement from H.R. Green, seconded by Trustee Gray.

The Mayor asked the Deputy Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Gray, Caprio, Rodgers, Sweas and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

Motion Carried

L. OLD BUSINESS - None

M. NEW BUSINESS - None

N. ADJOURNMENT

Trustee Caprio made a motion to adjourn the meeting, seconded by Trustee Sweas.

Voice Vote:

Ayes: (5) Trustees Gray, Caprio, Rodgers, Sweas and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Neitzke-Troiike

The Mayor did not vote.

The motion carried.

The meeting was adjourned at 8:50p.m.


Gina Villasenor, Deputy Clerk

Approved at the Board of Trustees Meeting dated October 25, 2017