

# **Village of Homer Glen**

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

**January 13, 2016**

**Board of Trustees  
Board Meeting**

**Village Board Room  
14917 South Founders Crossing  
Homer Glen, IL**

**A. CALL TO ORDER**

The meeting was called to order on January 23, 2016 by Mayor Yukich at 7:04 p.m. in the Village Board Room, 14917 S. Founders Crossing, Homer Glen.

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

Present were Mayor George Yukich, Trustees Sharon Sweas, Christina Neitzke-Troiike, Brian Burian, Carlo Caprio, Beth Rodgers, and Mike Costa. All remained present throughout the meeting. Also present on behalf of the Village were Village Clerk Ann Holtz, Village Attorney Eric Hanson, Chief Building Official Joe Baber, Deputy Clerk Kathy Carik, Administrative Analyst/Project Manager Sean Keane, Director of Planning and Zoning Michael Schwarz, Finance Director John Sawyers, Economic Development Director Janie Patch, Code Enforcement Officer John Robinson, Administrative Assistant Sue Steilen, Development Services Director Mike Salamowicz, and Interim Village Manager Heather Kokodynsky.

A quorum was established.

**D. APPROVAL OF AMENDMENTS TO THE AGENDA**

None

**E. APPROVAL OF MINUTES****1. November 24, 2015 Minutes**

Trustee Sweas made a motion to approve the Board minutes of November 24, 2015, seconded by Trustee Neitzke-Troiike.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Rodgers, Costa, Caprio, Burian and Neitzke-Troiike

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*Motion Carried*

**2. December 9, 2015 Minutes**

Trustee Costa made a motion to approve the Board minutes of December 9, 2015, seconded by Trustee Caprio.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Rodgers, Costa, Caprio, Burian and Neitzke-Troiike

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*Motion Carried*

**F. RECOGNITION**

1. Recognition of Lt. Mark Fisch of the Will County Sheriff.

In recognition of his outstanding service and dedication through the Will County Sheriff's Department to the residents of Homer Glen, Mayor Yukich presented the *Key to the Village* award to Lt. Mark Fisch. Lt. Fisch has worked closely with the Village administration and elected officials for the past 5 years ensuring and protecting the safety and security of the Homer Glen community. His mild, easy going manner and open door policy has been a tremendous benefit to Village staff and elected officials as they worked side by side to form a sincere and trusting working relationship. It is truly an honor to present this plaque and "Key to the Village" to Lt. Fisch. His professionalism, experience and knowledge have been a true asset to the community and he will certainly be missed. The Village Board and staff wish Lt. Fisch the very best as he embarks on his future endeavors.

**G. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS**

1. Mayor Yukich:

- **Proposed Motor Fuel Tax**

Tonight the Village Board will consider the approval of an Ordinance establishing a municipal retail motor fuel tax upon the privilege of purchasing motor fuel at retail within the Village of Homer Glen.

This proposal was first discussed as a workshop item at the October 28 Village Board Meeting. Since then, the Village Board and I have asked for residents to provide their feedback on the proposed tax. My weekly Mayor's Blog has reminded residents of this request for feedback. The proposed tax was also discussed at the November 11 Village Board Meeting.

In a letter to the editor in the November 19 edition of the Homer Horizon, I once again informed residents of the proposed tax and requested that anyone wishing to provide feedback could email the Village or contact me directly by calling my cell phone. I have returned all phone calls that I received and answered any questions or concerns regarding the tax.

At the December 9 Village Board Meeting, the Trustees and I voted to approve a motion to authorize the Finance Director and Village Attorney to draft a motor fuel tax ordinance with an effective date of March 1, 2016. Tonight, the board and I will consider for approval this Ordinance.

If approved, this \$0.03 tax will fund the continued maintenance and future growth of Homer Glen Parks without placing the financial burden solely on the Homer Glen tax payers. Our research has showed that 70% of the gas sold within the Village is to non-residents. We believe this tax could generate approximately \$900,000 annually. It will also be used for other Parks and Recreation fund activities including land acquisition and maintenance of the parks and the Village's Heroes Trail System. I want everyone to know that if approved, the gas tax revenue would not be solely dedicated to the Woodbine Park Property. Again, thank you to all residents that provided feedback regarding the proposed tax.

- **IDOT 159<sup>th</sup> Street Project Update Meeting**

The next IDOT 159<sup>th</sup> Street Project Update meeting for business and property owners is scheduled for Tuesday, January 26 at 8:00 a.m. in the Village Board Room. An IDOT representative will be present at this meeting to answer any questions or address any concerns regarding the roadway project.

- **Village Hall Remodel Contractor Bid Opening**

As many of you know, the Village continues to work with Tria Architecture on the remodeling of the future Village Hall building. The ad requesting bids for the remodel has been posted on the Village's website and also will be published in the January 21 edition of the Homer Horizon. The sealed bids are due on February 4, 2016 at 3p.m. Following the Board's approval of the selected bidder's contract, construction is expected to start immediately. I will continue to provide updates when they become available.

- **Fundraiser at Gaelic Park**

On Saturday, February 20, 2016, there will be a fundraiser for the Disabled Patriot Fund at Gaelic Park in Oak Forest. The event, "A Night Out With Our Soldiers" will feature the band Hi-Infidelity. The event begins at 6p.m.. There will be a cash bar, food, a live auction and a 50/50 raffle. Tickets are \$25 and can be purchased at [www.disabledpatriotfund.org](http://www.disabledpatriotfund.org).

2. Trustees:

Trustee Neitzke-Troike:

- **Reporting for the Parks and Recreation Committee:**

On January 6, 2016 the Committee held a Special Meeting and finalized the details of the "naming of park" contest. Students from Homer Jr. High and Oak Prairie Jr. High will be encouraged to submit suggestions for the name of the Village's park along with a supportive essay. The top 3 names will be submitted to the Village Board for consideration. Entry forms and guidelines will be available on [www.homerglenil.org](http://www.homerglenil.org) beginning February 1, 2016. At that time, residents of the Village can also suggest names for consideration by the Board. Additionally, the Committee took a consensus with regard to the proposed gas tax, and many of the Committee members were in favor of the tax; however the vote was not unanimous.

Trustee Costa: Trustee Costa personally thanked Lt. Fisch for his service, as he has worked closely with him on several events and Committees and wished him all the best in his retirement.

Trustee Sweas:

- **Reporting for the Environment Committee:**

The next meeting for the Earth Day/Arbor Day sub-committee will take place on January 20, 2016 at 6:30pm at the Village Hall. If anyone would like to join this sub-committee, please attend the next meeting. The Earth Day/Arbor Day event will take place on May 21, 2016 at the Konow Farm and the Sub-committee is looking for vendors and demonstrators that reflect an Earth Day theme. Additionally, the Committee is in the process of setting up the 2016 Stargazing dates for July and September and will advise the exact time frame as soon as we hear back from the Astronomers. Some of the other items that the Committee would like to work on in 2016 is the Growth Award for Tree City USA status, enhancing the parkway tree program and a possible Big Tree Contest. The Committee is also trying to work on a recycling event for sometime in the Fall, to include electronics and possibly hazardous waste.

As a reminder, the Village is accepting old Christmas tree lights for recycling through the month of January.

- **Reporting for the Homer Harvest Days Committee:**

For 2016, the Committee has changed its meeting date from the 1st Thursday of the month, to the 4th Thursday of the month. Therefore, the next meeting will take place on January 28, 2016 at 7pm in the Homer Township Offices.

Trustee Rodgers:

- On behalf of the Public Services and Safety Committee: The Committee meets on the first Wednesday of every month. The next meeting will take place on February 3, 2016. Some of the

topics will be AEDs and efforts to curb speeding within the Village. Attendance is encouraged as this will be an important meeting.

- Trustee Rodgers continues to encourage everyone to shop locally, and it's especially important during the construction period on 159<sup>th</sup> street. Economic Development Director Janie Patch is an amazing liaison for the Village with IDOT. Please contact the Village with any concerns regarding the construction area, and Janie will get in touch with IDOT.
  - Trustee Rodgers is pleased to announce that the Bengtson family has purchased the property where they hold their annual pumpkin festival, as well as the adjacent land. We are happy to have them as part of the Village for future generations to come.
3. Treasurer - None
  4. Clerk – None
  5. Village Attorney - None
  6. Public Safety Officials – Lieutenant Mark Fisch introduced his replacement, Lt. Brian Conser and gave a brief history of Lt. Conser and his role in the community. Lt. Conser spoke of his first experiences with Lt. Fisch, his history of growing up in the Homer community and attending Homer schools. He is excited to take on this new role and looks forward to a positive working relationship.
  7. Interim Village Manager:
    - The Village Hall will be closed to the public on January 18, 2016. The staff will be working that day and undergoing training and partaking in filing. The office will reopen with normal hours on Tuesday, January 19, 2016.
    - Here at the Village, we have what is called the “Above And Beyond The Call Of Duty” (A.B.C. D.) award. It began in 2011 and its purpose is to recognize staff who go above and beyond their daily job responsibilities performing tasks outside of their normal job functions. Recognized tonight are Sue Steilen and John Robinson. During the months of May thru August 2015, Sue, the Staff Liaison to the Environment Committee, spent countless hours to ensure that the annual Earth Day-Arbor Day event was a success. She is also the Staff Liaison for the annual Homer Community Festival. Again, she was instrumental in helping to ensure that event is also a success. Sue spearheads the Village’s Emerald Ash Borer Tree Removal and Replacement Program, coordinating with the Village’s arborist as well as the Homer Township Highway Department, for the removal of dead or diseased parkway trees. Then she coordinated over 125 tree replacements this past fall. This is in addition to her normal duties, which include being our chief FOIA officer and assisting with receptionist duties, to name a few. Also recognized tonight is John Robinson. He assisted the Village’s Chief Building Official Joe Baber at the Woodbine property, removing dilapidated structures on the property, making improvements to the property in order to open the park to the public, as well as installing all of the park signs, all while doing his job as code enforcement officer. Additionally, when the Board purchased laptops, John installed all the wiring in the Village Board room, as well as the Mayor’s office. All of this work saved the Village’s tax dollars. Interim Village Manager Kokodynsky awarded them each a \$50 gift card to a local business of their choice, and their names were added to the Village’s ABCD Award Plaque. Mayor Yukich added that John Robinson, along with the Mayor and several trustees, have been working on some of the demolition in the new Village Hall. John Robinson removed all of the existing carpeting. This will represent substantial savings to the Village.

## H. PUBLIC COMMENT

1. Panorea Bakutis, from Robert Morris University, Orland Park Campus, was present to inform the Village and its residents about their Adult Education program, and the generous scholarship opportunities available for students attending the Orland Park campus.
2. Chet Donati, Homer Glen resident and member of the Public Services and Safety Committee, spoke regarding the mandated arrangement for alarm monitoring with Wescom, stating that he feels this arrangement is unfair, unnecessary, and anti trust. He feels the Board should remove the mandate.
3. Dan Kenney, spoke in favor of the proposed gas tax.

4. Jim Orban, spoke in favor of the proposed gas tax. Also on behalf of the Voters for Parks in Homer Glen, he thanked the Board for listening to the residents and the concerns that were addressed by the group in the petition that was presented to the Board in May of 2015 then taking appropriate action on most of the items mentioned in the petition.
5. Bob Schmidt, spoke against the proposed gas tax, stating that this will be a hardship on senior residents and others who live on a fixed income.

## I. LEGISLATION AND ACTION ITEMS

### 1. **Motion to Approve Ordinance No. 16-001, an Ordinance Creating a Municipal Retail Motor Fuel Tax Upon the Privilege of Purchasing Motor Fuel at Retail within the Village of Homer Glen, Will County, IL.**

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

Trustee Neitzke-Troiike expressed her concerns about imposing new taxes. She stated home buyers look at schools and tax bills before parks. She stated she informally polled some of the residents on the tax and said the results were approximately 50/50. She feels the minimal impact is a great deal for the benefit of the Village and its residents. She feels the revenue generated will be sufficient, and feels that there is no other reasonable method to fund the maintenance, acquisition and development of the Village's park system. There are a few stipulations that she would like to see incorporated into the Ordinance. She would like the tax to be reviewed by the Board every year, and perhaps decide if the tax needs to continue or perhaps eliminate it in the future. She expressed concerns that the tax could continue to rise and would like perhaps to see a limit on the amount of the tax that can be imposed. In response to other Trustee's statements, she suggested that the current Board agree to not raise the tax during the current Mayor's term. She stated that she has done a lot of research and has exhausted every potential avenue to generate revenue for the Village's parks instead of enforcing this tax. However she could not come up with a better solution.

Trustee Sweas stated that the Village is unique. We are fortunate the Village is able to operate solely on sales tax and motor fuel tax without having to rely on a municipal tax to conduct daily functions. She feels this form of raising revenue results in minimal impact for the benefit of everyone, not just children or sports groups.

Trustee Caprio reiterated that it's not just Homer residents that will be paying the tax, that motorists from other towns will also be purchasing gas here. He stated he feels that an annual review is too often but is agreeable to the suggestion that the tax should not be raised during the current term of the Mayor.

Trustee Rodgers stated that she and other Trustees performed their due diligence on this issue. There is no alternative funding source for the parks if we do nothing with regard to this Ordinance. She wanted to clarify that this not just for the development of the Woodbine park alone. It is funding for the maintenance, development and acquisition of ALL parks that are located and owned by the Village. Several of the existing parks need TLC and then some. She stated that everyone's definition of a "park" is different and can be very broad, depending on the resident's circumstances (kids, versus no kids) and wants/needs for a park. The existing parks, especially the former Woodbine property, must be made ADA accessible which can be very costly. If we do nothing, there will be nothing. As of now we have minimal funds to maintain the existing parks. In her opinion, home values are affected by the local parks system. In response to Trustee Neitzke-Troiike's suggestion, she feels a one year review is too frequent. Over time, opinions may change and people who are initially skeptical of the tax, may reverse their opinion.

Trustee Costa stated that most of the residents he spoke to had concerns at first, but once he explained the logic behind it they seemed to understand the purpose and recognized the benefits. Similarly, when the 1% Home Rule sales tax was imposed a few years ago there was opposition at first, but he feels residents now see that the impact to them was very minimal and has been of great value to the Village. He agrees that at some point the gas tax should be reviewed. He feels raising the gas tax in the future would not be a good idea because we need to remain competitive to the surrounding communities. He feels \$.03 long term is plenty and will generate the appropriate amount of revenue for years to come. He does not see a reason that it will need to be raised in the future. Compared to surrounding communities, we pale in comparison when it comes to parks and recreation facilities and programs. He feels that the Village and its residents do not necessarily want to have a Park District because of the cost involved and this is an economical and beneficial alternative.

Mayor Yukich stated he feels this is the best option and presents enormous opportunities for the Village with regard to maintaining and developing the park system.

Trustee Burian stated it's not just about parks but the potential to create a "community gathering place" for the Village. There are costs involved for all of the proposed "wish lists" and he feels it is important to generate revenue to develop the community gathering place concept. The lack of amenities in the Village dictate the need for a responsible funding mechanism and this is the most appropriate solution. He stated he is incredibly mindful of the level of taxation in this community but feels this is the most appropriate solution and will benefit the Village and its residents in the long run.

Trustee Caprio motioned to amend the motion to include the phrase "Subject to no increase during the current term of the Mayor." The amended motion was seconded by Trustee Sweas.

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

Roll Call Vote:

Ayes: (6) Trustees Sweas, Burian, Caprio, Rodgers, Neitzke-Troiike, and Costa

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*Motion Carried*

**2. Motion to Approve Ordinance No. 16-002, an Ordinance Granting a Variation to Allow a Single Automobile Display in the Required Front Yard, Subject to Three Conditions as Noted, for Certain Real Property, Located at 15723 S Annico Drive, Homer Glen, IL (ZR1 Properties, LLC, Case No. HG-1516-SV).**

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

Trustee Rodgers asked if the vehicles have been removed from the easement and asked who was the landscaper that installed the brick paver patio? Petitioner stated the company was DMH and he does not know if its a local business.

Trustee Sweas asked about the vehicles in the easement and Petitioner stated he has no problem removing the structures and vehicles. He did not realize that he needed a permit for the patio and did not realize that front yard patios were not allowed by the zoning ordinance. Petitioner stated the topic did not come up during discussion and planning of the patio and he regrets that he was not cognizant of the restrictions and requirements and is at the mercy of the Board and is willing to accept whatever decision the Board decides.

Trustee Rodgers feels it's important for the Village to be business friendly, something that was lacking in the previous 8 years. She stated that the patio has been there for several years and no one has complained. She stated that it looks great and sees no reason why the Board should not grant his request.

Trustee Neitzke-Troiike stated that regardless of whose responsibility it was for securing the permit, Petitioner should now pay the associated fees and penalties. The Petitioner agreed this was appropriate. She stated that he needs to ensure that the area will be meticulously maintained.

Trustee Costa asked the Petitioner to clarify what type of display will be in the space. The Petitioner confirmed he will display fully-restored vehicles, which will be removed in the evening because of their value.

Trustee Burian asked about the landscaper and if Chief Building Official Baber was familiar with this firm and Chief Baber stated he was not.

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

Roll Call Vote:

Ayes: (6) Trustees Sweas, Burian, Caprio, Rodgers, Neitzke-Troiike, and Costa

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*Motion Carried*

**3. Motion to Direct the Village Attorney to Notify the Village's Landlord and Property Manager of its Intent to Terminate the Lease Agreement at 14933 S. Founders Crossing, Homer Glen, IL 60491 by July 31, 2016.**

Trustee Costa made a motion to direct the Village Attorney to notify the Village's landlord and property manager that the Village is terminating the lease, seconded by Trustee Caprio.

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

Roll Call Vote:

Ayes: (6) Trustees Sweas, Burian, Caprio, Rodgers, Neitzke-Troiike, and Costa

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*Motion Carried*

**4. Motion to Approve a Professional Services Contract with HR Green, Inc. for the Completion of the Engineering Design Plans, the Preparation of Bid Documents and the Preparation and Submittal of Project Specific Permits for the Fiddymet Creek Sanitary Sewer Project, not to exceed \$22,760.00.**

Trustee Neitzke-Troiike made a motion to approve the contract, seconded by Trustee Costa.

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

Roll Call Vote:

Ayes: (5) Trustees Burian, Caprio, Rodgers, Neitzke-Troiike, and Costa

Nays: (0)

Abstained: (1) Trustee Sweas

Absent: (0)

The Mayor did not vote.

*Motion Carried*

- 5. Motion to Approve Consideration of a 1.5 – Mile Review of Will County Case No. 6281-MV2, a Request for a Zoning Map Amendment (Rezoning) of 2.5 Acres More or Less, for the A-1 Agricultural District to the E-2 Residential Estate District, Including Two Associated Variance Requests; and 1.5 Mile Review of the preliminary/Final Plat of “Mammosser Estate” Subdivision, for a One-Lot Subdivision of 2.5 Acres More or Less Located on the North Side of 151<sup>st</sup> Street, Approximately One Mile West of Cedar Rd. [Mark and Sara Mammosser, Applicants; Will County Case no. 6281-MV2]**

Trustee Costa made a motion to approve the zoning amendment, seconded by Trustee Sweas.

At the request of Trustee Rodgers, Director of Planning and Zoning Schwarz gave a brief synopsis on the background of the rezoning amendment.

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

Roll Call Vote:

Ayes: (6) Trustees Sweas, Burian, Caprio, Rodgers, Neitzke-Troiike, and Costa

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*Motion Carried*

- 6. Motion to Approve the Village’s November Legal Bills from Mahoney, Silverman & Cross, LLC. in the Amount of \$5,846.75.**

Trustee Costa made a motion to approve the payment, seconded by Trustee Caprio.

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

Roll Call Vote:

Ayes: (6) Trustees Sweas, Burian, Caprio, Rodgers, Neitzke-Troiike, and Costa

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*Motion Carried*

- 7. Motion to Approve a Bid Proposal for a Prescribed Burn at Erin Hills Park.**

Trustee Sweas made a motion to approve the bid proposal, seconded by Trustee Rodgers.

Trustee Sweas asked when the burn will be done. Staff member Sue Steilen stated by April 30<sup>th</sup>. Trustee Rodgers asked if the neighboring residents would be made aware ahead of time. Sue Steilen stated the contractor would notify the residents by placing a notice on their doors.

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

Roll Call Vote:

Ayes: (6) Trustees Sweas, Burian, Caprio, Rodgers, Neitzke-Troiike, and Costa

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*Motion Carried*

**J. OLD BUSINESS - None**

**K. NEW BUSINESS – None**

**L. EXECUTIVE SESSION**

Trustee Costa made a motion to enter into Executive Session for the purposes of discussing Potential/Pending Litigation 5 ILCS 120/(c) (11) and Personnel Matters. The Motion was seconded by Trustee Caprio.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Rodgers, Burian, Neitzke-Troiike, Costa, and Caprio

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*Motion Carried*

**Executive Session began at approximately 9:01pm. Executive Session concluded at 11:11pm. The regular meeting resumed at 11:12pm. No action was taken as a result of Executive Session.**

Trustee Costa motioned to adjourn Executive Session and resume the regular meeting. The motion was seconded by Trustee Caprio.

**M. ADJOURNMENT**

Trustee Caprio made a motion to adjourn the meeting, seconded by Trustee Neitzke-Troiike.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Rodgers, Burian, Neitzke-Troiike, Costa, and Caprio

Nays: (0)

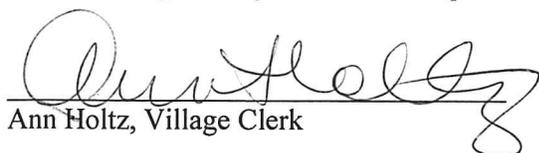
Abstained: (0)

Absent: (0)

The Mayor did not vote.

*Motion Carried*

The meeting was adjourned at 11:15p.m.

  
Ann Holtz, Village Clerk

*Approved at the Board of Trustees Meeting dated January 27, 2016*