

Village of Homer Glen

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

June 20, 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 June 20, 2016 by Mayor Yukich at 8:12 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, Beth Rodgers, Brian Burian, Carlo Caprio, and Christina Neitzke-Troiike. All remained present throughout the meeting. Trustee Costa was absent. Also present on behalf of the Village were Village Clerk Ann Holtz, Village Attorney Eric Hanson, Chief Building Official Joe Baber, Director of Planning and Zoning Mike Schwarz, Treasurer John Sawyers and Village Manager Mike Mertens.

A quorum was established.

D. APPROVAL OF AMENDMENTS TO THE AGENDA - None**E. SCHEDULE OF ACCOUNTS PAYABLE**

Trustee Burian made a motion to approve the Schedule of Accounts Payable for the periods May 21 through June 21, 2016, seconded by Trustee Sweas.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Costa

The Mayor did not vote.

Motion Carried

F. TREASURER'S REPORT

Treasurer John Sawyers gave a report for February's ending fund balances:

General Fund (#10)	\$4,494,328.70
Special Event fund (#12)	\$64,385.61
Environment Fund (#14)	\$59,692.60
Motor Fuel Tax Fund (#20)	\$2,664,711.10
Park and Recreation Fund (#50)	\$2,649,598.89
Debt Service Fund (#65)	\$1,517,901.00
Capital Project Fund (#70)	\$2,738,093.09
CIP EAB Tree Replacement Fund (#71)	\$483,688.71
CIP Bond Fund (#72)	\$15,100,688.42
TOTAL – All Funds	\$29,773,088.12

G. PUBLIC COMMENT

1. Lynn McGary, representing the Homer and Lemont Area Chamber of Commerce, invited the Board to their upcoming event at the Joliet Slammers game on July 28, 2016.
2. John Kooi, Homer Glen resident, encouraged the Board to require sidewalks installed anywhere there is new commercial construction. He stated the wording of agenda item H1 was confusing.

H. LEGISLATION AND ACTION ITEMS.

1. Homer Town Square, Lot 3 (Case No. HG-1610-SP ; H & V, LLC)

a.) Motion to Approve Ordinance No. 16-020, An Ordinance Amending the Special Use Permit which was Approved under Village of Homer Glen Ordinance No. 03-003, to Grant a Major Change to the Homer Town Square Planned Development, and Approving a Preliminary/Final Development Plan for Lot 3 in the Homer Town Square Subdivision, Including Certain Variations, subject to the Following Conditions:

- 1. Subject to Village Staff's Technical Review and Approval of All Required Plans, and in compliance with the Village's lighting ordinance; and,**
- 2. Subject to the Property Owner's Submittal of a Plat of Re-subdivision for the Homer Town Square Subdivision Prior to the Village Issuing the First Occupancy Permit for the Proposed Commercial Building on Lot 3; for Certain Real Property which is Zoned C-3 General Business District, and is Generally Located on the West Side of Bell Road, North of 143rd Street, in Homer Glen, Illinois.**

Trustee Neitzke-Troiike made a motion to approve the Ordinance, seconded by Trustee Caprio.

Director Schwarz explained the project briefly, which includes a proposed Chipotle and Starbucks. Both units would have outdoor seating, and the Starbucks would have a drive-thru. An explanation of the requested variances was given.

Trustee Sweas asked for clarification regarding the reduction of parking spaces as a result of the future widening of Bell Road. Director Schwarz says there is currently a surplus of parking and he doesn't see a negative impact.

Trustee Sweas thanked the petitioner for his time during an earlier conversation via telephone. Trustee Sweas requested to amend the motion to bring the proposal into compliance with the lighting ordinance. Trustee Neitzke-Troiike amended her original motion. The amended motion was seconded by Trustee Caprio. Trustee Sweas asked about cross access with the Menard's parcel to the North. Director Schwarz gave a brief explanation of where this cross access issue currently stands and stated discussions are ongoing.

Trustee Rodgers expressed concern about clearance for the trash collection area. Director Schwarz went into detail about the dimensions and the operations of the area and that safety concerns have been mitigated. Trustee Rodgers recommended the developer stub in electric in the trash area to accommodate a trash compactor if needed. She highly recommended installing one but is not suggesting that it is required at this time. She stated that she feels installing garbage cans in the outdoor seating area will only tempt people to empty garbage from their cars, etc. She recommended not placing them out in the area.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Costa

The Mayor did not vote.

Motion Carried

b.) Motion to Approve Ordinance No. 16-021, An Ordinance Granting a Special Use Permit for a Drive- Through Establishment Associated with a Permitted Use on Lot 3 in the Homer Town Square Subdivision.

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

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Sweas, Neitzke-Troike, Caprio, Rodgers, and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Costa

The Mayor did not vote.

Motion Carried

c.) Motion to Approve Ordinance No. 16-022, An Ordinance Granting a Special Use Permit for Outdoor Seating Associated with Two Permitted Restaurants on Lot 3 in the Homer Town Square Subdivision.

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

Trustee Rodgers expressed concern of the maintenance of this area. The petitioner stated that this is addressed in the leases and the tenants are responsible for maintenance. Director Schwarz clarified that the Ordinance does not specify outdoor furniture requirements.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Sweas, Neitzke-Troike, Caprio, Rodgers, and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Costa

The Mayor did not vote.

Motion Carried

2. Motion to Assign a Class E Liquor License (Temporary License) to Assumption Greek Orthodox Church Located at 15625 S. Bell Road, Homer Glen for the "Greek for a Day" Festival occurring on July 23 and 24, 2016.

Trustee Caprio made a motion to assign the license, seconded by Trustee Neitzke-Troike.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Sweas, Neitzke-Troike, Caprio, Rodgers, and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Costa

The Mayor did not vote.

Motion Carried

3. Motion to approve Ordinance No. 16-023, an ordinance adopting the required prevailing wage standards in the Village of Homer Glen, Will County, Illinois.

Trustee Neitzke-Troiike made a motion to approve the Ordinance, seconded by Trustee Burian.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Costa

The Mayor did not vote.

Motion Carried

I. OLD BUSINESS - None

J. NEW BUSINESS - None

K. ADJOURNMENT

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

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Costa

The Mayor did not vote.

Motion Carried

The meeting was adjourned at 8:48 p.m.

Ann Holtz, Village Clerk

Approved at the Board of Trustees Meeting dated 07/27/16.