

# **Village of Homer Glen**

**14240 W. 151<sup>st</sup> Street  
Homer Glen, Illinois 60491**

**August 24, 2016**

**Board of Trustees  
Board Meeting**

**Village Board Room  
14240 W. 151<sup>st</sup> Street  
Homer Glen, IL 60491**

**A. CALL TO ORDER**

The meeting was called to order on August 24, 2016 by Mayor Yukich at 7:00 p.m. in the Village Board Room, 14240 W. 151<sup>st</sup> Street, Homer Glen.

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

Present were Mayor George Yukich, Trustees Sharon Sweas, Brian Burian, Christina Neitzke-Troiike Trustees Beth Rodgers and Carlo Caprio were absent. Trustee Costa arrived at 7:08 p.m. All remained present throughout the meeting. Also present on behalf of the Village were Village Manager Mike Mertens, Village Attorney Eric Hanson, Development Services Director Michael Salamowicz, Director of Planning and Zoning Michael Schwarz, Assistant Village Manager Heather Kokodynsky, Facilities Manager John Robinson, Administrative Assistant Yelana Bowes, and Assistant Planner Caron Bricks.

*A quorum was established.*

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

None

**E. APPROVAL OF MINUTES**

## 1. July 27, 2016

Trustee Burian made a motion to approve the Village Board meeting minutes of July 27, 2016, seconded by Trustee Sweas.

*Voice Vote:*

Ayes: (3) Trustees Sweas, Neitzke-Troiike and Burian

Nays: (0)

Abstained: (0)

Absent: (3) Trustee Costa, Caprio and Rodgers.

The Mayor did not vote.

*The motion did not carry.*

## 2. August 10, 2016

Trustee Burian made a motion to approve the Village Board meeting minutes of August 10, 2016, seconded by Trustee Sweas.

*Voice Vote:*

Ayes: (3) Trustees Sweas, Neitzke-Troiike and Burian

Nays: (0)

Abstained: (0)

Absent: (3) Trustee Costa, Caprio and Rodgers.

The Mayor did not vote.

*The motion did not carry.*

**F. SCHEDULE OF ACCOUNTS PAYABLE**

Trustee Sweas made a motion to approve the accounts payable for the period of July 24, 2016 through August 25, 2016; second by Trustee Neitzke-Troiike.

*The Mayor asked the Administrative Assistant to call the Roll:*

Roll Call Vote:

Ayes: (4) Trustees Burian, Sweas, Neitzke-Troiike and Mayor Yukich.

Nays: (0) None

Abstain: (0) None

Absent: (3) Trustees Costa, Caprio and Rodgers.

*The Motion carried.*

## **F. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS**

### **1. Mayor Yukich:**

- **Community Meeting Room Now Available for Rentals:**

Mayor Yukich stated the Homer Glen non-profit organizations and community groups are now able to reserve the Community Meeting Room at Village Hall. The Mayor asked the public to please visit [www.homerglenil.org](http://www.homerglenil.org) or call 708-301-0632 for more information.

- **Upcoming Open House for Heritage Park:**

The Mayor stated that the Village Board is working with Planning Resources to develop a master park development plan for Heritage Park. Public input is a crucial part of this project. Mayor Yukich said an Open House is tentatively scheduled for Tuesday, September 20 at 7 p.m. in the Village Board Room. At the Open House, we will be discussing potential uses for the property and we welcome and value your input.

- **Community Wide Mosquito Spraying:**

A community-wide mosquito spraying is tentatively scheduled to take place on or before Labor Day weekend, after sunset, weather permitting. This is the fourth community-wide spraying this summer. Once an exact date is determined, it will be posted on the Village's website.

Residents can receive advanced notice of spray events by contacting Clarke directly and signing up through their Mosquito Hotline at 1-800-942-2555 and asking to be added to the, "Prior Notification List", for the Village of Homer Glen. Residents will be asked to provide their name, address, and phone number and this will allow them to receive a phone call from Clarke the day of the Village-wide spraying. Larvacide control and treatment in drainage and detention basins is recurring throughout the summer months in addition to the four monthly community-wide sprayings scheduled between June – September.

- **Household Hazardous Waste Drop Off Event:**

The Village of Homer Glen and the Will County Land Use Department are co-sponsoring a household Hazardous waste drop off event here at Village Hall on Saturday, September 24, from 8 a.m. to 3:00 p.m. This event is open to Will County residents only. Please visit the Village's website for more information and a list of accepted items.

### **2. Trustees:**

#### **Trustee Sweas:**

- **Reporting on behalf of the Homer Harvest Days Committee:**

A reminder that Homer Harvest Days will be held September 10 & 11 at Trantina Farm. There will be new entertainment, free pony rides, historical reenactments, craft vendors, food and fun for all ages. The committee is seeking volunteers for pre and post set-up each day. Please call the Homer Township office to volunteer at (708) 301-0522 or visit the event website at [Homerharvestdays.com](http://Homerharvestdays.com).

#### **Trustee Neitzke-Troiike**

- No report

#### **Trustee Burian:**

No report

**3. Treasurer:**

- Village Treasurer John Sawyers read into the record the Treasurer’s Report for the end of the first quarter with ending balances as of July 31, 2016.

General Fund	\$ 5,213,454.35
Special Events Fund	\$ 97,244.35
Environmental Fund	\$ 65,315.16
Motor Fuel Tax Fund	\$ 3,188,639.90
Park and Recreation Fund	\$ 2,591,168.35 (does not include July local MFT tax- approximately \$57,000.00)
Debt Service Fund	\$ 1,710,432.54
Capital Project Fund	\$ 1,835,003.68
EAB Tree Replacement Fund	\$ 454,319.11
Capital Bond Fund	\$15,096,859.09
Total Cash and Investments	\$30,252,436.53 (All Funds)

**Clerk:**

- No report

**Village Attorney**

- No Report

**Public Safety Officials**

- No Report

**Village Manager**

- The Chipotle and Starbucks construction is going along nicely, build out of the shell is expected mid-October and internal completion from there.

**G. PUBLIC COMMENT**

1. Tim O’Meara – 15951 W. Shady Lane, Homer Glen. Mr. O’Meara asked for assistance with the on-going problem between 151<sup>st</sup> and 159<sup>th</sup> Street on Gougar Road with the truck traffic from the warehouse district Lockport put in at 151<sup>st</sup> Street. Mr. O’Meara has been to several meetings regarding this issue and attended the Village’s Public Services and Safety meeting last month. He stated that there has been an untold amount of truck-trailer traffic coming down Gougar Road from 159<sup>th</sup> to 151<sup>st</sup> going into that facility.

Mr. O’Meara stated that Will County Sheriff Lt. Brian Conser has been a bright star in the last two and one-half months, trying to get the trucks off that road. Mr. O’Meara talked to Lockport’s City Council at their meeting but did not get any answers.

Mr. O’Meara lives at the corner of the subdivision at Gougar and Shady Lane. The problem is that from the crest of the hill at 159<sup>th</sup> to the subdivision entrance, there is 280 feet; a truck traveling at 55 mph, which means he is traveling at 75 feet per second, will need 300 feet to stop the trailer. The vast majority of truck traffic is doing 40 – 55 mph. If these trucks catch the light at 159<sup>th</sup> and come through to 151<sup>st</sup> Street, they will not be able to stop in time to prevent a tragedy if someone is exiting the subdivision or stopped.

Mr. O’Meara is asking the Village Board to intervene with Lockport to get this problem fixed. The truck traffic is supposed to come in off of 143<sup>rd</sup> Street. The signs are up, thanks to Homer Highway

Commissioner Mike DeVivo and Lockport also posted signs; however, the signs and speed limits are not being observed.

Currently, one warehouse is fully operational, a second is loading in and they are moving dirt to build another one. The rules were set when these warehouses were to be built, that the traffic was supposed to come in off of 143<sup>rd</sup> Street. Mr. O'Meara talked to Lockport and they said they do not have jurisdiction on Gougar Road. Mr. O'Meara commented that the Village of Homer Glen, with the annexation of the Boo property, should have some jurisdiction over this road and be able to do something to help this issue. Mr. O'Meara logged 42 trucks in one day coming down the road with a 20% return rate of going out again. He stated that we need to put pressure on Lockport to enforce the rules and signs before we have a school bus filled with children hit by one of these trucks at the bottom of the hill. He stated again, that these trucks are not obeying the signs, and anything we can do to help put pressure on Lockport to resolve this problem is appreciated.

2. Wayne Fairbrother – 14459 Provencal Drive. Mr. Fairbrother received an email regarding making a reservation for the Village's Community Room. Mr. Fairbrother stated that the 7 pages of instructions, \$150 refundable check and Certificate of Insurance, required for use of the room, is a bit onerous on organizations wanting to use the room. The Dawnwood Homeowner Association used the Township's Old Town Hall for meetings in the past and did not have to do any of this. Also, as President of the Dawnwood Subdivision Homeowner's Association, he stated that they support the petitioners for building the new homes on lots 52 & 54, item # I.1 on tonight's agenda. The building plans were submitted to the homeowner's association, which they did approve for the layout and design of the plans.
3. George Diamond – 13559 Parkland Court. Mr. Diamond has lived in his home right behind the lots to be built in Dawnwood for only one month. He stated he was never contacted that homes would be built on those lots. He stated that he disapproves of the homes being built any bigger than the ones already built according to the covenants of the subdivision. The fact that the homes will be pushed back farther on the lot which will affect his home concerns him. He also stated that none of his neighbors were contacted about these homes to be built.

Mayor Yukich asked if notices were sent out to surrounding neighbors.

Director Schwarz stated that certified letters were sent out to neighbors within 250 feet.

4. Sheryl Diamond – 13559 Parkland Court. Mrs. Diamond stated that if they had been aware of these homes being built, it would have impacted their decision to purchase their home. She stated that Trustee Sweas did contact her and physically saw the issue they are concerned about. The two homes to be built will be up to five (5) feet from the edge of the property line.

Mayor Yukich asked if there are covenants in Dawnwood. Mrs. Diamond stated there are and she will give him a copy.

Director Schwarz stated that the Village has access to these recorded documents and staff can print copies from the County website.

5. Adam Gasienica – 14452 Provencal Drive. Mr. Gasienica stated he has owned the lot for 15 years and paid taxes on it, and now he is ready to build. His plan to build is in accordance with the model for the subdivision. Mr. Gasienica stated he has even shrunk the size of the house to fit on the lot and is not doing anything that has not been done before and asked the Village Board to allow him to build.

6. Anne Spears, Attorney for Janina Slaby - Ms. Spears stated that the owner, Ms. Slaby is seeking a variance on Lot 54 to exceed the current zoning for lot coverage, to build a single family home, in accordance with the Ordinance. She stated that according to the Ordinance, this variance is not detrimental to the subdivision. This is a single family house and similar in size with others in the subdivision. This lot and Mr. Gasienica's lot are the only two lots left in the subdivision.

Ms. Spears does understand Mr. and Mrs. Diamond's concern about the buildings; however, she stated that eventually some type of structure will be built on the lots and this house is the same as other houses in the subdivision.

Ms. Spears stated that at the time the subdivision was done, there was no Ordinance limiting lot coverage size to 40% and many of the houses in the subdivision have lot coverage in excess of 80 and even 90%. Ms. Slaby is only looking to build a house similar in size to the other ones. The second finding in the Ordinance is that the proposed location will not have an adverse effect on the subdivision. She stated that this home will only bring the property values up because having lots that are not maintained is not good for the homeowners. She also stated that the special use will not affect the enjoyment of other property and is suitable for the property.

Ms. Spears said because of the narrow lot shape, the house is going over the 40% coverage which, because the driveway will be longer, and will be included with the house in the lot coverage. This will not affect water run-off or building codes. According to Ms. Spears, this has all been addressed by the engineer. The house is staying within all of the building codes and all of the structural issues have been addressed with the permits. The house has been designed by the same architect and structural engineer who designed all of the other houses in the subdivision and will be within the property lines and borders

Ms. Spears stated that the architectural appeal is the same as all the other houses with minor changes, it will not increase traffic or be a disadvantage to the community or subdivision. The house is still within the property lines. Because they are building so much later than the original houses, they are trying to modernize the house to appeal to the current families; therefore, they are seeking the variance.

7. Lynn McGary – Reporting for the Homer Glen Area Chamber of Commerce – Just a reminder of the Movie night- August 25, at Ruffled Feathers starting at 6:00 p.m.

## H. LEGISLATION AND ACTION ITEMS

1. **Motion to Approve Ordinance No. 16-035, an Ordinance Approving an Amendment to the Special Use Permit for the Dawnwood Subdivision Planned Unit Development, for a Major Change to the Planned Development, to Grant Variances for Lots 52 and 54 to Increase the Allowable Maximum Lot Coverage and Impervious Surface Coverage (Gasienica-Slaby; Case No. HG-1620-S).**

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

### *Discussion:*

Trustee Neitzke-Troike stated that she has just received the information due to a current tragic loss and will most likely abstain from this until she can get further information.

Trustee Sweas asked if the pink flags on the photos verify the actual lot lines.

Assistant Planner Caron Bricks stated that the petitioner confirmed that the pink flags do indicate the lot lines.

Trustee Sweas asked how close the building is to the lot line and what is the minimum requirement.

Assistant Planner Caron Bricks replied that it is five feet on either side.

Trustee Sweas said the picture shows the flags currently cut into someone else's landscaping and trees, so the building will be five feet from the lot line.

Assistant Planner Bricks stated that it might not be exactly where the flags show; however, it will be five feet from the line connecting those flags.

Trustee Sweas stated that she is in agreement for building those lots but not in agreement with the size of the houses that close to the other houses.

Assistant Planner Caron Bricks replied that on the plat of re-subdivision it was stated that buildings did not need to be more than five feet from the property lines. Therefore, they are building in consistency with the rest of the subdivision.

Trustee Sweas stated that the subdivision was built in the 1990's before we were a Village and this subdivision would never have been approved after we incorporated.

Trustee Costa asked how many square feet the house will be.

Mr. Gasienica, the builder, replied it will be 2,600 sq. feet.

Trustee Costa stated that review of the subdivision does show large homes on small lots and centering the lot lines between the homes, close to the lot lines. However, he is concerned about the five foot lot line, but if that is what the Ordinance says, and if that is what the builder wants, then it is great.

Assistant Planner Caron Bricks stated that the chart showing impervious surface coverage, is for every single family residence in the subdivision, which is an estimate and the lot coverage only includes the foundation of the house, not the driveway. Some lots are at 56% coverage for just the house.

Trustee Burian conferred with Trustee Costa, this is far from optimal; however, these lots are pie shaped and it is a very dense development. These plans more than not, fit what has already been built in the subdivision; therefore, he is supportive for those reasons.

Mayor Yukich stated that these two lots, 52 and 54, are the last to be built in this subdivision. Looking at the lot coverage for this residence with 57% impervious, is not different than others that seem to be outside the line limits. The aerials show other houses outside the lines.

Assistant Planner Bricks stated that the aerial is skewed and that the parcel lines might show that a patio is across the lot line, which may be or may not be the case.

Mayor Yukich stated he is looking at lot 54 and 52 on the aerial map. Lot 51 next to this house, does not have a lot of room next to it, also lots 55, 46, 41, 42, 43, 47 and 45 are almost all house. If this subdivision was built today, it would not be approved; however, he agrees that they have owned the lots for many years and should be able to build what everyone in the subdivision has built.

Trustee Burian wanted to clarify that the spreadsheet, with estimated lot coverages, does not include the driveways. Therefore, the 54% coverage for these residences does include the driveway.

Assistant Planner Bricks stated that this is true, the 50% includes the driveway.

Trustee Sweas asked if the length of the driveway extension, will it match up with the other houses.

Assistant Planner Bricks stated that they will be built within the lot lines.

Trustee Burian stated that he was sympathetic to the Diamonds; however, he feels that weighing all the points, with the two tax payers having paid the taxes all these years and are ready to build, should be allowed to do that, after thinking about our governments' role.

Mayor Yukich agreed with Trustee Burian that these lots should be accepted.

Mrs. Diamond stated that she does understand; however, she feels that the rules should be conformed to. If she wants to put a deck on in the future, then this would be very close and this is her objection. She did consult with neighbors that did not receive letters regarding this issue.

Mayor Yukich stated that all of the lots are within the lot lines of the subdivision.

Assistant Planner Bricks stated that all of the receipts for the certified mailing did come back; however, some of the letters may have gone to the owners, who may not be actually living in the homes.

Trustee Sweas verified that the percentages does not include sidewalks and the proposed buildings for lot 52 and 54 are in line with the other lots.

*The Mayor asked the Administrative Assistant to call the Roll:*

Roll Call Vote:

Ayes: (4) Trustees Costa, Sweas, Burian and Mayor Yukich

Nays: (0)

Abstained: (1) Trustee Neitzke-Troike

Absent: (2) Trustees Caprio and Rodgers

*Motion Carried*

**2. Motion to Approve Ordinance No. 16-036, an Ordinance Authorizing the Adjustment of Traffic Control Devices (Speed Limit Signs) on 139<sup>th</sup> Street, West of Lemont Road.**

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

*Discussion:*

Mayor Yukich stated that before the road work started, the traffic was bad, now that the speed limit will be lowered, this will be a good time to put in speed bumps. This will help residents, because this is a residential street, and because of construction on Archer, people are using it as a drive through. Mayor Yukich wants the Board to include trial street bumps at the same time. IDOT does include this as a residential street, but it is way too busy.

Trustee Costa stated that there are a couple other streets that need this in the community.

Trustee Burian asked if we can add this to the motion.

Mayor Yukich stated that all we are doing now is adding signage for making the speed limit 25 MPH from 30 MPH. We have speed bumps, so with the short street, we could test them and get a true idea about the noise and if the speed bumps would make a difference.

Attorney Hanson stated that it could be added administratively.

Mayor Yukich added that 139<sup>th</sup> Street and additional streets including, Derby and Crystal Tree have asked about the same issue.

Mayor Yukich stated while we are lowering the speed limit, then he would like the Board to consider including the placement of the speed bumps.

The motion was amended to include the speed bumps with the Village Board's approval.

*The Mayor asked the Administrative Assistant to call the Roll:*

Roll Call Vote:

Ayes: (5) Trustees Burian, Costa, Neitzke-Troiike, Sweas, and Mayor Yukich

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Caprio and Rodgers

*Motion Carried*

**3. Motion to Approve the Proposal from Mrs. B. Parking Lot Maintenance, Inc. for Seal Coating and Striping the Northwest Parking Lot at the Village Hall.**

Trustee Sweas made a motion to approve the Proposal, seconded by Trustee Neitzke-Troiike.

Discussion:

Trustee Sweas questioned if it is just seal coating or if additional materials and a 1 year warranty would be added.

Director Salamowicz stated that all of the companies use the same type of materials and he would get the 1 year warranty added.

Trustee Burian asked if the bids were submitted in writing. If not, then are we getting apples to apples? In the future, we should get these bids in writing and require one year warranty and all the same materials.

Director Salamowicz stated that we will do that and Mrs. B's was recommended by the Homer Highway Department.

*The Mayor asked the Administrative Assistant to call the Roll:*

Roll Call Vote:

Ayes: (5) Trustees Burian, Costa, Sweas, Neitzke-Troiike and Mayor Yukich.

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Caprio and Rodgers

*Motion Carried*

**J. WORKSHOP ITEM****1. Discussion Regarding the Completion of the Goodings Grove Park.**

Development Services Director Salamowicz gave a brief summary of the Park, which is part of Goodings Grove Unit 5, located at the northern end of Greystone Drive, north of Home Depot. The park property is about 3 ½ acres which was negotiated with the developer. The Village did receive an Oslad Grant in 2013, from the Illinois Department of Natural Resources, in the amount of \$341,000.00, which is a 50/50 grant for the park. Therefore, the Village is responsible for \$175,500.00 of that grant amount.

The developer donated \$173,000.00 cash toward the park, which the Village was going to use to pay our portion of the grant funding. Due to the Illinois budget status, grant projects were put on hold in early 2015. However, in the beginning of 2016, the Illinois Department of Natural Resources sent a letter stating that the grant projects are on hold, however, if the Village wants to proceed with the park it is at our own risk. If the grants were then released, the Village would be reimbursed for the grant awarded, but if they are not released, then the Village would be responsible for the entire project cost.

Director Salamowicz stated that one consideration, as part of the project, is the fact that access to the park is not complete due to the fact that Greystone Drive does not extend to the park. As part of the project, some type of access drive would need to be extended to reach the property. The engineering is 85% complete for the park project bids. Due to the additional costs of approximately, \$80,000.00, the bid documents could be put out for a spring project, including the roadway extension, not included in the original grant.

Trustee Costa asked if there is a deadline for funding if the grant money becomes available.

Director Salamowicz said he does not believe there is a timeline.

Trustee Burian stated, he just verified that this grant was included in the stop-gap budget and was approved by the State of Illinois as part of the Oslad Grants. This verifies that the monies will be coming for sure in the near future.

Trustee Sweas asked if we added somethings to the park, is the grant for only certain things.

Director Salamowicz stated that the grants are awarded on points basis, so anything included on the original application are given points, if things are added, they would be at our own cost, not part of the grant. The parking lot was not included in the grant.

Village Manager stated that this item is in the budget and the drawings still need to be finished, therefore, we can bid it out when that is finished and then bring it before the Board.

Trustee Burian stated that this Oslad Grant was included in the stop-gap budget due to help from Senator Radogno and Representative Durkin.

**K. OLD BUSINESS**

*No Old Business*

**L. NEW BUSINESS**

*No New Business*

**M. EXECUTIVE SESSION**

Mayor Yukich asked for a motion to adjourn to Executive Session for discussion of Personnel, Pending Litigation and Potential Litigation.

Trustee Costa made a motion to adjourn to Executive Session, seconded by Trustee Neitzke-Troiike.

Voice Vote:

Ayes: (4) Trustees Burian, Costa, Sweas and Neitzke-Troiike.

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Caprio and Rodgers

**N. ANY AND ALL OTHER BUSINESS****1. Consider for Approval a Motion Authorizing the Hiring of a Part-Time Custodian.**

Trustee Sweas made a motion to approve the Hiring of a part-time custodian, seconded by Trustee Burian.

*Voice Vote:*

Ayes: (4) Trustees Sweas, Neitzke-Troiike, Burian and Costa.

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Caprio and Rodgers.

*Motion Carried*

**O. ADJOURNMENT**

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

*Voice vote:*

Ayes: (4) Trustees Costa, Sweas, Neitzke-Troiike and Burian.

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Caprio and Rodgers

*Motion Carried*

The meeting was adjourned at 9:24 p.m.

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Yelana Bowes, Administrative Assistant

*Approved at the Board of Trustees Meeting dated September 14, 2016*