

# **Village of Homer Glen**

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

**January 24, 2018**

**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 January 24, 2018 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 Yukich, Trustees Beth Rodgers, Sharon Sweas, Keith Gray, Carlo Caprio, Brian Burian and Christina Neitzke-Troiike. 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, Development Services Director Mike Salamowicz, Director of Planning and Zoning Vijay Gadde, Assistant Planner Kyle McGinnis, Treasurer John Sawyers, Assistant Village Manager Heather Kokodynsky, and Village Manager Michael Mertens. *A quorum was established.*

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

None

**E. APPROVAL OF MINUTES**1. December 27, 2017

Trustee Caprio made a motion to approve the minutes of December 27, 2017, second by Trustee Sweas.

*Voice Vote:*

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

2. January 10, 2018

Trustee Gray made a motion to approve the minutes of January 10, 2018, second by Trustee Neitzke-Troiike.

*Voice Vote:*

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**F. ACCOUNTS PAYABLE**

Trustee Gray made a motion to approve the Accounts Payable for the period of December 29, 2017, through January 25, 2018, second by Trustee Neitzke-Troiike.

Trustee Gray requested that the invoice for Homer Harvest Days be removed until further information can be reviewed.

Trustee Gray amended his motion to remove the invoice for Homer Harvest Days in the amount of \$9,197.36. The amended motion was seconded by Trustee Neitzke-Troiike.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

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

### 1. Mayor's Report:

#### • STRATEGIC PLAN UPDATE

I would like to thank everyone who attended our Stakeholder Forum on Wednesday, January 17, 2018. Thank you to all those that participated- your input is a crucial aspect of the Village's strategic planning. We hope that you found the forum informative and worthwhile. The information we gathered from the forum will greatly assist us as we continue to work toward our strategic plan for the community.

### 2. Trustees:

Trustee Caprio: On behalf of the Parade and Festival Committee, the location will be the same for the fest which will take place June 21-24, 2018. Looking forward to great summer weather and a great time for the parade and fest.

### 3. Treasurer: Village Treasurer John Sawyers read into the record the Treasurer's Report for the period ending December 31, 2017.

|                            |                             |
|----------------------------|-----------------------------|
| General Fund               | \$ 5,558,586.06             |
| Special Events Fund        | \$ 64,022.18                |
| Environmental Fund         | \$ 78,598.89                |
| Motor Fuel Tax Fund        | \$ 2,482,377.99             |
| Park and Recreation Fund   | \$ 3,400,123.10             |
| Debt Service Fund          | \$ 1,767,398.81             |
| Capital Project Fund       | \$ 1,083,740.00             |
| EAB Tree Replacement Fund  | \$ 353,895.82               |
| Capital Bond Fund          | \$14,468,552.04             |
| Total Cash and Investments | \$29,257,294.89 (All Funds) |

### 4. Clerk – No Report.

### 5. Village Attorney – No Report

### 6. Public Safety Officials – No Report

### 7. Village Manager - No Report

## H. PUBLIC COMMENT

1. Robert Kut, Homer Glen resident, voiced his concerns regarding the proposed cell tower that is on tonight's agenda. He stated he has lived on his property, which is just South of the proposed location, for the last 41 years. He feels this is not an appropriate location for a cell tower. He stated, in his opinion, the tower would not only jeopardize property values, but is a health and safety issue for the residents in this area, as this is a residential area. He feels there are more appropriate alternatives and is not convinced the Petitioner has done enough research on alternate locations.

2. Allen Wates, representing the Petitioner, stated he can answer any questions or concerns when the agenda item comes up for discussion.
3. Andrea Kojder, Homer Glen resident for 46 years, stated that for 39 of those years, she drove a school bus for the Homer school district. So she's seen a lot of change in that area. She echoed the sentiments stated by Mr. Kut, and is opposed to the proposed location of the cell tower.
4. Tom Stephens, Homer Glen resident, also agreed with the sentiments previously expressed and is opposed to the proposed location and urged the Board not to approve this project.

## I. LEGISLATION AND ACTION ITEMS

1. **Motion to Approve Ordinance No. 18- 001, an Ordinance Granting a Variance to reduce the required front yard setback for the properties located in the R-4 Single-family Residential District from thirty (30) feet to twenty-five (25) feet [Final Plat for Crystal Creek Estates Subdivision dated December 15, 2003] for certain real properties located at 12245 and 12251 W. Carroll Drive in Homer Glen, Illinois [O'Malley Builders, Inc., Case No. HG-1801-V].**

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

Trustee Sweas stated after speaking to Director Gadde, that on page 3 of the supplement sheet (tree preservation and water resources), that he said he would tighten up the wording to make those issues clearer.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

2. **Motion to refer this case back to the Plan Commission after the applicant submits findings on alternate sites to ensure the Plan Commission's recommendation is based on substantial and complete evidence from the applicant as well as the Village's public safety entities [PI Tower Development LLC, Case No. HG-1727-S].**

Trustee Caprio made a motion to refer the case back to the Plan Commission, second by Trustee Rodgers.

Trustee Rodgers added that there was apparently some miscommunication and the Public Safety officials were not notified of the proposal for the Plan Commission hearing. Additionally at the first hearing, the Petitioner did not have enough information to answer some of the questions that were raised at the first hearing. By returning it to the Plan Commission, it will allow the Petitioner to be more prepared to answer those questions. Trustee Sweas asked the Petitioner to confirm that they will indeed review alternative sites and bring the information back to the Plan Commission. She added that she finds the location inappropriate for the project as it is a pristine residential area and it would cause further and unnecessary tree removal.

The Petitioner requested the case be referred back to the Plan Commission in order to have more time to conduct research and obtain answers to the questions and concerns raised by the area residents, the fire district and the Plan Commission members. They plan to present to the Plan Commission information on potential alternative sites and will do their best to find an alternative.

Trustee Rodgers requested that anyone with questions or concerns should email beforehand so that the

Petitioner can be prepared to address them at the hearing. Resident Bob Kut added to his comments that there are very large parcels but few homes in the adjacent area, and doesn't see how adding a tower in this location would be of any benefit. Plan Commission member Lynn McGary requested that the Petitioner be prepared to give more definitive answers with regard to alternative sites. Trustee Burian agreed that it is prudent to go back to the Plan Commission, as it appears that after two meetings the Petitioner still seems unprepared and feels it is important for Public Safety officials to weigh in.

The next Plan Commission hearing on this case will take place on March 1, 2018. All of the forms of communication used to notify for a normal Plan Commission hearing will be implemented.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**3. Motion to approve the Mayor's appointment of Trustee Keith Gray as Co-Chairperson of the Village's Public Services and Safety Committee.**

Trustee Neitzke-Troiike made a motion to approve the appointment, second by Trustee Caprio.

Trustee Rodgers stated that the committee members all agree that Trustee Gray would be a great asset to the committee.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**4. Motion to authorize the Mayor to sign a letter designating the Chicago Southland Convention and Visitors Bureau as the Village of Homer Glen's Convention and Visitors Bureau agency of record.**

Trustee Neitzke-Troiike made a motion to authorize the Mayor to sign the letter, second by Trustee Caprio.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**J. WORKSHOP ITEMS**

**1. Discussion Regarding Christmas Tree Lighting/ Holiday Festivities**

The purpose of the discussion was to seek direction in planning the 2018 Christmas Tree Lighting and Holiday Festivities. There is no motion being requested and tonight's workshop was for purposes of discussion only. It has become clear that a line item would need to be added to the budget to cover any expenses incurred during the planning and execution of the event. Trustee Burian stated the 2017 event was almost at capacity indoors, and some attendees were standing in landscaped areas outside due to the location of the tree, so these are things that we need to plan ahead for, because as the town grows, events will be larger and perhaps with higher attendance, and perhaps more frequently, so these are things that need to be part of the planning process. He feels as the Village grows, and has the park amenities come online, it presents more opportunities, and it also raises the question of needing additional staff for programs and event planning in the park, and he feels this is something that needs to be discussed/considered sooner rather than later, and that it is not necessarily something that can be handled strictly by volunteers. He is not suggesting hiring immediately, perhaps 1 or 2 staff members within the next year or two; hopefully, someone with experience in this area. Trustee Gray pointed out that there are other parks where community events can be held, and that staff person would be entrusted with planning smaller, neighborhood events as well. Trustee Neitzke-Troiike agrees with all of the sentiments expressed, but feels it would be jumping ahead since the Heritage Park amenities have yet to be completed, and in the interim, the Parks and Recreation Committee has volunteered to take on the planning of the Christmas Tree Lighting/ Holiday event.

The consensus was for the short term (including 2018) that the Parks and Recreation Committee would plan the event.

## 2. Discussion Regarding Heritage Park Phase 2

Discussion occurred to seek direction on the Phase 2 development of the aboveground amenities of the approved concept plans and specifically, to seek input on architectural design services for the desired amenities. This discussion will assist staff as they prepare options for the proposed 2018 / 2019 Village budget. There is no motion being requested and tonight's workshop was for the purposes of discussion only.

Trustee Burian asked for staff to provide an update of where the project stands to date before a discussion takes place. Development Services Director Mike Salamowicz provided the update of completed elements, which includes sewer and water mains, bike path elements, ring road and parking area elements, mass grading in some areas, asphalt for the road and parking areas has not taken place yet.

Village Manager Mertens stated there are portions of Phase 1 that still need to be bid out, some of the costs will be covered by the 319 grant that the Village received for the storm water detention system. He stated there are some items included in the PRI plan for part of Phase 2 that can be designed, bid out and completed by Fall of 2018. Staff is looking for direction from the Board on what items they would like to see included in Phase 2. Trustee Burian stated he walked the site and described his appreciation for the size and scope of the project as it stands now. He said it is one thing to see a plan on paper but to see it coming to fruition is exciting.

Treasurer John Sawyers stated that \$3 million in funds are currently available for Phase 2. A discussion of the costs and revenue sources took place. Trustee Burian asked the Board members where they would like to focus their attention on Phase 2, as bids are going on now for similar projects in other communities. He explained that time is of the essence to get these projects ready for bid in order to see completion before winter 2018. Trustee Rodgers pointed out that the Phases by nature will have to overlap simply from a timeframe standpoint. She stated she wants elements completed as soon as possible so that we can see people out there using these amenities in 2018.

Trustee Gray asked if the \$3 million dollar amount was spent on Phase 2, would a time come in the nearby future that funds to complete the other phases would need to come in the form of issuing bonds, and if so, does it make more sense to tackle that aspect now rather than later. Treasurer Sawyers stated that as long as we stay within the \$3 million dollar budget, it won't affect the park and recreation fund surplus for operating expenditures. There are several scenarios that would assist in funding of Phases 3 and 4. He gave a brief explanation of the funding issues, and 2019 and 2020 revenue sources will need to be discussed further as we enter the final phases of the development, but Treasurer Sawyers feels there will be several options at that time and the Village would not have to issue bonds to fund the final phases. A discussion on financing possibilities for Phases 3 and 4 continued.

The focus of the conversation returned to what items in Phase 2 could be designed, bid out and completed in 2018 as part of the \$3 million dollar budget. Village Manager Mertens pointed out that we have a Standard Service Agreement with TRIA Architecture. The direction/consensus was that staff would work with TRIA to prepare a plan for the items discussed that should be included in Phase 2, and then bring the plan back to the Village Board.

**K. OLD BUSINESS - None**

**L. NEW BUSINESS - None**

**M. ADJOURNMENT**

Trustee Caprio motioned to adjourn, second by Trustee Neitzke-Troiike.

*Voice Vote:*

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

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

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



Ann Holtz, Village Clerk

*Approved at the Board of Trustees Meeting dated March 14, 2018*