



Village of Homer Glen

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

February 12, 2020

**Board of Trustees
Board Meeting**

**Village Board Room
14240 W. 151st Street
Homer Glen, IL 60491**

A. CALL TO ORDER

The meeting was called to order on February 12, 2020 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 Yukich, Trustees Beth Rodgers, Sharon Sweas, Ruben Pazmino, Brian Burian, and Keith Gray. All remained present throughout the meeting. Trustee Ann Holtz was absent. Also present on behalf of the Village were Village Attorney George F. Mahoney III, Chief Building Official Joe Baber, Development Services Director Mike Salamowicz, Economic Development Director Janie Patch, Director of Planning and Zoning Vijay Gadde, Village Manager Karie Friling, Assistant to the Village Manager Matt Walsh and Deputy Clerk Gina Villasenor. Village Clerk Christina Neitzke-Troike was absent.
A quorum was established.

D. APPROVAL OF AMENDMENTS TO THE AGENDA

None

E. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS**1. Mayor Yukich:****151st STREET CORRIDOR IMPROVEMENTS OPEN HOUSE**

The Village of Homer Glen cordially invites all persons interested in the project to attend an Open House Public Meeting concerning the proposed improvement plan for 151st Street from Cedar Road to Bell Road. The meeting will take place on Thursday, February 13 from 4p.m. to 7p.m. at Village Hall. The purpose of this meeting is to discuss the proposed improvements and the project schedule, and to provide information to the area residents and businesses. Just to summarize the project quickly, the proposed project will include a center turning lane and a pedestrian path extension from Bell Road to Cedar Road. It will not be widened to four lanes, as has been inaccurately reported in the public. The Village has been working on this project since 2016 and will be applying for Grant funds.

UPDATE ON SPORTS COMPLEX-FEASIBILITY STUDY

I have been asked about the status of the Phase II feasibility study that was authorized in December of last year. The Village continues to discuss the project with the potential private investors, including their financial and programming commitments. As these discussions are still ongoing, I have not executed the agreement with SFA for the Phase II report. I understand this would be a large undertaking and want to ensure we have full commitment and understanding of the private contributors towards a project that could greatly benefit the Village for many years to come.

2. Trustees:
Trustee Burian: Trustee Burian thanked all the committee members that took the time to participate in the Comprehensive Plan meeting that took place on Tuesday, February 11, 2020.
3. Clerk – No Report
4. Village Attorney – No Report
5. Public Safety – Lt. Holuj informed the public regarding car burglaries in the South West Suburbs. Lt. Holuj stated that they were informing the public through Facebook and the Fire Stations. He encouraged the public that if they saw any suspicious activity in their area to please report it to the police right away.

F. PUBLIC COMMENT

1. Chuck Galer, Homer Glen resident, spoke in regards to concerns with the Homer Glen 2019 drainage project. Mr. Galer asked for an update as far as a timeline to where HR Green was at with the subdivisions where the work was being done. Development Services Director Mike Salamowicz gave a brief update on the project. He stated that the drainage issues in Meadowcrest and Chickasaw Hills Subdivisions are more complicated and are requiring more detailed information. He also stated that there are concept plans for the projects but no plans have been approved yet.
2. Joe and Mary Burke, Homer Glen residents, spoke in regards to where the new Glenview Walk Park would be built. They were both concerned that the park would be built close to their property. Village Manager Karie Friling let them know that their concerns would be addressed during the workshop later in the meeting that would be taking place in regards to the park.

G. CONSENT AGENDA

1. **The Accounts Payable for the period of January 24, 2020 through February 13, 2020 in the amount of \$481,456.18.**
2. **The Village of Homer Glen's December legal bills from Mahoney, Silverman & Cross, LLC in the amount of \$3,802.50.**
3. **The Village's 2020 membership dues for the Will County Governmental League in the amount of \$17,429.83.**
4. **An Intergovernmental Agreement with Will County for a Household Hazardous Waste event scheduled for March 14, 2020.**
5. **An Agreement between the Forest Preserve District of Will County and the Village of Homer Glen for final restoration work and monitoring and maintenance requirements, related to the construction of the Fiddymont Creek Sanitary Sewer Project, in the amount of \$65,620.**
6. **A Motion to approve retaining Ruettinger, Tonelli & Associates, Inc. (RT&A) for Professional GIS Services for 2020.**
7. **A Motion to waive Building Department fees for Homer Township Fire Protection District for an upcoming Parking Lot Project at Fire Station 2 at 16131 S. Bell Road.**

Trustee Gray motioned to approve the Consent Agenda, second by Trustee Sweas.

The Mayor asked the Clerk to call the Roll:

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Holtz

The motion carried.

H. LEGISLATION AND ACTION ITEMS

- 1. Motion to approve Ordinance No. 20-002, an Ordinance granting a Variance to permit fiber cement siding on the first floor of the dwelling, in lieu of the Exterior Construction Standards requiring that stone or brick material cover one hundred (100) percent of the aggregate total area of all first floor or story exterior walls, exclusive of doors, windows and associated trim [§75-67A (Applicability and scope: type of building or structure) of Chapter 75 (Buildings) of the Code of the Village of Homer Glen], for certain real property located in the R-4 Single Family Residential District at 13215 W. Onondaga Trail, Homer Glen, Illinois?**

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

Trustee Sweas noted that she preferred more stone cladding in the front of the home. Trustee Pazmino and Trustee Gray thought the home was beautiful and would fit nicely in with the neighborhood.

The Mayor asked the Clerk to call the roll:

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

Nays: (1) Trustee Sweas

Abstained: (0)

Absent: (1) Trustee Holtz

The Mayor did not vote.

The motion carried.

- 2. Motion to approve Ordinance 20-003, an Ordinance proposing the establishment of a Special Service Area (SSA) for the Square at Goodings Grove, providing for a Public Hearing on this matter?**

Trustee Sweas made a motion to approve the Ordinance, second by Trustee Gray.

Director of Planning and Zoning Vijay Gadde gave the Board a brief update on the proposed Ordinance. He stated that on March 20, 2019, the Village of Homer Glen and Oak Creek Development Partners, LLC entered into a Development Agreement with respect to the development of the townhomes and future commercial lots at the Square at Goodings Grove. The proposed Special Service Area consists of approximately 13.49 acres and is generally situated on the on the east side of S. Bell Road and south of Glengary Drive.

The proposed Ordinance provides for the establishment of a Special Service Area (SSA) to provide for the care and maintenance of the "Common Areas" which shall include but are not limited to detention areas, lift stations, common landscaped areas, subdivision monuments, outdoor lighting, signage, and any other common areas of the subdivision.

The Proposed SSA is to be "dormant" and no taxes levied or collected unless the Common Areas are not properly maintained or cared for by the property owner or a property owner's association.

This Ordinance only *proposes* establishment of the SSA. The Village Board may adopt a separate Ordinance establishing the Village of Homer Glen Special Service Area No. 20-001 and authorizing the proposed tax levy at any time following the close of the public hearing. Passing the Ordinance would be the first step of the process.

Trustee Gray noted that the purpose of having a Special Service Area was if the particular Home Owner's Association for that developed area were to cease to exist and there were matters that needed to be addressed the cost would not fall to all the tax payers of Homer Glen but rather to the tax payers of that particular Special Service Area.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Holtz

The Mayor did not vote.

The motion carried.

3. Motion to recommend approval of Resolution No. 20-002, a Resolution Adopting a Complete Streets Policy for the Village of Homer Glen?

Trustee Rodgers made a motion to approve the Resolution, second by Trustee Pazmino.

Development Services Director gave a brief update to the Board regarding the Resolution. He stated that Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient.

There is no singular design prescription for Complete Streets. Each one is unique and responds to its community context. A complete street may include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more.

A Complete Street in a rural area will look quite different from a Complete Street in a highly urban area, but both are designed to balance safety and convenience for everyone using the road.

Complete Streets help create livable communities for various types of users, including children, people with disabilities, and older adults. Complete Streets improve equity, safety, and public health, while reducing transportation costs and traffic woes.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Holtz

The Mayor did not vote.

The motion carried.

4. Motion to approve an agreement between the Village of Homer Glen and Found Design LLC (d.b.a. MERJE) for professional and technical assistance in conjunction with the Village of Homer Glen Branding Plan Project in the amount of \$24,950 plus a maximum not to exceed \$2,750 for one additional travel trip as needed by mutual agreement?

Trustee Gray made a motion to approve the agreement with Found Design LLC (d.b.a. MERJE), second by Trustee Burian.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Holtz

The Mayor did not vote.

The motion carried.

5. Motion to approve TRIA Architecture's proposals for architectural and engineering services for selected phases of Heritage Park in the amount of \$450,468.24?

Trustee Burian made a motion to approve TRIA Architecture's proposals, second by Trustee Gray.

Jim Petrakos asked the Board if they had any questions in regards to the proposal. Trustee Sweas addressed concerns about the trees that would be removed. Trustee Gray questioned the substantial completion date of the swings which was estimated to be completed on September 4, 2021. It was noted that the correct date should be September 4, 2020.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Holtz

The Mayor did not vote.

The motion carried.

I. WORKSHOP ITEM

1. Glenview Walk Park Discussion

Assistant to the Village Manager Matt Walsh gave a brief discussion regarding Glenview Walk Estates Park.

After focusing on neighborhoods with available land, the Parks and Recreation Committee identified the following three (3) subdivisions and neighborhoods as priorities for development.

- 1) Glenview Walk Estates
- 2) Meadowview West
- 3) Country Woods/Twin Lakes

Glenview Walk Estates: The subdivision's closest parks, Stonebridge and Evelyn's Gate North, are on the south side of 159th Street and therefore are not accessible by walking. The subdivision also has no trail connection. The subdivision submitted a petition to the Parks and Recreation Committee in 2018 with signatures representing 26 households and residents have consistently been attending Committee meetings. The Village currently owns a .88 acre lot.

Feasibility of a Park in Glenview Walk: An aerial of the Village-owned lot with dimensions of buildable land is attachment 4. The Committee discussed the feasibility and cost of developing play equipment on the parcel. Although the lot is smaller than other Village parks, the space can fit a comparable playground footprint. The table on the next page shows that the footprint for play equipment is relatively consistent regardless of the overall size of the park. To get an idea of what could fit on the lot, staff met with a representative from Cunningham Recreation to select play features for the potential park. For reference, Attachment 6 is a proposed playground concept plan and rendering. The proposed playground area footprint shown in the plan is similar to that of other Village parks. A playground's footprint is the area of protective

surface that surrounds playground equipment. There are safety zones around equipment that are commonly mulch or rubber.

Village Park	Size of Park	Total Playground Area Footprint
Glenview Walk Estates Lot	.88 acres	5,875 sq. ft*
Kingston Hills Park	1.27 acres	5,232 sq. ft.
Erin Hills Park	1.46 acres	3,653 sq. ft.
Evlyn’s Gate North Park	2.73 acres	6,404 sq. ft.
Goodings Grove Park	3.56 acres	4,673 sq. ft.
Stonebridge Park	5.87 acres	6,156 sq. ft.

*proposed playground footprint from Cunningham Recreation

The concept plan includes a play area for 2-5 year old as well as 5-12 year old, each with a swing set. The proposal from Cunningham also includes an option for a 16’ foot pavilion structure that can be constructed in the center of the park.

Cost, Budget Implication, and Delivery Method: The FY20 Budget includes \$300,000 for neighborhood park development. The cost of equipment as shown on the layout created by Cunningham Recreation is;

Option 1 (Engineered Wood Fiber)	\$81,458.53
Option 2 (Poured in Place Safety Surfacing)	\$187,095.46
Optional Park Shelter	\$12,986.80

Those costs do not include any construction or installation costs.

If the Board wants to proceed with the park, there are two options for delivering construction. The first is to work with Cunningham Recreation on installation specifications and bid out construction for the proposed layout. The other is to issue a Request for Proposals (RFP) for design-build services. This option allows the Village to receive proposals from a number of firms that will design, procure and install the playground equipment. This method allows the Village Board, Parks and Recreation Committee and residents to offer input on the design selection and forces firms to offer competitive pricing. Staff will include specific requirements in the RFP so that costs are within budget and the playground features meet expectations.

Estimated Timeline for Design-Build RFP Option:

Issue RFP	Late February 2020
Receive Proposals	End of March 2020
Consideration of Proposals	April 2020
Approval of Proposal	Mid to Late April 2020
Construction	May - June 2020

The Board gave direction to staff to proceed with the RFP and to include alternates for lighting and fencing at the site.

J. OLD BUSINESS

Trustee Burian read the following:

There are two quick interrelated topics that I'd like to quickly comment on.

One is branding/marketing which we discussed tonight and why it's important and the other is the recent passage of our new sign ordinance.

There is a recent example of where, in my opinion, we need to be better as a group or we will be wasting thousands of dollars on this marketing/branding effort.

Recently, we passed a new sign ordinance in an effort to be more business friendly.

We spent months as a board doing multiple workshops, visual surveys and tweaking the details. CED discussed this topic and gave their input.

We all had ample opportunity to weigh in from the beginning and every step of the way to advocate for why we thought various changes were or weren't necessary.

What we ended up passing was, in my opinion, a sign ordinance that was very pro-business.

As a few examples, we:

- 1. Simplified and clarified the confusing language making it more user friendly and cutting down on variance requests which cost businesses time and money.**
- 2. Expanded allowable sign types**
- 3. Allowed Box signs**
- 4. Increased the multi-tenant monument sign height from 10' to 15'**
- 5. Allowed wall sign on secondary elevation to be the same as primary (the old ordinance restricted secondary signs to 75% of primary.)**
- 6. Increased the allowable sign area from 65sf to 100sf for single tenant and 120sf for multi tenant.**
- 7. Allowed masonry clad dual post signage**
- 8. Allowed for additional development sign for Planned Developments over 2 acres**
- 9. Increased allowable tenant panels from 4 to 6.**
- 10. Loosened masonry requirement for monument signs. Saving businesses money.**
- 11. Reduced the setback for monument signs in Business Districts from 15' to 5'. Providing better visibility for businesses.**

By my count that is 11 pro-business changes to our signage ordinance and I know there are more. They all begin with terms like Allowed or Increased or Loosened or Expanded. Keith, Sharon, Beth and I, along with the Mayor voted to make these pro-business changes to our sign ordinance.

Trustees Holtz and Pazmino voted against these pro-business changes and I can respect that. At the time of the vote, Trustees Holtz and Pazmino said they were No because the new ordinance did not allow digital or electronic signage.

I can respect those reasons. Good people can have different opinions and not be disagreeable. I will say that not even Orland Park allows the electronic signs and inflatable waving men that they wanted and Orland Park seems to be ok with business recruitment.

But where this circles back to the marketing/branding effort is this.

I was recently forwarded social media posts that talk about our sign ordinance being anti-business. And 2 of our trustees who voted against it, agreeing with that narrative in multiple posts.

And without even a mention of the many pro-business changes I just talked about.

That does not help our marketing of this town. That does not say to potential business owners, come to Homer Glen- we are working to be more business friendly. It says the opposite.

"Perfection is the enemy of progress."

That's a quote I often think of and have learned to implement as an elected official.

This process can be frustrating at times. You don't always get 100% of what you want. It's a democracy, not a kingdom and that's by design.

I didn't get everything I wanted in the ordinance and I'm sure others can say the same, but when I agree with 95% of something in a democracy, I take the win and live to fight another day on the things I didn't get.

I wish Ann and Ruben would have voted YES for the 95% of what they supported in the signage ordinance, instead of NO because of the 5% they didn't get.

Because then they could have talked about why they voted yes and help highlight the most pro-business signage ordinance this village has ever had, while still reserving the right to continue to advocate for electronic signs in the future.

That's how we build a community up. That's how we tell people we are open for business.

That's how you build a brand and market to new opportunities as a village, in my opinion, and I hope we can get to that here soon.

If not, we are wasting taxpayer dollars and working against ourselves.

Once finished, Trustee Pazmino disagreed with Trustee Burian on the idea that he was "anti-business" based on the fact that he voted no for the sign ordinance. Trustee Pazmino also defended his Facebook post in which he was showing support for a local Homer Glen business that violated the sign ordinance and stated, "Show me something on there that was false, and I will resign." Trustee Pazmino also stated that he supports the businesses of Homer Glen and will continue to do so and he believed the sign ordinance was too strict and needed more flexibility for the businesses.

The Board concluded Old Business and agreed to focus on plans for the 143rd Street construction and how it will impact the business owners along 143rd Street over the next few weeks.

K. NEW BUSINESS - None

L. ADJOURNMENT

Trustee Sweas motioned to adjourn, second by Trustee Pazmino.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Holtz

The Mayor did not vote.

The motion carried.

The meeting was adjourned at 8:37 p.m.



Gina Villasenor, Deputy Clerk

Approved at the Board of Trustees Meeting dated May 13, 2020