

Community & Economic Development Committee

Minutes of the Meeting on
February 14, 2017

**Village of Homer Glen
14240 151st Street, Homer Glen, IL 60491
Community Meeting Room**

1. Call to Order.

The meeting was called to order at 7:00 p.m. by Mayor Yukich.

2. Pledge of Allegiance to the Flag.

3. Roll Call.

Members present were Mayor George Yukich, Chairman Brian Burian, Dan Fleming, Keith Gray, Jim Orban, Bob Schmidt and Jerry Young. Jodi Adelman, Dan Kenney and Bob Kman were absent. Also Present: Village Manager Mike Mertens and Economic Development Director Janie Patch. A quorum was established.

4. Minutes.

Bob Schmidt made a motion to approve the Committee minutes of January 10, 2017, seconded by Jim Orban. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

a) Sports Complex Status.

Mayor Yukich indicated that he and staff will be meeting with the consultant next week for a briefing session on the financial feasibility analysis for a sports complex.

b) Lemont Boundary Agreement.

The Village of Lemont is proposing a draft agreement that generally uses 135th Street as the boundary line. The exception is a triangle-shaped area in Will County that lies between I-355 and Archer Avenue south of 135th Street within Homer Glen's planning jurisdiction. Manager Mertens met again with his counterpart in Lemont last week. Lemont is in concurrence with the proposal to share 50% of the 1% sales tax from any future retail development that occurs within the subject triangle area. Homer Glen also proposed that the triangle area be made available for commercial versus industrial uses and developed to the highest standards in place. Lemont is not in favor of any proposed use or standards restrictions. However, Lemont is agreeable to providing water and sewer services if future redevelopment occurs for the Homer Glen jurisdiction parcels along the south side of Archer Avenue. Metropolitan Water Reclamation District (MWRD) approval for the boundary adjustment and an intergovernmental agreement with Lemont would be necessary to service the Homer Glen parcels in this area.

Going east, there is consensus with Lemont to use 135th Street as the boundary between the two communities. The parcels south of 135th between Parker and Bell Roads that are not currently incorporated Homer Glen would become part of Homer Glen's planning jurisdiction under the proposed boundary agreement. Lemont will prepare a draft boundary agreement proposal for consideration by the Homer Glen Village Board next month.

Lemont mentioned that a gas station could be a possible use in the subject triangle area. Keith Gray asked for clarification on the revenues that would be shared with Homer Glen with a gas station use. Only the 1% state sales tax would be shared with Homer Glen with a proposed 50% split. Lemont is a non-home rule community and does not have a local fuel tax.

6. New Business.

a) Infrastructure Updates.

i. Fiddymment Creek Sanitary.

A critical path timeline is being created for the project with a goal to be operational in September 2017. The consultant is working on a plan for the location of stubs and related cost estimates for the business prospect under contract at the NEC 159th/Gougar Road.

ii. 159th Street Water Main.

A similar timeline with the water main extension operational in September 2017 is possible. The consultant is identifying appropriate locations for taps and hydrants. Illinois American Water has agreed to allow the Village to fully recapture all costs as development occurs with no deadline before the water main is turned over to ILAW.

b) State of the Village (March 15, 2017).

The State of the Village event is a networking opportunity. CED Members who plan to attend are encouraged to spread out among the tables to take advantage of this opportunity with Chamber members.

c) Subdivision Ordinance RFP.

The subdivision ordinance update is a current budget project. The consultant will update, clean up and standardize to Homer Glen standards the ordinance that was essentially adopted from Will County at the time of Village incorporation. The updated ordinance will be more user-friendly.

d) Development Handbook.

The newly composed Development Handbook is user-friendly and will replace a 45-page document currently accessed on the Village website.

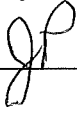
7. Public Comment.

There was no public comment.

8. Adjournment.

Motion by Bob Schmidt, seconded by Dan Fleming to adjourn. *Motion carried.* The meeting was adjourned at 7:30 p.m.

Respectfully Submitted:



Janie Patch
Economic Development Director