

# **Village of Homer Glen**

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

**February 22, 2017**

**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 February 22, 2017 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, Beth Rodgers, Christina Neitzke-Troike, Brian Burian, Carlo Caprio, and Michael Costa. All remained present throughout the meeting. Also present on behalf of the Village were Village Manager Mike Mertens, Village Attorney Eric Hanson, Treasurer John Sawyers, Assistant Village Manager Heather Kokodynsky, Chief Building Official Joe Baber, Director of Planning & Zoning Vijay Gadde and Deputy Clerk Gina Villasenor.

*A quorum was established.*

**D. APPROVAL OF AMENDMENTS TO THE AGENDA - None****E. APPROVAL OF MINUTES**

## 1. February 8, 2017

Trustee Costa made a motion to approve the Village Board meeting minutes of February 8, 2017, seconded by Trustee Sweas.

*Voice Vote:*

Ayes: (6) Trustees Costa, Caprio, Rodgers, Sweas, Burian, and Neitzke-Troike

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**F. SCHEDULE OF ACCOUNTS PAYABLE**

Trustee Neitzke-Troike made a motion to approve the accounts payable for the period of January 27, 2017 through February 23, 2017; seconded by Trustee Costa.

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

Ayes: (6) Trustees Costa, Caprio, Rodgers, Sweas, Burian, and Neitzke-Troike

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 Yukich:****• Village Hall Email Address:**

Effective immediately, the domain name in all Village of Homer Glen email addresses has changed to “@homerglenil.org.” All usernames will remain the same. This change provides uniformity with our website domain name and is consistent with our Village brand. The current directory of contact information for Village elected officials and staff can be found on the Village website.

**• Heritage Park Draft Concept Plan:**

The Village is continuing to work with Planning Resources Inc. to develop a concept plan report for Heritage Park. The draft conceptual plan is now available and can be viewed on the Village website at [www.homerglenil.org](http://www.homerglenil.org) Phase 1 of this project is anticipated to begin in the summer of 2017.

**2. Trustees****Trustee Caprio****• Reporting for the Parade and Festival Committee:**

As a reminder, Homer Community Festival will run from Thursday, June 22, 2017 through Sunday, June 25, 2017. The festival will be located at the Northeast Corner of 151<sup>st</sup> and Creme Road. Plans are falling into place, and we are looking forward to another successful event. Trustee Caprio welcomed his nephew Vinnie Caprio, a student from Xavier, who was attending the meeting for a school project.

**Trustee Sweas:****• Reporting for the Environment Committee:**

The Earth Day-Arbor Day event is scheduled for Saturday, May 20, 2017. The Environment Committee is looking for more volunteers and student community service hours will be offered. Sponsorship is also available.

Plans are underway for the Spring Public Parkway Tree Planting Program. Letters have been sent to residents located adjacent to selected planting sites. If you have had a tree removed from the parkway adjacent to your property and would like to have a tree planted, please contact Sue Steilen at the Village Hall at 708-301-0632 to be added to the waiting list.

The Environment Committee is also working on ideas for the Tree City USA Growth Award. Lastly, the Village of Homer Glen and Homer Township Stargazing event will take place on Friday, April 28, 2017. We are currently working on finalizing a location. The event will take place at Heritage Park or Trantina Farm.

**Trustee Rodgers:****• Reporting for the Public Services and Safety Committee:**

The Village is currently working with Highway Commissioner Mike DeVivo to get poles installed on Derby Lane for radar signs. Speed counters were installed this week on Wedgewood Drive as well as the approved stop sign at the intersection of Pine Hill Drive and 167th Street.

**Trustee Burian:****• Reporting for the Community and Economic Development Committee:**

We would like to welcome Starbucks, located at 142<sup>nd</sup> and Bell Road, which recently opened. Chipotle will be opening on April 11, 2017.

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

General Fund	\$ 5,532,318.73
Special Events Fund	\$ 62,583.00
Environmental Fund	\$ 68,774.92
Motor Fuel Tax Fund	\$ 3,380,017.26
Park and Recreation Fund	\$ 2,752,464.85
Debt Service Fund	\$ 1,335,663.91
Capital Project Fund	\$ 1,024,030.84
EAB Tree Replacement Fund	\$ 421,740.01
Capital Bond Fund	\$14,928,985.56
Total Cash and Investments	\$29,506,579.08 (All Funds)

4. **Deputy Clerk:** No Report
5. **Village Attorney:** No Report
6. **Public Safety Officials:** No Report
7. **Village Manager:** No Report

#### H. PUBLIC COMMENT

1. Diane Halerz, Homer Glen Resident, spoke of her concern regarding the ongoing flooding occurring in her yard due to a road that was built which blocks the water from flowing into the pond behind her home. She stated that she has been fighting with the Village for numerous years regarding this problem and nothing has been done to correct the situation. She also stated that she is aware that part of the problem is that Will Cook Road, which blocks the water from flowing into the pond behind her home, is a Cook County Road. However, she lives in Homer Glen and feels the Village should be helping her with the problem. Mayor Yukich stated he was aware of the problem and did contact Cook County. According to Diane Halerz Cook County came out and did something with the sewers but it did not help. Mayor Yukich stated he would speak with Development Services Director Michael Salamowicz and Chief Building Official Joe Baber to further discuss the situation and would call her the next day.
2. John Kooi, Homer Glen Resident, spoke regarding the movie Hacksaw Ridge. He wanted everyone to know what a fantastic movie it was and encouraged all to rent it.
3. Paula Tucek, Homer Glen Resident, spoke of her concern regarding leaf burning. She stated that she moved to Homer Glen for the community and harmony in nature but every nice day in the Spring and in the Fall she has to stay indoors because someone is burning leaves. She has spoken with Village Manager Mike Mertens and Chief Building Official Joe Baber. She understands the leaf burning ordinance but feels not many people follow it. She has tried contacting the fire department as well as the Will County Sheriff but has received no help. Trustee Beth Rodgers mentioned that we now have a full time Code Enforcement Officer, Casey Strugielski, and wanted to make sure that Paula had his contact information. Village Manager Mike Mertens stated that the issue will need constant reinforcement. He also said he will coordinate with the fire department, the sheriff and Village staff to discuss the matter and work out a game plan.

**I. LEGISLATION AND ACTION ITEMS****1. Motion to Grant a One Year Extension of the Special Use Permit and Final Development Plan for Waterfall Place, 12500 W. 159<sup>th</sup> St., Homer Glen, IL.**

Trustee Caprio made a motion to approve the Extension of the Special Use Permit and Final Development Plan, seconded by Trustee Burian.

Trustee Sweas and Trustee Costa had questions regarding the start time of the project. Representative Joe Fahey from Legacy Development Group, LLC, stated that they are currently working with Judlau Contracting, Inc. and are in the process of finalizing their agreement. Once that is done, they will be ready to start. Trustee Burian asked if Legacy Development Group, LLC, could give a brief overview of the project and what it will bring to the community of Homer Glen. Representative Pat Gardner stated that when the project is finished there will be a 75,000 square foot area which will contain shopping, restaurants, retail, offices and entertainment all wrapped into one. There will also be 500 plus parking spots, which is why we are working with IDOT. Mr. Gardner also stated that it's a big development and there is no reason to develop it before the road is done. If we can tie in the development with the road in the start of our project then it's a win-win.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**2. Motion to Approve Ordinance No. 17-004, an Ordinance Granting (1) a Variance to Reduce the Required Minimum Lot Width/Lot Frontage From 330 Feet to 317 Feet, (2) a Variance to Reduce the Required Minimum Lot Area From 10 Acres to 4 Acres, and (3) a Variance to Allow a Side Yard Setback of 0 Feet for an Agricultural Structure in Lieu of the 100 Feet Required in the A-1 Agricultural Zoning District for Certain Real Property Located at 15517 W. 151<sup>st</sup> Street (Michael Jessup; Case No. HG -1633-V).**

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

A brief discussion took place regarding approving a side yard setback of 0 feet as proposed in the Ordinance. The consensus of the Board was to approve the Ordinance and require a side yard setback of a minimum of 5 feet with a request for ten feet in lieu of the 100 feet required, if the proposed agricultural structure can be placed 32.5 feet away from the high water mark of the adjacent stream.

Trustee Burian amended his motion with the aforementioned changes for the third variance, seconded by Trustee Rodgers.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**3. Motion to Approve the Bid Proposal from Landscape Supply, Inc. for the 2017 Spring and Fall Public Parkway Tree Planting Program.**

Trustee Caprio made a motion to approve the Bid Proposal, seconded by Trustee Costa.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**4. Motion to Approve an Agreement with National Research Center, Inc. to Conduct the National Citizen Survey in an Amount Not to Exceed \$16,830.**

Trustee Costa made a motion to approve the Agreement, seconded by Trustee Neitzke-Troiike.

Village Manager Mike Mertens gave a quick summary regarding the National Citizen Survey. The survey is a set of customizable questions intended to measure eight aspects of community livability. It is a scientific random-sampled survey of 1,500 households. The survey has been used by more than 300 communities in 45 states and is endorsed by the International City/ County Management Association.

Trustee Burian stated that when the survey was brought to the Community and Economic Development Committee it was received extremely well. They liked the fact that it is a scientific survey that will offer valuable data. It's a good investment to take the pulse of the community and build strategic plans off of it while holding the Village accountable. Trustee Rodgers also was in favor of the survey but she did state that she was concerned with the fact that not everyone in Homer Glen has the same zip code. She wants to make sure that the survey will include all residents that are in the boundaries of Homer Glen.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**J. OLD BUSINESS**

None

**K. NEW BUSINESS**

None

**L. ADJOURNMENT**

Mayor Yukich stated that executive session was cancelled for tonight's meeting and would be rescheduled for the next Village Board meeting.

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

*Voice Vote:*

Ayes: (6) Trustees Sweas, Burian, Caprio, Neitzke-Troike, Costa and Rodgers

Nays: (0)

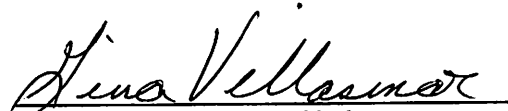
Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

The meeting was adjourned at 7:59 p.m.

  
Gina Villasenor, Deputy Clerk

*Approved at the Board of Trustees Meeting dated March 8, 2017*