

# **Village of Homer Glen**

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

**February 28, 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 February 28, 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, 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. PUBLIC HEARING FOR A BOUNDARY AGREEMENT BETWEEN THE VILLAGE OF LEMONT AND THE VILLAGE OF HOMER GLEN**

Trustee Rodgers made a motion to open the Public Hearing, 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.*

Mayor Yukich stated the public hearing for a boundary agreement between the Village of Lemont and the Village of Homer Glen is open for comments.

*There were no comments from the audience.*

Trustee Gray made a motion to close the Public Hearing, second by Trustee Caprio.

*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 Rodgers made a motion to approve the Accounts Payable for the period of January 26 through February 28, 2018, second by Trustee Sweas.

Trustee Gray noted the invoice for Homer Harvest Days in the amount of \$9,810.52, which he requested be removed from the schedule the prior month has been included. Trustee Gray stated that since this event has been cancelled for 2018, he had no problem with it being included in this Accounts Payable schedule.

*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:

- Will County Division of Transportation Public Meeting

The Will County Division of Transportation has invited the public to attend an open house meeting to learn about the proposed improvements to 143<sup>rd</sup> Street between Lemont Road (State Street) and Bell Road. The meeting will be held on Wednesday, March 7, 2018 at 4 p.m. It will be located at Hadley Middle School at 15731 Bell Road, Homer Glen.

2. Trustees:

Trustee Caprio: On behalf of the Parade and Festival Committee: This year's festival dates are Thursday June, 21<sup>st</sup> through Sunday, June 24<sup>th</sup>. The fest will be held at the same location. The lineup of bands has been finalized, with a variety of music each night. New to this year's entertainment is a dueling piano show on Sunday, June 24<sup>th</sup>. We will be recognizing the Illinois Bi-Centennial throughout the Parade and Festival this year. The fireworks display is scheduled for Thursday night and set to a theme of Sweet Home Chicago. Special Needs Day is on Friday afternoon, where the Carnival will be free to all Homer Township residents who have children with special needs. As always, we are always looking for festival sponsors and volunteers; please contact Homer Township or the Village if you or your children are looking to volunteer. High school students can earn their service hours.

3. Treasurer: Village Treasurer John Sawyers read into the record the Treasurer's Report for the period ending January 31, 2018.

General Fund	\$ 5,346,888.13
Special Events Fund	\$ 62,938.01
Environmental Fund	\$ 84,793.72
Motor Fuel Tax Fund	\$ 2,421,752.83
Park and Recreation Fund	\$ 3,354,932.34
Debt Service Fund	\$ 1,989,147.09
Capital Project Fund	\$ 1,085,201.46
EAB Tree Replacement Fund	\$ 354,374.81
Capital Bond Fund	\$14,188,927.45
Total Cash and Investments	\$28,888,955.84 (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. Christy Nahser, Homer Glen resident, stated her concerns regarding Will County's plan to widen 143<sup>rd</sup> Street to four lanes with a center median. She stated her horse stable/farm is located on 31 acres

adjacent to the road, and fears the plan is too extreme and will result in dangerous conditions; especially, if she has to pull her horse trailer loaded with animals. As a longtime resident of Homer Glen and a supporter of the incorporation efforts to preserve the Village's rural character, she feels this plan is the antithesis of our Village's motto. She feels the road should be kept mostly residential as it currently is, and that a modest widening to allow for a center turn lane/mountable median would be safer and just as adequate. She asked the Board to oppose the road project and work with the residents to implore Will County that the current proposal is unsafe and the opposite of the Village's motto.

2. John Kooi, Homer Glen resident, made an emotional statement regarding the unfortunate school shooting in Broward County, Florida. He was curious what safety measures local officials have in place should something similar take place here.

## I. LEGISLATION AND ACTION ITEMS

### 1. Motion to Approve the Intergovernmental Cooperative Planning and Boundary Agreement between the Village of Lemont and the Village of Homer Glen.

Trustee Burian motioned to approve the Intergovernmental Cooperative Planning and Boundary Agreement, second by Trustee Caprio.

Trustee Sweas expressed her concerns about the Agreement. She stated she doesn't feel comfortable with the Agreement as written and does not want to give the area denoted on the attached boundary map to Lemont.

Trustee Burian explained that as it stands, we have no boundary agreement to the North that protects the Village's interests. There still remains a large area south of the line on the attached map that could be annexed by Lemont. On the heels of a large area of unincorporated Cook County annexing into Palos Park instead of Lemont, it is proactive for the Village to sign the agreement that would ensure the parcels in this area could annex into the Homer Glen and not Lemont. He further stated the parcels in question that Trustee Sweas mentioned, offer limited development opportunities for the Village, and bringing services such as sewer and water would be cost prohibitive for the Village, further it would be easier from a logistic standpoint, and less costly for Lemont to provide these services, so it's a win-win for both towns. (Lemont/Homer Glen Boundary Map attached)

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

Ayes: (5) Trustees Gray, Neitzke-Troiike, Burian, Caprio and Rodgers

Nays: (1) Trustee Sweas

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

### 2. Motion to Approve Ordinance No. 18-007, an Ordinance Granting a Special Use Permit for Indoor Recreation and Entertainment (Other Than Schools) in the C-2 Local Business District [Attachment 2, Table 2A (Permitted and Special Uses for Nonresidential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for certain real property at 15738 S. Bell Road, Homer Glen, Illinois [Eileen Ouimette d.b.a. We (Oui) Escape, Case No. HG-1805-S].

Trustee Gray motioned to approve the Ordinance, Second by Trustee Sweas.

At the request of Trustee Sweas, the Petitioner gave a brief explanation of how the "escape room" concept works.

*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 Ordinance No. 18-008, an Ordinance Granting:

- (1) a Variance to increase the maximum permitted square footage of accessory structures located on the subject property from six hundred fifty (650) square feet to one thousand four hundred seventy (1,470) square feet [Attachment 1, Table 1B (Site and Structure Bulk Requirements for Residential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen];

Trustee Caprio motioned to approve item (1) of the Ordinance, second by Trustee Gray.

Trustee asked the Petitioner Jerry Sullivan to give a brief explanation of the plans for the extra area requested. Assistant Planner McGinnis explained it would include the existing pool, the three car garage and the lower recreation room. The area would have a changing area, bathroom, and sitting area. Trustee Gray asked for clarification that the garage would be next to the existing house facing the street, and the accessory areas would be in the back of the three car garage.

*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) a Variance to increase the maximum gross width of driveways located on the subject property from twenty-eight (28) feet to fifty (50) feet [§220-614 (Other residential standards) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for certain real property located in the R-4 Single-Family Residential District at 14003 W. Erin Lane, Homer Glen, Illinois [Jerry Sullivan, Case No. HG-1807-V].

Trustee Caprio motioned to approve item (2) of the Ordinance, Second by Trustee Sweas.

Trustee Sweas asked for clarification on the existing driveway width and the plan to widen it as it approaches the garage itself.

*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 Approve Ordinance No. 18-009, an Ordinance Granting:**

- (1) a Variance to reduce the minimum required lot frontage and width for the subject property from three hundred thirty (330) feet to two hundred seventy-nine (279) feet [§220-502 (A-1 Agricultural District) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen];
- (2) a Variance to reduce the minimum required lot area for the subject property from ten (10) acres to five (5) acres [§220-502 (A-1 Agricultural District) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen];
- (3) a Variance to reduce the required side yard setback for agricultural structures located on the subject property from one hundred (100) feet to two (2) feet [§220-502 (A-1 Agricultural District) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen]; and
- (4) a Variance to reduce the required front yard setback for the residential structure located on the subject property from seventy-seven (77) feet to thirty-six (36) feet [§220-502 (A-1 Agricultural District) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for certain real property located in the A-1 Agricultural District at 15000 S. Will Cook Road in Homer Glen, Illinois [Sharon Bretl-Marrin, Case No. HG-1804-V].

Trustee Gray motioned to approve the Ordinance, second by Trustee Sweas.

Trustee Rodgers stated this is mostly “clean up” work resulting from when Homer Glen was unincorporated Will County.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**5. Motion to Approve Ordinance No. 18-006, an Ordinance Granting a Site Plan approval for the proposed site and building improvements to *Bump & Grind Auto Body, Inc.* located at 12640 W. 159th Street, Homer Glen, Illinois [Bump & Grind, Case No. HG-1803-SP].**

Trustee Rodgers motioned to approve the Ordinance, second by Trustee Caprio.

Trustee Rodgers thanked the Petitioner for being a wonderful addition to the community and hanging in while the 159<sup>th</sup> Street widening project continues. Director of Planning and Zoning Gadde gave a brief explanation of the project. Trustee Gray stated this is the first petitioner to follow the new procedures for project approval and asked the Petitioner’s opinion on the new process. There are no variances requested. Various Board members complemented the renderings and the Petitioner stated the revamped process went very smoothly and thanked the staff and the Board.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**6. Motion to appoint Andrew Panelli to the Environment Committee.**

Trustee Caprio motioned to approve the appointment, second by Trustee Burian.  
Trustee Sweas stated that Mr. Panelli was not present but his resume speaks for itself, and that he would make a great addition 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.*

**J. OLD BUSINESS - None****K. NEW BUSINESS**

Trustee Neitzke-Troiike asked to respond to John Kooi's remarks during Public Comment regarding the recent Florida school shooting. She stated she can understand his concerns. She relayed that while dropping her daughter off at daycare following the Florida shooting, she asked the center's Director what was their emergency plan, should a school shooting scenario take place here. She was told that they did not have such a plan in place. Trustee Neitzke-Troiike then called the other daycare and preschools in Homer Glen, and found none of them had such a plan. She stated she is working with Lt. Holuj of the Will County Sheriff to help develop a plan for these centers. Lt. Holuj added that there are plans in place at the area elementary K-8 schools and this has been ongoing for some time. Each school has an officer liaison and units have a presence at the schools during bus loading or unloading, and various times throughout the day. The schedule deliberately varies as another level of safeguarding the students.

**L. ADJOURNMENT**

Trustee Caprio motioned to adjourn, 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.*

The meeting was adjourned at 7:58 p.m.



Ann Holtz, Village Clerk

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