

# **Village of Homer Glen**

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

**March 14, 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 March 14, 2018 by Mayor Yukich at 7:02 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 Sharon Sweas, Keith Gray, Carlo Caprio, Brian Burian and Christina Neitzke-Troiike. All remained present throughout the meeting. Trustee Beth Rodgers was absent. 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, Economic Development Director Janie Patch, Assistant Village Manager Heather Kokodinsky, and Village Manager Michael Mertens. *A quorum was established.*

**D. APPROVAL OF AMENDMENTS TO THE AGENDA - None****E. APPROVAL OF MINUTES**1. January 24, 2018

Trustee Sweas made a motion to approve the minutes of January 24, 2018, second by Trustee Neitzke-Troiike.

*Voice Vote:*

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Rodgers

The Mayor did not vote.

*The motion carried.*

2. February 14, 2018

Trustee Caprio made a motion to approve the minutes of February 14, 2018, second by Trustee Gray.

*Voice Vote:*

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Rodgers

The Mayor did not vote.

*The motion carried.*

3. February 28, 2018

Trustee Gray made a motion to approve the minutes of February 28, 2018, second by Trustee Sweas.

Trustee Gray requested a correction to item (F) Accounts Payable at the top of page 3, the number should read \$9,810.52. Trustee Burian pointed out the vote tally for agenda item I.1, the Lemont Boundary Agreement, reads 6 ayes and it should read 5. The motion was amended to reflect these changes and the minutes will be corrected before being uploaded to the website.

*Voice Vote:*

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Rodgers

The Mayor did not vote.

*The motion carried.*

**F. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS****1. Mayor's Report:**

- Congratulations to the Homer Junior High School Wrestling Team

Congratulations to the Homer Junior High School wrestling team on their IESA (Illinois Elementary School Association) State Championship win at the IESA State Tournament in DeKalb. The team, which is coached by David Rush, claimed the title with 163 points. Way to go Mustangs! We hope to recognize them here at the next Village Board meeting on Wednesday, March 28.

- Proposed 143rd Street Improvements - Lemont Road to Bell Road Meeting

If you were unable to attend the Will County Division of Transportation meeting regarding the proposed improvements to 143<sup>rd</sup> Street between Lemont Road (State Street) and Bell Road, documents from the meeting are available for viewing on the Village website at [www.homerglenil.org](http://www.homerglenil.org).

- 159th Street Improvement Project

The Illinois Department of Transportation has approved acceleration for the 159<sup>th</sup> Street improvement project in Homer Glen, according to Illinois Transportation Secretary Randall Blankenhorn. Paving will start early this spring. IDOT is expediting the Homer Glen project to substantially complete the new four-lane configuration by the end of calendar year 2018. There will be additional work items that will need to be completed in 2019 such as landscaping. Most recently, the Village of Homer Glen was under advisement that the 159<sup>th</sup> Street project was on a trajectory that could take an additional year with substantial completion not anticipated until the end of 2019. Myself along with Trustee Brian Burian, reached out to State Representative Jim Durkin and Senator John Curran regarding the concern over the impact to the community and especially the 159<sup>th</sup> Street businesses with another year of project delay. Representative Durkin and Senator Curran worked together to communicate the local concern to IDOT to facilitate getting the road project back on track. On behalf of our 159<sup>th</sup> Street businesses and Homer Glen residents, I extend our great appreciation to Rep. Jim Durkin and Sen. John Curran for their facilitation. Road improvements are never easy on the community. We have been greatly concerned for the business impacts especially from an increasingly protracted time frame on the road project. We are grateful for the mediation on our behalf by our state elected officials. I also want to thank Homer Glen residents for their cooperation during the road construction and we encourage the community to go out of their way to support local business owners.

Trustee Burian added their meeting with Senator Curran and Representative Durkin was only 2 weeks ago and they expressed the concerns and how negative the construction delays have been for the community. Within 10 days they had the Secretary of IDOT here in our offices, and he drove the project, and he immediately made the decision to accelerate the construction schedule. This is huge for existing businesses trying to keep their doors open and also for attracting new development that is waiting for the project completion. Further delay would have increased the risk of losing potential development. Having great elected officials is so important and here we have two at the State level advocating for our community.

- Heritage Park Update

While Phase I construction of Heritage Park and the construction of a one mile walking path are

underway and will be completed in June, Phase II is about to begin. Phase II of Heritage Park will focus on the Active Core area amenities to be constructed in the 2018 season. Amenities will include a gazebo, sensory garden area, tennis courts, sand volleyball courts, bocce ball courts, corn/bean bag toss platforms, a nature play area, challenge course area and a fitness area.

- Water and Sewer Concerns

We are continuing to address concerns with water and sewer issues within the Village. To focus our concerns, we would like to hear from you. A Water and/or Sewer Comments form has been added to the Village website. The form can be completed online and printed copies are also available at the Village Hall. If you have any questions regarding this form, please contact Village Hall at 708-301-0632

2. Trustees

Trustee Gray: Reporting on behalf of the Public Services and Safety Committee:

- March is Poison Prevention Month in the Village & the State

In Illinois, more people are hospitalized for poisoning than for injuries from firearms and traffic crashes combined. Please visit the Illinois Poison Center at [www.illinoispoisoncenter.org](http://www.illinoispoisoncenter.org) for more details and information on staying and keeping safe.

- Tour of Will County Public Safety Complex-April 4th Meeting

The April 4th committee meeting is being moved to 5pm. We will start our meeting in the Board Room and then go for a field trip to the new Sheriff Complex on Laraway Road for a tour and presentation. Joe Baber will be sending out an e-mail with all of the details for anyone on the Village Board that would like to tour the facility with us.

- Traffic Calming

Radar and data collection devices are being readied for deployment and re-deployment in strategic areas in an effort to calm speeding and collect data for future planning.

- Parker Road

Homer Road District Commissioner Mike DeVivo reported that a culvert over a tributary of Long Run Creek that flows from Chickasaw into Old Oak Country Club is failing. They were able to stabilize the deterioration and continue to monitor its integrity. The culvert will need a full replacement soon, and the Road District is working on a plan.

3. Treasurer - None

4. Clerk – Reminder that there are two days left for Early Voting, which is taking place at the Homer Township Administration Building. In addition, the Clerk's office is completing the annual renewal for Business Registration and of approximately 300 commercial businesses, only 32 have failed to renew at this time, and the Clerk's office will be working with the Code Enforcement Officer to obtain their compliance.

5. Village Attorney – No Report

6. Public Safety Officials – Lt. Holuj reported on the Speedway gas station robbery that occurred on March 12. He stated a quick response, and assistance from the public and the Sheriff's investigative division, resulted in quick arrests.

7. Village Manager - No Report

## G. PUBLIC COMMENT

1. John Kooi, Homer Glen resident, expressed his concerns about recent tree trimming near Yangas Park that was being done by ComEd. He stated ComEd was utilizing heavy equipment, that the equipment was being driven on the Heroes Trail, and that the trail is not constructed to withstand the weight of such heavy equipment. He also expressed his concerns about detention and retention ponds that were constructed during the 143<sup>rd</sup> Street expansion between Bell Road and Will-Cook Road. He is concerned about the upcoming widening of 143<sup>rd</sup> Street from Bell Road to Lemont Road. The County needs to make storm water run-off a priority, because of several elevation changes throughout this stretch of roadway.

2. Wayne Fairbrother, Homer Glen resident, expressed his concerns over the Village's Municipal Investment Fund, stating its been a while since Treasurer Sawyers has provided an update on where things stand and requests a written report to be made available on the Village's website. He also expressed his concerns about the ongoing litigation with Illinois American Water. He wanted clarification on the specifics of the lawsuit and asked if another lawsuit was likely in order for the Village to acquire the distribution and sewer system. Mayor Yukich stated it would be very expensive and the other towns that are involved in the current lawsuit have their own distribution and sewer systems, so the Village would have to go it alone. It would take years, and the Mayor stated it is an unfortunate situation for so many but he doesn't see any simple or short term resolution to the issue.

## H. LEGISLATION AND ACTION ITEMS

### 1. Motion to Approve:

#### (1) Ordinance No. 18-010, an Ordinance approving a Preliminary and Final Plat of Subdivision.

Trustee Caprio motioned to approve the Ordinance, second by Trustee Neitzke-Troike.

Trustee Sweas asked for clarification regarding parking for the project, expressing concern related to the 143<sup>rd</sup> Street intersection widening and if it would affect the available parking per the Plat of Subdivision. Manager Mertens stated that the right of way being taken to expand the intersection is coming from the North side of 143<sup>rd</sup> Street and it will not affect this parcel of land. He stated that the County has not given the final plans for the intersection at this time.

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

Ayes: (5) Trustees Gray, Sweas, Caprio, Neitzke-Troike, and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Rodgers

The Mayor did not vote.

*The motion carried.*

- (2) **Ordinance No. 18-011 approving a Special Use Permit for a Planned Unit Development in the C-2 Local Business District [in accordance with Chapter 220 (Zoning), Article 9 (Planned Development) of the Code of the Village of Homer Glen]; and a Special Use Permit for:**
  - (a) Drive-through establishments on Lots 1 and 5,
  - (b) Outdoor seating for restaurants on Lots 1 and 5, and
  - (c) Extended hours of operation for Lots 1 and 5 [in accordance with Chapter 220 (Zoning), Attachment 2, Table 2A Permitted and Special Uses in Non-Residential Zoning Districts] for certain real property located in the C-2 Local Business District with PINs 16-05-11-206-001, -002, -and 003 at the southwest corner of 143rd Street and South Bell Road to construct a neighborhood shopping center. [Poplar Property Group, LLC, Case No. HG-1806-PS].

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

Trustee Gray expressed concerns regarding two multi-tenant monument signs that exceed the allowable area as provided by the Village's sign Ordinance. He stated this Ordinance does not specify any variances for these two signs. Planning and Zoning Director Gadde stated the signage is shown on the attached Exhibit D. Trustee Gray stated the Ordinance should be approved provided the two multi-tenant monument signs are removed from the plan. Director Gadde and the Village Attorney discussed that there was no explicit request for a size variance at the Plan Commission hearing, and there was no discussion on those two signs. The Village Attorney stated there needs to be a separate request for a variance for the size. The Petitioner's architect stated they have no problem removing the signs at this time and they can always bring that back at a later date.

Trustee Gray asked the architect about the proposed timeframe for development of the project. The architect stated that they are ready to move forward on the first phase and will be seeking a permit from the Village very soon. Trustee Gray also expressed concern about there being no left turn-in on 143<sup>rd</sup> Street. Village Manager Mertens said discussions with the County on these type of issues are still ongoing. The architect stated that discussions with the Shell gas station at the corner are also taking place to possibly add an access road between the Shell gas station and the project.

Trustee Burian asked about plans for sidewalks. The architect stated that discussions are ongoing because they do not have control over the corner property anyway but there will be some sort of decision that involves the County's plans and the affected property owners.

Trustee Burian stated this a great project and will be good for the town and is excited to see development on this corner finally progress. He asked the architect why some of the buildings in the renderings show awnings but not others. The architect stated that all of the buildings will utilize the same brick but they made a decision to give some variety by not adding awnings on all the buildings. Trustee Burian stated aesthetic wise he would like to see an awning on building 5. Trustee Gray agreed.

Trustee Gray amended his original motion stating that approval would be granted provided the two multi-tenant monument signs will be removed from Exhibit D of Ordinance No. 18-011, second by Trustee Burian.

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

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Rodgers

The Mayor did not vote.

*The motion carried.*

- 2. Motion to approve Ordinance No. 18-012, an Ordinance Approving and Adopting the Official 2018 Zoning Map of the Village of Homer Glen. It is understood that this adoption includes map amendments approved over the course of 2017.**

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

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

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

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Rodgers

The Mayor did not vote.

*The motion carried.*

- 3. Motion to approve Resolution No. 18-001, a Resolution Authorizing Participation in the 2018 ComEd Green Region Grant Program to obtain grant funding for a sensory garden as part of Phase II of the Village's Heritage Park Development.**

Trustee Sweas motioned to approve the Resolution, second by Trustee Neitzke-Troike.

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

Ayes: (5) Trustees Gray, Sweas, Caprio, Neitzke-Troike, and Burian

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Rodgers

The Mayor did not vote.

*The motion carried.*

#### **I. NEW BUSINESS**

**None**

#### **J. OLD BUSINESS**

**None**

#### **K. ADJOURNMENT**

Trustee Gray motioned to adjourn, second by Trustee Caprio.

*Voice Vote:*

Ayes: (5) Trustees Gray, Sweas, Caprio, Neitzke-Troike, and Burian

Nays: (0)

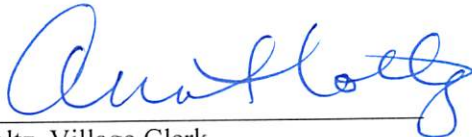
Abstained: (0)

Absent: (1) Trustee Rodgers

The Mayor did not vote.

*The motion carried.*

The meeting was adjourned at 7:43 p.m.



Ann Holtz, Village Clerk

*Approved at the Board of Trustees Meeting dated March 28, 2018*