



Village of Homer Glen

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

June 20, 2018

**Board of Trustees
Committee of the Whole Meeting**

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

A. CALL TO ORDER

The meeting was called to order on June 20, 2018 by Mayor Yukich at 5:05 p.m. in the Village Community Room, 14240 W. 151st Street, Homer Glen.

B. PLEDGE OF ALLEGIANCE TO THE FLAG**C. ROLL CALL**

Present were Mayor George Yukich, Trustees Sharon Sweas, Keith Gray, Beth Rodgers, Christina Neitzke-Troiike, Brian Burian and Carlo Caprio. Village Clerk Ann Holtz was absent. All remained present throughout the meeting. Also present on behalf of the Village were Chief Building Official Joe Baber, Facilities Manager John Robinson, Deputy Clerk Gina Villasenor, Development Services Director Mike Salamowicz, Director of Planning and Zoning Vijay Gadde, Finance Director John Sawyers, Assistant Village Manager Heather Kokodynsky and Village Manager Michael Mertens. *A quorum was established.*

D. PUBLIC COMMENT

None

E. DISCUSSION OF DRAFT STRATEGIC PLANS INITIATIVES

Village Manager Mertens gave a quick update on the Strategic Plan process. He stated that in April, 2017 the Village received the results from the National Citizens Survey. On November 2, 2017 the Village held the Strategic Plan kick off meeting. Then on January 17, 2018 the Village held the Strategic Plan Stakeholder Forum. On February 12, 2018 the Village had a presentation of the Environmental Scan. Two sessions were held in February 2018 and one in March, 2018. At the February 12 meeting, staff and the Board examined the operating environment and identified strategic priorities. Then on February 22, the staff and Board established desired outcomes, key outcome indicators and performance targets. Finally at the March 29 meeting, further discussion and development took place regarding strategic initiatives. The Village staff worked with consultant Mr. Craig Rapp, Senior Associate and President of Craig Rapp, LLC. and put together the six key strategic plan initiatives. The initiatives are economic development, financial stability, growth, intergovernmental partnerships, recreational amenities and infrastructure. Village Manager Mertens and staff came up with draft action plans for each of these initiatives to present to the Board.

1. Economic Development

Desired outcomes: Clarity on vision and strategy for commercial corridors, expanded tax base and increased developable land inventory.

Ways to accomplish initiatives: The first way is to reevaluate the land use map through updates by staff or by a consultant through a professional services RFP. Target completion date of August 2018 – December 2019. Second, reprioritize targeted market areas and update marketing and recruitment strategy. Proposed targeted market areas will be presented by staff to the CED Committee. Ultimately, updates will be made to the Business Connect Portal on the Village website. The targeted market areas will impact the revised land use map to be adopted in December of 2019. Target completion date of June 2019 – December 2019. Last, expand residential and commercial development. The Economic Development Director will update data on an annual basis for the following residential and commercial developments: Homer Glen Bell Plaza, O'Malley

Subdivision, Boo development, Goodings Grove development, M/I Homes, Paraskis development, Jensen development, Lieponis development and the Dunn frontage development. The target completion date of August 2018 – November 2021.

Trustee Burian asked if we would be using a consultant for the update of the Land Use Map. Village Manager Mertens stated it would be beneficial to use a professional service for the mapping of the plan as well as the graphics; however, the majority of the work would still come through staff.

2. **Financial Stability**

Desired outcomes: More diverse revenue sources, strategic allocation of revenue surpluses and financial stability.

Ways to accomplish initiatives: First, create a comprehensive revenue plan. The following revenue sources will be researched and projected: state taxes, non-state taxes, fines, and licenses and fees. Furthermore, investment policies will be review and an investment policy will ultimately be implemented. Target completion date of September 2018 – January 2019. Second, develop a long-term capital plan. Data will be obtained from Homer Township Road District and all departments to create an inventory of capital assets with age, cost and other information to ultimately determine costing replacement over a five-year period. Target completion date of October 2018 – April 2019. Last is ongoing fiscal monitoring and reporting. A budgeted revenue variance module will be created to track budget performance. Ultimately, the Village will submit an application for the Government Finance Officer's Association's Distinguished Budget Presentation Award. Target completion date of December 2018 – April 2019.

Village Manger Mertens noted that there was discussion in regards to doing an informational study pertaining to the hypothetical implementation of a municipal property tax on the Village residents. Mayor Yukich stated that when the Village became incorporated it was promised that a property tax would not be imposed on residents and noted that the topic should not be discussed. Trustee Gray stated that the Village should be a high value and low tax community; however, he is not opposed to learning about what would be best for the community. Village Manager Mertens stated that it would be for information only so the Board is aware of all their options regarding financial stability. Trustee Burian then stated that the Board should not get caught up on property tax specifically and it would be prudent for the Board to examine all possible revenue sources as far as the pros and cons. Trustee Burian noted that by examining the option, it does not mean they are supportive of a property tax and it could actually be used to educate the Board as to why a property tax would not be the right way to go. Trustee Burian also stated that to look at all revenue sources in not a bad thing for any organization even though the Board is in agreement it is not something this Board would actively consider today. Village Manager Mertens then stated that this study is meant purely for informational purposes. Mayor Yukich stated he is looking into other means of making money for the Village to ensure he will not have to impose a property tax on the residents.

Mark Tomczak Presentation, Sports Complex

Mayor Yukich introduced Mr. Mark Tomczak, Director of Baseball Operations with IL Crush Baseball. Mr. Tomczak gave a brief introduction about himself. He is an eighteen (18) year Homer Glen resident who is currently the President of IL Crush for the past ten (10) years. IL Crush is a non-profit organization with about eighteen (18) new teams this year. Twenty (20) of the kids that are currently graduating high school are going on to play college baseball, most of them on a baseball or academic scholarship. Mr. Tomczak discussed his background and experience with sport complexes. He stated that he has visited sports complex's all over the United States and when he visited the Grand Park Sports Campus in Westfield Indiana he was in awe of what they had put together. Mr. Tomczak stated that Grand Park is a 360 acre sports tournament facility designed to

host regional and national tournaments as well as local sporting events. The park includes thirty-one (31) grass synthetic multi-purpose fields for soccer, lacrosse and other field sports as well as twenty-six (26) baseball and softball diamonds. The park also has three (3) full size indoor multi-fields in a new 370,000 square foot facility that can host events year round. It was after his visit that he decided he wanted to learn more about them. He looked at travel sports and found that it is currently a fifteen billion dollar industry. Mr. Tomczak stated that parents like himself will spend about ten (10) percent of their income on travel sports for their kids. Since 2010, there has been an uptick with fifty-five (55) percent of parents putting their kids in travel sports such as baseball, lacrosse, soccer or hockey. Mr. Tomczak noted that the sports complex in Westfield Indiana has only been open for four (4) years and is already at max capacity. Mr. Tomczak went on to explain that when it first opened in June 2014 there was no commercial development around the area and now they have several hotels and restaurants that have opened due to the sports complex. Mr. Tomczak stated that a sports complex like this would be a good way for the Village of Homer Glen to bring in tax dollars and open space to the community. He then showed pictures of Grand Park to the Board. He stated that Westfield started the project back in 2012 by issuing a seventy (70) million dollar bond. The City of Westfield bought the property, developed it and then brought in different organizations to run the sports tournaments. Mr. Tomczak noted that Grand Park hosts big ten tournaments and are attracting teams from all over the United States. He stated that they are bringing in eight hundred to one thousand teams every year. Mr. Tomczak stated an area that they are looking at to build a sports complex on in Homer Glen is the Gallagher and Henry property, which is for sale and is around five hundred acres. They are aware that the boundaries are 151st Street, 159th Street, Cedar Road and Parker Road. Mr. Tomczak noted that the question being asked of him is, why so big? He stated Westfield started a little under four hundred acres but they had twenty-two hundred acres around them for development. Mr. Tomczak spoke with the developer today and was told that Grand Park is at full capacity. Grand Park averages two hundred and twenty five teams per week for just baseball, with another one hundred teams for softball and about one hundred to two hundred teams for soccer. He asked the Board to imagine drawing in those numbers to Homer Glen every week and in the summer. Mr. Tomczak stated that the taxes and the water bill are high in Homer Glen and this is something the Village can offer the residents to help keep the taxes lower. Mr. Tomczak discussed how other areas with a sports complex are running out of room to host games and tournaments. For future, Mr. Tomczak noted that he has groups such as the Little League World Series, the Midwest teams and Great Lakes teams which play in Illinois for the regionals before they go to Pennsylvania. However, Great Lakes has no permanent place to play. Great Lakes has stated to Mr. Tomczak if they build a sports complex in Homer Glen then they we will go. Mr. Tomczak noted that ESPN is a sponsor of those tournaments and they come in and build everything around one little stadium to host the games all week. Mr. Tomczak stated that this would give Homer Glen television coverage across the world. Mr. Tomczak went on to discuss the economic and revenue impacts that Grand Park has made on Westfield. Mr. Tomczak stated the following:

- Sports Campus Total Operations Impact 2014-2016: \$468.4 million
- Sports Campus Construction Impact 2012-2016: \$106.1 million
- Sports Campus Total Revenue Impact 2014-2016: \$35.7 million
- Total Output Annual Impact of Off-Site Visitor Spending 2017: \$254,871,006
- State and Local Revenue Impacts 2017: State was about 12 million and local was a little over 7 million

Mr. Tomczak noted that there were around 800,000 visitors the first year and a little over two million visitors in 2017 to the area.

Mr. Tomczak then asked if the Board had any questions. Trustee Caprio asked if they update the economic study annually. Mr. Tomczak replied yes; however, the numbers will pretty much stay

the same for 2018 because Grand Park is at max capacity. Finance Director Sawyers asked if Westfield had to redo the roads. Mr. Tomczak stated that Westfield was all farmland so they were able to do everything from scratch. Trustee Neitzke-Troiike addressed concerns with the roads around the area in which they would like to build the sports complex at. She stated that the roads are only two lanes and the sports complex would add more congestion to them. Trustee Burian asked if the project was city owned. Mr. Tomczak stated that yes, it is city owned and they contracted the people who work inside the sports complex to make the monies, but they do own everything. Trustee Burian then asked where Westfield came up with the money to build the complex. Mr. Tomczak responded that Westfield sold the rights of their water to a private water company for ninety-seven million dollars.

Trustee Gray asked about the hotel locations and he noted that the hotels are mostly in Carmel and not located in Westfield. Mr. Tomczak stated that yes, most of the hotels are in Carmel but once those hotels fill up they will start to open hotels in Westfield. Trustee Burian asked Mr. Tomczak how big he sees Grand Park getting ten (10) years from now. Mr. Tomczak replied that he thinks he could see them adding probably about twenty or twenty-five more baseball diamonds, almost doubling in size, because they have the land to build on. Trustee Burian then asked the if this is something Homer Glen would want to consider as far as having such a large sports complex built here. Mr. Tomczak stated he has looked at other communities and they do not have property big enough. He then stated if we were to build a smaller sports complex then the economic impact is not there. Trustee Burian then asked, for a park with five hundred acres, what would be the approximate attendance. Mr. Tomczak stated it would be around two and a half million visitors year round with majority of visitors arriving from March 1st to the end of October. Mr. Tomczak noted that for Homer Glen, about five hundred acres would be a great place to start with thirty-two (32) softball/baseball fields and thirty (30) soccer fields. Trustee Burian then asked how important it is for all of these sports to be in one location. Mr. Tomczak replied that you can divide things up but when you have a family coming in from out of town it is beneficial to have everything close together. He explained that if the family has two (2) kids playing in two (2) different competitions it is easier if it is just a walk to the next field. Mr. Tomczak then noted that scouts do come in to watch some of the kids play. The scouts will sit at the top of the concession stands with a 360 degree view. This allows the scouts to look at eight (8) teams at a time.

Trustee Burian then brought up the topic of financing options. Mr. Tomczak noted he has several investment groups that are ready to go and waiting on him to make a decision as to where they plan on building the sports complex. Trustee Gray addressed concerns that travel sports is somewhat of a new trend and trends have a tendency to go away. Trustee Neitzke-Troiike asked if residents in Westfield have access to the fields. Mr. Tomczak replied that they do but only on specific days. Trustee Burian then asked where Mr. Tomczak is looking for the money to come from to pay for the sports complex in Homer Glen. Mr. Tomczak stated that if the project is one hundred million dollars when it is all said and done, half from investors and the other half from the Village. Mr. Tomczak then stated that over the course of time, the Village is going to see that money back in less than ten (10) years between all the taxes and other profits. He then noted that it will make the Village a lot of money and it will take care of the tax problem that the Board was discussing earlier in the meeting. Trustee Burian then stated that the issue would be the fifty million dollars they would need from the Village. Trustee Burian stated that he thinks all of this is a great idea but the issue is putting a huge complex in Homer Glen at this time and trying to find the funding for it. Trustee Gray asked if it would be 50/50 as far as the profit on the gate revenue and concession stands. Mr. Tomczak stated that no, that would not be the case. The Village would have to be responsible of running the sports facility in order for that to happen. He then stated it would be beneficial for the Village to want to be in the business of making their money on every hotel room and every gallon of gas and other items sold in the stores.

Trustee Gray then addressed concerns that those profits that Mr. Tomczak just noted are not a sure thing; however, the gate revenue and the concession stand profits are guaranteed and those revenues are easier to project. Trustee Gray then asked if this would be a 50/50 partnership between the Village and Mr. Tomczak's investors. Mr. Tomczak stated that the private investors are going to ask the question, if this is a 50/50 split then where is our split on the tax dollars? Trustee Gray stated his issue with using private investor money and municipal money is that the private money is guaranteed and almost assured revenue, while the Village will be taking a risk. Trustee Gray stated that the Village would be spending municipal dollars and we cannot be that cavalier. Trustee Burian asked if the private investors would consider going with something smaller of a project than what Mr. Tomczak was wanting to do. Trustee Burian also asked what would be the number of acres that Mr. Tomczak would need to start the project. Mr. Tomczak replied no, that for them it would be a better profit if they went bigger than Grand Park. He then stated they would need at least 360 acres to get started on the project. Trustee Gray addressed concerns with the cost and stated that if the Village obtained a standalone bond for the land then the land backs up the bond. He then stated that the failsafe is you have twenty million dollars' worth of land backing up twenty million dollars' worth of debt. If something were to go wrong you could sell the land and your back to square one. If we go in fifty to secure it by twenty million dollars' worth of land our bonding authority is wiped out. We would not be able to finish anything. Finance Director John Sawyers asked if the investors would be willing to take the project on and then work with an incentive agreement such as some kind of kickback on the amusement tax and sales tax. Sawyers then stated this way you could probably get a better aggregate number over years as opposed to the up front land contribution. Mr. Tomczak stated that he thinks everything is on the table at this point and he has a variety of different investors right now. He stated that some of his investors are very aggressive and some are just looking to put money in and let it grow, while some are wanting to be involved. Mayor Yukich stated that he would need more information as to what Mr. Tomczak's investors are willing to put in. Trustee Rodgers also addressed concerns that if the project does happen this sports complex will be built close by subdivisions and she has heard that these games can run long into the evening hours. Mr. Tomczak stated he would challenge the Board to look at all of the complexes across the United States and look at their financials. He stated that the Board would see that the towns are doing extremely well. Trustee Gray asked what would be the next step in this process. Mr. Tomczak stated he will go back to his investors and will share with them what was discussed at the meeting tonight. He then stated that he did think that there was going to be more bonded money from the Village and will need to discuss that issue with his investors. Trustee Burian stated that Mr. Tomczak needs to make sure his investors are aware that they need to have additional conversations and this is not a commitment from the Board. Mr. Tomczak ended his presentation and thanked the Board for their time.

3. Growth

Desired outcomes: More diverse housing stock, enhanced open space and community character and a more walkable community.

Ways to accomplish initiatives: First, by doing a comprehensive housing market analysis. Staff will compile data on housing and buildable lots as well as a projected build-out of the community and potential housing types. The CED Committee, Committee of the Whole and the Plan Commission will provide input on revised housing and zoning policies. Target completion date is September 2018 – June 2019. Second, evaluate the conservation design ordinance. This initiative involves the review of conservation regulations for the purpose, applicability, lot sizes and open space requirements. Ultimately, the criteria may be revised for open space requirements and allow for higher density development in particular areas. Target completion date is November 2018 – March 2019. Next, the Village will need to examine open space opportunities. This initiative entails a

review of the 2004 Green Vision Plan and achievements since then. Furthermore, staff will explore alternative methods to obtain open space and ultimately seek Board direction on these methods. The target completion date is September 2019 – March 2020. Last, the Village will look at implementing the “complete streets” program. Staff will review current ROW requirements and research a complete street programs. Feedback will be sought from the Public Services and Safety Committee and ultimately a community education program will be developed to inform residents of the quality of life implications. Target completion date is January 2019 – August 2019.

Trustee Gray stated that it would be a good idea to modify the conservation regulations slightly to make it more appealing to the market place while still protecting the Village’s values. Trustee Rodgers agreed and stated that ultimately they are all looking for growth in the Village and it does not work under the current regulations. She then stated it is something the Board should look at to see if there are certain areas that need to follow those guideline and others that should not follow those guidelines. Trustee Burian stated that our current standards would ban the Northeast part of Homer Glen and noted that it would be a great idea to take a fresh look at the current regulations to see what needs to be changed.

4. Intergovernmental Partnerships

Desired outcomes: Fair and equitable provider relationships – Road District and Sherriff’s Department. Enhanced IT equipment and services and a clear vision for community boundary.

Ways to accomplish initiatives: First, the Village will evaluate Managed IT Services. The current contractor will be reviewed on the basis of quality and cost of service. If unsatisfied, the Village would conduct an IT assessment of the organization and consider joining an IT Consortium or issue another RFP for IT services. Target completion date is September 2019 – March 2020. Second, the Village will analyze the Sheriff’s contract. This initiative involves a review of the current contract by staff and the Public Services and Safety Committee and ultimately any revisions that are deemed necessary. An annual presentation will be made to provide the Board with an overview of the contract and any future or current needs with respect to police services. Target completion date is February 2019 – January 2021. Next, the Village will analyze the Road District contract. This initiative involves a review of the current contract by staff and the Public Services and Safety Committee and ultimately any revisions that are deemed necessary. An annual presentation will be made to provide the Board with an overview of the contract and any future or current needs with respect to the public works contract and the ten (10) year road program. Target dates of February 2019 – June 2019. Last, by creating a viable boundary strategy. The Village will review and implement necessary community boundary revisions with Lemont, Mokena, Orland Park, Lockport and New Lenox. Target completion date is August 2018 – February 2021.

Mayor Yukich stated he feels the Sheriff’s department is doing a great job. Trustee Rodgers and Trustee Neitzke-Troiike stated it would be good to just look at the contract and see if there are any adjustments the Board needs to make.

5. Recreational Amenities

Desired outcomes: Clarity on the future of recreation, Heritage Park that works for the community and expanded parks and trails system.

Ways to accomplish initiatives: First, the Village will revisit the comprehensive park plan. Feedback will be solicited from the Parks and Recreation Committee and the Village Board to determine updates to the Park Plan. Ultimately, the Plan will be updated by internal staff or through a consultant. Target completion date is September 2019 – January 2021. Second, staff will complete a Master Plan design and funding strategy for Heritage Park. This initiative involves the completion

of Heritage Circle, the 319 grant area, the Active Core area and determining funding capability and development options for future phases of the park. Target completion date is April 2018 – September 2019. The Village will then revisit the trails plan that was drafted in 2009. The trails plan will be reviewed and presented to the Parks & Recreation Committee and the Committee of the Whole to seek direction on potential updates to the plan (Note: The Trails Plan was never formally completed and adopted). Depending on the recommended updates, the plan will ultimately be updated by staff or by a consultant. Target completion date is February 2020 – July 2020. Next, the Village will look at developing community programs and an activities plan. This initiative will require the Village Board to determine the level of programming / activities (special events, recreational programming, etc.) desired for the community. Budget and staffing modifications will likely be required if modifications are recommended. Target completion date is September 2018 – October 2018. Last, the Village will look at expanding trail systems. This initiative includes completion of the following trail segments: Heritage Park main trail (1 mile), the 151st Street trail from Bell Road to Cedar Road (~3.0 miles), the 159th Street trail (5 miles), and the West extension to the Heroes Trail (1.5 miles). The target completion date is June 2018 – October 2021.

6. Infrastructure

Desired outcomes: Stable water rates, a water and sewer system that meets future needs and leverages growth and an improved storm water system.

Ways to accomplish initiatives: First, the Village will look at developing a long-term strategy for water/sewer rate stabilization. This initiative entails the acquisition of the pipeline, valuation consideration by the NWCWA and the Village Board and consideration of the options for local control over the distribution system. Target completion date is March 2019 – September 2019. Second, implementing the Fiddymet Creek sanitary sewer project. This project entails the construction of a sanitary sewer through the Fiddymet Creek Forest Preserve property to service the area bound by 159th Street and 151st Street to the South and North and Cedar and Gougar Road to the East and West. Target completion date is May 2018 – May 2019. Next, The Village will look at implementing the 159th Street water main plan. This project entails the construction of a water main to service the 159th Street commercial corridor from Cedar Road to Gougar Road. Target completion date is July 2018 – November 2018. The Village will then look at the utilities master plan for “gap areas.” This initiative entails hiring a consultant to review utility gap areas in the community. Input from the Public Services and Safety Committee will be sought. The target completion date is November 2018 – September 2019. Last, the Village will look at implementing a drainage improvement program. This initiative entails the identification, prioritization and completion of drainage improvement throughout the Village. Target completion date is April 2018 – November 2019.

Village Manager Mertens asked if there were any comments. Trustee Rodgers stated that getting a consultant to come in for different things like the land use map would be beneficial and should be included in the budget. She stated it will allow for a professional to come in and give the Board educated information. Village Manager Mertens stated that the Strategic Plan could be used as a set of goals, a guideline or it could also be formalized. Trustee Burian stated he felt it should be formalized and in the next three (3) years the Board could go back and revisit the goals. Trustee Burian stated that the plan is not set in stone and there is nothing that says you cannot go back and make changes to it. Trustee Burian then thanked staff for all the time and effort they put into the strategic plan.

F. OLD BUSINESS

G. NEW BUSINESS

H. ADJOURNMENT

Trustee Caprio motioned to adjourn, second by Trustee Sweas.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (0)

The motion carried.

The meeting was adjourned at 7:38 p.m.



Gina Villasenor, Deputy Clerk

Approved at the Board of Trustees Meeting dated September 12, 2018