



# **Village of Homer Glen**

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

**July 8, 2020**

**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 July 8, 2020 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 Ruben Pazmino, Beth Rodgers, Sharon Sweas, Broque Keith Gray, and Carlo Caprio. Also present on behalf of the Village were Village Clerk Christina Neitzke-Troiike, Village Attorney Eric Hanson, Assistant to the Village Manager Matt Walsh, Chief Building Official Joe Baber, Finance Director & Treasurer John Sawyers, Director of Planning & Zoning Vijay Gadde, and Village Manager Karie Friling. *A quorum was established.*

**D. APPROVAL OF AMENDMENTS TO THE AGENDA -**

Trustee Gray motioned to table item I.6, second by Trustee Rodgers.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Gray, Caprio, Rodgers, Backal, and Pazmino

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

**E. APPROVAL OF MINUTES****1. Motion to approve the minutes of the February 26, 2020 Village Board Meeting.**

Trustee Sweas motioned to approve, second by Trustee Backal.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Gray, Caprio, Rodgers, Backal, and Pazmino

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

**2. Motion to approve the minutes of the March 11, 2020 Village Board Meeting.**

Trustee Gray motioned to approve, second by Trustee Sweas.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Gray, Caprio, Rodgers, Backal, and Pazmino

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

**3. Motion to approve the minutes of the March 25, 2020 Village Board Meeting.**

Trustee Caprio motioned to approve, second by Trustee Pazmino.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Gray, Caprio, Rodgers, Backal, and Pazmino

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

**4. Motion to approve the minutes of the April 8, 2020 Village Board Meeting.**

Trustee Gray motioned to approve, second by Trustee Caprio.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Gray, Caprio, Rodgers, Backal, and Pazmino

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

**5. Motion to approve the minutes of the April 22, 2020 Village Board Meeting.**

Trustee Sweas motioned to approve, second by Trustee Rodgers.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Gray, Caprio, Rodgers, Backal, and Pazmino

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

**6. Motion to approve the minutes of the May 13, 2020 Village Board Meeting.**

Trustee Caprio motioned to approve, second by Trustee Gray.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Gray, Caprio, Rodgers, Backal, and Pazmino

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

**F. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS**

**1) Mayor's Report–****PLAN COMMISSION OPENING**

The Village is currently seeking letters of interest for a vacancy on the Plan Commission. Residents interested in serving on the Plan Commission must submit a letter of interest, along with a resume, addressed to Mayor George Yukich, Village of Homer Glen, 14240 W. 151st Street, Homer Glen, IL 60491 or email [village@homerglenil.org](mailto:village@homerglenil.org). The deadline for submitting is Friday, July 17.

**2) Trustee Gray –**

Trustee Gray thanked the members of CED committee for attending the workshop held on June 23, on the Village re-branding effort. Trustee Gray stated the consultant presented the body of work to date and solicited a lot of positive and constructive feedback from the committee members and other attendees.

Trustee Gray also stated he attended a few ribbon cuttings in the Village. Trustee Gray thanked the new businesses for their commitment to Homer Glen and Welcomed them. The Village is committed to making Homer Glen a place where business can thrive and serve our residents and businesses. As the signs around town say, “Now, More Than Ever, Shop & Din Homer Glen”.

Trustee Gray reminded residents, when possible, to shop and dine Homer Glen.

Trustee Gray also reported on the Community and Economic Development committee meeting scheduled for July 14, 2020, has been cancelled. The next scheduled meeting is August 11, 2020 at the Village Hal.

**3) Trustee Sweas – Reporting for Environmental Committee**

The Environment committee is focusing on reducing plastic waste. Environment committee is focusing on making July a plastic free month.

- 4) Village Manger Karie Friling reported that we are in Phase 4 and announced the Village is no longer doing zoom meetings. If a resident still feels uncomfortable about coming in, they may email the Village with their questions and we will get them addressed.

**G. PUBLIC COMMENT –**

**Keith and Krystal Johnson** – Keith and Crystal live in Old Oak South and have concerns about Mug Shots. Although they welcome new business, they feel welcoming a bar in this specific location, with the close proximity to homes, the outdoor patio can be concerning and asked the board to please think of the residents when making your decision.

Krystal Johnson also spoke on behalf of Kathy C. who could not make meeting, but had provided an email to be read by the Johnson's which was also sent to the Board Members. The concerns are noise, parking, noise and the side entrance/exit. Asked the Board to consider the residents that live close by when making their decision.

**Melissa Prado** – Ms. Prado stated she had addressed most of her concerns in an email in June

but also had additional concerns. Ms. Prado feels the residents near the proposed patio seating location will have to deal with noise, lights, and cigarette smoke. Ms. Prado also asked the Board to please deny the request for the entrance/exit area on the side of the building.

**Brian LaGiglia** – Mr. LaGiglia gave a timeline of how he felt the sale of the property at 15304 Bell Road, Homer Glen. Mr. LaGiglia feels the property is valued at \$150,000.00 to \$200,000.00. Mr. LaGiglia stated he buys property from municipalities for a living.

**Pam Bengtson** – Mrs. Bengtson wanted to clarify that Bengtson Farms did not buy the property surrounding Bengtson's farm, The property surrounding the Bengtson's Farm is individually owned by Mrs. Bengtson and Mr. Bengtson. Mrs. Bengtson also wanted to clarify Bengtson's Farm did not put a bid out for The property at 15304 Bell Road, Homer Glen. Mrs. Bengtson's wanted to clarify Her husband and herself are looking to purchase the property not Bengtson's Farm.

**Mitch and Tracy Szafran** – Mrs. Szafran stated she has a young teenage girl who feels uncomfortable to go outside in her own yard because of the workers and is worried it will only get worse with drunken patron. Mr. Szafran also stated the workers are making "cat calls" to the girls in the subdivision.

## H. CONSENT AGENDA

1. **The Accounts Payable for the period of June 26, 2020 through July 9, 2020 in the amount of \$278,409.86.**
2. **The Final Pay Estimate No. 11 from Austin Tyler Construction, Inc. for the Fiddymet Creek Sanitary Sewer Project, in the amount of \$29,676.72.**

Trustee Caprio motioned to approve the Consent Agenda, second by Trustee Pazmino.

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

Ayes: (6) Trustees Sweas, Caprio, Gray, Rodgers, Backal, and Pazmino

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

## I. LEGISLATION AND ACTION ITEMS

1. **Motion to approve Ordinance No. 20-025, an ordinance approving a Special Use Permit for outdoor seating associated with a permitted restaurant with an exception to reduce the required unobstructed adjacent sidewalk from five (5) feet to zero (0) feet, as required in Section 220.835 of the Village of Homer Glen Zoning Ordinance, for Mugshots Bar & Grill located at 13031 W 143rd Street, Homer Glen, Illinois in the C-1 Neighborhood Commercial Zoning District [Mugshots Outdoor Seating, Case No. HG-2003-S], subject to the following conditions?:**
  1. **The location of the outdoor seating area shall be limited to the area under the alcove along the front or north side of the tenant space, as shown on Attachment 4.**

2. **Provide one (1) bollard in the middle of each opening between the columns of the building alcove along the north edge of the outdoor seating area, for a total of four (4) bollards. Bollards shall meet the Building Code regulation for vehicle impact protection.**
3. **Update the parking lot landscaping island at the west end of the proposed outdoor seating area to include ornamental grasses.**
4. **Provide a six (6) foot by six (6) foot privacy fence panel along the south edge of the outdoor seating area. Provide a six (6) foot by six (6) foot privacy fence panel at the south end of the building alcove.**
5. **Provide one (1) planter on the south side of the privacy fence along the south edge of the outdoor seating area.**
6. **Provide three (3) shrubs at the south end of the building alcove.**
7. **Closing hours of operation for only the outdoor seating area will be restricted to 9 pm on weekdays from Sunday through Thursday and 10 pm on Friday and Saturdays.**

Trustee Gray motioned to approve, second by Trustee Caprio.

Trustee Sweas asked Director Gadde if Mugshots was coming in as a restaurant. Director Gadde stated they are. Trustee Sweas wanted to clarify with the residents that Mug Shots would not have to come to the board as a restaurant. Trustee Rodger's stated she is appreciative of Mugshots owners working with the Village staff. Trustee Rodgers concerns are the use of the side door, the noise levels, and the hours. Trustee Backal agrees with Trustee Rodger's and her contingencies. Trustee Caprio wanted to let residents know we can't stop businesses from opening in Homer Glen, but the Board does need to look more into the variances. Trustee Caprio stated our code enforcement does not work weekends at this time and it would be hard for the Village to police this. Trustee Sweas had concerns about the cigarette smoke, noise, and the lights from the TV. Trustee Gray thanked Trustee Sweas for stating the fact that we can not stop the business owner from opening the business. Trustee Gray stated the only issue at hand is the patio. Trustee Gray stated the landlord of the strip mall needs to come forward and help mitigate the strip mall to the residents behind the strip mall. Trustee Gray stated even without the patio, patrons would still migrate outside to smoke. Trustee Gray stated he would like to see some signage reminding the patrons that there are resident's nearby and to be considerate. Trustee Gray does not want to pit the residents against the business so he would like to see everyone to work together on this. Trustee Gray would like to see additional screening, but that is up to the Landlord along with garbage cleanup. Trustee Pazmino stated he does not want to set Mugshots up to fail. Trustee Pazmino feels we should make things practical for Mugshots to survive and to give the owners a chance. Mayor Yukich stated he agrees with the Trustees, but the Board does need to give them a chance. Trustee Rodgers asked for the Board to set a date on when the Board will be reevaluating the patio, lights, noise, etc.

Trustee Gray asked for developer to come forward. Steven Wood and John Smogun went to the podium to address the Board. Mr. Smogun stated he wants to be a neighborhood bar and be friendly neighbors. He apologized on behalf of his landlord for the "cat calls". He stated he put upgrades into the building and feels this is a win - win for the Village and the community. Mr. Wood stated they put a lot of time and money into this dream they had to open a bar. Mr. Wood stated the patio has been a part of the vision from the very beginning and this location was brought to them by the Village. Trustee Rodgers is concerned about the

West door(s).

After the discussion, Trustee Gray made a revision to his motion to add additional conditions. Trustee Gray stated West side access to be emergency side only. The following four conditions were added to the original motion;

8. **The northwest side access door shall be designated as emergency exit only.**
9. **The west side alcove be marked as ‘no smoking’.**
10. **The west side alcove shall have at least two signs asking patrons to “be considerate of the neighboring residents”.**
11. **Outdoor audio shall be kept at an acceptable level.**

#### NEW MOTION

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

Ayes: (6) Trustees Gray, Sweas, Caprio, Backal, Pazmino, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (0)

Mayor Yukich also voted Aye

*The motion carried.*

2. **Motion to approve Ordinance No. 20-026 approving (1) a Plat of Subdivision and Preliminary Site Improvement Plans; and (2) a Map Amendment from A-2 Rural Residential to R3-A Single- family Residential District with the following Variances for the proposed Windsor Court, Phase 2 Subdivision located at 12513 W. Hadley Road, Homer Glen, Illinois.**

#### **Variances:**

- a. **Reduce the required front/corner setbacks from 40’ to 30’;**
- b. **Reduce the minimum required lot width from 100’ to 76.5’; and**
- c. **Reduce the minimum required lot frontage from 90’ to 76.5’.**  
[Duke/O’Malley Subdivision, HG-1905-PAS]?

Trustee Caprio motioned to approve, second by Trustee Pazmino.

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

Ayes: (6) Trustees Gray, Sweas, Caprio, Backal, Pazmino, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

3. **Motion to approve Ordinance No. 20-027, an Ordinance Granting (i) A Variance to reduce the required front building setback from eighty (80) feet to ten (10) feet, [Chapter 220, Attachment 2, Table 2A of the Village of Homer Glen Zoning Ordinance] (ii) A Special Use Permit to allow a swimming pool in the side yard, [Section 220-807 of the Village of Homer Glen Zoning Ordinance]; (iii) A Variance to reduce the required side yard setback for a swimming pool from twenty (20) feet to as little as seven (7) feet,**

[Section 220-812.C.1 and Chapter 220, Attachment 2, Table 2A of the Village of Homer Glen Zoning Ordinance]; (iv) A Variance to reduce the required side yard setback for a patio from twenty (20) feet to as little as three (3) feet, [Chapter 220, Attachment 2, Table 2A of the Village of Homer Glen Zoning Ordinance] for certain real property located at 13445 W. 159th Street, Homer Glen, Illinois. [Aqua Pools, Case No. HG-2005-SV].

Trustee Caprio motioned to approve, second by Trustee Rodgers.

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

Ayes: (6) Trustees Gray, Sweas, Caprio, Backal, Pazmino, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

4. **Motion to approve Ordinance No. 20-028, an Ordinance Granting a Variance to permit Cement Fiber Stucco and James Hardie Reveal Panel System on the first floor of the dwelling, in lieu of the Exterior Construction Standards requiring that stone or brick material cover one hundred (100) percent of the aggregate total area of all first floor or story exterior walls, exclusive of doors, windows and associated trim [§75-67A (Applicability and scope: type of building or structure) of Chapter 75 (Buildings) of the Code of the Village of Homer Glen], for certain real property located in the A-2 Rural Residential District at 16063 S. Parker Rd., Homer Glen, Illinois.**

Trustee Pazmino motioned to approve, second by Trustee Caprio.

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

Ayes: (5) Trustees Gray, Caprio, Backal, Pazmino, and Rodgers

Nays: (1) Trustee Sweas

Abstained: (0)

Absent: (0)

*The motion carried.*

5. **Motion to approve Resolution No. 20-008, A Resolution Authorizing the Execution of a Purchase and Sale Contract Between the Village of Homer Glen and David and Pamela Bengtson for 15304 Bell Rd, Homer Glen, Illinois.**

Trustee Sweas motioned to approve, second by Trustee Caprio.

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

Ayes: (6) Trustees Gray, Sweas, Backal, Caprio, Pazmino, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (0)

Present: (0)

Mayor Yukich also voted Aye

*The motion carried.*



**6. Motion to approve the award of a Multi-Year Contract to Alpha Building Maintenance Services, Inc. for Lawn Mowing and Maintenance of the 159<sup>th</sup> Street Right-of-Way, from Will-Cook Road to Gougar Road?**

This item was tabled under Amendments.

**J. OLD BUSINESS - None**

**K. NEW BUSINESS – None**

**L. EXECUTIVE SESSION**

**1. Purchase or Sale of Real Property 5ILCS 120/2(c)(5)**

Trustee Backal motioned to enter Executive Session, second by Trustee Pazmino. Time 8:35pm. There was a 5 minute break to allow residents to exit.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Backal, Holtz, Gray, Rodgers, and Pazmino

Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried*

*The Village Board, Attorney Eric Hanson and Village Manager Karie Friling reconvened to the all Regular board meeting at 9:50 pm. No action was taken.*

**M. ADJOURNMENT**

Trustee Caprio motioned to adjourn, second by Trustee Backal.

*Voice Vote:*

Ayes: (6) Trustees Sweas, Gray, Caprio, Rodgers, Backal, and Pazmino

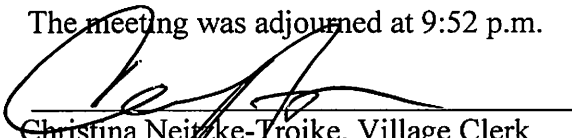
Nays: (0)

Abstained: (0)

Absent: (0)

*The motion carried.*

The meeting was adjourned at 9:52 p.m.

  
Christina Neitzke-Troike, Village Clerk

*Approved at the Board of Trustees Meeting dated August 26, 2020*