



# **Village of Homer Glen**

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

**July 25, 2018**

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

**Village Community Room  
14240 W. 151<sup>st</sup> Street  
Homer Glen, IL 60491**

**A. CALL TO ORDER**

The meeting was called to order on July 25, 2018 by Mayor Yukich at 5:00 p.m. in the Village Community 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, and Carlo Caprio. Trustee Keith Gray arrived at 5:08 p.m. Trustees Brian Burian and Christina Neitzke-Troike were absent. Village Clerk Ann Holtz was also absent. All remained present throughout the meeting except for Mayor Yukich who left the meeting at 6:07 p.m. Also present on behalf of the Village were Deputy Clerk Gina Villasenor, Development Services Director Mike Salamowicz, Administrative Analyst Matt Walsh, Finance Director John Sawyers, Assistant Village Manager Heather Kokodynsky, Village Attorney Eric Hanson and Village Manager Michael Mertens.  
*A quorum was established.*

**D. PUBLIC COMMENT**

None

**E. DISCUSSION OF HERITAGE PARK MASTER PLAN**

Village Manager Mertens stated he worked with Mr. Jim Petrakos, Project Principle Architect with TRIA Architecture, Inc. regarding the costs for the Heritage Park Master Plan. TRIA submitted a draft of each design related item for Phase One of Heritage Park in which they listed an estimate of probable costs. Village Manager Mertens stated that the intention of the meeting was to get direction from the Board in regards to budget and costs for each item. Mr. Petrakos gave a quick update regarding the Master Plan for Heritage Park and stated the ultimate goal is for the Board to decide which items they would like to see completed and to determine a completion date. He wanted to hear feedback from the Board and also noted that the costs outlined are just general numbers and can change based on what the Board would like to see done at Heritage Park.

Trustee Caprio asked for an explanation regarding the A and B cost options for each phase. Mr. Petrakos stated that TRIA wanted to be able to give the Board more options. Option A for each phase is the base cost and option B contains additional items that can be done in the future. Mr. Petrakos also noted that the purpose of the meeting is to decide how the Board would like to move forward.

**1. Phase 1: Disc Golf Course**

Phase 1A Disc Golf Course draft base costs would include removals, demolition and site protection, landscaping and restoration, disc golf tee boxes/ targets and design, secondary entry gateways, and general conditions. Phase 1A would have a total draft cost of \$35,000. Phase 1B, if desired, would include site grading and excavation, site drainage, site paths (limestone), a restroom building, and wayfinding signage. It could also be upgraded to include more trees and concrete paths. The cost for upgrades could be as high as \$252,000.

Trustee Sweas stated that when the Board discussed disc golf previously, the cost would stay between \$30,000 to \$40,000. She also stated that disc golf could turn into another activity course in five years if no one uses it. Trustee Gray asked if there was a certain minimum or threshold

needed to use the disc golf course for tournaments. Trustee Rodgers discussed that she spoke with resident and Park Committee member Thor Batchelor, who would be designing the disc golf course. Mr. Batchelor stated that if Phase 1A was completed and certified, that would be sufficient to hold tournaments. If needed, modifications may occur. Trustee Rodgers also stated that Mr. Batchelor mentioned that the concrete pads and restrooms are not needed for tournaments. Trustee Gray noted he liked the lower cost of Phase 1A because they would still be able to use the court for tournaments if needed. Trustee Rodgers liked this option as well and stated once the course is in use for a year, then the Board could determine if it should be altered for future needs. Mayor Yukich agreed that the Board should go with Phase 1A. The Board gave consensus to TRIA to go with option A for phase 1 and noted they would like to see the disc golf course finished this year. Mr. Petrakos stated that TRIA could release the drawings for Phase 1A to Mr. Batchelor so he can start designing and installing the course. Trustee Caprio asked about the cost to Mr. Batchelor for \$10,000. Mr. Petrakos stated that Mr. Batchelor's designs are free and that the \$10,000 cost is for the T-posts and baskets.

## 2. Phase 2: Open Play

Phase 2A Open Play draft basic costs would include removals, demolition and site protection, site grading and excavation, site drainage and water service, site paths (concrete), landscaping and restoration, secondary entry gateways, street repair, site furnishings, general conditions and wayfinding signage. These costs would include soccer fields and a few back stops. Phase 2A would have a total draft cost of \$284,750. Phase 2B would be an extra cost of \$15,000 which would include an additional secondary entry gateway.

Trustee Sweas addressed concerns regarding the necessity of the area being completely flat for an open play area. Trustee Rodgers stated that with the field not being level right now it would be difficult for the kids to play baseball or soccer games. Mr. Petrakos stated that if it is going to be an open play area for kids to play a pick-up game of soccer, softball or baseball it would be important for the ground to be level. If there are divots, the Village would risk kids getting hurt. Trustee Caprio asked the amount of acres for the open play area in which Mr. Petrakos stated it was six (6) or seven (7) acres. Village Manager Mertens asked Mr. Petrakos if they could look at the seven (7) acres and narrow the scope to scale it down for right now so all seven acres are not excavated. Village Manager Mertens noted that if the Board found that they needed more fields they can add them later. Mr. Petrakos stated TRIA could schematically lay out the site to reduce the number of soccer fields and back stops. Mayor Yukich asked the Board if they were okay with putting in one (1) backstop and one (1) soccer field for now and then have TRIA come back with an updated cost estimate. Mayor Yukich also stated that if the numbers are reasonable they can have the grading done and have the open play area finished this year. The Board agreed.

## 3. Phase 3: Sled Hill

Phase 3A Sled Hill draft basic costs would include removals, demolition and site protection, site grading and excavation, site drainage, site paths (asphalt), secondary gateways, street repair, general conditions and wayfinding signage. Phase 3A would have a total draft cost of \$105,500. Phase 3B would include upgrades of concrete instead of asphalt, additional gates, signage, demolition and site protection, site drainage, landscaping and restoration, site electrical infrastructure and site furnishings. The draft cost for Phase 3B would be \$719,000.

Mr. Petrakos briefly discussed drainage and the site paths. Trustee Rodgers discussed the issue of shoveling the paths and if it would be necessary to put a path in to get to the sled hill. Mr. Petrakos stated that the sled hill would be a bare hill. TRIA would discuss with engineer firm HR Green to see if stairs could be included up the hill. Village Manager Mertens stated that the sled hill would be built with the 319 Grant money and they could look at fine tuning the design of the hill for safety

issues. Village Manager Mertens also noted they could add stairs and fences around the hill in the future if needed. Trustee Gray stated that it would only be used as a sled hill four (4) months out of the year and could have alternate uses during other months. The Board also briefly discussed if they could use the hill for fireworks in June. It was determined that they needed to look at the distance between the hill and the surrounding homes before deciding if using the hill for fireworks could be an option. The Board agreed that they would have TRIA update the schematic layout of the sled hill and present a new cost assessment with just the basics needed to have the sled hill ready to use. It was also noted that the hill would be seeded this fall and the hill should not be used for sledding this year.

**4. Phase 4A: Village Hall, Christmas Tree and 151<sup>st</sup> Streetscape**

Phase 4aA Village Hall, Christmas Tree and 151<sup>st</sup> Streetscape draft basic costs would include removals, demolition and site protection, site grading and excavation, site drainage and water service, site paths (paving and plaza), landscaping and restoration, Christmas tree, site electrical, site lighting, street repair, site furnishings, 151<sup>st</sup> Street path/walk, general conditions and wayfinding signage. The draft cost for Phase 4aA would be \$745,500. Phase 4aB would be an additional cost of \$475,000 and would include the 151<sup>st</sup> Street monument gateway and the 151<sup>st</sup> Street streetscape.

Trustee Rodgers and Trustee Gray noted the importance of having a walking path from 151<sup>st</sup> Street to Heritage Park. Trustee Gray addressed concerns regarding the only way for most residents to access Heritage Park is by driving. Trustee Gray also noted that there are areas that a pathway can be extended to allow residents access to the park. Mayor Yukich agreed and stated that by extending the walking paths, it would be more accessible for residents and there would be less congestion with parking.

Mayor Yukich left the meeting at 6:07 p.m.

Trustee Rodgers asked for clarification regarding Item 6, the Christmas Tree. She stated that she thought the Village already had a Christmas Tree that they would be using for the Tree Lighting. Village Manager Mertens stated that the thought was to have a different tree for the Tree Lighting because the tree used last year was not very sturdy.

It was the consensus of the Board to have the items on Phase 4A broken up. The Board asked for TRIA to do another schematic design for a better cost estimate. The Board requested TRIA to pull out the 151<sup>st</sup> Streetscape and to have that item broken down separately. This would give the Board a better idea of the costs of the Village Christmas Tree along with the work that needs to be done in the back of the Village Hall.

**5. Phase 4B: Village Green Amphitheater**

Phase 4bA Village Green Amphitheater draft basic costs would include removals, demolition and site protection, site grading and excavation, site drainage and water service, site paths (boulder accents/ seat walls), landscaping and restoration, site electrical, site lighting, amphitheater, amphitheater sound and electric, restroom building, street repair, main entry gateway, Veteran's Memorial, general conditions and wayfinding signage. Phase 4bA would have a total draft cost of \$2,755,000. Phase 4bB would include an additional cost of \$155,000 for furnishings and a sculpture.

Trustee Gray addressed concerns with the cost for Phase 4B. Trustee Caprio also addressed concerns with the cost and noted that the Village did not need an elaborate amphitheater. Village Manager Mertens stated that the Board should discuss their options and determine what they are

looking for right now as far as what type of operations and activities they want to use for the amphitheater. Mr. Petrakos also noted that the Board should discuss what type of events they would hold in the amphitheater. Trustee Caprio stated it would be essential to have power for the amphitheater and have the area graded properly, but until the Board has a better idea what it is going to be used for, an amphitheater may not be necessary right now. Mr. Petrakos stated that the next step would be for TRIA to do additional schematic designs and refine the costs with HR Green and GreenbergFarrow. Village Manager Mertens recommended that the Board should also meet with TRIA regarding the schematic design to discuss what the Board would like to see done with this phase of the project. Trustee Caprio noted that for this phase, it would be key to look at the lighting, excavating, electrical and grading. It was the consensus of the Board to come back and discuss this phase with TRIA.

**6. Phase 5: Activity Area**

Phase 5A Activity Area draft basic costs would include removals, demolition and site protection, site grading and excavation, site drainage, site paths (concrete), landscaping and restoration, site electrical, site lighting, street repair, wayfinding signage, site furnishings (boulder accents), and general conditions. The draft cost for Phase 5A would be \$615,000. Phase 5B would have an additional cost of \$1,405,000 for additional gates, a picnic shelter, an interactive water feature, ice rink or splash pad, and a nature themed creative play area.

It was consensus of the Board that Phase 5 should be put on hold. Trustee Rodgers stated that although the Board wants to put Phase 5 on hold they should still look at Item 10, the picnic shelter. Trustee Gray agreed and stated that it would be nice to have a picnic shelter in the park for residents to be able to use for shelter from the rain or sun. Village Manager Mertens asked Mr. Petrakos if TRIA could do a stand alone picnic shelter in which he replied yes, but he recommended doing a schematic layout to present to the Board. The Board agreed.

**7. Phase 6: Fishing Dock**

Phase 6A Fishing Dock draft basic costs would include removals, demolition and site protection, site grading and excavation, site drainage, site paths, landscaping and restoration, wayfinding signage, street repair, site furnishings and general conditions. The draft cost for Phase 6A would be \$245,000. Phase 6B would be an additional cost of \$90,000. Phase 6B would include an additional gate, site electric, lighting, and a fishing shelter.

Trustee Rodgers stated that a fishing dock is a necessity because there are residents and kids that enjoy fishing and currently do not have no place to go. Trustee Gray asked for additional clarification on what the cost would include. Mr. Petrakos discussed the different costs and stated that the fishing pier would be 15 to 25 feet long. Mr. Petrakos also stated that the pier would have to be ADA compliant. Mr. Petrakos then discussed the importance of grading and assuring the area is flat due to safety concerns. Trustee Rodgers agreed and noted that would be important for seniors using the pier. Trustee Sweas addressed her concerns with safety and kids being on the pier. It was the consensus of the Board to look at the basics of Phase 6A to see if the project could be moved forward. Mr. Petrakos stated he would have TRIA do additional schematic designs and bring it back to the Board for discussion.

Village Manager Mertens stated that they were running out of time. It was the consensus of the Board to put Phase 7, Cul-du-Sac Road, Phase 8, 151<sup>st</sup> Street Expansion Parking Lot and Phase 9, Heritage Park Parking Lot Expansion on hold. The Board asked that Mr. Petrakos update the requested schematic designs and meet with the Board again for review.

**F. ADJOURNMENT**

Trustee Caprio motioned to adjourn, second by Trustee Gray.

*Voice Vote:*

Ayes: (4) Trustees Caprio, Sweas, Gray and Rodgers

Nays: (0)

Abstained: (0)

Absent: (3) Mayor Yukich, Trustees Burian and Neitzke-Troiike

*The motion carried.*

The meeting was adjourned at 6:55 p.m.

  
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Gina Villasenor, Deputy Clerk

*Approved at the Board of Trustees Meeting dated October 10, 2018*