



# **Village of Homer Glen**

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

**August 22, 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 August 22, 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, Carlo Caprio, Sharon Sweas, Brian Burian, Christina Neitzke-Troiike and Keith Gray. 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, Treasurer John Sawyers, Economic Development Director Janie Patch, Assistant Planner Kyle McGinnis, Community Relations Coordinator Sue Steilen, Administrative Analyst Matt Walsh and Assistant Village Manager Heather Kokodynsky. *A quorum was established.*

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

None

**E. RECOGNITION**

## 1. Big Tree Champions

Trustee Sharon Sweas announced the winners of the Village's first Big Tree Champions contest. The Homer Glen Environment Committee created the contest to help identify the largest trees of each species within the Village. Of the 33 nominations submitted, 19 trees were identified as a Big Tree Champion of Homer Glen. To compare the trees, the circumference of each tree was measured at 54 inches from the ground level. Each winner accepted a plaque for their award and posed for a picture with Mayor Yukich.

The following individuals were recognized for identifying the Big Tree Champions.

Fred Casali - Burr Oak, 144"; Common Buckeye, 50"; Sycamore, 50"; Tulip, 94.5"; Wild Black Cherry, 102"

Cassandra Courtright - Ash, 72"

Emily Cunningham - White Oak, 137"

Liane Luckett - Hard Maple, 99"

Bruce Rogers - Red Oak, 128"

Roger Ross - Eastern Cottonwood, 99.5"; Weeping Willow, 67"

Margaret Sabo - Musclewood, 11"; Shagbark Hickory, 65.5"

Rod & Teri Schmitt - Silver, Maple, 132"

Richard & Mary Beth Weeks - Bald Cypress, 60"; Black Walnut, 146.5"; Japanese Maple, 35"; River Birch, 46"; Sugar Maple, 122"

**F. MINUTES**

## 1. May 23, 2018

Trustee Gray made a motion to approve the minutes for May 23, 2018, second by Trustee Burian.

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

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

Nays: (0)

Abstained: (0)  
 Absent: (0)  
 The Mayor did not vote.  
*The motion carried.*

## G. ACCOUNTS PAYABLE

Trustee Caprio made a motion to approve the accounts payable for the period of July 27, 2018 through August 23, 2018, second by Trustee Burian.

*The Mayor asked the Clerk to call the roll:*  
 Ayes: (6) Trustees Caprio, Gray, Sweas, Burian, Neitzke-Troike and Rodgers  
 Nays: (0)  
 Abstained: (0)  
 Absent: (0)  
 The Mayor did not vote.  
*The motion carried.*

## H. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS

### 1. Mayor's Report:

- As a reminder, Parker Road is closed to through traffic at 14000 S. Parker for the installation of a new box culvert. Parker Road closed on Monday morning and will re-open to through traffic at 5:00 p.m. on Friday, August 31. Message boards with this information have been installed on Parker at 143rd and 131st Streets to give drivers advanced warning. In an effort to insure that drivers understand that the road has been closed, the signs read "BRIDGE OUT AHEAD." Updates will be posted if the schedule should change in any way. For more information, contact the Homer Township Road District at 708-301-0246.
- Village Hall will be closed in observance of Labor Day on Monday, September 3. We hope that you and your family have a happy and safe Labor Day! Normal business hours will resume on Tuesday, September 4.

### 2. Trustees:

Trustee Sweas: On behalf of the Environment Committee, the next Stargazing Event will be held on September 14, 2018 at the Trantina Farm, weather permitting. More information can be found at [www.homerglenil.org](http://www.homerglenil.org).

### 3. Treasurer: Village Treasurer John Sawyers read into the record the Treasurer's Report for the period ending July 30, 2018.

General Fund	\$ 5,410,752.97
Special Events Fund	\$ 76,061.08
Environment Fund	\$ 89,636.20
Motor Fuel Tax Fund	\$ 1,935,424.28
Park and Recreation Fund	\$ 4,080,199.89
Debt Service Fund	\$ 3,020,734.45
Capital Project Fund	\$ 1,029,507.56
EAB Tree Replacement Fund	\$ 356,044.86
Capital Bond Fund	\$14,002,361.11
Total Cash and Investments	\$30,000,722.40 (All Funds)

4. Clerk – No Report
5. Village Attorney – No Report

6. Public Safety – No Report
7. Village Manager – No Report

## I. PUBLIC COMMENT

1. Mike Byrne and Rich Golden, Homer Glen residents, returned to address the Board regarding the business being run out of a residential property at 17525 S. Parker Road. He stated he has spoken to Joe Baber and Vijay Gadde regarding this ongoing issue and feels that nothing has been done to rectify the problems this business is causing on the adjoining residential properties. Mayor Yukich stated that he would have Joe Baber follow-up with him the next day.
2. John Kooi, asked about the mosquito spraying program for the Village and stated that near his home, which neighbors Yangas Park, the mosquitos are terrible and he has not seen a truck come by. Assistant Village Manager Heather Kokodynsky stated that 3 of the 4 scheduled sprayings have taken place and the 4<sup>th</sup> would take place in a few weeks. Mr. Kooi stated that he saw a street crew working on 3 sewers on Venitian Way. The crew dug up the surrounding concrete, but no one has returned to repair it. Mayor Yukich directed Mr. Kooi to contact the Township Road District. Mr. Kooi stated he read in a newspaper article a quote by the Director of Planning and Zoning Vijay Gadde, regarding density standards within the Village. Mr. Kooi stated in his opinion the density standards the Village has are just fine the way they are and does not agree with Mr. Gadde's opinion that the standard should be updated to a higher-density number.

## J. LEGISLATION AND ACTION ITEMS

1. **Motion to Approve Ordinance No. 18-036, an Ordinance Granting a Special Use Permit for a major amendment to the Homer Glen Bell Plaza Planned Unit Development (PUD) [§220-903 (Compliance and amendments) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] located in the C-2 Local Business District at the southwest corner of W. 143rd Street and S. Bell Road, Homer Glen, Illinois [Poplar Property Group, LLC, Case No. HG-1822-S].**

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

Trustee Sweas and Trustee Gray expressed reservations in granting the variance at this time. A discussion regarding current regulations and possible revisions to the sign code took place. One of the components, an increase in total area for the Dollar Tree sign, was not included in the Ordinance as written in the Board's packet. The minutes from the Plan Commission meeting where this issue was discussed and a recommendation given have not been approved by the Plan Commission. Trustee Gray motioned to table the item until the issues can be discussed further with Staff and the Plan Commission minutes be included in the Ordinance. Second by Trustee Sweas. Trustee Rodgers pointed out that there is already a motion on the table. Trustee Gray reiterated that his concern is about establishing precedence on the sign code and how that could affect future commercial projects. Trustee Burian stated he can understand if there is some frustration on the part of the developer, but the Board needs to do it's due diligence on this issue. Trustee Caprio amended his motion to table the item until the September 12, 2018 Board Meeting, second by Trustee Burian.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

2. **Motion to approve Ordinance No. 18-037, an Ordinance Granting a Variance to reduce the required side yard setback for the proposed addition to the existing single-family dwelling from**

twenty (20) feet to seventeen (17) 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] for certain real property located in the R-2 Single-Family Residential District at 17659 S. Larkspur Court, Homer Glen, Illinois.

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

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

- 3. Motion to approve Ordinance No. 18-038, an Ordinance amending §83-68 of the Code, Decreasing the Number of Class F Liquor Licenses by One (CCASD, INC. (owner Nick Roppo) d.b.a. At Ease Craft Beer Pub, 15761 S. Bell Rd. Homer Glen, IL.**

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

Mayor Yukich explained that the license holder is requesting to serve full service liquor and cocktails in addition to the existing beer and wine.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

- 4. Motion to approve Ordinance No. 18-039, an Ordinance amending §83-68 of the Homer Glen Code, Increasing the Number of Class B liquor licenses issued within the Village of Homer Glen. It is understood that the number of Class B liquor licenses (Restaurant and Bar) will increase by one (1).**

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

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

- 5. Motion to approve Ordinance No. 18-040, an Ordinance Assigning an Available Class B Liquor License (Restaurant and Bar) to CCASD, Inc., d/b/a At Ease Craft Beer Pub, 15761 S. Bell Road, Homer Glen, IL.**

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

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

Ayes: (6) Trustees Caprio, Gray, Sweas, Burian, Neitzke-Troike and Rodgers  
Nays: (0)  
Abstained: (0)  
Absent: (0)  
The Mayor did not vote.  
*The motion carried.*

**6. Motion to approve Ordinance No. 18-041, an Ordinance amending §50-4, purchasing approval levels and requirements of the Code of the Village of Homer Glen, Will County, Illinois.**

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

Trustee Rodgers stated this Ordinance as written is not what she recollects was discussed . Trustee Rodgers stated that the Ordinance should be amended so that when the position of Village Manager is vacant, any purchase over \$2,500 must be signed by both the Mayor and Finance Director.

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

Ayes: (6) Trustees Caprio, Gray, Sweas, Burian, Neitzke-Troike and Rodgers  
Nays: (0)  
Abstained: (0)  
Absent: (0)  
The Mayor did not vote.  
*The motion carried.*

**7. Motion to approve Resolution No. 18-005, a Resolution Adopting the 2018 – 2021 Strategic Plan for the Village of Homer Glen.**

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

Trustee Sweas thanked Attorney Hanson for his review of the plan. He pointed out the language is strictly a guideline and not legally binding. Trustee Burian thanked the staff for the many hours that went into the creation of the plan. Trustee Rodgers stated she's excited to put the plan into action, that it outlines what the community said it wanted through the collection of feedback and looks forward to seeing the outcomes realized.

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

Ayes: (6) Trustees Caprio, Gray, Sweas, Burian, Neitzke-Troike and Rodgers  
Nays: (0)  
Abstained: (0)  
Absent: (0)  
The Mayor did not vote.  
*The motion carried.*

**8. Motion to approve Ordinance No. 18-035, an Ordinance Granting a Special Use Permit for outdoor seating associated with a permitted restaurant [§220-835 (Outdoor seating associated with a permitted restaurant) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for Pelican Harry's Sports Bar located in the C-2 Local Business District at 14807 S. Founders Crossing, Homer Glen, Illinois [NAI Hiffman, Case No. HG-1821-S].**

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

Trustee Rodgers just wanted reassurance that it would remain ADA compliant, with the loss of the two (2) parking spaces in front. It was pointed out the handicapped parking spaces were not located in the area of the new outdoor seating space, so the ADA accessibility remains unchanged.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**K. OLD BUSINESS - None**

**L. NEW BUSINESS - None**

**M. EXECUTIVE SESSION**

Trustee Burian made a motion to enter into Executive Session for the purposes of discussing personnel, second by Trustee Caprio.

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

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**Executive Session began at 8:20 p.m. Executive Session concluded at 8:56 p.m. No action was taken during Executive Session.**

Trustee Caprio motioned to resume the regular meeting, second by Trustee Gray.

*Voice Vote:*

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

**The regular meeting resumed at 8:57.**

**N. ACTION, IF ANY, BASED UPON EXECUTIVE SESSION**

Trustee Burian motioned to approve a temporary leasing agreement with GovTempsUSA for the Interim Village Manager Anne Marie Gaura, second by Trustee Gray.

*Voice Vote:*

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

Mayor Yukich then addressed the Board regarding the Sports Complex proposal in follow-up to the discussion at the Committee of the Whole Meeting on June 20, 2018. He briefly recapped the details of the proposal. He stated he was expecting a pro-forma with financial predictions within the next couple of weeks and would like to schedule a discussion with the Board on whether to move forward with the proposal once the pro-forma has been reviewed. The consensus was to schedule a Committee of the Whole Meeting once the pro-forma has been received.

#### **O. ADJOURNMENT**

Trustee Neitzke-Troike motioned to adjourn, second by Trustee Burian.

*Voice Vote:*

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

Nays: (0)

Abstained: (0)

Absent: (0)

The Mayor did not vote.

*The motion carried.*

The meeting was adjourned at 9:26 p.m.



Ann Holtz, Village Clerk

*Approved at the Board of Trustees Meeting dated October 24, 2018*