



Village of Homer Glen

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

September 12, 2018

**Board of Trustees
Board Meeting**

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

A. CALL TO ORDER

The meeting was called to order on September 12, 2018 by Mayor Yukich at 7:00 p.m. in the Village Board Room, 14240 W. 151st Street, Homer Glen.

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

Present were Mayor Yukich, Trustees Beth Rodgers, Carlo Caprio, Sharon Sweas, and Keith Gray. All remained present throughout the meeting. Trustees Christina Neitzke-Troike and Brian Burian were absent. Also present on behalf of the Village were Village Clerk Ann Holtz, Village Attorney Eric Hanson, Chief Building Official Joe Baber, Development Services Director Mike Salamowicz, Economic Development Director Janie Patch, Facilities Manager John Robinson, Director of Planning and Zoning Vijay Gadde, Assistant Planner Kyle McGinnis, Administrative Analyst Matt Walsh, Assistant Village Manager Heather Kokodynsky, and Interim Village Manager Anne Marie Gaura. *A quorum was established.*

D. APPROVAL OF AMENDMENTS TO THE AGENDA

None

E. MINUTES

1. April 25, 2018 - Committee of the Whole

This set of minutes was tabled until Trustee Burian is present.

2. May 9, 2018 - Committee of the Whole

Trustee Sweas made a motion to approve the minutes for May 9, 2018, second by Trustee Rodgers.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troike

The Mayor did not vote.

The motion carried.

3. June 13, 2018 - Village Board

Trustee Caprio made a motion to approve the minutes for June 13, 2018, second by Trustee Gray.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troike

The Mayor did not vote.

The motion carried.

4. June 20, 2018 - Committee of the Whole

Trustee Sweas made a motion to approve the minutes for June 20, 2018, second by Trustee Gray.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troiike

The Mayor did not vote.

The motion carried.

5. August 22, 2018 - Committee of the Whole

Trustee Gray made a motion to approve the minutes for August 22, 2018, second by Trustee Sweas.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troiike

The Mayor did not vote.

The motion carried.

F. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS

1. Mayor's Report:

- Work on Parker Road is expected to be finished by the end of this week. However, the road will not reopen until guardrails are installed. For more information, contact the Homer Township Road District at 708-301-0246.
- Taco Bell is the Village's newest retail tenant for Homer Glen Bell Plaza at the southwest corner of 143rd and Bell Road. Taco Bell will open as a franchise restaurant in the multi-tenant building fronting Bell Road that is currently under construction. The approved site plan includes a drive-thru and outdoor seating. Taco Bell joins Dollar Tree and O'Reilly Auto Parts in Phase 1 for Homer Glen Bell Plaza.
- I would like to make residents aware that we have a couple of Fall Farm Fests opening this weekend. You should expect to see increased traffic along 151st Street as well as Cedar Road between 167th Street and Bruce Road. Please drive with extra caution as there will be an increased number of pedestrians.
- The 159th Street construction project is progressing and according to IDOT still on target for substantial completion at the end of 2018. The Village's installation of the new water line extension to Gougar Road and sewer line installation along Fiddymont Creek is also proceeding according to schedule.

2. Trustees:

- Trustee Gray: No report but welcomed Interim Village Manager Anne Marie Gaura.
- Trustee Rodgers: On behalf of the Parks and Recreation Committee: The active core phase of construction has begun at Heritage Park. A tremendous amount of work is being done, and the phase is still on target for the projected completion date. A subcommittee focusing on planning the Holiday Tree lighting event has been meeting and came up with some great ideas to expand the event with lots of new activities. On her own, Trustee Rodgers stated she had looked into organizing a Veterans Day celebration on November 11. She met with representatives from the

Lockport VFW for assistance in planning the event, and Konows has graciously agreed to let us use the facilities for free. She has reached out to various groups and bands who have expressed interest in participating. With the help of Trustee Gray, she has created a draft flyer that shows some of the activities that will go on during the completely free event. If the Board is willing, she would like them to approve a budget and make it a Village sponsored event. She is looking for consensus on a minimum budget of approximately \$5,000. Costs will be kept low as many of the groups who are interested in participating have offered their services for free. Mayor Yukich stated the Trustees may state any questions or concerns at this time. Trustee Gray asked if the Board can take action on it now, to help move planning along, or does it need to be voted on by the Board at a future meeting. Trustee Rodgers stated there is money available in the special events budget, but if the Board chooses the Board's discretionary funds could be used instead. Village Attorney Hanson stated a formal decision can be voted on at the next Board meeting. Trustee Caprio asked if the Village would try and raise funds for this event. Trustee Rodgers said no, given the limited timeframe, and since the only costs involved would be minimal for food, face painting and incidental items, there would not be time for fundraising. The consensus was to move forward with a minimum budget of \$5,000 and a formal vote will be made at the next Board meeting.

- Trustee Caprio: On behalf of the Parade and Festival Committee, there is no official date is set for the 2019 Homer Community Festival; however, discussions are ongoing and we are hoping to have the event on the grounds of Heritage Park.

3. Treasurer – No Report
4. Clerk – No Report
5. Village Attorney – No Report
6. Public Safety – No Report
7. Village Manager – No Report

G. PUBLIC COMMENT

1. Ann Holtz, Homer Glen resident, spoke in support of agenda item H3. She stated she lives across the street from the subject property and feels the Petitioner does have cause for a hardship and feels the Board should grant the variance.
2. Jim Cahill, Homer Glen resident, after giving a brief history of his involvement with the Village going back many years. He stated his concern regarding the Plan Commission's approval of the Southpoint project. Even though it is not on the agenda for tonight's meeting, he feels it is important the Board hears his opinion. He feels the Plan Commission did not do its due diligence on this project and is baffled at the rapid approval when they discuss fence variances at length. He requested that the Board not approve the project as proposed. Mayor Yukich and Trustee Rodgers clarified that it will come before the Board but that they plan to send the project back to the Plan Commission for further review and potential revisions to the plan.
3. Jim Nesci, Homer Glen resident, spoke regarding his concerns of rain water runoff from the Hunt Club Woods subdivision. He stated years ago he dug a pond on his property. Once the Hunt Club Woods subdivision was built, the water runs under the road through a culvert and empties into this pond. He feels the culvert pipe is undersized and clogs often, and even though he had no input on the size of the pipe, it is not his responsibility to keep it clear. He felt the prior administration would not listen to his concerns and did not want his involvement in planning for rainwater control. He sees many fish dying in the pond, and is very concerned about contaminants in the runoff coming from Hunt Club Woods. Trustee Rodgers agreed, stating she is a neighbor to Mr. Nesci and has the same issues with her pond and is very concerned about the water quality. Mayor Yukich stated he would contact Mr. Nesci the next day. Trustee Rodgers stated the pond has changed most notably in the last 10 years. Mayor Yukich stated he would speak with the highway commissioner and follow up on the issue.
4. John Kooi, Homer Glen resident, stated he has seen workers from ComEd spraying weed killer in the ComEd easement, in order to control overgrowth. He believes it washed down the hill and ran

into the Long Run Creek watershed. He stated he saw many fish and small mammals die off from spraying this brush overgrowth. He also stated he is concerned that the Homer Township Library District put a notice in the Herald News about a levy increase hearing. He questioned why they are not putting the notices in the Homer Horizon which has a much greater subscription rate than the Herald News.

H. LEGISLATION AND ACTION ITEMS

1. Motion to approve a proclamation declaring September as Suicide Prevention Month in the Village of Homer Glen.

Trustee Caprio motioned to approve the proclamation, second by Trustee Sweas.

Mayor Yukich read the Proclamation.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troike

The Mayor did not vote.

The motion carried.

2. Motion to table 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], including a Variance to increase the maximum permitted wall sign allowance for Dollar Tree from one hundred eight (108) square feet to one hundred twenty-nine (129) square feet [§220-1005 (Signs) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen], all 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]. It is further understood that:

(a) a Variance to increase the maximum permitted height of two multi-tenant signs from ten (10) feet to fifteen (15) feet; and

(b) a Variance to increase the maximum permitted copy area per sign face of these two multi-tenant signs from sixty-five (65) square feet to one hundred twenty (120) square feet will be tabled for a workshop discussion at the October 10, 2018 Village Board meeting.

Trustee Gray motioned to table the Ordinance, second by Trustee Caprio.

Trustee Gray stated that this is a compromise, and that the Dollar Tree sign request has been reduced in size, and the monument sign issue will be discussed at a future meeting. Trustee Caprio expressed concerns that all businesses coming into the Village be treated equally, and given the likelihood of future development along 159th Street, it is important that the Board consider the sign ordinance and when establishing precedence.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troike

The Mayor did not vote.

The motion carried.

3. **Motion to approve Ordinance No. 18-042, an Ordinance granting:**
- (a) a Variance to increase the maximum height of a fence located in the corner side yard from four (4) feet to six (6) feet; and
 - (b) a Variance to permit a solid fence in the corner side yard where fences are required to be open in design [§220-812 (Fences, walls and swimming pools) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for certain real property located in the R-4 Single-Family Residential District at 15331 S. Pinto Street, Homer Glen, Illinois.

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

Trustee Rodgers felt initially there was not a need for the variance, but does feel that a 4 foot fence is too short for this location because there is a swimming pool. Her concern however remains with regard to the plan for the fence to be a solid panel. The petitioner stated she has a small dog and worries about coyotes that come into the yards. She said her current fence is essentially a solid fence. Trustee Rodgers asked for clarification on the type of fence. The petitioner clarified it's a "shadowbox" fence which appears to be a solid fence depending on the angle it is viewed. Trustee Rodgers understands as she has four dogs herself but feels further review may be needed for the fence ordinance and the Village's current standards. Trustee Gray stated he drove by and for all intents and purposes it appears solid in nature and agrees that there is no site line issue. Trustee Rodgers pointed out that her only concern at this time is establishing precedence going forward.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troiike

The Mayor did not vote.

The motion carried.

4. **Motion to Approve Ordinance No. 18-043, an Ordinance Granting:**
- (a) a Variance to reduce the required side yard setback for the proposed in-ground swimming pool from twenty (20) feet to ten (10) feet; and
 - (b) (b) a Variance to reduce the required rear yard setback for the proposed in-ground swimming pool from twenty (20) feet to ten (10) feet [§220-812 (Fences, walls and swimming pools) 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 16856 S. Brentwood Court, Homer Glen, Illinois.

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

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troiike

The Mayor did not vote.

The motion carried.

5. **Motion to approve Ordinance No. 18-044, an ordinance approving:**
- (a) a Preliminary Plat of Subdivision;
 - (b) a Zoning Map Amendment [Article XI (Administration and Enforcement) of Chapter 220 (Zoning), the Code of the Village of Homer Glen];
 - (c) a Special Use for a Planned Unit Development [Article IX (Planned Development) of Chapter 220 (Zoning), the Code of the Village of Homer Glen]; and

- (d) a Site Plan for certain real property generally located in the C-3 General Business District, east of South Bell Road and south of Glengary Drive, Homer Glen, Illinois.

It is further understood that the following PUD exceptions will be required for approval:

- (a) Permit a net density of 8.99 units per acre for the townhome parcels;
- (b) Exception to Exterior Construction Standards (§ 75-67) would include the rear-loaded Uptown Series with garages below the front grade.
- (c) A Residential Development Sign with the gross surface area of the sign face not to exceed 65 square feet.
- (d) The applicant will be granted up to 96 square feet of new Construction Sign on each side of a double faced sign with no more than 12 feet in overall height as measured from grade. The permit for the new Construction Sign shall be valid for thirty-six (36) months from the date of Final Plat approval. [HG-1820-PAS, Oak Creek Capital Partners, LLC]

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

Trustee Gray asked the petitioner to step up to the podium. Trustee Gray stated he had toured the developer's Park Place project, which is very similar in design. He really appreciates the aesthetics of permeable pavers at that project. He questioned whether the pavers could be used here but the developer stated that due to the size of this project it would be cost prohibitive. Trustee Gray feels that further consideration could be made to break up the stretches of concrete even if it stamped concrete. One of the additional factors in the paver issue is snow plows must have rubber blades. Due to the size of the project that could be problematic.

Trustee Sweas expressed some concerns about the density of the project. The developer explained that if you factor in the right-of-way and certain areas this acreage changes the overall net density. Trustee Sweas stated she is concerned about the amount of Hardy Board proposed in the plan, and that there is very little brick. The developer pointed out that the plans meeting the zoning codes, with the first floor being brick and stone, and that Hardy Board is a masonry product. The use of various types of products and colors helps break up the monotony of the appearance. The Hardy Board product requires much less maintenance. Village Attorney Hanson pointed out the developer is not seeking a variance for building materials.

Trustee Rodgers asked what the price point would be. The petitioner stated they anticipate the units to sell upwards of \$300,000. Trustee Rodgers expressed her concerns regarding the commercial portion of the property. With her background in shopping center development and leasing, she understands the difficulties of the industry and why the current site remains vacant. She feels this plan is a positive compromise that reflects the current market challenges. She would like to see a little more detail on landscaping, and would like specific percentages on pavers or stamped concrete required. Additionally, she wants the commercial portion to be graded, seeded (with a seed blanket) and maintained by a professional landscaper until the commercial portion can be developed. This particular area has been especially problematic, and she would like to see a seed blanket used as a solution. Lastly, she would like the sign to be landscaped and maintained, not just a simple wood sign, but something more detailed and attractive. The developer stated they will be submitting a preliminary landscape plan, and they are committed to producing an attractive project that is cohesive with the Village's philosophy. He stated they will cooperate with the Village to come up with a grass seed that potentially result in less maintenance on a weekly basis. Village Attorney Hanson stated these items will be addressed during the design review phase.

Trustee Gray stated it's a testament to the project that the developer lives in the Park Place development and sits on the HOA board. Trustee Gray wants it made clear in the marketing materials to prospective buyers that the east-west road in the project could potentially connect to the commercial area.

Trustee Sweas raised the density issue again and is concerned that this is going to be the “new norm” going forward in the Village. Trustee Gray stated that the numbers have not changed but there have been discussions about revisiting that number. He stated he feels 6 is an abnormally low number density requirement. He feels that 9 is a medium to low density number. He stated the Park Place project has a density of 15 units, and it does not feel crowded at all. He feels a more appropriate number would be 9-12. He has received calls from residents that it is too dense, but personally he is comfortable with a net density of 9. The developer stated that typically when a development “feels” crowded it typically does not have a green corridor or usable green space. The right-of-way and the traffic circle assist in the flow and functionality of a project. The center of the quad style development has a central firepit location that becomes a gathering place for the residents, and this will have brick pavers and there are brick paver walls that help divide the space. It creates an inviting space for the residents. The developer stated they could remove the east-west road, which is mostly an aesthetic addition and this would increase the net density, but feels it helps break up the monotony of the overall project.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troiike

The Mayor did not vote.

The motion carried.

6. Motion to approve Ordinance No. 18-045, an Ordinance Declaring Surplus Property and Authorizing Its Sale.

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

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troiike

The Mayor did not vote.

The motion carried.

7. Motion to approve Pay Estimate No. 1 from Alessio & Sons Company for the Detention Basin & Bioswale Project (319 Grant) at Heritage Park, in the amount of \$314,672.62.

Trustee Caprio motioned to approve the pay estimate, second by Trustee Gray.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troiike

The Mayor did not vote.

The motion carried.

8. Motion to Approve Pay Estimate No. 4 (Final) from Airy's Inc. for 2017 Drainage Improvement Project No. 1 (Erin Hills Subdivision), in the amount of \$8,576.93.

Trustee Gray motioned to approve the pay estimate, second by Trustee Rodgers.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troike

The Mayor did not vote.

The motion carried.

9. Motion approving Connelly Electric's Proposal for the Installation and Configuration of an Electrical Switchboard in Heritage Park in the amount of \$42,000.00.

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

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troike

The Mayor did not vote.

The motion carried.

10. Motion to approve TRIA Architecture's Invoices for Professional Services Related to Phase II of the Village's Heritage Park Project in the Total Amount of \$17,378.19.

Trustee Gray motioned to approve the invoices, second by Trustee Rodgers.

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troike

The Mayor did not vote.

The motion carried.

I. WORKSHOP ITEM

1. Discussion Regarding Potential Addition of Sidewalk Connecting Eagle Ridge Drive to Heritage Park.

Administrative Analyst Matt Walsh led the discussion seeking to get the Board's input on various decisions as to the selection of the contractor, determine materials and project specifications. Mayor Yukich asked if there were any grant funds available for this proposal. Mr. Walsh stated there were not. Trustee Gray stated he advocated for this project for a long time because residents do not have a safe way to access the library, the Township offices or sports complex. Now since the Village has developed Heritage Park, we can connect these areas to the Heroes Trail via a shared trail through the Woodbine and Pebble Creek subdivisions to the entrance at Culver Park. The Heroes Trail system connects as far North as 135th Street, connecting a very large portion of the Village. This ties into the Strategic Plan by making Homer Glen a more walkable community. Trustee Rodgers agreed that tying in such a huge portion of the Village would help reach that "more walkable and rideable" goal. For approximately \$85,000, we can take advantage of the contractor that is staged at Heritage Park and achieve one of the key goals of the Strategic Plan. From a maintenance standpoint she prefers asphalt. Trustee Caprio, while surprised at the estimated pricetag, feels asphalt is the better choice. Trustee Rodgers agreed because small repairs can be patched in-house. Trustee Gray stated he has attempted to contact the corner property owner, as he has a landscape berm containing a few trees. Additionally, the subdivision sign would likely need to be relocated. He pointed out that when 151st Street is

widened those things would be impacted anyway. Mr. Walsh pointed out that there appears to be some fungus or disease affecting the trees in the berm. Trustee Rodgers asked what needs to be determined today in order to proceed. It was clarified that this was for discussion purposes only and no action could be taken.

J. OLD BUSINESS

Trustee Gray motioned to table E1 until Trustee Burian could be present.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troiike

The Mayor did not vote.

The motion carried

Trustee Rodgers suggested that Executive Session should be postponed until Trustees Burian and Neitzke-Troiike could be present. Interim Village Manager Gaura stated that time is of the essence and at the very least the discussion can be had. She stated that neither she nor Assistant Village Manager Heather Kokodynsky would be present at the next Village Board meeting due to their attendance at a conference, which would mean the next opportunity would not be until October 10.

K. NEW BUSINESS - None

L. EXECUTIVE SESSION

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

The Mayor asked the Clerk to call the roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troiike

The Mayor did not vote.

The motion carried.

Executive Session began at 8:49 p.m. Executive Session concluded at 9:14 p.m. No action was taken during Executive Session.

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

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troiike

The Mayor did not vote.

The motion carried.

M. ADJOURNMENT

Trustee Gray motioned to adjourn, second by Trustee Caprio.

Voice Vote:

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

Nays: (0)

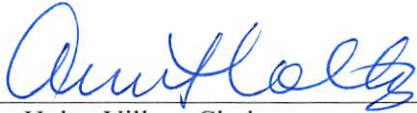
Abstained: (0)

Absent: (2) Trustees Burian, Neitzke-Troike

The Mayor did not vote.

The motion carried.

The meeting was adjourned at 9:15 p.m.



Ann Holtz, Village Clerk

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