



Village of Homer Glen

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

October 24, 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 October 24, 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, Sharon Sweas, Carlo Caprio, Christina Neitzke-Troiike, and Keith Gray. All remained present throughout the meeting. Trustee Brian Burian was absent. Also present on behalf of the Village were Village Clerk Ann Holtz, Village Attorney Marji Swanson, Chief Building Official Joe Baber, Treasurer John Sawyers, Facilities Manager John Robinson, Development Services Director Mike Salamowicz, 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. August 22, 2018

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

Voice Vote:

Ayes: (5) Trustees Caprio, Neitzke-Troiike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

2. September 12, 2018

Trustee Caprio made a motion to approve the minutes for September 12, 2018, second by Trustee Sweas.

Voice Vote:

Ayes: (5) Trustees Caprio, Neitzke-Troiike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

3. September 26, 2018

Trustee Gray made a motion to approve the minutes for September 26, 2018, second by Trustee Rodgers.

Voice Vote:

Ayes: (3) Trustees Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (2) Trustees Caprio, Neitzke-Troiike

Absent: (1) Trustee Burian

The motion carried.

F. ACCOUNTS PAYABLE

Trustee Sweas made a motion to approve the accounts payable for the period of October 12, 2018 through October 25, 2018, second by Trustee Caprio.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troiike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

G. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS

1. Mayor Yukich:

- The trick-or-treat hours are set as 3 p.m. to 7 p.m. on Wednesday, October 31 in the Village of Homer Glen. For a list of Halloween safety tips, please visit www.homerglenil.org

2. Trustees:

Trustee Neitzke-Troiike: A reminder that the holiday tree lighting event this year is called “Homer for the Holidays.” This expanded event will take place on Saturday, December 1st from 4:30-7:30 at the Village Hall. Visit www.homerglenil.org for more information.

Trustee Rodgers: A reminder that the Veteran’s Day event will take place at Konows Farm on Sunday, November 11, 2018 from 12 Noon until 3:00 p.m., and the event is totally free and held indoors so weather will not be an issue. Lt. Holuj of the Will County Sheriffs added that their color guard will be present and there will be a 21 gun salute. Trustee Rodgers stated the event continues to grow as activities have been added.

Trustee Caprio: We are looking forward to the first Homer Community Fest to be held at Heritage Park. Interim Village Manager is assisting in coordinating an agreement with the Township. The dates for the 2019 event will be June 20-23.

3. Treasurer: Village Treasurer John Sawyers read into the record the Treasurer’s Report for the period ending September 30, 2018.

General Fund	\$ 5,390,180.40
Special Events Fund	\$ 40,903.63
Environment Fund	\$ 86,239.02
Motor Fuel Tax Fund	\$ 1,282,892.32
Park and Recreation Fund	\$ 4,019,683.23
Debt Service Fund	\$ 3,573,648.49
Capital Project Fund	\$ 1,032,388.62
EAB Tree Replacement Fund	\$ 356,814.65
Capital Bond Fund	\$13,045,817.02
Total Cash and Investments	\$28,828,567.38 (All Funds)

4. Clerk – No Report
5. Village Attorney – No Report
6. Public Safety – Lt. Holuj reminded everyone to be diligent in the areas of Bengtson’s and Konow’s with the increase in traffic. Trustee Rodgers asked about funds that have been set aside if perhaps some of the funds could be used for additional patrols in subdivisions with a higher population of children (which can be determined through contacting the school districts transportation departments) on Halloween. Interim Village Manager Gaura stated she would look into it and report back to the Board.
7. Village Manager – No Report

H. PUBLIC COMMENT

1. Mike Byrne, Homer Glen resident, spoke about an ongoing issue with a property owner on south Parker Road and was seeking an update since he has not heard anything back. He expressed his frustration at the situation. Village Clerk Holtz explained that part of the delay was the homeowner completed an application for a home-based business at that location, and then she was out for about 2 weeks recovering from foot surgery. The delay was due to determine zoning issues and if the business was going to be open to the public. The Village should have final determination this upcoming Friday.
2. Matt Koenig, Homer Glen resident, spoke regarding the proposal by MI Homes to develop a subdivision on the Dunn farm property. He expressed his concerns and would like to have a further discussion with Village officials about their vision for the Village and why the project was rubber stamped before, and is now being sent back to the Plan Commission. He feels the list of variances requested is excessive and contrary to the Village’s vision statement.

I. LEGISLATION AND ACTION ITEMS

1. **Motion to authorize the Village Board to accept and receive the fiscal year ending April 30, 2018 Village audit.**

Trustee Rodgers made a motion to Accept and Receive the Fiscal Year Ending April 30, 2018 Village Audit, second by Trustee Gray.

Mr. Ed McCormick, audit partner from Mueller & Co. LLP gave a brief Power Point presentation on the comprehensive audit report and answered any questions from the Board.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troiike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

2. **Motion to approve Ordinance No. 18-053, 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) 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 two (102) 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].**

Trustee Caprio made a motion to approve the Ordinance, second by Trustee Gray.

Trustee Gray noted a change since the original request was made. The petitioner explained that they have reduced the overall sign area. The petitioner stated that the lack of approval over the span of five (5) Board meetings at this point has hampered the leasing efforts and hopes approval of the signs will allow leasing of the center to move forward. Trustee Sweas was concerned about approving such a large sign when the tenants already have signs approved. The Petitioner explained that these signs are mainly for the smaller tenants in the interior portions of the development and the multi-tenant buildings that are not as visible from Bell Road and 143rd Street.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troiike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

- 3. Motion to approve Ordinance No. 18-054, an ordinance granting (a) a Special Use for a Planned Unit Development [Article IX (Planned Development) of Chapter 220 (Zoning), of the Code of the Village of Homer Glen], with a Variance for the proposed flat box signs; and (b) a Site Plan for certain real property generally located in the C-3 General Business District at 14245 S. Greystone Drive, Homer Glen, Illinois [ALDI, Inc., Case No. HG-1829-SS].**

Trustee Gray made a motion to approve the Ordinance, second by Trustee Caprio.

Trustee Sweas expressed her concerns about the design, stating the Village does not allow for flat box signs, and would prefer to see something with more dimension. The petitioner explained that this is the standard sign used for all of the Aldi stores across the country. He stated he could talk to the logo team and see if there is something they could do with embossing, to perhaps give the sign more dimension. Trustee Sweas stated she's uncomfortable granting a variance and establishing a precedence going forward with regard to future development. Trustee Gray stated he would be comfortable with amending the motion to see if further development on dimension aspects could be worked out. Trustee Rodgers asked if Trustee Gray was okay with approving the request as is. He stated yes, he is fine with approving the sign as is. Trustee Caprio stated he is okay with approving it as is. Trustee Gray stated he sees the merits of what Trustee Sweas is saying. Trustee Rodgers stated she is okay with passing it as is because they are an existing business and it already has a flat box sign, with the hope that the petitioner will come back with something with a little more character, but appreciates Aldi reinvesting in the existing business in the Village. Trustee Sweas stated there would be no incentive on the petitioner's part to improve the dimensional aspect if the sign is approved as is. Trustee Gray stated that we approved flat box face signs for the previous agenda item and doesn't see any difference here.

The Mayor asked the Clerk to call the roll:

Ayes: (4) Trustees Caprio, Neitzke-Troiike, Gray, and Rodgers

Nays: (1) Trustee Sweas

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

4. **Motion to approve Ordinance No. 18-055, an Ordinance amending the following sections of the Village Code: (a) §92-53 Encroachments, (b) §220-832 Wireless communication facilities, and (c) §114-9 General (fees) [Village of Homer Glen, Case No. HG-1831-A].**

Trustee Rodgers made a motion to approve the Ordinance, second by Trustee Neitzke-Troiike.

Mr. Stuart Chapman gave a brief explanation of events leading up to this amendment to the Village Code.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troiike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

5. **Motion to approve Change Order No.2 from Austin Tyler Construction, Inc. for the Fiddymt Creek Sanitary Sewer Project, in the amount of \$21,243.00.**

Trustee Sweas made a motion to approve the Ordinance, second by Trustee Neitzke-Troiike.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troiike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

6. **Motion to Approve Ordinance No. 18-056, an Ordinance Authorizing the Adjustment of Traffic Control Devices (Speed Limit Signs) on Heritage Circle and reducing the Speed Limit from 25 MPH to 15 MPH.**

Trustee Caprio made a motion to approve the Ordinance, second by Trustee Gray.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troiike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

7. **Motion to direct the Mayor to sign the attached contract with Connelly Electric for the installation of an electrical switchboard for Heritage Park.**

Trustee Caprio made a motion to approve the Ordinance, second by Trustee Rodgers.

Facilities Manager John Robinson gave a brief explanation of the purpose of the switchboard.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

8. Motion to remove the barbed wire surrounding Heritage Park.

Trustee Neitzke-Troike made a motion to approve the Ordinance, second by Trustee Rodgers.

Trustee Rodgers gave a brief explanation surrounding the decisions to remove the barbed wire at the top of the fence.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

9. Motion to approve Ordinance No. 18-057, an Ordinance amending §83-68 of the Code, Decreasing the Number of Class F Liquor Licenses by One (Wow Sushi of Homer Glen, Inc.) d.b.a. Wow Sushi, 14407 S. Bell Rd. Homer Glen, IL.

Trustee Caprio made a motion to approve the Ordinance, second by Trustee Sweas.

Village Clerk Ann Holtz gave a brief history of the Wow Sushi change in ownership requiring agenda items 9, 10 and 11. She stated that she is working with Interim Village Manager Gaura to streamline the liquor license approval process.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

10. Motion to approve Ordinance No. 18-058, an Ordinance amending §83-68 of the Homer Glen Code, Increasing the Number of Class F liquor licenses issued within the Village of Homer Glen. It is understood that the number of Class F liquor licenses (Beer & Wine) will increase by one (1).

Trustee Gray made a motion to approve the Ordinance, second by Trustee Neitzke-Troike.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.
The motion carried.

11. Motion to approve Ordinance No. 18-059, an Ordinance assigning an available Class F liquor license (Beer & Wine Retail Sales) to WOW Sushi of Homer Glen, Inc. d.b.a. WOW Sushi located at 14407 S. Bell Road, Homer Glen, IL.

Trustee Gray made a motion to approve the Ordinance, second by Trustee Caprio.

The Mayor asked the Clerk to call the roll:

Ayes: (5) Trustees Caprio, Neitzke-Troiike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

J. WORKSHOP ITEM

1. Discussion Regarding Street Signage in the Evelyn's Gate Subdivision. Development Director Mike Salamowicz gave a brief explanation of the situation leading up to this workshop. After further review it has been determined that two of the four type of signs that remain are required, and the other two are optional. The Board consensus was to leave the two required signs, and to have the Public Safety and Services Committee discuss retaining the pedestrian crosswalk sign. Further research is needed to determine if formal Board action is required to remove signs, as the sign installation may have been part of the original PUD approval.

K. OLD BUSINESS

Trustee Rodgers stated she would like the Board to have a workshop discussion about the future development of the active core section of Heritage Park.

L. NEW BUSINESS - None

M. ADJOURNMENT

Trustee Rodgers motioned to adjourn, second by Trustee Caprio.

Voice Vote:

Ayes: (5) Trustees Caprio, Neitzke-Troiike, Gray, Sweas, and Rodgers

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Burian

The Mayor did not vote.

The motion carried.

The meeting was adjourned at 8:44 p.m.



Ann Holtz, Village Clerk

Approved at the Board of Trustees Meeting dated November 14, 2018