



# **Village of Homer Glen**

**14331 South Golden Oak Drive  
Homer Glen, Illinois 60491**

**January 10, 2006**

**Board of Trustees**

## **Workshop Meeting**

**Village Council Chamber  
13031 West 143<sup>rd</sup> Street  
Homer Glen, IL**

**A. CALL TO ORDER**

The Special Workshop Meeting was called to order on January 10, 2006 by Mayor Russ Petrizzo at 7:36 p.m. in the Village Council Chamber - 13031 West 143rd Street, Homer Glen.

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

Present at 7:36 p.m. were Mayor Russ Petrizzo, Trustees Brian Andrews, Marcia DeVivo, Christopher Locacius, Margaret Sabo, and Dale Vogelsanger. Trustee Mary Niemiec arrived at 7:42 p.m. All remained present throughout the meeting. Also present on behalf of the Village were Village Clerk Gale Skrobuton, Village Manager Dwight Johnson, Community Development Director Jeff Harris, Special Projects Manager Glenn Spachman, and Village Attorney Ken Carlson.

**D. APPROVAL OF AMENDMENTS TO AGENDA**

There were no amendments to the Agenda.

**E. MOTION TO SUSPEND WORKSHOP RULES TO TAKE ACTION**

Trustee Vogelsanger made a motion to Suspend Workshop Rules to take Action; second by Trustee DeVivo.

Voice Vote:

All Ayes: (5) Trustees Andrews, DeVivo, Locacius, Sabo, and Vogelsanger

Nays: (0) None

Absent: (1) Trustee Niemiec

*Motion carried.*

**F. PUBLIC COMMENT FOR ACTION ITEMS**

There were no Public Comments for Action Items.

**G. ACTION ITEMS****1. Appointments:**

The Mayor appointed Jeanie Campbell, Glen Kudla and James Heap to the Emergency Management Agency (EMA).

Trustee Vogelsanger made a motion to approve the Mayor's appointments; second by Trustee DeVivo.

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

Voice Vote:

All Ayes: (5) Trustees Andrews, DeVivo, Locacius, Sabo, and Vogelsanger

Nays: (0) None

Absent: (1) Trustee Niemiec

Abstain: (0) None

The Mayor did not vote.

*Motion carried:*

**2. Resolution No. 06-001- A Resolution Supporting HB 4333 Relating to Private Water and Sewer Service.**

Village Manager Dwight Johnson stated that Representative Renee Kosel introduced HB 4333, which would change certain aspects of the law governing private water and sewer utilities in the state. As written, the bill would: give municipalities the right of first refusal if Illinois American is sold; there would be no sewer bill if there is less than 100 gallons of water used; there would be a number of required inspections and certifications for the water meters themselves; and there would be no charge to the customer if a meter is malfunctioning.

Rep. Kosel has asked for resident support at the legislative hearing on Wednesday, January 11<sup>th</sup> at 2:30 p.m. in Springfield. The Village is chartering a bus to take residents to the hearing in Springfield.

Trustee Vogelsanger made a motion to approve Resolution No. 06-001; second by Trustee DeVivo.

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

Voice Vote:

All Ayes: (6) Trustees Andrews, DeVivo, Locacius, Niemiec, Sabo, and Vogelsanger

Nays: (0) None

Absent: (0) None

Abstain: (0) None

The Mayor did not vote.

*Motion carried:*

## **I. MOTION TO RESUME WORKSHOP RULES**

Trustee Vogelsanger made a motion to Resume Workshop Rules; second by Trustee Andrews.

Voice Vote:

All Ayes: (6) Trustees Andrews, DeVivo, Locacius, Niemiec, Sabo, and Vogelsanger

Nays: (0) None

*Motion carried.*

## **J. WORKSHOP ITEMS**

### **1. GIS Presentation.**

*Discussion:*

Village Manager Johnson stated that the Village's GIS Committee was formed to administer and implement a \$15,000 grant to initiate a GIS system in the community. Although the grant was for environmental mapping purposes, the GIS system has widespread application for many Village services.

Trustee Sabo thanked everyone who worked on this project. A presentation was given on the current capability of the GIS system and its future potential.

### **2. Proposal to Study Space Needs for Future Village Hall.**

*Discussion:*

Village Manager Johnson stated that the Village office space is now at a practical limit in the current shopping center complex. The Comprehensive Plan recommends that a Town Center be developed which would include a Village Hall as "a key component". The Town Center Task Force made a presentation and recommendations to the Village Board last year. The Village is making progress on identifying a site for the Town Center, but we need to begin planning for the amount of space needed now and in the future. Mr. Johnson stated that he and the Mayor met with Wight Company, who has

done work on similar Village Hall facilities in the area and find them to be very competent. Their proposal is to provide the space analysis and cost estimate for \$10,000. We believe it is time to move with this preliminary step so we are ready when a Town Center begins to become a reality.

Representatives from Wight Company gave an overview of their suggestions for the future space needs of the Village.

### **3. Presentation from School District 33C Regarding Grant Application.**

#### *Discussion:*

Village Manager Johnson stated that the School District would like the Village's support on a grant to create a second micro-climate station for educational purposes in Homer Glen. One has already been established at Hadley School and they seek a second station on Parker Road. We do not yet have any details on the grant amount or the matching requirement, if any. The grant would be from Argonne National Laboratory.

Dana Rzepka, Assistant Superintendent from District 33C and Doug Sisterson, a meteorologist at Argonne National Laboratory addressed the Board and stated that they are applying for a \$10,000 Toyota Tapestry Grant that is going to provide an opportunity to give students science content and skill instruction, and also give them the ability to apply this particular content and skills to a real world problem. They are planning to do a study on micro-climate that uses an existing weather station. This data will be compared to a proposed weather station that they would like to erect on District owned property on Parker Road. This grant will provide the funds necessary to purchase and install another weather station.

### **4. Lockport Township High School District Presentation.**

#### *Discussion:*

Superintendent Garry Raymond made a presentation about the new high school proposed for Homer Glen on Cedar Road at approximately 155<sup>th</sup> Street. A referendum is planned for March. Superintendent Raymond stated that he appreciates the relationship the school district has with the Village asked for the Board's support of this referendum.

### **5. Case #HG-0517-MS, Silver Leaf Subdivision: Consideration of Map Amendment from the A-1 District to the R-2 District, a Special Use Planned Development and Approval of a Preliminary Plat of Subdivision for the Construction of a Residential Development on the West Side of Cedar Road South of 151<sup>st</sup> Street.**

#### *Discussion:*

Village Attorney Ken Carlson stated for the record that Dave Silverman, attorney representing the developer was present.

Community Development Director Jeff Harris stated that this is a Planned Unit Development of approximately 120 acres at the southwest corner of 151<sup>st</sup> Street and Cedar Road. The average lot will be 1-acre in size with 110 lots on 120 acres. The Plan Commission recommended approval of the rezoning and the PUD plan, but voted to recommend denial of the preliminary plat of subdivision. Several members stated that they did not believe all the criteria for the additional 10% bonus had been met.

Mr. Harris stated he received a letter from Homer School District 33C regarding the subdivision impact assessments and pointed out that the revenue generated from taxes in the eighth year, when full build-out of the subdivision is anticipated, would be \$571,000 per year, and the educational cost would be \$468,000 per year.

Dave Silverman gave a presentation on the proposed subdivision and stated they are requesting rezoning from A-1 to R-2. The minimum lot size is 20,000 sq. ft., and the average lot size is 25,476 sq. ft. The park land required is about 4.5 acres and the developer is proposing a park of approximately 13.29 acres, which exceeds the minimum park donation requirements by 8.75 acres. \$875,000 in land will be donated to Homer Glen. The parks will be both active and passive recreation and access will be through a roadway to be constructed by the developer and there will be two walking trails. The developer is also proposing to build playground equipment, tennis courts, basketball courts, and a gazebo. All the developments to the park will be about \$330,000.

There is a pedestrian system in the development that consists of both asphalt walking paths along 151<sup>st</sup> Street and on Cedar Road, plus some internal paths going down to the park. Concrete sidewalks will be on one side of each street, and both sides of each cul-de-sac. The main entry will be along 151<sup>st</sup> Street and will include a guard house, a landscaped boulevard entrance, and stone signs, which identify the development. Cedar Road also has a guardhouse, and will serve as the secondary entrance. There is a total of 42.17 acres of open space that includes the park, stormwater detention area and other unbuildable areas.

Scott Charms, tech engineering, spoke about the sewer extensions, stating that this property falls within Lockport's FPA and the current sanitary system that exists is at Gougar Road, south of 151<sup>st</sup> Street. This sewer line needs to be extended to this piece of property and east of Cedar Road for future extensions both for use by the future high school as well as 1,600 acres of other land in the area. The City of Lockport has an agreement with Illinois American on how they will handle the maintenance and ownership of the sewer line. Illinois American will handle the maintenance and ownership and Lockport will handle the treatment. The developer has committed to fund the engineering and construction costs of the sanitary sewer line from Gougar Road through this development to Cedar Road.

Mr. Charms stated they have completed a final analysis of stormwater management system for this site. There are twelve different stormwater facilities, four with open water facilities and the remaining eight are located on Fiddymont Creek. These will be built as dry bottom basins and planted with natural plants and native vegetation. All 12 detention basins connect through storm sewer pipes at some point and all discharge to the creek. All stormwater runoff from developed areas on the site will be collected and will not leave the site prior to being routed to stormwater facilities. The floodplain has been analyzed and the site is designed so none of the lots are affected by the floodplain.

There has been some concern about the water coming out of the Cedar Glen subdivision. There are two defined drainage ways on the site where water is discharging from this subdivision and the residents want to be assured that the flow will not be cut off. They are proposing slow grated boxes to pick up both of those points of discharge.

Mr. Silverman stated that tree preservation is an important issue and conservation easements have been set up on the property where there will be no disruption of trees in those areas. Mass grading will not be done up front, only cuts in the streets as are necessary for the public utilities. Each of the lots will be done as they are developed. Homes will be priced at \$750,00 on up. Maintenance deposits will be required and fines levied if anyone violates the covenants. A homeowners' association will be established which will take over after the developers leave the development to make sure the quality is maintained, and the association will be responsible for maintenance of the stormwater detention.

Mayor Petrizzo stated for the record that Christopher Burke, the engineer who was hired by the Village to oversee this project, was in attendance.

***Public Comment:***

Gerald Stranski, 15217-151<sup>st</sup> Street voiced his concern that when the landscaping is done they do not build up the land and force the water to come onto his property. He stated that two years ago they had an agreement with Homer Glen to keep the lot sizes equal to the lot sizes in Cedar Glen subdivision, and he does not see that happening. He commented that the 151<sup>st</sup> Street entrance is right over the crest of the hill and is a safety concern.

Kathy Boo, 15850 West Shady Lane questioned the bridge over Fiddymont Creek. She is concerned that culverts might be put in, as this area has extreme flooding problems and if there is a 100-year flood, the culverts will be down the creek and two sides of the subdivision will be stranded.

Rich Brittan, 14952 Cog Hill Lane stated that he feels the Silver Leaf Development would be an attribute to the community and is an opportunity for current Homer Glen residents to up-grade their home and stay in the community.

Trustee Niemiec questioned why the Plan Commission felt the criteria was not met to grant the 10% bonus.

Village Manager Johnson explained that under the R-2 zoning anticipated by the annexation agreement, studies showed that 100 lots would be the base line. The Plan Commission felt that the additional 10 lots, relative to two bonuses had not fully met the criteria, which led to the split recommendation. Mr. Johnson stated that since this a PUD the Board can consider other amenities besides the things in the two 5% considerations, such as the sewer.

Trustee Sabo commented that this is poor planning and we are supposed to be protecting our residents from different land uses. Some of the surrounding homes are on large lots. She feels this subdivision is very different than any subdivision around there and she is challenging the annexation agreement because it says "similar to Cedar Glen" and Cedar Glen is 1, 2 and 3-acre lots. Trustee Sabo stated that this development would be building homes and crowding out the environmental features. This subdivision is R-2 in name only and the subdivision has not changed since it was coming in as an R-3, and still has an R-3 look and is very dense. She is also concerned that the Corps of Engineers has not given their approval. This is a distinct example of what not to do in an area that is rural and if we say we want to maintain a rural atmosphere the density should be lowered and the developer should submit a different preliminary plat.

Mayor Petrizzo clarified that the Comprehensive Plan states that when there is sewer and water the lots can be less than 1-acre.

Trustee Niemiec asked if this follows R-2 zoning given the fact that we have discussed net density as buildable land, and she questioned if out of 120 acres there are only 20 acres of streets and roads and land that can't be built on.

Jeff Harris stated that the current zoning code defines density as gross density which is the entire property, inclusive of roads. If you were to take out all the wetlands, flood plains, roadways, etc. the average lot size comes out to about 25,000 sq. ft. per lot; however that is not the current method used under our current ordinance in the Planned Development procedure. The current ordinance allows them to count those areas and the calculated density for this subdivision is 1.1 acres per lot.

Trustee Andrews asked if a lot of the open space was next to creek that can't be built on anyway.

Jeff Harris commented that a building could not be constructed on it, but it could be part of a lot.

Trustee Sabo stated that if we are basing this on net density there should only be about 66 homes. She suggested that 90 homes should be built and recommended that this go back to the Plan Commission because of their concern with density and trails.

Trustee Niemiec commented that Board approval would be conditional upon the stormwater management plan, and the approval from the Army Corps of Engineers.

Trustee Sabo asked what was taken out for the yield plan to come up with 100 lots.

Jeff Harris stated that using the definition in our current codes the area that would be considered within the lots was the roadways.

Attorney Carlson stated that Will County Land Use had adopted, prior to our existence, a yield plan policy to be used as a tool. The Village did not adopt that policy.

Mr. Harris stated the developer has agreed that each individual lot would come in with a tree survey prior to the issuance of grading on it and building permit.

The Mayor suggested that the Board take a brief recess.

Trustee Locacius made a motion to take a brief recess; second by Trustee Vogelsanger.

Voice Vote:

All in favor: Ayes (6) Trustee Andrews, DeVivo, Locacius, Niemiec, Sabo and Vogelsanger

Nays: (0) None

*Motion carried.*

The Board recessed at 10:19 p.m.

Trustee Vogelsanger made a motion to resume the meeting; second by Trustee Sabo.

Voice Vote:

All in favor: Ayes (6) Trustee Andrews, DeVivo, Locacius, Niemiec, Sabo and Vogelsanger

Nays: (0) None

*Motion carried.*

The Board resumed the meeting at 10:35 p.m.

**6. Case #HG-0518-S, Cralle: Special Use Permit for the Keeping of Horses in an R-1 Single Family Zoning District and Variation from the Exterior Construction Standards Ordinance.**

*Discussion:*

Village Manager Johnson stated that the Board asked Mr. Cralle to produce some engineering drawings and a site plan.

Mr. Cralle did not have all the information requested by the Board and asked if this could be continued to a future workshop meeting.

Trustee Locacius made a motion to table this item to the January 17<sup>th</sup> Workshop Meeting; second by Trustee DeVivo.

The Board discussed allowing the engineers to make their presentation, but there would be no discussion by the Board until they can review the information the Cralle's will provide.

Trustee Locacius withdrew his motion; Trustee DeVivo withdrew her second.

Bob Conway, stated he was asked by the Cralle's to develop a grading plan to assess the stormwater management and water quality on the site. He presented the design of the detention basin and the corporation of filter strips on the downstream end of the site. These were designed with input from the USDA Soil and Water Conservation District on the water quality impacts on this site.

Steve Dalton from NIES Engineering commented that the success of the engineering plan is dependent on the applicant complying with the previously submitted manure management and pasture plans. If they do not comply there is the potential for contaminants to leave the site.

Village Attorney Carlson stated that the Cralle's will need to identify how much of the property is pasture, which according to statutes, is defined as an area that is confined particularly to that, that's going to be separated from the detention areas, because the detention areas is supposed to have a grass buffer around it to protect it.

Mrs. Cralle commented that since the manure will be placed in a garbage can and shipped offsite the issue of contamination is not an issue.

Mayor Petrizzo stated that his only concern is the 37 ft. slope.

This item will be placed on the January 17<sup>th</sup> Workshop Agenda to allow Staff and the Board to review the information.

## **7. Park and Recreation Master Plan Request for Proposals.**

### *Discussion:*

Glenn Spachman, Special Projects Manager stated that has been working with the Parks and Recreation Committee to form an RFP for a Park Master Plan. This Plan was contemplated in the current budget and also is needed for major grant applications. The intent is to finish enough of the Master Plan by the next grant deadline on July 1<sup>st</sup> to be able to apply for funds in the 2006 cycle. OSLAD grants come in two amounts: \$400,000 for improvements, or \$800,000 for land acquisition and have a dollar for dollar match. The grant could be for a sports field complex or some other high priority item identified by the planning process. A Park Master Plan will also help staff, when meeting with developers, to determine when the Village should acquire land rather than cash donation, how much is needed, and what amenities each park should generally have. The Master Plan will also help document the requirements for a proposed park equipment ordinance.

Trustee Sabo asked if the application could include special needs. She also noted that the open space acreage figures were not correct and asked they be checked for accuracy.

## **8. Proposed Resolution for Establishment of the I-355 Trail Corridor.**

### *Discussion:*

Village Manager Johnson reported that representatives of various local governments abutting the I-355 tollway have been coordinating to have a trail built along the length of the tollway corridor. The intention is to apply for grants to pave the trail. The tollway authority will prepare and grade the area for a trail as a part of the main construction project. The draft resolution would be used to help support the grant applications. No local obligation is specifically incurred at this time.

Evelyn Walano, Trails Task Force Chairman, addressed the Board with the possibility of applying for a CMAQ grant.

Village Attorney Carlson stated that since the tollway is not in the Village's jurisdiction, we would have to enter into an intergovernmental agreement with the Township in order to apply for the grant.

The Board will ask the Township to take the lead, since none of the tollway is in the corporate limits of Homer Glen, with the Village acting as a Letter of Support

## **9. Engineering Studies: Speed Limits on Bruce, Hadley and Chicago-Bloomington Roads.**

### *Discussion:*



Aaron Fundich from Robinson Engineering presented the findings of a study they conducted on some speed and safety concerns of the corridor from the eastern Village limits to the western Village limits. Speed limit reductions have been recommended for each segment. The study also raises the possibility of changing the road profile by reducing the severity of several vertical curves. The study found there were four distinct hills on Bruce Road, none of which met the criteria to maintain a 45 mph speed limit that is currently posted. Robinson Engineering suggested that the speed limit be reduced to 35 mph, plus reduce with advisory signs down to 30 mph over the two most critical hills.

The second segment of Chicago-Bloomington Road had six areas with hills, some of which did not support the 45 mph speed limit. Three of them should be reduced down to 30 mph. Mr. Fundich stated that the Village has the justification to reduce the speed limits on the hills, but by changing them, the Village has the enforceability of law enforcement. It was suggested that a warning sign be placed before South Bell on Hadley. Mr. Fundich stated there is one hill on Hadley where the speed limit should be reduced to 30 mph. It is recommended to make the changes to improve safety.

#### **10. New Grant Applications for Highway Improvements.**

*Discussion:*

Village Manager stated that grant applications are now being sought for several transportation related programs. Aaron Fundich from Robinson Engineering has identified possible grants for STP (Surface Transportation Program) funds, CMAQ (Congestion Mitigation and Air Quality) funds, and two new programs relating to highway safety. The STP program in particular has no available funds until at least 2008, but is currently taking applications. Cedar Road and Parker Road are two possible projects for these funds.

Mr. Fundich stated that applications are due January 25<sup>th</sup> for STP projects, January 27<sup>th</sup> for CMAQ projects, and February 10<sup>th</sup> for the safety related programs. In the past, the Village received a \$1 million STP grant for the 143<sup>rd</sup> and Lemont intersection scheduled for 2007 and just recently received a CMAQ grant for the bike trails. The Board is being asked to discuss the possible projects to be submitted. CMAQ funds could be used for the next phase of trail extensions. For the safety programs, proposals to reduce the hills have generated Board discussion pro and con in the past, with some concern about losing our countryside character by leveling the hills. This may be less of a concern on the north end of Lemont Road, which is more developed than some of the other segments. Accident data from the Sheriff's office may be important to make a final decision on the safety grants.

The Board recommended that a grant application be submitted for work on Cedar Road. An application will also be submitted for a CMAQ grant.

#### **11. Engineering Agreement for CMAQ Bicycle Trail Grant.**

*Discussion:*

Village Manager Johnson stated that the Village recently received approval of a \$356,000 CMAQ grant to build trails in the ComEd easements from the Lemont border to the substation on Bell Road and west to Parker Road. The agreement for services must comply with IDOT standards for overhead and burden.

#### **12. New Grant Application for Homer Glen Marsh on Long Run Creek.**

Village Manager Johnson reported that the Village has just completed its final report on the initial grant to restore this area located to the south of Erin Hills. A grant proposal is being readied for extending the work in this area with additional treatments and the extension of a pathway. Village

Trustees have expressed interest in learning about grant applications before they are submitted. The matching will be all in-kind services. The grant application is due January 13<sup>th</sup>.

Trustee Sabo stated that the Township is donating a conservation easement as in-kind. The total in-kind is estimated at \$203,670 for an \$88,000 grant. The Board recommended that this grant application be submitted.

### 13. Review Plans for Village Hall Renovation.

*Discussion:*

Village Manager Johnson reported that the Building Department has moved out of the space adjacent to the Board Room. Besides providing the needed space for the expanding Building Department, the intention was to increase the size of the Board Room, create a new office area, and additional storage space. Steve Wydeveld, Chief Building Official, has assisted in drawing up the plan to accomplish these objectives. The plan contemplates that the existing wall on the east side will move about 6 ft. further east to enlarge the chambers. The room would be re-oriented so that the board would face out to the west rather than the north. Seating capacity would probably increase by 50%. Audio visual presentations would be somewhat improved by leaving the screen on the south side of the room where everyone in the room could see the screen. A speaker system and new carpeting are anticipated. A new conference room would be created in the front end of the old Building Department space with an office (possibly the Mayor's office) built in the middle area. A storage room would be made on the south end of the space. The total cost is anticipated to be about \$15,000. Work would proceed after the January 24<sup>th</sup> meeting with the Board Room available for use at the February 14<sup>th</sup> meeting. Work should be substantially complete by the end of February.

### J. ADJOURNMENT:

Trustee Andrews made a motion to adjourn the meeting; second by Trustee Sabo.

Voice Vote:

All Ayes: (6) Trustees DeVivo, Knaack, Locacius, Niemiec, Sabo, and Ward

Nays: (0) None

*Motion carried.*

The meeting adjourned at 11:59 p.m.

Respectfully Submitted,

  
\_\_\_\_\_  
Gale Skroboton, Village Clerk

*Approved at the Board of Trustees Meeting dated March 11, 2008*