



# **Village of Homer Glen**

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

**June 6, 2023**

**Board of Trustees  
Special 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 June 6, 2023 by Mayor Neitzke-Troiike at 6:00 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 Christina Neitzke-Troiike, Trustees Curtis Mason, Dan Fialko, Sue Steilen, Craig McNaughton, and Jennifer Consolino. Also present on behalf of the Village were, Village Attorney Kevin Casey, Chief Building Official Joe Baber, Assistant to the Village Manager Gia Cassin, and Deputy Clerk Gina Marcotte. Trustee Rose Reynders and Village Clerk Candice Bielski were absent. *A quorum was established.*

**D. PUBLIC COMMENT - None****E. LEGISLATION AND ACTION ITEMS****1. Motion to Approve Ordinance No. 23-029, an Ordinance Amending §83-68 of the Code of the Village of Homer Glen, Increasing the Number of Class B Liquor Licenses Issued within the Village of Homer Glen. (Castleford Entertainment & Gaming, LLC – 14411 S. Bell Road (Owner Joseph Parente) d.b.a. Nikki's Pub).**

Trustee Fialko requested to table the ordinance until the June 14<sup>th</sup> meeting. Trustee Fialko noted that at the May 24<sup>th</sup> meeting, Trustee Rose Reynders was the one that requested for the ordinance to be tabled due to lack of information. Trustee Reynders was unable to attend tonight's meeting. Trustee Fialko did not agree that this item required an emergency meeting and did not see how it falls in the category of being urgent.

Mayor Neitzke-Troiike asked the attorney to address Trustee Fialko's concerns.

Attorney Casey specified that even if an item is tabled to a specific date, it can still be the subject of a special meeting, if so desired. Trustee Fialko asked that the attorney review the village code because he disagreed that the item would require a special meeting.

Attorney noted there was a motion on the floor, a second was needed, and a vote should be called.

Trustee Consolino seconded the motion to table the ordinance.

Mayor Neitzke-Troiike requested clarification as to what the village code states in regards to calling a special meeting.

Trustee Mason noted that Trustee Reynders owns a restaurant in Homer Glen and holds a liquor license. Trustee Mason stated that per the state statute, Trustee Reynders has to recuse herself from any meeting regarding a liquor license. That is also in the village code.

Mayor Neitzke-Troiike then stated that because Trustee Reynders holds a liquor license, she should not have been allowed to table the item at the previous meeting.

Trustee Consolino addressed concerns with the item and wanted to make sure her concerns were discussed.

Trustee Steilen requested confirmation that per the code, it was allowed to have a special meeting on an item that was previously tabled. Attorney Casey stated, "Section 5-2 of the village code, specifically A, which

sets what your regular schedule meeting is. Subsection C states, "In the case of an emergency, a meeting may be called upon such notice as is practicable. The meeting may be called by the Village President and only three members of the Village Board of Trustees. The convening authority shall notify all board members, village clerk and members of the media who are entitled to such notice." The term emergency is not defined, nor is there anything that I'm seeing in this specific code section. There is nothing in this code section relative to a special meeting being disallowed in any fashion."

The Mayor asked the Clerk to call the Roll in Regards to Tabling the Item:

Ayes: (2) Trustees Consolino and Fialko

Nays: (3) Trustees McNaughton, Mason, and Steilen

Abstained: (0)

Absent: (1) Trustee Reynders

The Mayor did not vote.

The motion failed.

Trustee Mason made a motion to proceed with the meeting, Trustee McNaughton second.

Mayor Neitzke-Troiike asked Petitioner Joseph Parente to step up to the podium.

Trustee Mason addressed concerns with the menu and commented that the menu looked very sparse and wanted to know if Mr. Parente would be adding more items to it.

Mr. Parente replied that as of now they would have a variation of sandwiches and pizza options.

Trustee Mason stated that he is pro-business and he wants businesses in Homer Glen, but he wants the best possible. He was not disputing the menu, but felt it looked very sparse. Trustee Mason also asked if the restaurant was fifteen hundred (1,500) square feet. He wanted to know how much of that footage was the kitchen area. Chief Building Official Joe Baber replied he would look at the building plans and find out that information. Mr. Parente stated that it will be a smaller restaurant with a bar and a few table tops for residents to sit at.

Trustee Mason asked if Mr. Parente's intentions were to bring in gaming in the future and Mr. Parente confirmed that is his plan.

Trustee McNaughton asked Mr. Parente how many other restaurants he owned with gaming machines. Mr. Parente replied he owned four other businesses with gaming. Trustee McNaughton also asked when Mr. Parente planned on moving ahead with the gaming and Mr. Parente replied it would depend on how long it takes to receive his gaming license from the state. The state can take up to six to nine months to approve a gaming license so it might not be until twelve months. Trustee McNaughton then asked how many machines Mr. Parente would be putting in for gaming in which Mr. Parente replied, five to six, which is what the state allows.

Trustee Fialko requested a copy of Mr. Parente's lease that shows his restaurant is over the fifteen hundred (1,500) square feet. Mr. Parente stated he submitted it with his application. Deputy Clerk Gina Marcotte stated that she emailed a copy of Mr. Parente's lease to the mayor and all of the trustees. Trustee Fialko also wanted confirmation that a parking study was done at the location of the restaurant to make sure it met the requirements and Chief Building Official Baber confirmed that one had been done.

Trustee Fialko also noted that the restaurant Blueberry Hill, which is located next to Mr. Parente's restaurant recently received a liquor license and were also looking at a gaming license. Trustee Fialko asked Mr. Parente if he was concerned about the competition. Mr. Parente stated that Blueberry Hill is only open in the morning and his restaurant will be open in the afternoon with evening hours, so he did not see this as a problem.

Mayor Neitzke-Troiike asked Chief Building Official Joe Baber if there would be enough parking if Blueberry Hill decided to extend their hours, in which Chief Building Official Joe Baber replied that per the parking study, it would be allowable. Mayor Neitzke-Troiike also confirmed with Mr. Parente that he would be preparing his pizzas on site and they are not frozen.

Trustee Fialko had concerns with Mr. Parente's response to number sixteen on the application. Number sixteen reads, "state whether or not applicant has made a similar application for an alcoholic license in any other city, Village Inc., town or county in the state of Illinois, and the disposition of the application." Trustee Fialko noted that Mr. Parente put no for an answer, but had four other businesses that hold a liquor license in Illinois. Mr. Parente said that was an error and he should have written yes on the application.

Trustee Fialko also noted that on the application Mr. Parente put he would be the only manager on duty at all times, to which Mr. Parente replied he did put yes, but he would not be there at all times. Mayor Neitzke-Troiike then brought up when she met with Mr. Parente and Deputy Clerk Gina Marcotte, Mr. Parente had stated to them that he was still in the process of opening and looking for a manager and employees to be there in his absence. Mr. Parente confirmed that was correct.

Trustee Fialko noted that if Mr. Parente applies for a gaming license, per the village code, he would not have to come to the Board for approval. Mr. Parente only needs approval for the liquor license from the Board. Deputy Clerk Gina Marcotte stated that once Mr. Parente is approved and issued the liquor license, he would then need to submit an application for the gaming license. The applicant would also need to meet the requirements from the building department to make sure they have the room for the machines.

Trustee Consolino noted that in the lease it states Mr. Parente has approximately 1500 square feet, but she is not seeing where it talks about how big the kitchen area is. Mayor Neitzke-Troiike commented that she is not aware that there is a requirement as to how large the kitchen area needs to be. She does not believe it is kitchen size, but total square footage of the area. Chief Building Official Joe Baber confirmed that is the total square footage of the area and there is nothing specific as far as the kitchen. In regards to the kitchen, equipment that is going to be used for the preparation of food.

Trustee McNaughton asked Mr. Parente how many employees he planned on hiring for the restaurant. Mr. Parente stated between full and part time, around three to five. Trustee McNaughton also asked what hours the restaurant would be open. Mr. Parente stated it would depend on what the Village hours allowed and if he had a gaming license. Mr. Parente stated he would probably open around lunch time.

Trustee McNaughton asked how Mr. Parente promotes responsible gaming at his other businesses and Mr. Parente stated it is by statute and requirements by the Illinois Gaming Board. Mr. Parente has cameras and no one is allowed under the age of twenty-one. The IGB has very stringent rules and if you violate them, they will pull your license.

Mayor Neitzke-Troiike stated that she would like to see more upscale restaurants in Homer Glen. She feels the style that Mr. Parente is bringing forward, the Village is trying to gear away from because it seems to be more focused on gaming instead of providing a restaurant establishment to our community. Mayor Neitzke-Troiike also stated that per the Village Code, Mr. Parente is in his right to open the business and if the Board does not like their own ordinance, the Board has to look at changing it to make it stricter. Mayor Neitzke-Troiike noted that her vision of Homer Glen is to see more white table cloth restaurants. this board supports businesses a thousand percent. We want nothing but the best for Homer Glen.

Trustee Fialko stated their goal is to see businesses come to Homer Glen. He then discussed that Mr. Parente's goal seems to be to get a gaming license and he has concerns because the Board have had people come up to the podium and speak against the Board for letting a gas station in the southwest quadrant of Homer Glen, because it's going to create competition against the others who already have gaming in the community. Trustee Fialko asked Mr. Parente if he would be willing to commit to opening a restaurant

without gaming. Trustee Fialko stated he struggles with this one because he wants to see businesses invest in Homer Glen, but he also does not want to create an overabundance of gambling within the community that's going to take away from other businesses.

Mayor Neitzke-Troiike noted that the six-month waiting period to obtain a gaming license after you are approved for a liquor license with the Village was eliminated from the ordinance and no longer applies. Therefore, if the Board approves Mr. Parente to obtain a liquor license, the Board cannot stop Mr. Parente from obtaining a gaming license.

Trustee Consolino addressed concerns of when Mr. Parente first started coming to the village of Homer, Glen in regards to obtaining permits and requests. Trustee Consolino stated she had documentation going back to January and one of her concerns was that it was not Mr. Parente that first came to the Village, but it was Sam LaRocco and the owner of the Phoenix, Joe Christiano. According to Trustee Consolino they didn't have the lease, they didn't have the articles of incorporation and they were trying to push for the liquor license without any of the proper paperwork or filling it out properly. Trustee Consolino had sixteen (16) emails alone from Mr. Christiano. Trustee Consolino stated that Mr. LaRocco has a ten (10) year non-compete clause with the current owner of Sam's Bar & Gaming. Mr. LaRocco cannot open any gaming facilities in Homer Glen. Trustee Consolino wanted to know why Mr. Parente had the two individuals do everything for him in the past six months. Mr. Parente replied stating they followed all applicable standards. Mr. Parente stated the two individuals mentioned have absolutely no ownership interest in his company. He confirmed they are not stakeholders whatsoever. Mr. Parente stated they own zero percent interest in any of his establishments. Mr. Parente noted that having Mr. Christiano and Mr. LaRocco, help him is well within in his rights and not illegal. Trustee Consolino then stated she wanted to go on record for her fellow trustees, regarding one individual who communicated with the village, that individual gave contributions to the Integrity Slate. Trustee Consolino was then cut off by the mayor before she could finish her statement.

Trustee Mason asked Mr. Parente if he was planning on expanding the restaurant and if his ultimate goal was to have gaming. Mr. Parente stated he would still open the bar/restaurant and keep his options on the table, which would be gaming. Mr. Parente also stated he did not see them expanding because they would not have the room to expand. They would have to move to a different retail mall if they wanted to expand the restaurant.

Trustee Consolino addressed the fact that per the Liquor Code, you must be a resident of Homer Glen in order to obtain a liquor license. Mayor Neitzke-Troiike stated that yes, the code does say that, but there are many establishments in Homer Glen with owners that do not reside in Homer Glen. Mayor Neitzke-Troiike stated they never applied that rule to anyone else.

Trustee Fialko asked that the Board look further into the ordinance regarding residency and being able to hold a liquor license, and bring it back to the Board at the next meeting on July 14<sup>th</sup>.

Trustee Steilen stated she had concerns. She was concerned that there were things filled out incorrectly in the application. She also stated that Mr. Parente is not a resident and the menu is lacking. Trustee Steilen noted she is not a fan of gaming and the business does not necessarily need to be a white tablecloth place, but there are not many lunch choices for residents to go to. She stated she is struggling with the appearance and having a regular restaurant.

The Mayor asked the Clerk to call the Roll:

Ayes: (0)

Nays: (5) Trustees Consolino, Mason, McNaughton, Fialko, and Steilen

Abstained: (0)

Absent: (1) Trustee Reynders

The Mayor did not vote.

The motion failed.

2. **Motion to Approve Ordinance No. 23-030, an Ordinance Assigning an Available Class B Liquor License (Restaurant and Bar) to Castleford Entertainment & Gaming, LLC – 14411 S. Bell Road (Owner Joseph Parente) d.b.a. Nikki’s Pub, Located at, 14411 S. Bell Rd., Homer Glen.**

No motion made; the motion failed.

#### **F. ADJOURNMENT**

Trustee Fialko motioned to adjourn, second by Trustee Consolino.

*Voice Vote:*

Ayes: (5) Trustees Steilen, Consolino, McNaughton, Fialko, and Mason

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Reynders

The Mayor did not vote.

*The motion carried.*

The meeting was adjourned at 6:47 p.m.



Gina Marcotte, Deputy Clerk

*Approved at the Board of Trustees Meeting dated September 27, 2023*