



Village of Homer Glen

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

April 10, 2019

**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 April 10, 2019 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 Sharon Sweas, Carlo Caprio, Christina Neitzke-Troiike, and Keith Gray. All remained present throughout the meeting. Trustees Beth Rodgers and Brian Burian were absent. Also present on behalf of the Village were Village Clerk Ann Holtz, Village Attorney Marji Swanson, Chief Building Official Joe Baber, Development Services Director Mike Salamowicz, Facilities Manager John Robinson, Director of Planning and Zoning Vijay Gadde, Economic Development Director Janie Patch, Administrative Analyst Matt Walsh and Village Manager Karie Friling. *A quorum was established.*

D. APPROVAL OF AMENDMENTS TO THE AGENDA

The Mayor requested J5 be tabled until the entire Board was present.

Trustee Caprio motioned to table Agenda Item J5, second by Trustee Neitzke-Troiike.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

E. APPROVAL OF MINUTES

1. Trustee Gray motioned to approve the Minutes of February 8, 2019, second by Trustee Caprio.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

2. Trustee Sweas motioned to approve the Minutes of February 27, 2019, second by Trustee Gray.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

F. PUBLIC HEARING FOR BUDGET**Proposed Budget for FY 2019-2020**

1. Trustee Gray motioned to open the public hearing, second by Trustee Sweas.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

The public hearing on the proposed FY 2019-2020 budget is open for comments. The public hearing is designed to allow residents to state their opinions and/or concerns. It is not a question and answer session. Given that, is there anyone that wishes to comment on the Village's proposed budget?

No Comments Heard

2. Trustee Caprio motioned to close the public hearing, second by Trustee Sweas.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

G. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS

1. Mayor Yukich:

- As your Mayor, I will deliver the State of the Village Address at the Heritage Corridor Business Alliance luncheon next week Tuesday, April 16, at DiNolfo's Banquets, located at 14447 W. 159th Street in Homer Glen. The Alliance invites Homer area businesses and residents to attend. If you would like to attend the event, the Alliance will need to hear from you by noon tomorrow. Please phone the Alliance at (630) 257-5997 if you wish to attend the State of the Village Address luncheon on April 16.
- Dialysis Care Center is a multi-state international company with about 250 employees in the states of Illinois, Pennsylvania, Tennessee, Ohio and Michigan. Dialysis Care Center originally opened a training center in Homer Glen in 2012. The company, with a mission to provide patient-centric care to those with end-stage chronic kidney disease in all communities; especially, those in underserved areas, has experienced significant growth.

In 2018, Dialysis Care Center chose Homer Glen to open their new corporate headquarters. The company purchased the former Midwest Bank Building on Bell Road, completed major improvements to the building and opened in early January this year.

Dialysis Care Center now provides 80 jobs in Homer Glen and future growth and facility expansion is anticipated. Already, nearby businesses and restaurants are benefiting from the infusion of new daytime workers in the area. A grand opening and ribbon cutting event with many dignitaries took place on April 5. As a leader in dialysis care, the Village of Homer Glen is proud to have Dialysis Care Center select Homer Glen for their state-of-the-art corporate offices. This is great news for the Village of Homer Glen and economic development.

2. Trustees:

Trustee Gray: Thanked the many volunteers in the Village in recognition of National Volunteer Recognition Day on April 20, 2019.

Trustee Sweas: On behalf of the Environment Committee: Save the date for the Homer Community Clean Up, which will take place on Saturday, April 27. Coordinating the event with the Village is Homer Glen resident Rachel Sweet. Information can be found on the Homer Community Clean Up Facebook page, and on the Village website. The Committee has an opening for a new member, interested parties can apply for the committee position by contacting the Village at 708-301-0632. On the heels of the Village being recognized as a Tree City USA, the upcoming 2019 Big Tree Contest will start accepting nominations. Nominations must surpass the winners from the 2018 contest. Please contact the Village for nomination forms and more information.

Trustee Caprio: On behalf of the Homer Community Festival Committee: The Homer Community Fest will take place June 20-23. The Committee is aggressively planning for the new location and at times it will be a learning experience. The Committee is adding one additional food vendor for a total of seven. The Fireworks display will take place on Thursday. Special needs day 2:30-4:30 on Friday, for Homer families with special needs. The Committee is looking for sponsors. Mega Passes will be sold at the Village Hall as in prior years. Volunteers (adult and youth) can sign up with the Village at 708-301-0632, as well as the Road District at 708-301-0246.

3. Clerk – No Report

4. Village Attorney – No Report

5. Public Safety – A reminder to lock your vehicles at night. With the nicer weather coming, a reminder to watch the speeding. It seems like as the weather warms up, the speeding increases.

6. Administrative Analyst: Administrative Analyst Walsh provided an update on Heritage Park construction, still waiting for the asphalt plants to open. At this time Integral is doing site furnishings and plantings while they wait for the paving to begin.

7. Village Manager – Karie Friling stated she has had a busy first eight (8) days attending several Committee meetings and one on one meetings with the Trustees and is very excited to be here. She mentioned that the Village Board will have a Committee of the Whole meeting prior to the regular Board meeting which will be moved to April 23, 2019.

H. PUBLIC COMMENT

None

I. CONSENT AGENDA

1. **The Accounts Payable for the Period of March 22, 2019 through April 11, 2019 in the amount of \$569,080.90.**
2. **The Professional Planning Services Agreement from JDS Professional Services, Inc. in an amount not to exceed \$6,000.**
3. **A Lease Agreement with Petersen Properties for the Village's EMA and Cold Storage Rental Space at 15757 Annico Dr. Unit #3, Homer Glen, IL.**
4. **A Lease Agreement with Petersen Properties for Extra Storage Space for EMA, Special Events and Parks Equipment at 15757 Annico Dr. Unit #4, Homer Glen, IL.**

5. **The Bid Proposal from D Construction for construction of the 151st Street Bike Trail, from Eagle Ridge Dr. to Heritage Circle, within the Village of Homer Glen, in the Amount of \$93,741.95.**
6. **The Proposal from HR Green for Construction Engineering Services for the 151st Street Bike Trail, from Eagle Ridge Dr. to Heritage Circle, within the Village of Homer Glen, for the not to exceed amount of \$8,585.00.**
7. **Pay Estimate No. 6 from Austin Tyler Construction, Inc. for the Fiddyment Creek Sanitary Sewer Project, in the Amount of \$459,051.86.**
8. **An Intergovernmental Agreement with Homer Township for use of Township property for public parking during the Homer Community Festival.**
9. **The General Fund Transfer Equal to the Lessor of the General Fund Surplus for FY 2019 or \$650,000 on April 30, 2019 and the Village's Amended Standard Operating Procedure No. 2, the Village's Accounting Fund Guidelines.**
10. **The Payment of the Permit Review Fee from Illinois American Water Co. for the 159th Street Water Main Project, in the amount of \$30,091.25.**
11. **An Extension to the Contract with Lyons Pinner Electric Companies for an additional year for Street Light Maintenance within the Village of Homer Glen, in the Amount of \$33,099.00.**
12. **The Village Board Meeting Minutes from December 12, 2018.**
13. **The Village Board Meeting Minutes from February 13, 2019.**

Trustee Gray motioned to remove items 12 and 13 for separate consideration, second by Trustee Caprio.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

Trustee Gray motioned to approve the Consent Agenda, second by Trustee Caprio.

The Mayor asked the Clerk to Call the Roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

Trustee Gray motioned to table the minutes of December 12, 2018, second by Trustee Caprio. Trustee Gray stated he did not have the opportunity to send the Clerk his comments.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

Trustee Neitzke-Troiike motioned to table the minutes of February 13, 2019, second by Trustee Gray.

She stated she believed Trustee Rodgers wanted to be present since she previously raised concerns about this set of minutes.

Voice Vote:

Ayes: (4) Trustees Sweas, Neitzke-Troike, Gray, and Caprio

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

J. LEGISLATION AND ACTION ITEMS

1. Motion to appoint Mark Gawron to the Community and Economic Development Committee.

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

Trustee Gray mentioned he is already on the Parks and Recreation Committee and his participation on this Committee is much appreciated. Trustee Neitzke-Troike added that he spearheaded the Chalk it Up event for the Parks Committee.

The Mayor asked the Clerk to call the Roll:

Ayes: (4) Trustees Sweas, Neitzke-Troike, Gray, and Caprio

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

- 2. Motion to approve Ordinance No. 19-012, an ordinance approving (1) a Zoning Code Map Amendment, (2) Special Use for outdoor sales and storage, and (3) Site Plan approval with certain Variances for certain real property located in the A-2 Rural Residential District at 13639 W. 159th Street, Homer Glen, Illinois, with a condition added that if the Illinois Department of Transportation (IDOT) requires changes to the two (2) modified access points into 159th Street, the Village will review these changes administratively without asking the applicant to file an amendment to the Site Plan approval. It is further understood that all outdoor storage areas and driveway areas shall be paved with asphalt.**

The Zoning Code Variances are as follows:

Reduce the required parking from 69 spaces to 54 spaces;

Increase the allowable wall signs area from 156 sq.ft. to 250 sq.ft.;

Increase the allowable ground sign area from 65 sq.ft. to 91 sq.ft. and height from 10' to 10' 8."

Allow the logo on the ground sign to be 25% of the total sign area.

The Exterior Construction Standards Variance: Combines metal insulated panels (MIPs) with masonry in the design of the exterior storefront. [Shorewood Home & Auto, Inc., Case No. HG-1901-ASV]

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

Trustee Sweas asked the Petitioner for clarification on the signage variance request. He explained that the total requested area is product/logo signs with the various brands that will be sold and otherwise in conformance with the ordinance as well as the permitting process. Trustee Sweas asked to see a

sample of the “metal/masonry” product. He passed a sample of the products that will be used for the facade materials for the Board to view and handle. He explained the product will hide the sloped roof and be more attractive than a simple prefabricated metal building. Trustee Sweas asked about the outdoor storage section. He gave a brief overview explaining the outdoor sales area as well as the general storage area and the type of fencing that separates the areas. Trustee Gray asked about the updated language in the motion regarding IDOT. Director Gadde stated that IDOT has not indicated their decision at this time. The Petitioner explained how the traffic would be routed in the event IDOT does not allow a right in/right out entrance on the parcel and they would be limited to a shared driveway with BI Rental.

The Mayor asked the Clerk to call the Roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

3. Motion to approve an agreement between the Village of Homer Glen and Savoy Consulting Group for professional and technical assistance in conjunction with the Comprehensive Plan and Design Guidelines Update for an amount not to exceed \$105,000.

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

Trustee Sweas mentioned that the Environment Committee was not mentioned in the list for participation in the focus groups. Director Gadde explained that was an oversight and Savoy will be present at the Committee of the Whole Meeting on April 23rd. Trustee Gray stated he is pleased to see this begin and elements of the Strategic Plan coming to fruition.

The Mayor asked the Clerk to call the Roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

4. Motion to recommend approval of Ordinance No. 19-013, an Ordinance amending Section 220-839 of Chapter 220 of the Code of the Village of Homer Glen pertaining to the Keeping of Farm Animals. [Village of Homer Glen, Case No. HG- 1903-A]

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

Trustee Sweas suggested discussing chickens first. In her opinion, the allowable area needs to be larger, like the current agricultural zoning or at least 5 acre lots in residential zoning. Trustee Caprio agreed stating he was comfortable with 2.5-5 acre lots. Mayor Yukich stated his concern is that the keeping of chickens in residential areas will attract coyotes and puts family pets at risk. Trustee Caprio stated whatever the Board agrees to, it should be a “no-variance allowed” situation to avoid any further situations arising. Trustee Neitzke-Troiike asked what would happen if chickens are found in non-conforming situations. Chief Building Official Baber explained the Code Enforcement Officer will visit the properties and instruct the chickens are to be removed.

Trustee Gray stated it is his understanding there are existing properties that are currently out of

compliance, and that the keeping of chickens is not allowed at this time with the exception of Agriculture zoning. Chief Building Official Baber confirmed this and at this time there is a “stay” on enforcement pending the Board’s decision. Trustee Caprio asked if staff had researched what the current demand is for keeping chickens. Chief Building Official Baber stated he is aware that local businesses sell chickens, but at this time staff is not fully aware of all of the current homes that currently have chickens. Trustee Neitzke-Troiike stated she would like to see a minimum of 1 acre lots. She added that when she lived on Will-Cook Road, there were 1 acre lots, her neighbor had chickens and she never heard them or saw them on her property, and their dogs were not bothered by them. She does not see why 1 acre lots cannot have a few chickens. Director Gadde suggested requiring a special use permit for estate residential. Trustee Gray noted that special use permits must come before the Board, which would trigger neighbor notification. Village Manager Friling recommended tabling this item so that staff can bring back a revised ordinance reflecting the discussion, at a future meeting, provided the Board gave consensus as to the remainder of the text of the ordinance in terms of general restrictions, noting that a lot of time has been spent by staff researching and developing the text of the ordinance.

Trustee Gray felt the Board could agree that E1, E2 and R1, R2 zoning should require a special use permit. Trustee Sweas appreciates the desire to table the discussion; however, she is concerned because Village businesses are advertising the sale of chickens at this time. Trustee Gray stated that it will simply have to become a Code Enforcement issue. Trustee Sweas asked if tabling it would be a headache for code enforcement. Chief Building Official Baber answered given there is a stay, for now, it is a non-issue. Trustee Sweas asked for consensus. Board consensus was to agree that keeping chickens is not allowed in R3, R4 or R5, and that the remainder of the rules listed in the ordinance will apply.

Trustee Sweas invited John Lobeck, a resident of Homer Township and a keeper of bees for 44 years, to speak. Mr. Lobeck stated he had participated in the previous discussions with the Environment Committee for developing the ordinance language. One of the changes he noted since those discussions took place was the Plan Commission made its recommendation to restrict the acreage to 5 acres or larger. In his opinion, that restriction is unnecessarily too large; 2.5 acres is more than enough. He recommended changing the set back from 50 feet to 75 feet, in order to balance out the lot sizes; especially, for irregular shaped lots. Restricting to 5 acres does not really accomplish anything. Trustee Gray asked if his suggestions were given to the Committees during the process. Mr. Lobeck stated that this was the first time he saw the recommendation of a lot size at all. Trustee Sweas confirmed the Environment Committee only discussed setbacks. Mr. Lobeck does agree that anything smaller than 2.5 acres is probably too small, simply from a hive-survival standpoint. With the incorporation of a flight-deviation wall, which is also found in several other area ordinances, it makes a 5 acre lot requirement unnecessary. Trustee Caprio asked about the number of hives, and the recommended limitation to the number is 2 hives. Trustee Gray questioned why the dramatic recommendation. Director Gadde stated that some of the concerns that were mentioned were that bees are not domesticated; however, the Plan Commission did not discuss the aspects of the flight-deviation wall. It was noted that a few residents did attend the Plan Commission meeting, expressing concerns. Chief Building Official Baber stated the majority of research of area ordinances was geared more toward setbacks. Trustee Gray questioned how an acreage limit would translate to flag lots which are prevalent in the Village. Director Gadde stated the setback measurement is taken from the center of the lot for flag lots so that would be the deciding factor. Trustee Gray stated he appreciates the input of Mr. Lobeck and his recommendation that anything less than 2.5 acres is probably too small. He would like to see more research regarding set back recommendations versus acreage restriction. Chief Building Official Baber stated that most of the residential subdivisions would not qualify based on setbacks and acreage restriction. The Board consensus was to table the approval on bees to tighten up the size and setback restrictions. Trustee Neitzke-Troiike questioned what about smaller lots, that are not surrounded by anything, and that not every house in Homer Glen is in a subdivision. Director Gadde stated that could be a special use permit situation.

Trustee Caprio amended his original motion and tabled agenda item J4 for further discussion, second by Trustee Gray.

The Mayor asked the Clerk to call the Roll:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

K. WORKSHOP ITEMS

1. Development Services Director Salamowicz presented an overview of MS4 Permitting. He introduced Logan Gilbertson from HR Green who went through the components of the project, the purpose for the ordinance and how the Village will comply with the required EPA program. He displayed photo examples of typical violations they have documented in various similar communities. The PowerPoint presentation is available for download under the agenda section of the Village website.
2. Development Services Director Salamowicz presented a brief history of the proposed Caton Farm – Bruce Road SRA Route and the three (3) proposed alignments between I-355 and 159th Street. After a brief discussion, the Board’s consensus was to support Gougar Road as the final selection for the eastern terminus point.

L. OLD BUSINESS - None

M. NEW BUSINESS - None

N. ADJOURNMENT

Trustee Caprio motioned to adjourn, second by Trustee Neitzke-Troiike.

Voice Vote:

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

Nays: (0)

Abstained: (0)

Absent: (2) Trustees Rodgers and Burian

The Mayor did not vote.

The motion carried.

The meeting was adjourned at 8:42 p.m.



Ann Holtz, Village Clerk

Approved at the Board of Trustees Meeting dated