Village of Homer Glen

14240 W. 151st Street
Homer Glen, Illinois 60491

July 22, 2020

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 July 22, 2020 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 Ruben Pazmino, Beth Rodgers, Sharon Sweas, Broque Keith Gray, and Carlo Caprio. Also present on behalf of the Village were Village Clerk Christina Neitzke-Troike, Village Attorney Eric Hanson, Assistant to the Village Manager Matt Walsh, Chief Building Official Joe Baber, Development Services Director Mike Salamowicz, Director of Planning & Zoning Vijay Gadde, and Village Manager Karie Friling. A quorum was established.

D. APPROVAL OF AMENDMENTS TO THE AGENDA - None

E. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS

1) Mayor’s Report–

CELEBRATING FIRST RESPONDERS WEEK

This week, our Village is celebrating First Responders Week, and we will make it official with a proclamation tonight. To show appreciation, we are asking residents and businesses to say ‘Thank You’ to our First Responders in person or send a Thank You card or photo to mediarelations@homerglenil.org or drop it off at Village Hall. The ‘Thank You’s’ will be placed on display at Village Hall.

F. PUBLIC COMMENT – None

G. CONSENT AGENDA


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

The Mayor asked the Clerk to call the Roll:
Ayes: (6) Trustees Sweas, Caprio, Gray, Rodgers, Backal, and Pazmino
Nays: (0)
Abstained: (0)
Absent: (0)
The motion carried.

H. LEGISLATION AND ACTION ITEMS

1. Motion to approve the attached proclamation designating July 19-25, 2020 as First
Responders Week in the Village of Homer Glen.

Trustee Caprio motioned to approve, second by Trustee Backal.

_The Mayor asked the Clerk to call the Roll:_
Ayes: (6) Trustees Gray, Sweas, Caprio, Backal, Pazmino, and Rodgers
Nays: (0)
Abstained: (0)
Absent: (0)
Mayor Yukich also voted Aye
_The motion carried._

2. **Motion to approve Ordinance No. 20-014 granting an amendment to the Planned Unit Development (PUD) granted by Ordinance No. 17-023 for the property commonly known as 13341 W. 151st Street, Homer Glen, Illinois. The applicant is requesting to allow the sale of alcoholic beverages in association with the PUD [HG-2006-S, 13341 W. 151st Street – Bengtson Pumpkin Farm, LLC].**

Trustee Backal motioned to approve, second by Trustee Caprio.

Trustee Gray asked how many structures on the Bengtson Pumpkin Farm will be used to sell alcohol. Mr. Bengtson stated as the fest grows, they are uncertain how many areas will be needed for sales. As of now, Mr. Bengtson is thinking two locations.
Trustee Gray stated giving Bengtson’s a liquor license right now without detailed information is like writing a blank check. Trustee Sweas shared concerns on how the license would be used. Trustee Sweas asked if the liquor license would be used in the Summer months.
Trustee Carpio asked if there were designated areas or would guests be able to walk around the park with alcohol. Mr. Bengtson stated their vision was not the idea of a tented beer area, but more for the adults who would like to just walk around. The Bengtson vision is more of family friendly, not geared towards guests who are looking to come to drink only. Mr. Bengtson stated he would prefer not to put a time line on their license or have to keep coming back for changes every time something comes up. Mr. Bengtson stated the exit will be monitored to ensure liquor is not leaving the premises.

Trustee Sweas feels the Village should put conditions on the license. Trustee Sweas stated she would like to only allow the license to be used during the pumpkin season and during pumpkin season hours. Mr. Bengtson stated he does not plan to host weddings, it is not on their radar. Mr. Bengtson stated he is not looking to be open past 10:00pm. Trustee Sweas stated she would like to put a condition on the liquor license to be used only for the pumpkin fest time. Mr. Bengtson stated he would like to use the liquor license for Summer as well if the opportunity to come available. Trustee Gray asked for a clear definition of what “Family Fun Days” means. Trustee Gray asked for a number of days the license would be used. Mr. Bengtson stated he would like to do the same exact thing that he is doing now in the Summer. Trustee Gray stated he would like to table this vote as there is too much to hash out. Trustee Sweas stated she would like to give a temporary liquor license. Trustee Rodgers stated she was not understanding what Trustee Gray was asking for. Trustee Gray stated he does not want to write a blank check and would like to know what the Board is approving the liquor license for. Trustee Sweas also feels if the Village approves this liquor license is a blank check. Trustee Gray and Trustee Sweas want clear definition on what the business plan is.
Jeremy Bengtson, noted liquor will be served only during the ‘family fun days.’ There will be security either from Will County Sheriff’s Department or private security when alcohol is served. The 2019 season lasted for about 45 days during September/October and the events were closed by 10:00 pm. Weddings are currently not on the table.

The Board decided to limit the areas on the Bengtson’s property that alcohol would be permitted. The areas include the current footprint of the fall festival. The Board also agreed to put a condition that any events outside of the typical fall festival season would require Village notification.

Ord. 20-014: Section 2. Amendment to Special Use for a Planned Unit Development. The Village hereby grants an Amendment to the Special Use for a Planned Unit Development (PUD) granted by 17-023 for the property commonly known as 13341 W. 151 Street, Homer Glen, Illinois to allow the sale of alcohol beverages pursuant to Section 220-502.B.22 of the Zoning Code, subject to the following conditions:
A. Alcohol must be served only inside fenced or gated areas on Lot 1 and Lot 4 of the Bengtson Farm PUD.
B. The applicant shall notify the Village of any special events taking place on the subject property.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Gray, Sweas, Caprio, Backal, and Rodgers
Nays: (0)
Abstained: (1) Trustee Pazmino (conflict)
Absent: (0)
The motion carried.

3. Motion to approve Ordinance No. 20-029, an Ordinance amending §83-68 of the Code of the Village of Homer Glen, Increasing the Number of Class L liquor licenses issued within the Village of Homer Glen? It is understood that the number of Class L liquor licenses (Agritourism Operations) will increase by one (1).

Trustee Caprio motioned to approve, second by Trustee Rodgers.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Gray, Sweas, Caprio, Backal, and Rodgers
Nays: (0)
Abstained: (1) Trustee Pazmino (conflict)
Absent: (0)
The motion carried.

4. Motion to approve Ordinance No. 20-030, an Ordinance assigning an available Class L liquor license (Agritourism Operations) to Bengtson Pumpkin Farm, LLC., (Owners Daniel R. Bengtson & David W. Bengtson) d.b.a. Bengtson Pumpkin Farm, located at 13341 W. 151st Street, Homer Glen, IL.

Trustee Sweas motioned to approve, second by Trustee Rodgers.
The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Gray, Caprio, Backal, and Rodgers
Nays: (0)
Abstained: (1) Trustee Pazmino (conflict)
Absent: (0)
The motion carried.

5. Motion to approve Ordinance No. 20-031, an Ordinance authorizing the execution of a purchase and sale contract between the Village of Homer Glen and Isein and Nermina Dzaferoski, for vacant land on W. Onondaga Trail, in the Village of Homer Glen.

Trustee Gray motioned to approve, second by Trustee Caprio.

The Mayor asked the Clerk to call the Roll:
Ayes: (6) Trustees Gray, Sweas, Backal, Caprio, Pazmino, and Rodgers
Nays: (0)
Abstained: (0)
Absent: (0)
Present: (0)
Mayor Yukich also voted Aye
The motion carried.


Trustee Gray motioned to approve, second by Trustee Caprio.

The Mayor asked the Clerk to call the Roll:
Ayes: (5) Trustees Gray, Sweas, Backal, Caprio, and Rodgers
Nays: (0)
Abstained: (1) Trustee Pazmino
Absent: (0)
Present: (0)
Mayor Yukich also voted Aye
The motion carried.

J. OLD BUSINESS - None

K. NEW BUSINESS – None

L. EXECUTIVE SESSION

1. Purchase or Sale of Real Property 5ILCS 120/2(c)(5)
2. Potential of Pending Litigation 5ILCS 120/2(c)(11)

Trustee Caprio motioned to enter Executive Session, second by Gray. Time 8:50pm. There was a 5 minute break to allow residents to exit.

Voice Vote:
Ayes: (6) Trustees Sweas, Backal, Holtz, Gray, Rodgers, and Pazmino
Nays: (0)
Abstained: (0)
Absent: (0)
The motion carried

The Village Board, Attorney Eric Hanson and Village Manager Karie Friling reconvened to the regular board meeting at 9:35 pm. No action was taken.

M. ADJOURNMENT

Trustee Caprio motioned to adjourn, second by Trustee Pazmino.

Voice Vote:
Ayes: (6) Trustees Sweas, Gray, Caprio, Rodgers, Backal, and Pazmino
Nays: (0)
Abstained: (0)
Absent: (0)
The motion carried.

The meeting was adjourned at 9:36 p.m.

Christina Neitzke-Troike, Village Clerk
Approved at the Board of Trustees Meeting dated October 14, 2020