

Village of Homer Glen

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

February 11, 2026

**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 February 11, 2026 by Mayor Neitzke-Troiike at 6:30 p.m. in the Village Board Room, 14240 W. 151st Street, Homer Glen.

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

Present were Mayor Christina Neitzke-Troiike, Trustees Curtis Mason, Rose Reynders, Mike Lepore, Bart Holzhauser and Robert Schaller. Also present on behalf of the Village were, Village Attorney Michael Pasquinelli, Village Engineer Brett Westcott, Planning & Zoning Director Christopher Gruba, Economic Development Director Janie Patch, and Village Clerk Candice Bielski. *A quorum was established.*

E. COMMUNITY REGOGNITION – none**F. AMENDMENTS TO THE AGENDA –**

Trustee Reynders motioned to move items M.1. and N up after consent agenda, second by Trustee Holzhauser.

The Mayor asked the clerk to call the roll on the amendment:

Ayes: (5) Trustees Mason, Schaller, Lepore, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

Present: (0)

The Mayor did not vote.

The motion carried.

G. APPROVAL OF THE AGENDA

Trustee Mason motioned to approve the agenda as amended, second by Trustee Reynders.

The Mayor asked the clerk to call the roll on the approval of agenda as amended:

Ayes: (5) Trustees Mason, Schaller, Lepore, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

Present: (0)

The Mayor did not vote.

The motion carried.

H. APPROVAL OF MINUTES

1. January 28, 2026 – Committee of the Whole Meeting

Trustee Holzhauser motioned to approve, second by Trustee Lepore.

The Mayor asked the clerk to call the roll:

Ayes: (5) Trustees Mason, Schaller, Lepore, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

Present: (0)

The Mayor did not vote.

The motion carried.

I. PUBLIC COMMENT - none

J. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS

Village Manager Baber – not in attendance

Trustees:

Trustee Schaller – Stated “for the residents — because you are important and this deserves clarity — I want to be very clear about where we are tonight. This is a preliminary workshop discussion only regarding ARYA. The purpose of this meeting is to hear early concepts, ask questions, and identify concerns. No approvals are being considered this evening. If this proposal moves forward, it must still go through the normal and required process, including a formal application, review by the Planning Commission, public hearings, and ultimately action by this Board. Again, this project is in a very early stage and nothing has been approved. As it continues through the proper review process, my focus will remain on three key priorities: No rentals, no neighborhood cut-through traffic, and strong protections for residents.”

Trustee Reynders – stated that residents deserve accurate information about what is happening in the village. The misinformation circulating only creates confusion. She mentions that no decisions have been made – this is simply a standard protocol where trustees meet with interested parties to determine whether a proposal might even be considered. The process is routine, and spreading false information is disheartening and unhelpful.

Trustee Mason – reported as the Chair of the Public Services Safety Committee. Gave an update on our local kratom ordinances. Trustee Mason stated that kratom remains legal for adults, but synthetic products containing 7-hydroxymitragynine (7-OH) are prohibited within village limits. Sales to anyone under 21 and marketing to minors are strictly forbidden. Businesses have been notified of these regulations. “While we are prioritizing education and compliance, violations may result in fines and possible license revocation. Our focus is protecting youth and ensuring community safety.”

Trustee Lepore – stated that it was encouraging to see such a strong turnout this evening. He mentioned appreciating everyone taking the time to attend and participate. Trustee Lepore stated that he “hopes the level of resident engagement and enthusiasm demonstrated tonight continues well beyond this meeting.”

Trustee Holzhauser – no report

Village Clerk – updates as follows: The Homer Junior High cheer team competed today at the IESA State Finals. While they did not place in the top, we are proud of their effort and representation of our community.

Congratulations to the LTHS varsity cheer team for placing second at the IHSA State competition this past weekend — an outstanding accomplishment.

In girls bowling, we had two, individual first and second-place finishers at IHSA Regionals last week, and the team took first place overall at regionals. Congratulations to them on a great showing.

Boys wrestling will compete at sectionals this weekend. LTHS has seven wrestlers competing for their opportunity to advance to the state finals.

LTHS girls wrestling competed at regionals last weekend. For the fourth year in a row, our very own Claudia Heeney was crowned regional champion in her weight class. As a team, the girls placed third overall — another strong performance.

Village Attorney – gave an update that on January 27, 2026, Illinois American Water filed a notice of approximately a \$130 million rate increase with the Illinois Commerce Commission. Mr. Pasquinelli stated that he has been directed, in his capacity as Village Attorney, to file a formal objection on behalf of the Village of Homer Glen. He will be working closely with the Citizens Utility Board and the Illinois Attorney General's office to "vigorously oppose this proposed rate increase and advocate on behalf of our residents throughout the process."

Public Safety Officials – no report

Mayor Neitzke-Troiike – no report

K. CONSENT AGENDA

1. Consider for Approval the Accounts Payable for the Period of January 31, 2026, through February 12, 2026, in the amount of \$247,949.81.
2. Consider for Approval a Professional Services Agreement with HR Green for Phase II Engineering Services for the Parker Road over Spring Creek Bridge (Structure No. 099-4204) Bridge Rehabilitation Project in the Amount of \$39,940.54
3. Consider for Approval the purchase of two (2) All Traffic Solutions insta-ALERT 24 message board trailers in the amount of \$31,108.24 for the EMA Department.
4. Consider for Approval the purchase of a portable stage for the Village to use at Village Events in the amount of \$17,740.
5. Consider for Approval the Lyons Pinner contract for the installation of a new circuit breaker panel for new HVAC systems at the Village Hall in the amount of \$24,900.
6. Consider for Approval the quote from Alta Equipment Company for the purchase of a new Genie AWP-25S in the amount of \$12,942.00 for the Facilities Department.
7. Consider for Approval the Amended Mayor and Village Board Standard Operating Procedure No. 002.
8. Consider for Approval the Payment for the Village of Homer Glen's 2026 Annual Membership dues from the Will County Governmental League in the amount of \$24,609.45.
9. Consider for Approval the quote for an IT Security Services annual contract with Field Effect in the

amount of \$10,260.00.

10. Consider for Approval Resolution 26-003, a Resolution Establishing a Volunteer Community Service Program for the Village of Homer Glen.

Trustee Reynders motioned to approve, Trustee Mason second.

The Mayor asked the Clerk to call the Roll:

Ayes: (5) Trustees Mason, Schaller, Lepore, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

Present: (0)

The Mayor did not vote.

The motion carried.

M. WORKSHOP

1. Discussion Regarding Arya, a 15.5-acre mixed use community (vacant, just east of 12542 W. 159th Street)
 - A proposed ARYA 15.5-acre mixed-use development
 - Located near Homer Glen
 - Site identified as vacant property just east of 12542 West 159th Street
 - Unit count reduced from 170 to 66 (a 61%+ reduction)
 - Presentation by representatives including George Arnold and planners from Lending Group

Trustee Mason motions to suspend the rules for open forum, second by Trustee Reynders.

The Mayor asked the Clerk to call the Roll:

Ayes: (5) Trustees Schaller, Reynders, Mason, Holzhauser, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

The speaker is Steve Francis. He states he is the land planner and architect for this project. Thank you for the opportunity to present tonight.

ARYA is a master-planned, 15.5-acre, lifestyle-focused mixed-use community designed to provide an elevated, walkable residential experience with nearby retail and commercial conveniences. The development emphasizes local ownership and stewardship, collaboration with Village leadership, and alignment with Homer Glen's values. Commercial spaces are purposefully buffered from residential and gathering areas through enhanced grading and landscape features.

ARYA is designed around the Blue Zone philosophy, focusing on health, wellness, balance, walkability, connection, and nature-forward, low-maintenance living. Amenity spaces are intentionally distributed throughout the development to promote gathering, reflection, and community. At the request of the trustees, we have incorporated a small park or tot lot, along with a meditative space overlooking the detention area at the northeast corner of the site.

Mr. Francis states, as you enter from 159th Street, there are two mixed-use buildings, each with a 16,000-square-foot footprint. The first floors will provide approximately 30,000 square feet of leasable retail and commercial space, including opportunities for outdoor dining and gathering areas

overlooking the ponds and landscaped frontage.

Above the retail:

- The second floor contains 16 condominium units total (8 per building), ranging from 1,250 to 1,500 square feet, each with balconies.
- The third floor includes 10 penthouse condominium units total (5 per building), ranging from 1,500 to 1,800 square feet, each with larger outdoor terrace spaces.

This brings the total condominium count to 26 units.

The lower level includes conditioned indoor parking for 68 vehicles, along with storage lockers for residents.

North of the roundabout are 40 ranch duplex villa units. These range from 1,850 to 1,950 square feet and include two-car garages, outdoor decks and patios, and access to the wooded perimeter. Select perimeter units will offer lookout or walkout basements.

Throughout the development, additional amenity areas support working, gathering, and recreational activities. ARYA has been carefully planned to meet the needs of the Village and to establish a premier residential destination in Homer Glen.

Mayor Neitzke-Troiike emphasizes transparency, clarifying misconceptions, and pointing out that the new development is over 1,100 feet away from residents' backyards—so it's not directly behind their homes. Slides and maps are shown to visually demonstrate the location and boundaries, referencing Butterfly Garden as a nearby landmark, and encouraging residents to ask questions while raising hands and stating their names.

The floor is opened to residents and guests to ask questions, comments or state concerns.

- Concerns from some residents about seeing the development from their homes, especially if it's a wooded area. Some argue that it's not as densely wooded as it seems.
- Mayor Neitzke-Troiike clarifies by law, property owners generally have the right to develop their land, and neighbors cannot legally block development simply because they do not like it.
- Concerns that if the project goes through, additional housing or commercial projects could follow on the adjacent lots. Mayor Neitzke-Troiike states that the area is designated for commercial use along the main street (159th), so development is expected eventually.
- Mayor Neitzke-Troiike asks residents to consider alternative developments – like housing versus a gas station to gauge what they would see as more acceptable.

Boris Predovich introduced himself and Legacy Development Group.

- Mentioned 18 years of owning land in Homer Glen and \$440,000 in taxes paid.
- Addressed concerns about empty retail spaces and potential apartments.
- Confirmed no apartments will be built.
- Commercial buildings (restaurants, coffee shops, etc.) and condos will not be built until 70% of condos are pre-sold.
- Ensures financial viability and that commercial tenants will have sufficient demand.
- Emphasized respect for the community and long-term commitment.
- Highlighted the importance of having the right tenants and homeowners before construction proceeds.

Question asked, Will there be section 8 housing?

- Mr. Predovich answered, "That's actually a great question. I appreciate you asking that. So, what's

really important, we're getting private funding. So, once you have private funding, the obligations to that are not necessary, and that is not the audience that would be able to afford our housing. So, the answer is no.

Next question asked, what are the base prices of the condos?

- Mr. Predovich responded "Good question. The base price of the condos is going to be north of \$500,000, with the penthouses approaching a million dollars."

Question - How much are the homes in the back?

- Mr. Predovich replied "\$600,000 is the magic starting point."

Statement and questions – "You said condos would not be built until after 70% are pre-sold, then you still have 30%, that still doesn't guarantee that you're not going to put section 8 housing in there because you're not going to lose money. You're going to fill those buildings somehow. My other follow-up question, with the tenants being downstairs, do you lock them in? How many years are you locking these tenants in for? Five, 10, 15 years for that rental, that commercial space?"

- Mr. Predovich stated "Yes, that would be true. It would be a long-term lease agreement." Audience member "Jerry" stated - "That's my question. How many years are you trying to come in? Are you locking them in for, what, 10, 15 years?"
- Mr. Predovich replied – "I think that would be very hard to predict. It would depend on who the client is. Minimum five years. Typically done..." Audience member "Jerry" interrupts – "Do you build these buildings downtown like that? I know building the post office, these buildings, these companies came in, they're locked in for 15 years."
- Mr. Predovich responded, "I appreciate that. I just don't want to be overambitious and tell you that we're going to lock in 15-year contracts. But what we can do, and this is very common, you do a five-year agreement with five-year extensions, and you could extend that, and that is a very common way of doing it." Audience member "Jerry" states, "Okay, now going back to my first question, you still haven't answered, if those buildings, those condos, are vacant, are you going to tell me there's going to be no Section 8 in there? Mr. Predovich tries to answer, he states, "There's going to be no Section 8." Audience member "Jerry", interrupts and says, "now you're going to reach out to the government, just like you did with..." Mayor Neitzke-Troiike asks for "decorum in this room. Once you ask your question, please allow him a minute to answer."
- Mr. Predovich states, "I appreciate that you're very excited about this, as am I. I think it's very important that I give you respect, and I hope I can earn the respect from all of you as well. With that being said, there will be no Section 8. I will stand by that."

Question from audience member "Mike". He referred to the map on the screen, and asked if the area between the project and Twin Lakes in pink were owned by someone?

- Mr. Predovich and the Mayor stated that yes, it is owned by someone.

"Mike" asked if this project would be in stages, like stage 1, stage 2 and stage 3?

- Mayor Neitzke-Troiike stated that the gentleman here does not own the area highlighted in pink.

"Mike" stated that he saw somewhere, and not on the "chit-chat channels," that all communities have to have 10% of affordable housing and we are at 3. The Mayor stated that she did not think we are at 3. He mentioned that they have been here for 30 years and does not want to have to move again. He

also stated, “I just don’t want...boys from the hood in my backyard anymore, okay.” He went on to comment that the water is insane and the prices keep going higher and higher. Mayor Neitzke-Troike commented that “as Mr. Predovich has stated, he’s already stated that there will not be Section 8 housing. I do want everyone to understand something, though, if you, as an individual homeowner, wanted to rent your house out to Section 8, you can. We cannot stop you. We, as a village board, cannot do that. And as the attorney was just going to say, it would be a violation, if we were to not allow it.” Attorney Pasquinelli explained that “It would be a violation of the Illinois Human Rights Act to preclude any person to rent. Let’s say you own a house. Let’s say I own a house down the street, and I wanted to rent it to somebody, and I put a condition on that rental that you had to have your own source of income. I put a straight condition that precluded you from alternative sources of income. That would be against the Illinois Human Rights Act, and you’d be subject to, most likely, an injunction, if not a massive fine.” Attorney Pasquinelli went on to say, “We do have people that rent to Section 8, yes. And we cannot stop them. And now again, that is a provision under Illinois law. No one can do that. If your neighbor is doing that, and you don’t know, you don’t know. You cannot have any law, or you cannot have any covenant that precludes rental based upon source of income. You cannot do that. It’s a violation of Illinois law. Regardless of what people have been telling you, it’s just a clear prohibition of Illinois law.”

Question from audience member “Lynn” – asked if the board that is going to govern this, townhomes and the condos, would have the right, and we as a village, would have the right to say that none of these can be sublet?”

- The answer to that was generally, a municipality (like the Village) cannot prohibit leasing outright simply because it prefers owner-occupancy. Property owners have private property rights, and courts are often skeptical of blanket bans on renting unless they are clearly authorized under zoning or tied to a legitimate public purpose. However, a Village can:
 - Regulate short-term rentals (like Airbnb)
 - Enforce occupancy limits
 - Require rental licensing
 - Impose safety and inspection standards

A municipality typically cannot force a property owner to waive the fundamental right to lease their property, unless:

- There is a lawful zoning basis, and
- The restriction is applied uniformly and not arbitrarily.

Banning rentals in just one development — while allowing them everywhere else — can raise:

- Equal protection concerns
- Substantive due process issues
- Claims of arbitrary or capricious government action

The bottom line is that a village cannot unilaterally force a no-rental restriction unless it has lawful authority and applies it uniformly.

- Mr. Predovich stated that “It’s worth highlighting that the intent is to have 70% of the units sold before we even break ground. Some have asked, “What about the remaining 30%?” The answer is simple — we will have approximately a year during construction to sell the balance. So, there is ample time to close out those remaining units. And to address the gentleman’s question in the back regarding housing vouchers — I’d like to remind residents that this information is publicly available. You can visit the Will County Housing Authority website and review the payment standards directly.”

Trustee Lepore mentioned that according to the 2025 voucher limits published, the maximum housing voucher for this ZIP code on a two-bedroom unit is a little over \$2,500 per month. These units are two- and three-bedroom homes. When you factor in a typical mortgage payment, association dues, property taxes, and insurance, the numbers simply do not support an owner being financially viable at that voucher level. In this scenario, renting to a housing authority voucher holder would likely put the owner in a negative cash-flow position. Owners would need tenants with a higher income level to avoid operating at a loss.

Resident read statement. See attached.

- Mr. Francis stated that we understand what needs to be done on the site. “We are aware that there has been some tree removal, and we know that we’ll need to complete the necessary landscaping work. We also understand that we are required to meet – or exceed – the Village’s ordinance requirements.” He stated that this is still in the early planning stages and that it is their responsibility to work closely with Village staff to develop a landscape plan that properly mitigates any impacts on the site. That includes replacing, restoring, or addressing anything that needs attention. He also mentioned they understand that landscaping compliance is not something that will be overlooked, and are committed to meeting the expectations.

Resident read statement for Margaret Sabo. See attached.

- Mr. Predovich and Mayor Neitzke-Troiike explain, this is a concept plan. “We don’t have final street widths, pond sizes, or full engineering details yet. That matters because the village calculates density based on net acreage — meaning land after roads and ponds are removed — not gross acreage. Zoning allows up to six units per acre on a net basis. Based on what we’re seeing, if you calculate it’s gross, it’s closer to four units per acre. Once you subtract roads and infrastructure, it could approach six — but that’s still within what zoning permits. So, the key point is: this proposal does not exceed your zoning density.”

Audience member “Larry” asked, “Is it not in the city charter that we’re not allowed to have condos?”

- Mayor Neitzke-Troiike stated that you must be referring to the “Comprehensive Plan” in your question. She also stated “To clarify, condos are not prohibited in Homer Glen, as they already exist in the village. The Comprehensive Plan guides land use, but zoning determines what is permitted. The current proposal significantly reduces the number of multifamily units from prior proposals and relocates them above commercial rather than as stand-alone buildings.

A woman in the audience asked, “Are you calculating density as 66 units over 15 acres...or 66 units over the 4–5 acres where the condos actually sit?”

- From the dialogue:
 - o The back section = 40 homes.
 - o The front section = 5 acres.
 - o Density still being quoted is gross.
 - o Net density unknown at this stage.

Mayor Neitzke-Troiike states, “So technically, they are under-zoning limits on a gross basis, but the concentration within that five-acre condo pocket would appear denser when viewed locally. To confirm, the 4 units per acre number is based on the entire 15.5 acres.”

The presentation continues with viewing each slide being presented today. Mr. Predovich explains what is on each slide. This image shows a bird’s-eye view looking south from the north end of the

property. Below the homes is a meditation and Zen space. For perspective, it's about 1,100 feet from Twin Lakes, and only a portion may be visible from there.

This is a gated community of duplex townhomes, 1,850 to 1,950 square feet, all brick. Each includes an unfinished basement, and some will have walkouts. A walkout basement, because of the natural slope, allows for direct outdoor access and the option to add up to 1,400 square feet of additional finished living space.

We will vary brick colors, finishes, and elevations to avoid a cookie-cutter look.

The property gently rises from 159th Street, levels near the center, and tapers slightly back down. The entry and roundabout are designed to create an attractive arrival experience.

This development serves two purposes: quality private living and meaningful public space. There will be access to the bike path, boardwalk areas, and gathering spaces that residents from surrounding neighborhoods can enjoy at no cost.

Regarding school impact: in a comparable 46-home development, only one child entered the district. These are not starter homes; they typically attract buyers looking to downsize and simplify while staying in the community they love.

If this parcel were not developed residentially, it is zoned commercial — which could mean a strip mall with delivery traffic, dumpsters, and rear service areas. “Instead, we’re proposing an elevated residential community that strengthens the tax base, enhances local convenience, and aligns with the character of Homer Glen.”

The design emphasizes mirrored circulation, with paths on both sides of the property for a balanced flow.

Boardwalks run along the building, accessible to the public.

There are multiple walkways:

- Primary sidewalks near the driveway and street.
- Secondary, more intimate paths winding into trees and mature landscaping, encouraging leisurely strolls, dog walking, or spending time with family.
- Rooftop condominiums designed for lifestyle experiences:
 - Indoor-outdoor flow, private terraces, and balconies.
 - Penthouse units at the top have larger terraces, capturing sunsets and sunrises, emphasizing the natural beauty of Homer Glen.
 - Condos directly above commercial areas also include balconies, giving a sense of connection to the streetscape below.
- Boardwalk seating areas are designed to serve both residents and visitors:
 - Could be adjacent to a restaurant for indoor-outdoor dining.
 - Private seating areas co-exist with public spaces, creating multiple layers of accessibility and experience.

- Front elevation shows the view coming in from 159th Street, giving context to the eastern building.
- Similar illustration highlights the west building, reinforcing symmetry and balance.

- The goal is to create a destination:
 - Encourages residents and visitors from outside Homer Glen (like Orland) to spend time and money in the community.
 - Reduces the need for Homer Glen residents to leave town for dining, coffee, and other amenities.

Overall, the plan focuses on blending residential and commercial life, while creating walkable, inviting public spaces and maintaining a high-quality, private residential experience on upper levels.

An audience member asks a question but it is unable to determine what was said. Mr. Predovich does respond that, “Yes, we would stay within compliance and regulations of the county.”

Audience member “Larry 2” asked Mr. Predovich what his credentials were.

- Mr. Predovich states that he built his first townhome development in his late 20’s at Taylor and Oakley. Stated you can check out an example of his work at 1049 Hilltop. Built a car wash, (NuWave Car Wash, 9300 S. Kingery Highway) a 50-acre biosafety level 2 park. He acknowledged the project size but mentions that it is manageable. Mr. Predovich also mentions that he has diverse construction experience, both residential and commercial, and he brings a reliable, experienced team to ensure success on this project.

Audience member “Jessica” expresses concerns with over-crowded schools and how this development will impact. Mayor Neitzke-Troike acknowledges the concern but also states that developments like this will help with the tax revenue without impacting the classrooms.

Audience member “Patty” has concerns with how this development will affect traffic. She said we have a huge problem with traffic in the Twin Lakes Subdivision. Mayor Neitzke-Troike mentions that this development will not allow any access to the Twin Lakes Subdivision.

Trustee Mason made a motion to reinstate the rules, second by Trustee Holzhauser.

Voice Vote:

Ayes: (5) Trustees Schaller, Reynders, Mason, Holzhauser, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

N. PUBLIC COMMENT

1. Linda Stone – Twin Lakes Subdivision resident for 33 years. Recognized and appreciates the boards work over the years. She suggested conducting a traffic study to better understand potential impacts. Increased traffic and congestion are her primary concerns if density increases. She stated that Twin Lakes residents pay high taxes and water bills. A promised park in their subdivision was never delivered. She does not oppose commercial development and likes the idea of walkable access to shops and restaurants along 159th Street. Ms. Stone mentioned that 66 dwellings would overwhelm the area and increase congestion. High density would diminish the “small town character” of the community. Rezoning to

mixed-use could set a precedent for broader changes throughout Homer Glen. She respectfully asked the board to vote no on changing the zoning to mixed-use and say no to the Arya project.

L. LEGISLATION AND ACTION ITEMS

1. Motion to approve the Mayor's Appointment of Carly Bos to the Ability Awareness Committee.

Trustee Mason motioned to approve, Trustee Lepore second.

Discussion – none

The Mayor asked the Clerk to call the Roll:

Ayes: (5) Trustees Schaller, Reynders, Mason, Holzhauser, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

2. Motion to approve the Mayor's Appointment of Beth Mitchell to the Ability Awareness Committee.

Trustee Holzhauser motioned to approve, Trustee Mason second.

Discussion - none

The Mayor asked the clerk to call the roll:

Ayes: (5) Trustees Schaller, Mason, Reynders, Holzhauser, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

3. Motion to Approve the Mayor's Appointment of Trustee Schaller to the Environment Committee.

Trustee Mason motioned to approve, Trustee Lepore second.

Discussion - none

The Mayor asked the Clerk to call the Roll:

Ayes: (4) Trustees Mason, Reynders, Lepore, Holzhauser

Nays: (0)

Abstained: (1) Trustee Schaller

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

4. Motion to approve an Ordinance, with conditions, granting [1] a special use for a major change to a PUD with exceptions, [2] a special use for a car wash (classified as an automobile repair, service and body shop use), [3] a special use for a drive-through establishment, [4] a special use for an automobile service station (gas station), [5] a special use for a 24-hour operation (Lot 2 only); and [6] site improvement plans for a unified development for certain real property located in the C-2 Local Business zone district at 13812 S. Bell Road and 13830 S. Bell Road, Homer Glen, Illinois [HG-2530-PUD].

Trustee Mason motioned to table until the next meeting to review facts and findings, second by Trustee Reynders.

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

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

5. Motion to approve an Ordinance granting an amendment of a Special Use Permit for Outdoor sales and storage for certain real property located in the C-3 General Business District at 15830 S. Bell Road, Homer Glen, Illinois [Case No. HG-2526-SP].

Trustee Lepore motioned to approve, Trustee Schaller second.

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

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

6. Motion to approve an ordinance granting a conditional parking adjustment to reduce the number of required parking spaces from three hundred and seventy-four (374) to two hundred and twenty-two (222) total spaces at Runnings supply building located within the C-3 general Business Zoning District at 15830 S. Bell Road, Homer Glen, Illinois [HG-2532-P].

Trustee Holzhauser motioned to approve, Trustee Mason second.

Discussion – Trustee Holzhauser stated this is just housekeeping.

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

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

7. Motion for Approval of the Illinois Department of Transportation (IDOT) Resolution for Improvement Under the Highway Code for the Resurfacing of Various Streets and Maintenance of Streetlights throughout the Village of Homer Glen as Part of the Village's Roadway Resurfacing and Streetlight Maintenance Program.

Trustee Mason motioned to approve, Trustee Reynders second.

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

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

8. Motion to approve Resolution No. 26-004, a Resolution Approving the Following Executive Session Minutes: July 9, 2025, July 23, 2025, August 13, 2025, August 27, 2025, and September 10, 2025. The Executive Session Minutes Still Require Confidential Treatment and are not to be Released.

Trustee Mason motioned to approve, Trustee Lepore second.

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

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

9. Motion to approve Resolution No. 26-005, a Resolution Waiving the Application and Enforcement of Chapter 75-11 of the Village Code to Building Permit Application NOS. 202510128 and 202510129.

Trustee Schaller motioned to approve, Trustee Lepore second.

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

Ayes: (5) Trustees Holzhauser, Reynders, Schaller, Mason, Lepore

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

M. WORKSHOP – moved up

N. PUBLIC COMMENT – moved up

O. OLD BUSINESS

P. NEW BUSINESS

Q. EXECUTIVE SESSION

Trustee Lepore motioned to enter executive session, second by Trustee Mason.

1. Discussion Regarding Personnel
2. Discussion Regarding Pending and Ongoing Litigation
3. Discussion Regarding Public Utilities.
4. Executive Session Minutes

Voice Vote:

Ayes: (5) Trustees Mason, Schaller, Lepore, Reynders, Holzhauser

Nays: (0)

Abstained: (0)

Absent: (1) Trustee Muller

The Mayor did not vote.

The motion carried.

R. ADJOURNMENT

Trustee Mason motioned to adjourn, second by Trustee Reynders.

Voice Vote:

Ayes: (3) Trustees Mason, Reynders, Holzhauser

Nays: (0)

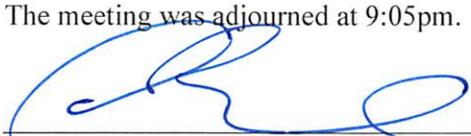
Abstained: (0)

Absent: (3) Trustee Muller, Schaller, Lepore

The Mayor did not vote.

The motion carried.

The meeting was adjourned at 9:05pm.



Candice Bielski, Village Clerk

Approved at the Board of Trustees Meeting dated March 11, 2026

2/11/2026

In 2006 the Village of Homer Glen passed the Tree Preservation Ordinance. Many work hours were spent on this Ordinance by Environment Committee members, Committees of the Whole and Village Boards throughout the years because of the importance reasons found within the Whereas section.

WHEREAS, the Village Board has determined that the adoption and implementation of a tree preservation ordinance will recognize and allow a property owner to develop his or her property in a reasonable manner while protecting the various benefits to the community which are provided through the protection and maintenance of trees within the Village, including, but not limited to the prevention of soil erosion and sedimentation, improved air quality, reduced noise pollution, energy conservation through natural insulation and shading, enhanced property values, and the preservation and maintenance of the unique physical, historical and aesthetic character of the Village.

In 2010 a Special Use Ordinance was passed for the development of 15.5 acres named Waterfall Place by Legacy Development. A tree survey and tree preservation plan was submitted and approved within the special use.

IT HAS SINCE BEEN EXTENDED.

Later during the widening of 159th Street. An agreement was made between Judlau Contracting, Inc. and Legacy Development to use the property for Construction Staging, Material Processing, Excavation, and Stockpiling Operation. The Village issued a temporary use permit. Most all of the trees were cleared from the west 7.75 acres.

The Agenda supplement sheet reads;

Tree Removal, Mitigation The west 7.75 acres of the site appears unforested, while the east 7.75 acres is forested. A tree survey will be required to accurately calculate the amount of tree mitigation or restitution (cash-in-lieu) required. However, judging by the Site Plan, the site will likely be cleared of all existing trees and tree mitigation will be required.

It is my contention that with the approval of the special use in 2010 and every extension since, the property carries with it permissions and responsibilities. The original tree survey should be brought forth and combined with a new tree survey in order to make a true and complete Tree Preservation plan.

Cynthia Rataj Lombard

From: Margaret Sabo [REDACTED]

To: [REDACTED]

Date: Wednesday, February 11, 2026, 04:10 PM CST

>> Mayor Christina and Village Board,

>>>

>>>>

>>>>> Homer Glen has scenery, vistas and geography like no other municipality in the area. It has easy access to Chicago and suburbs in any direction and for those traveling to and from work.

>>>>>

>>>>> Homer Glen is really a gem attracting people who are seeking to get away from crowded living, have more room and live in a semi-rural environment without a "city-fied" look.

>>>>>

>>>>> Homer Glen can provide all this if only future proposed developments will be approved with these attributes and appeal as a way to keep the character alive.

>>>>>

>>>>> However, Developer Boris Predovich proposes Ayra, mixed use project to the Village, its concept is the complete opposite. It is a picture of crowded living, density and small lots on 15.5 acres. Condos can be found in any town.

>>>>>

>>>>> In Homer's past, condos were built in the northeast section of the village before Homer became a town. People fought hard against condos but Will County approved that plan anyway.

>>>>>

>>>>> In Homer Glen's Comprehensive Land Use Plan, condos are not in the plan and are not allowed. So, when the plan shows no condos, why is a developer allowed to present something that is not allowed? When a Village starts changing their ordinances for developers, are we then headed down a path of pleasing the developer and ignoring the residents???

>>>>>

>>>>> This goes against the already established opinion of the residents —. No condos. It wastes the developers' time as well as the elected officials, committees, and staffs.

>>>>>

>>>>> There is no criteria, no standard, no information, no ordinance to allow for condos. This project with condos would set a precedent for 159th Street for future development, if built.

>>>>>

>>>>> By the description it seems to have some architectural appeal but still is a condo development. There is too much going on within this 15.5 acre parcel, too many buildings, too dense, too little "open-ness" left.

>>>>>

>>>>> In the past, a condo, townhouse, home and business development was proposed for 159th near Parker Rd. Again, the residents opposed this plan. One of the reasons the Village denied it because the plan included condos. After a period of time and must to-do, the plan was re-drawn without condos but never built.

>>>>>

>>>>> Since Homer Glen is situated in an excellent location with great opportunities and character, it can afford to be selective about what develops within its boundaries.

>>>>>

>>>>> It can afford to promote and keep the uniqueness of larger lots, semi-rural living that other towns cannot offer.

>>>>>

>>>>> Developer Predovich has appealing architecture design and ideas, his project can be amended to not include condos and not be dense.

>>>>>

>>>>> Respectfully, Margaret Sabo

>>>> Former Homer Glen Trustee

>>



 LEGACY
DEVELOPMENT GROUP, LLC

RECEIVED

By Christopher Gruba at 5:25 pm, Feb 09, 2026



A master planned 15.5-acre mixed-use community nestled in the natural beauty of Homer Glen. Our community provides an elevated residential lifestyle with commercial conveniences nearby.

Inspired by the world's Blue Zone regions - where longevity and vitality are a way of life.

The **ARYA WAY** reimagines a lifestyle where wellness is not a goal - but a way of life. Every pathway, space and routine was carefully designed to promote wellness, purpose, and connection.





Cycling and walking paths promote connectivity for residents and neighboring communities.



Belonging, by design.
Public spaces bringing the community together.



Built for connection.
Gathering areas promoting outdoor activity.



30,000 square feet commercial space.
16 storefronts & 26 condominiums.



The Boardwalk - A public space adjacent to commercial conveniences.



Offering outdoor seating and dining.



A common area where we link purpose with belonging.



The ARYA Pavilion - A gathering space promoting community and activities.



Families that play together,
stay together.



Putting green for all that are young at heart.



Open spaces designed to promote connection and well-being.



The Reflection Sanctuary - Designed for purpose and meaningful pause.



Meet & Greet – A place where paths cross.



A residential retreat surrounded by nature's beauty.



A gated community offering 40 ranch-style villas.
Ranging from 1,850 – 1,950 square feet.



Where life slows down and happiness moves in.



Designed to promote family connection and belonging.

Welcome Home!



Open floor plans with oversized windows connect the indoor living with natural lighting.



Shared Meals, Shared Moments.



Two mixed-use buildings each offering 8 retail spaces and 13 condominiums.

Linking retail with residential living.



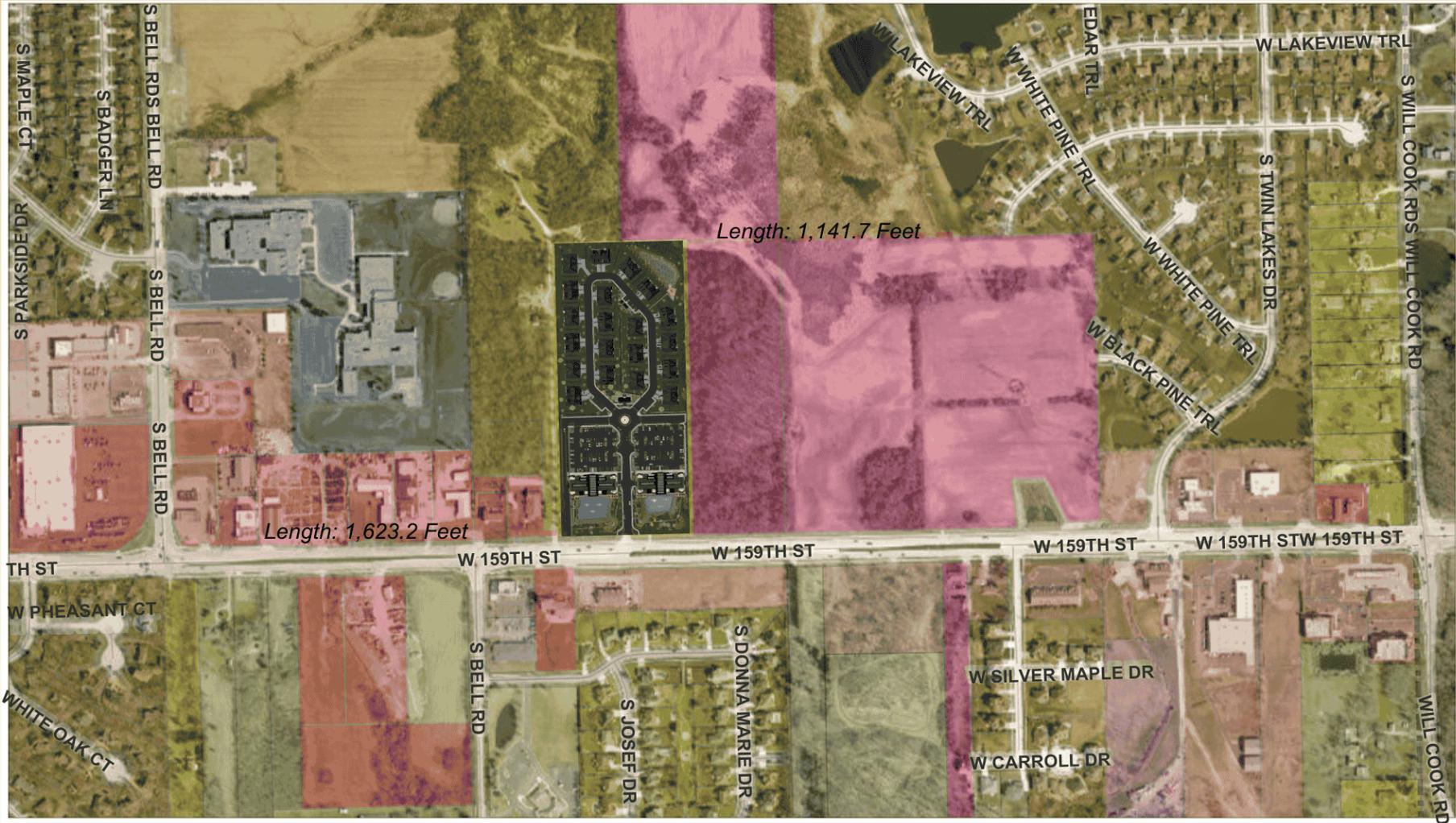
Five rooftop penthouses per building.



Condominium living offering breathtaking rooftop views.

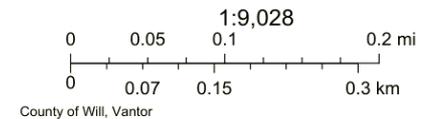


Site Plan



2/5/2026, 2:48:27 PM

- | | | | |
|-------------------------------|-----------------------------|---|--------------------------------|
| Homer Glen Boundary | A-2 Rural Residential | C-5 Office and Research Park I-1 Industrial | R-2A Single-family Residential |
| Street Centerlines | C-1 Neighborhood Commercial | P-1 Government Buildings & Public Schools | R-3 Single-family Residential |
| Parcels - Will County Parcels | C-2 Local Business | R-1 Single-family Residential | R-2 Single-family Residential |
| Zoning Districts | C-3 General Business | R-2 Single-family Residential | R-3A Single-family Residential |
| A-1 Agricultural | C-4 Highway Commercial | R-1 Single-family Residential | R-4 Single-family Residential |
| | | R-2 Single-family Residential | R-5 Single-family Residential |





- Promote Local Economy
 - Shop & Dine Homer Glen
 - Creating Jobs

- Increase Tax Revenue
 - \$1M+ annual property tax (66 units)
 - \$1M+ annual tax revenue (16 store fronts)

- Expanding Community Convenience
 - Providing residents with local conveniences
 - Promoting spending from neighboring areas
 - Economic catalyst attracting investors and residents



Thank You