



Village of Homer Glen

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

December 12, 2006

Board of Trustees

Workshop Meeting

**Village Council Chamber
13031 West 143rd Street
Homer Glen, IL**

A. CALL TO ORDER

The meeting was called to order on December 12, 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, Mary Niemiec, Margaret Sabo, and Dale Vogelsanger. 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, and Village Attorney Ken Carlson.

A quorum was established.

D. APPROVAL OF AMENDMENTS TO THE AGENDA

There were no amendments to the Agenda.

Village Manager Johnson noted that under Item E the incorrect location was listed. The Hidden Glen subdivision is located south of Gougar Road, not Bruce Road.

E. PUBLIC HEARING ON ANNEXATION AGREEMENT FOR HIDDEN GLEN SUBDIVISION LOCATED SOUTH OF GOUGAR ROAD, OPPOSITE OF SHADY LANE.

Mayor Petrizzo recused himself from the Public Hearing and turned the meeting over to Trustee Niemiec.

Village Attorney Ken Carlson recommended that the Public Hearing be open to the extent that people are here to make comment, take the testimony, adjourn and continue the Public Hearing. His concerns are that the final pre-engineering has not occurred on the exact roadway improvements and with the agenda confusion as to the location of Hidden Glen, it is appropriate to continue the Public Hearing to a date when Hidden Glen is on the Agenda with the appropriate address. Attorney Carlson suggested that the Hearing be continued to January 9th at which time the developer and Village staff will make a presentation with respect to the terms of the proposed Annexation Agreement.

Trustee Vogelsanger made a motion to open the Public Hearing; second by Trustee Andrews.

Voice Vote:

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

Nays: (0) None

Motion carried.

Comments:

1. Marvin Pickering, 15525 South Gougar Road, chose to delay his comments until the January 9th meeting.
2. Bud Fazio, Homer Township Supervisor, 14645 Walnut Road, commented about the Fire Department needing access to the property and stated that this piece of property was not purchased as a "spike strip" but was purchased by Mr. Trantina and then by the Township as Open Space. Mr. Fazio asked the Board to further research this matter before any decisions are made with regard to the strip and access by the Fire Department.

Trustee Vogelsanger made a motion to continue and adjourn the Public Hearing until January 9, 2007; second by Trustee De Vivo.

Voice Vote

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

Nays: (0) none

Motion Carried.

Mayor Petrizzo returned to the meeting.

F. PRESENTATION OF ANNUAL AUDIT.

Ed McCormick of Mulcahy, Pauritsch, Salvador & Co. reviewed the highlights of the audit for the 2005-2006 fiscal year. It was noted that the Village had a very good year financially, increasing net assets, growing fund balances, and continuing to operate without any outstanding debt.

G. MOTION TO SUSPEND WORKSHOP RULES TO TAKE ACTION

Trustee Vogelsanger made a motion to suspend workshop rules to take action; second by Trustee Andrews.

Voice Vote:

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

Nays: (0) None

Motion Carried.

H. ACTION ITEMS

1. Resolution No. 06-033, a Resolution Changing the Location for the December 19, 2006 Village Board Meeting.

Trustee Vogelsanger made a motion to approve Resolution No. 06-033 changing the location for the December 19, 2006 Village Board Meeting to the Homer Junior High School; second by Trustee Andrews.

Roll Call Vote:

Ayes: (6) Trustee Andrews, De Vivo, Locacius, Niemiec, Sabo and Vogelsanger

Nays: (0) None

Abstained: (0) None

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

Nays: (0) None

Motion carried.

J. PUBLIC COMMENT FOR ACTION ITEMS

There were no Public Comments for Action Items.

K. WORKSHOP ITEMS

1. HG-0621-S, Eagle Rock Community Church: Consideration of a Special Use for a Planned Development Located South of 159th Street and East of Messenger Circle.

Village Manager Dwight Johnson stated that this church is proposed to be built on 159th Street just to the east of Messenger Circle and DiNolfo's. The parcel is zoned C-2 and a church is a permitted use in this zoning district. The church has a two-phase building plan and is seeking approval of phase one. They have proposed donating the necessary right-of-way for 159th Street and are proposing a 30 ft. landscape easement, as required, along 159th Street. Village Manager Johnson noted that there is a small low quality wetland towards the front that would be filled for the parking lot. The church has agreed to provide an access road through its property to a proposed commercial development to the east. Mr. Johnson noted that the setback along Messenger Circle is 10 ft. rather than the normal 30 ft. and will be used for landscaping.

A number of residents from the Villas at Messenger Woods appeared at the Plan Commission meeting and expressed their concerns about future traffic issues and parking along Messenger Circle.

The Plan Commission voted to recommend approval of the church and also recommended that the Board consider eliminating all parking on Messenger Circle to ease future traffic concerns.

Discussion:

Max Bianchini, President of Architectural Resource Corporation and Leonard Debickero, Senior Project Architect and principal designer of the project were present to address the Board.

Mr. Bianchini stated that the concept is a proposed 23,000 sq. ft. single-story facility with a large buffer area in front and a natural depressional area in the front that allows for a wet bottom retention pond at the front of the green space. Native wetland species will be planted along the perimeter edge. The proposed sanctuary is intended to accommodate a maximum of 540 people. The building will include Sunday school classrooms, multipurpose rooms, a gymnasium and other administrative facilities within the complex. There are about 113 parking spaces provided and a paved area for the Fire Department that allows access to virtually all sides of the facility. The building will be a brick facility with a shingle roof and a protective entrance at the front.

Trustee Locacius asked how many parking spaces would be provided if they did not use the ¼ acre of wetland for parking.

Mr. Bianchini responded that the site plan would have to be modified which would make getting to the building more difficult.

Robert Bohnak from Bohnak Engineering stated that the wetland was determined to be of variable quality and they are proposing to do wetland plantings that would double the actual volume and they will have control over the species that are put in. This will provide more of an amenity to the Village at the entrance along the main corridor than the existing wetland.

Trustee Andrews asked if the area to the south behind that road is being left for the future.

Mr. Bianchini responded that there is a 50 ft. petroleum pipeline easement and the only thing that could possibly be done in the future is to cut a driveway thru it to get to the other side. At this time it would make an ideal play field for the kids and it is dedicated as a green grass sight. Next to the easement there will be a cross access easement that will be a paved 28 ft. road when the

developer to the east comes in. Mr. Bianchini stated they are obligated to put in the road and noted that this road is shown on the plans for Phase One.

Village Manager Johnson stated that it was the Planning Commission's recommendation, as a condition of approval, that the cross access road must be put in whenever the development to the east occurs, whether it is before Phase Two or not.

Trustee Niemiec asked if there was any consideration or investigation into moving the building in such a way that the parking would be in the back and the wetland would be preserved.

Mr. Bianchini responded that they this had been considered and it became a question of how badly did they want to chop up the site and still accommodate the other issues related to the petroleum pipeline, the cross access easement and potential future development. It was felt that the current plan provides more and better wetland, a green space and a nice water feature. It was determined that if the building and parking lot was moved back, they would have to cross the pipeline and easement with a driveway, and knowing the Village wants to develop that as a pedestrian lane, it would not be beneficial to the Village or pedestrians. They want to separate the park areas from the people areas as much as possible and try to keep more open land by sacrificing some of the wetland area that was not as well developed and maintained as it could have been.

Trustee Niemiec asked if it was the Plan Commission's recommendation that there will be no parking along Messenger Circle.

Village Manager Johnson stated that this issue is not a condition for approval and would be a separate action for consideration by the Board. It would not be tied directly to this project because it is a Village street and is off of their land.

Village Manager Johnson stated that the residents attending the meeting were concerned about traffic congestion.

Mr. Bianchini stated that when this is developed an agreement could be reached between the church and DiNolfo's that utilizes the church parking lot for DiNolfo's valet parking when the church is not using it, therefore avoiding the current problem with DiNolfo's parking vehicles along Messenger Circle.

Trustee Sabo commented that she is concerned that they are paving over a wetland, which has caused problems for other municipalities in the past. Trustee Sabo stated that the Army Corps of Engineers is no longer interested in wetlands that do not tie into anything else, and it is up to the municipalities to protect them.

Trustee Sabo voiced her concern that the developer feels that the wetland is low quality and therefore no good. She feels strongly that a low quality wetland could be enhanced and asked the developer if they could do something to improve it.

Mr. Bianchini indicated that they have tried to reprofile the wetland with this plan; however, their objective was to recreate the wetland so it will also accommodate storm water detention.

Trustee Sabo questioned the 10 ft. setbacks that match up to DiNolfo's and the fact that the east side of the building is within 15 feet of the property line. She asked what the State is requiring for the front of the property and questioned how close this project is going to be to the requirement for 159th Street.

Mr. Bianchini stated that there is a 30 ft. setback requirement for the retention pond and is effectively all green space. The 30 ft. front yard easement is actually beyond the roadway and

when IDOT finishes their work on 159th Street, it will tie in at the proper line. The pond will be encroaching slightly in the landscaping easement, and will all blend together.

Trustee Sabo reiterated her objection to everything being brought closer to the road because when the road is widened it will appear closer and feels larger setbacks are needed.

Trustee Sabo expressed concern that no consideration is being made as to how this plan relates to the entire area and how much additional traffic this plan is going to cause. Residents from Messenger Woods have already met with the Planning Commission to express their concerns with Messenger Circle being the only access road. Trustee Sabo commented that further consideration of the entire area should be made before this plan or any other future plans are approved.

Mayor Petrizzo stated there is a Master Plan for the whole area.

Trustee Vogelsanger asked if the parking could be phased in, and added as needed.

Mr. Bianchini indicated that they had several conversations with DiNolfo's and have come to an agreement for sharing parking. If the parking was not completed in Phase One, the church may not be able to provide DiNolfo's with additional parking during their busy time.

2. HG-0630-S, Gas City: Consideration of a Special Use for a Planned Development to Modify a Previously Approved Development to Permit the Construction of a Drive-thru Window for Property Located on The Northwest Corner of 151st Street and Bell Road.

Village Manager Dwight Johnson stated that the new Gas City at 151st and Bell has applied for a drive-thru to accommodate a Dunkin Donuts. Previously, a Subway had been planned in the building, which did not require a drive-thru. The principal issue to resolve has been the traffic movement within the Gas City property. After several modifications, a plan was recommended for approval by the Plan Commission, which shows a general counter-clockwise flow around the main building and minimizes traffic conflicts near the entrance on 151st street. The 13 ft. sign and a smaller sign that was on the south end have been eliminated. One new smaller sign has been added on the north end.

Discussion:

Mr. Chris Kalischefski, from Corporate Design & Development Group stated that the current proposal includes a Dunkin Donuts. He explained that six parking spaces have been eliminated and some of the parking spaces that were previously approved for the south side of the property have been moved to the north end to allow for the Dunkin Donuts drive-thru. The stormwater detention area has been modified in order to accommodate the parking spaces. Mr. Kalischefski stated that they have removed the right-out access to 151st Street that was proposed earlier. The center northbound drive aisle in the reconfigured plan on the south side of the building is designed to allow service and delivery trucks to exit the rear of the property. Since trucks could not make the sharp turn in the proposed drive-thru lane, they have added center drive striping to allow the drive-thru traffic a clearer indication on their direction of travel. The flow of traffic has been altered for the drive-thru lanes so that all traffic will travel south behind the building before accessing the window on the south side of the building.

Trustee Locacius noted that some work has already been started on the drive-thru and questioned who approved it.

Mr. Kalischefski stated that the curb work is from the original plan and all work being done was discussed with staff.

Trustee DeVivo asked how much space was between the lanes in the back and the beginning of the detention pond, and the size of the drop off.

Mr. Kalischefski explained that nothing has changed from the previous plan in regard to the curb lines and retaining wall. There is three feet from the curb line to the eastern-most fence line. The retaining wall goes from three feet to as much as five feet. There will be an open mesh fence on top of the retaining wall that matches the fence of the Garden Center.

Trustee Niemiec voiced her concern about the tightness of the drive-thru and possible damage to customers' cars.

Trustee Vogelsanger stated that he drove along the back of the building as if he were in line for Dunkin Donuts, and while it is a 90 degree turn, but there are painted lines on the street and you can swing the front end of a car around and get to the window.

Trustee Sabo stated that because of the multi-functions at this gas station, she is concerned about the access out to 151st Street, and trying to make a left turn going east. Trustee Sabo asked for clarification of the work that has already been started before getting approval by this Board.

Trustee Locacius stated that the drive-thru window is already in place and he would have suggested moving the drive-thru window to the back so customers would not have to make the turn coming around the corner.

Trustee Andrews commented that the Gas City on 151st Street causes a traffic problem with the alignment across 151st Street and asked what was discussed between staff and the Plan Commission regarding people trying to get out into the "only" lanes going eastbound.

Community Development Director Jeff Harris responded that in the previous plan, for which Gas City was approved with the Creamery, both of the driveway alignments were studied by the Plan Commission and approved by the Board. They have not proposed to relocate those driveways and since no changes were proposed in this plan, there was no further discussion.

Trustee Sabo commented that there was only one handicapped parking spot and asked if they would consider putting in more.

Mr. Kalischefski stated that the State of Illinois requires one handicapped space for every 25 spaces.

Trustee Sabo asked if there was a plan to beautify the detention areas.

Mr. Kalischefski stated that the landscaping plan is the same as was previously approved.

Trustee Sabo stated that she has concerns regarding the traffic flowing around the building and coming out onto 151st as this is a busy corner and intersection. Trustee Sabo asked if they increased the footprint when they started some of the work ahead of Board approval.

Mr. Kalischefski responded that it was the same.

Trustee Vogelsanger asked how the lighting plan changed now that the drive-through lane was in the back of the building.

Mr. Kalischefski responded that two of the lights had to be relocated and the Menu Board will be internally illuminated and angle away from the road toward the customers.

Trustee Vogelsanger voiced his concern about opening the delivery doors in the back of the building as traffic is going by.

Mr. Kalischefski stated that there would be handrails that will prohibit anyone from walking directly into traffic.

Trustee Sabo asked if the lighting was increased with the illuminated sign and the signage square footage.

Mr. Kalischefski stated that the signage square footage is actually less since an 8' x 10' sign was removed from the project. They have added some directional signs to direct people to go around the building. There are non-illuminated "do not enter" signs and a stop sign, but overall the signage has not increased in terms of lighting.

Trustee Sabo asked about the traffic flow around the gas station and where cars would enter if they wanted to go to the car wash.

Mr. Kalischefski stated that cars would enter on the west and follow the signs for the car wash, go past the vacuum islands where there are (2) 12-foot lanes that turn into the car wash.

3. HG-063-V, Lopez: Consideration of a Variation to Reduce the Required Front Yard Setback for the Construction of a Detached Accessory Building for 12351 W. Derby Lane.

Village Manager Johnson stated that this is a corner property and has two front yards, both of which require a 30 ft. setback. The applicant proposes to put a 16' x 16' garage 24 ft. away from the side street where 30 ft. is normally required. The garage will line up with the existing house and be in the rear of the property. The Plan Commission voted to recommend approval of the variation. The applicant could possibly build in other locations on the property, but wishes to have the garage line up with the house.

Discussion:

Trustee Locacius asked why the applicant wanted a 16' x 16' garage.

Mr. Lopez stated that this is a 16' x 16' shed, which is an accessory building and will be used for storage of his lawn mower, bikes, patio sets, etc.

Trustee Locacius asked if the shed could be moved back.

Mr. Lopez stated that he could move the shed back, but he wanted it to be in line with his house.

Trustee Andrews asked if the neighbors were contacted.

Mr. Lopez stated that there was a public hearing and his neighbors did not object to him building this shed.

Trustee Andrews asked about the height of the shed.

Mr. Lopez stated that he did not have a perspective on the height; however, the shed would not be over 20 ft., which is the maximum allowed in the Village.

Trustee Locacius asked if the Plan Commission felt that it would be a hardship.

Plan Commissioner Len Drnec stated that the Plan Commission felt there was no hardship.

Community Development Director Jeff Harris asked when the house was built.

Mr. Lopez stated that the house is about 30 years old and was built prior to today's regulations.

Trustee Vogelsanger asked what would be gained if Mr. Lopez was forced to go to the 30' right of way.

Trustee Andrews stated that the house is 40' from the curb and the shed should be lined up with the house.

Trustee Sabo asked if there was any requirement that there would be a buffer area between the shed and the public drainage easement.

Community Development Director Harris stated that there is no requirement.

Trustee Andrews commented that it's already 40 feet from the curb and there is no reason to make Mr. Lopez move it. Trustee Andrews stated that the greater issue is that the backyard is actually in the front and faces some of his neighbors, and it is important that the neighbors do not have any issues with the building of the shed.

4. HG-0629-S, Verizon: Consideration of a Special Use to Permit the Construction of a Cellular Broadcasting Antenna Addition to the Current Antenna Structure Located on the North side of 151st Street Adjacent to the Homer Township Administration Building.

Village Manager Johnson stated that co-location is a strong objective of the Village's Ordinances. The applicant will have a small building on the 330 square foot piece of property with a fence and landscaping with evergreens around it.

Discussion:

Andrew Lavelle from Verizon Wireless stated that there is an existing wireless tower at this location and since they will be co-locating in the area they will be extending the fence.

Trustee Locacius asked who will be responsible for putting in the fence and landscaping around the building.

Mr. Lavelle stated that Verizon will be doing this work and is working with the Township to put in what is requested by the Township.

Trustee Sabo questioned the distance from the fenced-in area on the south side of the structure to the Homer Township Administration.

Mr. Lavelle stated that information available at this time, but indicated that the shelter itself is 12' x 30' and probably about 30 feet away.

Trustee Niemiec asked if the Township was comfortable with this plan and had any issues or concerns.

Mayor Petrizzo stated that he will contact Township Supervisor Fazio and the Village will not proceed any further until he speaks with the Township.

Trustee Sabo asked if the Township needs to send a letter or set up a meeting.

Community Development Director Jeff Harris stated that as part of Verizon's application they submitted proof of approval from the Township who owns the property.

Mr. Lavelle stated that Verizon has a signed lease with the Township and the lease was recently renegotiated because the shelter will be relocated in order to avoid this easement and some of the utility drop lines in the area.

Village Attorney Carlson stated that Township understands that Verizon is seeking approval from the Village Board, but he is not certain that the Township is aware of the landscape plan as well as other submittals, since there has not been any communication with the Township.

Mr. Lavelle stated that this is the plan that was recommended for approval by the Plan Commission. He stated that the Township never requested a copy of the plan.

Trustee Sabo stated that the Board would need to know what the Township has in mind and if this is agreeable.

5. Grant Agreement for OSLAD Grant to Construct Park Facilities in Stonebridge Woods Park.

Village Manager Johnson stated that the Village was recently awarded on OSLAD grant from IDNR in the amount of \$374,500 to develop recreation facilities in Stonebridge Woods Park. This is a 50/50 grant and the total project will cost \$750,000. The agreement requires improvements to be completed by the end of 2009. The Village will not receive actual reimbursement until the end of the project. The agreement provides restrictions on changes to the park for a period of 19 years to be sure that grant funds are not wasted. The Village will also need to certify that it will meet various state and federal laws such as accessibility requirements. The next step will be to seek proposals from consulting firms to provide assistance with final design, bidding and construction monitoring.

Discussion:

There was no further discussion by the Board.

6. Update on Status of Renewal of Contract with Will County Sheriff's Department.

Village Manager Johnson reported that a meeting with the Sheriff's Department is tentatively scheduled for Monday, December 18th. Since this is the first date we will be able to get all parties together, an extension of the contract will be needed. Legislation will be presented to the Board on December 19th to extend the contract for several months while a new agreement is finalized.

Discussion:

There was no further discussion by the Board.

7. Consider Proposal for Consultant for the Preparation of an Appraisal of Potable Water Sanitary Sewer System Facilities in Homer Glen.

Village Manager Johnson stated On November 28th, the Board approved a proposal in conjunction with Bolingbrook, Plainfield, and Woodridge to establish the value of the main water transmission line from Bedford Park that serves our respective municipalities. At that time, it was noted that we were seeking separate proposals to establish the value of all the local water and sewer facilities within Homer Glen. These actions represent the first steps to examine the option of possible acquisition of the water and sewer systems from Illinois American.

Proposals for the Homer Glen portion of the water and sewer system have been reviewed by Trustee Niemiec, Glenn Spachman, Rob Denton, and Dwight Johnson. Four proposals were received. Three of the firms are the same as presented earlier for the four-city proposal, including Clark-Dietz, McDonough, and Postl-Yore. Robinson Engineering is the additional proposal for our local facilities.

The results of the proposal are as follows:	<u>Not to exceed amount</u>
McDonaugh and Associates:	\$209,000
Robinson Engineering	\$ 61,996*
Postl-Yore	\$ 31,440
Clark Dietz	no amount listed

*not including the optional GIS package.

Based on these results, the reviewers focused primarily on the Robinson Engineering and Postl-Yore proposals and asked follow-up question of both firms. The group determined Postl-Yore working with Crow Chizek is qualified, has done nearly identical projects before, understands the intent of the RFP, and presents the lowest cost option for the Village to accomplish our purposes. The proposal for approval of Postl-Yore and Crow Chizek will be presented at the December 19th meeting.

Discussion:

There was no further discussion by the Board.

L. ADJOURNMENT

Trustee Vogelsanger made a motion to adjourn the meeting, second by Trustee Andrews.

Roll Call Vote:

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

Nays: (0) None

Abstained: (0) None

Absent: (0) None

The Mayor did not vote

Motion Carried.

The meeting was adjourned at 9:40 PM



Gale Skroboton, Village Clerk

Approved at the Board of Trustees Meeting dated November 27, 2007