



Village of Homer Glen

**14331 South Golden Oak Drive
Homer Glen, Illinois 60441**

December 19, 2006 – 7:30 p.m.

Board of Trustees

Board Meeting

**Homer Junior High School Cafeteria
15711 South Bell Road
Homer Glen, IL**

A. CALL TO ORDER

The meeting was called to order on December 19, 2006 by Mayor Russ Petrizzo at 7:34 p.m. in the Homer Junior High School Cafeteria – 15711 South Bell Road, Homer Glen.

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

Present at 7:30 p.m. were Mayor Russ Petrizzo, Trustees Brian Andrews, Marcia DeVivo, Chris 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, Village Treasurer Terry Healy, and Village Attorney Ken Carlson

A quorum was established.

D. APPROVAL OF AMENDMENTS TO AGENDA

Village Manager Johnson recommended the removal of Item E, and read the following statement: The Developer of the proposed Town Center project informed us this afternoon that they are not in a position to proceed with the presentation of the project this evening. We were certainly looking forward to that presentation and we are disappointed that it is not being presented tonight.

Although we tried to reach a number of people and groups this afternoon to let them know that the presentation would not take place, we know it is impossible to get the word out to everyone on short notice. On behalf of the Village, we apologize for the inconvenience this may have caused.

The Town Center project remains an important goal of the Village and we will continue to pursue opportunities to make the Town Center a reality.

Village Manager also recommended the removal of Item H3 (Gas City).

Trustee Vogelsanger made a motion to removed Items E and H3 from the Agenda; second by Trustee Niemiec.

Voice Vote:

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

Nays: (0) None

Motion Carried.

E. PRESENTATION OF TOWN CENTER PLAN

This item was removed from the Agenda.

F. PUBLIC COMMENTS FROM THE FLOOR

Joan McGowan, 14520 South Hawthorne commented about the safety concern with the detention pond that is built with man-made blocks at the Gas City on 151st Street. She stated that there is a slope in the back and she is afraid that a child or animal may fall in the detention pond.

G. SCHEDULE OF ACCOUNTS PAYABLE

1. Trustee Vogelsanger made a motion to approve the payment of General Fund expenditures for the period November 30, 2006 to December 20, 2006 in the amount of \$399,706.30; second by Trustee DeVivo.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

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

Nays: (0) None

Abstained: (0) None

Absent: (0) None

The Mayor did not vote.

Motion carried.

2. Trustee Vogelsanger made a motion to approve the payment of Park Fund expenditures for the period November 30, 2006 to December 20, 2006 in the amount of \$97,283.30; second by Trustee DeVivo.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

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

Nays: (0) None

Abstained: (0) None

Absent: (0) None

The Mayor did not vote.

Motion carried.

3. Trustee Vogelsanger made a motion to approve the payment of Motor Fuel Tax expenditures for the period November 30, 2006 to December 20, 2006 in the amount of \$97,283.30; second by Trustee DeVivo.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

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

Nays: (0) None

Abstained: (0) None

Absent: (0) None

The Mayor did not vote.

Motion carried.

H. LEGISLATION

1. Trustee Vogelsanger made a motion to approve Agenda Items 2a through 2e by Omnibus Vote; second by Trustee DeVivo.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

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

Nays: (0) None

Abstained: (0) None

Absent: (0) None

The Mayor did not vote.

Motion carried.

2. Consent Agenda.

Trustee Vogelsanger made a motion to approve the Consent Agenda; second by Trustee DeVivo.

- a. **Ordinance No. 06-077 - An Ordinance Granting a Variance to Reduce the Required Front Yard Setback from 30' to 24' for the Construction of a Detached Accessory Building at 12351 W. Derby Lane. (Case No. HG-0631-V, Lopez)**
- b. **Ordinance No. 06-078 - An Ordinance Granting a Special Use Permit for the Construction of a Cellular Broadcasting Antenna Addition to the Existing Antenna Structure Located on the North Side of 151st Street Adjacent to the Homer Township Administration Building. (Case No. HG-0629-S, Verizon)**
- c. **Ordinance No. 06-079 - An Ordinance Authorizing the Execution of a Grant Agreement with the Illinois Department of natural Resources for an OSLAD Grant in the Amount of \$374,500 to Construct Recreation Facilities in Stonebridge Woods Park.**
- d. **Ordinance No. 06-080 - An Ordinance Authorizing the Execution of an Extension of the Current Contract with the Will County Sheriff's Department of an Additional Three Months to March 31, 2007.**
- e. **Ordinance No. 06-081 - An Ordinance Accepting a Proposal and Authorizing the Execution of an Agreement with Postl-Yore Associates and Crowe-Chizek to Study the Valuation of Water and Sewer Facilities in the Village.**

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

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

Nays: (0) None

Abstained: (0) None

Absent: (0) None

The Mayor did not vote.

Motion Carried

3. **An Ordinance Granting an Amendment to the Special Use Permit for Planned Unit Development to Modify a Previously Approved Planned Unit Development to Permit a Drive-through Window for Property Located at the Northwest Corner of 151st and Bell Road. (Case No. HG-0621-S, Gas City)**

This item was removed from the Agenda.

4. **Ordinance No. 06-082 - An Ordinance Granting a Special Use Permit for Planned Development for a Church Located South of 159th Street and East of Messenger Circle. (Case No. HG-0621-S, Eagle Rock Community Church)**

Trustee Vogelsanger made a motion to approve Ordinance No. 06-082, second by Trustee DeVivo.

Discussion:

Village Manager Johnson stated the main issue is the detention pond is within the 30' green space along 159th Street. The plans are being revised to:

- . show all the exceptions
- . assure that HVAC units are screened
- . establish that landscaping islands in the parking lot will be at least 10' wide
- . note the future cross-access roadway on the plans
- . provide for final engineering, landscaping plans and photometric plans as a condition of final approval

Trustee Sabo commented that according to the new Zoning Ordinance the front yard setback should be 45' and a variance is requested for 30'.

The architect and engineer from Eagle Rock Church stated that the variance is not required as they are moving the detention pond back so there is a 30' landscape buffer. The Ordinance that requires a minimum 45' setback is to the front edge of the building and this building is hundreds of feet back.

Trustee Sabo asked if there were any other changes on the drawings given to the Board.

Representatives from the church stated that the Board has an engineering drawing that is accurate and lists all the concerns and issues. These drawings show:

- . the wetland planting edge
- . the landscape buffer; the 30' setback on the detention
- . the cross-access easement which is intended to be the cross-access easement that will be provided with the retail development to the east requires it
- . shifting the building back in order to accommodate the changes that were necessitated due to the retention pond now being out of the 30' easement
- . the 10' side yard setback, but it has been noted on the site plans that this is the one variance being requested

The church's engineer stated that the copy of the Ordinance they have did indicate the building setback on the east to be a minimum of 15', and stated that if there is a newer version that they are unaware of, they will need to request a variance.

Trustee Niemiec commented about the church having a gym and the back yard area that will potentially have soccer fields, and asked if the church would be willing to cooperate with some of the volunteer sports groups in sharing this space.

Trustee Sabo asked for details on the stormwater flow, the detention pond and where the water would be draining.

The church's engineer stated that the site would be graded so all of the water will flow through the existing parking lot and into the wet bottom pond.

Trustee DeVivo asked Robinson Engineering if they were comfortable with the stormwater management on this property.

Dana Ludwig from Robinson Engineering stated that there are some final details that need to be resolved, but they are satisfied with the stormwater management.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

Ayes: (5) Trustees Andrews, DeVivo, Locacius, Niemiec and Vogelsanger

Nays: (1) Trustee Sabo

Abstained: (0) None

Absent: (0) None

The Mayor did not vote

Motion Carried

5. Appointments

The Mayor appointed Tom Warkentin to the Architectural Review Committee.

Trustee Vogelsanger made a motion to confirm the Mayor's appointment; second by Trustee Andrews.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

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

Nays: (0) None

Abstained: (0) None

Absent: (0) None

The Mayor did not vote

Motion Carried.

K. OLD BUSINESS

There was no Old Business at this meeting.

L. NEW BUSINESS

1. Trustee Sabo asked that on future Memorandums, under the Applicant Information, the variances be listed.
2. Trustee Locacius requested that the January 9th Workshop include a discussion on the feasibility of starting a Police Department.

M. ADJOURNMENT

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

Voice Vote:

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

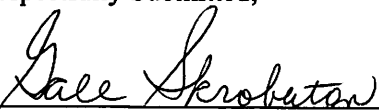
Nays: (0) None

Mayor did not vote.

Motion Carried.

The meeting adjourned at 8:10 p.m.

Respectfully Submitted,



Gale Skroboton, Village Clerk

Approved at the Board of Trustees Meeting dated August 28, 2007