

Village of Homer Glen

**14933 South Founders Crossing
Homer Glen, Illinois 60491**

October 13, 2009

Board of Trustees

Board Meeting

**Village Council Chamber
14917 South Founders Crossing
Homer Glen, IL**

A. CALL TO ORDER

The meeting was called to order on October 13, 2009 by Mayor James Daley at 7:35 p.m. in the Village Council Chamber – 14917 South Founders Crossing, Homer Glen.

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

Present at 7:35 p.m. were Mayor James Daley, Trustees Michael Costa, Russell Knaack, Mary Niemiec, Margaret Sabo, Laurel Ward and George Yukich. All remained present throughout the meeting. Also present on behalf of the Village were Village Clerk Gale Skroboton, Village Manager Paula Wallrich, Finance Director John Sawyers and Village Attorney Cary Horvath.

A quorum was established.

D. APPROVAL OF AMENDMENTS TO AGENDA

Mayor Daley asked for a motion to table agenda items I-4 and I-5 at the request of the Sheriff's office to allow for further discussion

Trustee Costa made a motion to remove these items; second by Trustee Yukich.

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0) None

The Mayor did not vote.

Motion carried.

E. PRESENTATION

A presentation was given by Dan Salsinger, Kurt Lindstrom and Julie Crane from Planning Resources, on Erosion and Sediment Control including:

- . The six minimum requirements of the Clean Water Act for a separate storm sewer system.
- . The difference between erosion and sedimentation control and cost saving measures through the use of erosion control.

F. APPROVAL OF MINUTES

September 22, 2009 – Board Meeting

Trustee Yukich made a motion to approve the Minutes of the September 22, 2009 Board Meeting; second by Trustee Niemiec.

Trustee Knaack asked that the *paragraph 3, page 5* be changed to read: "... the Parks and Recreation Committee agreed it would be acceptable if the Board wanted to set an earlier closing time for the park."

Trustee Yukich amended his motion to reflect the change in the Minutes, as stated by Trustee Knaack; Trustee Niemiec amended her second.

Voice Vote:

All Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Motion carried.

G. REPORTS AND COMMUNICATIONS FROM MAYOR AND OTHER OFFICERS**1. Mayor Daley reported:*****DUNN FARM PURCHASE***

- While he supports the purchase of a community park, he disagrees with the purchase of the Dunn Farm and is concerned about how quickly the Board made their decision.
 - In the last year he has been negotiating on behalf of the Board to acquire another property in the Village that he feels has the ability to better provide for active uses.
 - The Dunn property is limited in what it can immediately offer for active recreation.
 - He has been working with staff and bond counsel to investigate ways to develop portions of the property for active play fields over the next 2-3 years, and how we can structure the bonds to meet our goals. The cost of the Dunn property is close to \$7 million and the balance of our bond authority, totaling \$8 million, will be reserved for the sanitary sewer extension. Within the next year engineering will be finalized and we will have a better picture on the cost of bringing sewer and water to the commercial corridor along 159th Street. Sales Tax revenue and money through various grant programs will be used to pay off the bonds.
 - While he disagrees on the park purchase, the Board will work together for the good of the Village and live up to the responsibility for which they were elected.
- . As part of the O'Hare Modernization Mitigation Account, the Forest Preserve District of Will County received an additional \$735,000 for a total of \$1.9 million dollars to be used for wetland creation and enhancement on approximately 90 acres of the 625 acre Messenger Woods Nature Preserve.
 - . Household Waste Day was held on October 3rd. Household waste was collected from 675 Will County residents from 721 households; 340 were Homer Glen residents. The Mayor thanked John Robinson and the EMA for directing traffic and loading the waste. He also thanked Heather Parker for coordinating the event at a savings of approximately \$20,000 from what was budgeted.
 - . The Homer Horizon continues to make accusations regarding the lack of public notice for our public hearings. The Village meets all public notice requirements for Village public hearings. As part of Village policy, we also provide certified mailing to properties within 250 ft. of the subject parcel and post a sign on the property. Village attorneys have requested the Homer Horizon to provide proof of their compliance with State Statute regarding the Newspaper Legal Notice Act, but we have not received a reply.
 - . Reminded residents to use the free 95 gallon yard waste carts from Nu-Way, and to follow the Village Ordinance when burning leaves.

2. Trustees:

- a. Trustee Costa reported that Homer Township will hold their annual Halloween Party on Saturday, October 24th at Schilling School from 11 am to 2 pm.
- b. Trustee Yukich reported:
 - . Trustee Costa monitored the speeding on the streets in Derby Meadows with the use of a radar gun. The Public Services and Safety Committee discussed the findings and determined that the speed limits will be painted on the streets.
 - . Due to the recent number of car break-ins, residents are reminded to lock their car doors and removed any valuables from the cars.
 - . Solicitors must have a permit from the Village. If they do not have a permit, residents are asked to close the door and call the police.

- . Voiced his approval of the possible purchase of the Dunn Farm that will give us the opportunity to put parks and recreation facilities together with a commercial development at a great location on 159th Street.
- c. Trustee Ward stated:
 - . She is excited about the park purchase, not only as park development possibilities, but as a community and economic development opportunity. Trustee Ward clarified that the Board began looking at this property in 2003 with the Town Center Task Force plan and more specifically in 2005 with the Master Park Plan, and stated that much work and time and effort have put into this location.
 - . The next School Summit will be hosted by Crest Hill Mayor Ray Soliman on Thursday, November 12th. The public is invited to attend and speak about their concerns on the overcrowding issue. Residents who are unable to attend can email their questions and concerns to lward@homerglen.org. Results of the life safety audit will also be available at this meeting.
- d. Trustee Knaack expressed his excitement about the decision to go through with the purchase of the Dunn property, as it is one of our best hopes to bring commercial development to 159th Street.
- e. Trustee Niemiec reported:
 - . Community and Economic Development Committee will meet on Wednesday, October 14th at 7:00 pm at the Village Hall. “Shop Homer Glen” signs will be posted in Homer Glen businesses. “Shop Homer Glen” shopping bags are available while the supply lasts.
 - . The ICC Public Forum will be held on Monday, October 19th, 7:00 p.m. at Homer Junior High on the proposed water and sewer rate increase that Illinois American Water has requested. Residents are urged to attend and provide testimony, and show that we have concerns about this increase. Comments or complaints can be filed on the Illinois Commerce website. Residents who would like to receive updated information can provide the Village with their e-mail address.

Mayor Daley commented that he met with four other communities to discuss a number of issues regarding Illinois American, including the feasibility for these communities to purchase the Illinois American system.

- f. Trustee Sabo reported:

ENVIRONMENT COMMITTEE

In addition to the “Community and Nature in Harmony Awards” which was part of the Homer Lands Day Celebration, a tree was planted at Homer Township Center Park on October 6th. A 25 ft. native Kentucky Coffee Tree was donated by Roger and Diane Ross.

The Environment Committee’s Earth Day/Arbor Day group met to discuss and plan the 2010 event, to be held on a Saturday at the end of May. Some activities will be held outdoors. The group will also be working with the Homer Glen Building Department about programs, green products and demonstrations. Individuals, organizations and businesses are invited to participate. Donations and sponsors are welcome that will help provide more educational activities to expand the event.

The Mission Statement that was drawn up and voted on by the Committee reads:

“To provide education regarding the role that natural resources play in sustaining a high quality of life in the community and to encourage participation in natural resource protection and restoration efforts.”

The Environment Committee has been working on a plan for the Village-owned property located on the corner of 151st and Bell Road and hopes to submit the plan to the Board by the end of the year.

LAND PURCHASE

Trustee Sabo stated that she did not vote to purchase the Dunn property, and commented that the Board should consider:

- . Defining its attributes and potential.
 - . Cost to develop the 60 acres for active recreation, and to enhance the 40 acres of conservation.
 - . Collect the facts regarding detention.
 - . Wetland delineation must be scheduled before the Dunn property is purchased which will determine how the project will be developed or if it should be developed.
 - . The Village must comply with its own state-of-the-arts Stormwater Ordinance that assures wetlands preservation, treats stormwater as a resource and not a waste product, and protects natural areas and habitats.
 - . The other property that was considered for park purchase would provide almost immediate use by the public. It would provide for a Village green, use of existing buildings, municipal offices and storage space, thus saving the Village any lease rental costs. This property could be developed much cheaper than the Dunn property because of its topography and less development work is necessary. She suggested that a dollar comparison be done to measure the costs and comparisons of both properties based on factual information.
 - . The Board needs to be responsible to our residents, and needs to do its due diligence prior to the purchase of any property.
3. Clerk – No Report
4. Village Manager Wallrich reported:
- . The Mokena Fire Protection District opened their 3rd station located at 11215 West 183rd Place. This first response area is located in a portion of Homer Glen that is part of the Mokena Fire District.
 - . The Village will be creating an “Honor Wall” and is asking residents to submit a 5” x 7” photo of any family members who are Veterans or are currently serving in the military.
5. Attorney Cary Horvath reported, in respect to a statement made by the Homer Horizon that the Village is not following the requirements of Illinois Law concerning publications notices, that the Homer Horizon has not provided the requested information proving that the newspaper is published in Homer Glen. Attorney Horvath stated that the Village is meeting the requirements and documentation indicates that the newspaper is actually published in Orland Park
- Mayor Daley commented that publication of the public hearing notifications are divided between the Homer Horizon and the Southtown newspapers.
6. Task Force Chairperson(s) – No Report
7. Sheriff – No Report

H. PUBLIC COMMENT

1. Matt Ishakawa, representing the Ludwig family, stated that the Ludwig family is submitting a one-time offer to the Village to purchase 93 acres of the Woodbine Golf Course at \$69,000 per acre, including two maintenance facilities.

I. LEGISLATION

1. **Ordinance No. 09-064 - An Ordinance Authorizing the Final Planned Unit Development Plan and Plat of Subdivision for Lot 2 (Firestone Tires) of Menard’s Subdivision, Homer Glen.**

Trustee Niemiec made a motion to approve Ordinance No. 09-064; second by Trustee Costa.

Village Manager Wallrich stated the proposal is to build a 7,575 square foot, 10 bay, auto service and retail center. The applicant meets the zoning requirements for parking, building setbacks, building height, lot coverage, signage, and landscaping. The Plan Commission recommended approval with these conditions:

1. Final site engineering approval.
2. Final plat of subdivision approval
3. Final photometric plan approval.

Sharon Jones from Amcon Design and Construction stated that Firestone will be presenting the building permits to the Village tomorrow, and would like to break ground this year with an opening planned for Spring 2010.

Trustee Ward questioned if all the parking spaces were needed, and asked if the Board could approve this number of parking spaces, but not have them put all of them in at this time.

Village Manager Wallrich stated discussions had been held about approving the parking, but not constructing the parking spaces on the east side of the frontage road, unless needed. There are opportunities for shared parking with Menards.

Ms. Jones stated that Firestone has a national standard for their stores and this location is at the minimum threshold for parking spaces. Firestone has met with Menards, who is not interested in a shared parking easement.

Trustee Niemiec asked if Firestone had conducted a market research analysis to determine if the Village could sustain five tire centers.

Ms. Jones stated that Firestone had done extensive market research over the last two years which showed they will be able to support their business and not negatively impact the economic conditions of the Village.

Trustee Knaack questioned the status of the road that goes back to the ComEd easement.

Village Manager Wallrich commented that there is an on-going discussion with the owners of the Dominick's shopping center and Menards.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0) None

The Mayor did not vote.

Motion carried.

- 2. An Ordinance Providing for the Issuance of Not to Exceed \$15,000,000 General Obligation Bonds, Series 2009, of the Village of Homer Glen and for the Levy of a District Annual Tax Sufficient to Pay the Principal and Interest of Said Bonds.**

DISCUSSION

Village Manager Wallrich stated that Northern Trust approved the Village's credit limit at \$15,000,000. The ordinance identifies two bonds: Series 2009A Project for the purposes of land acquisition for the Dunn Property and the Series 2009B Project for the Fiddymont Creek Sewer

Extension. The Series A will be a tax-exempt bond and we anticipate the Series B to use a taxable Build America Bond which provides for a 35% federal interest rebate. Considerable savings will be realized by using Vince Cainkar as our Bond Counsel, which will eliminate finance advisor fees and bank counsel fees. The bond will include all issuance expenses which have been estimated at \$33,000 for Series A and \$29,000 for Series B. This reflects a considerable savings (ranging from 1% to 1.2% of the face amount of the bonds).

Mr. Cainkar stated that the rates are at record lows, and recommended that the Board move forward with issuing the Series A bonds before the rates go up. He stated that the ordinance authorizes the issuance of the Bonds upon the signature of two of the designated officers (Mayor, Village Clerk, or Village Treasurer).

Mr. Cainkar stated, for the record, that he has worked on \$400,000,000 in bonds over the last 20 years.

The Board discussed:

- a. Use of Build America Bonds for capital expenditures.
- b. Debt service schedule.
- c. Cost of callable bonds.

Trustee Niemiec clarified that the Build America Bonds can be used for infrastructure improvement or other capital expenditure project, including the sewer extension if approved by the Board.

Trustee Sabo questioned what would happen if the Village's cost exceeds \$15 million.

Mr. Cainkar stated that the Village could use the sales tax receipts and issue another \$3,000,000 in bonds in the next two years.

Trustee Ward noted that recapture funds were not included in the debt service schedule.

Additional information will be given to the Board for review and discussion at the Committee of the Whole Meeting on October 20, 2009.

3. Ordinance No. 09-065 – An Ordinance Adopting a Text Amendment to Ordinance No. 08-048, Village of Homer Glen Zoning Ordinance Regarding Lot Coverage.

Trustee Yukich made a motion to approve Ordinance No. 09-065; second by Trustee Niemiec.

Village Manager Wallrich stated the text amendment:

- . Modifies the existing definition of lot coverage and creates a new additional definition for impervious surface coverage.
- . Adds impervious surface coverage percentages for all residential zoning districts.
- . Change the maximum impervious surface coverage for the R-2 zoning to 30% and the maximum impervious surface coverage for the R-3 zoning district to 35%.

The remaining residential zoning districts have not yet illustrated a need for higher impervious surface coverage.

Village Manager Wallrich stated that at the suggestion of Trustee Knaack, Section 5 has been changed to read: "The definitions and amendments set forth herein would only apply to platted lots in existence on the date of this ordinance."

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0) None
The Mayor did not vote.
Motion carried.

4. This item was removed from the agenda.

5. This item was removed from the agenda.

6. Ordinance No. 09-063 – An Ordinance Establishing the Maximum Speed Limits and Placement of Traffic Control Devised on Oakwood Drive/Oakwood Court within the Village of Homer Glen.

Trustee Ward made a motion to approve Ordinance No. 09-063; second by Trustee Yukich.

Village Manager Wallrich stated this ordinance will reduce the speed limit along Oakwood Drive/Oakwood Court from the current posted speed of 25 mph to 20 mph, as recommended by Robinson Engineering.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0)

The Mayor did not vote.

Motion carried.

7. Resolution No. 09-014 - A Resolution Authorizing the Use of Motor Fuel Tax (MFT) Funds for Construction of Drainage Improvements in Oak Valley Subdivision.

Trustee Knaack made a motion to approve Resolution No. 09-014; second by Trustee Costa.

The Mayor asked the Clerk to call the Roll:

Roll Call Vote:

Ayes: (6) Trustees Costa, Knaack, Niemiec, Sabo, Ward and Yukich

Nays: (0) None

Abstain: (0) None

Absent: (0)

The Mayor did not vote.

Motion carried.

J. OLD BUSINESS

Trustee Niemiec requested that the October 20th Committee of the Whole agenda include discussion on changing the Village Board Meeting agendas to separate “Discussion” items from “Legislation and Action items”, in order to clarify which items will be voted on at each meeting.

K. NEW BUSINESS

There was no new business.

L. ADJOURNMENT

Trustee Sabo made a motion to adjourn the meeting; second by Trustee Costa.

The meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

Gale Skroboton, Village Clerk

Approved at the Board of Trustees Meeting dated November 10, 2009.