



Stephen J Balich
Supervisor

Vicki Bozen
Clerk

Michael Bonomo
Michael Clausen
Robert Rivera
Angel Shake
Trustees

Carmen J Maurella, III
Assessor

Brent Porfilio
Highway Commissioner

Rose Fialko
Collector

Administration Office
14350 W 151st Street
Homer Glen, IL 60491
Phone: 708.301.0522

Assessor's Office
Phone: 708.301.8166

Highway Department
14500 W 151st Street
Homer Glen, IL 60491
Phone: 708.301.0246

www.homertownship.com

HOMER TOWNSHIP

Minutes

Monthly Board of Trustees Meeting

December 9, 2024, at 7:00 P.M.

Homer Township Office, 14350 W. 151st Street,

Homer Glen, Illinois 60491

<http://www.homertownship.com/>

1. Call to Order

The meeting was called to order on December 9, 2024, by Township Supervisor Balich at 7:00pm at the Homer Township Office, 14350 W 151st Street, Homer Glen, Illinois.

2. Pledge of Allegiance and Invocation¹

The Pledge of Allegiance was recited. Supervisor Balich did the Invocation.

3. Roll Call for Quorum

Present were Supervisor Steve Balich, Clerk Vicki Bozen, Trustees Michael Bonomo, Angel Shake, and Michael Clausen, Collector Rose Fialko, Assessor Carmen Maurella, and Highway Commissioner Brent Porfilio. Absent was Trustee Robert Rivera. *A quorum was established.*

4. Public Comments

Must sign in: none

- a. Individuals who signed up are allowed to talk for 3 minutes during public comment.
- b. Please no interruptions or talking out of turn.

5. Clerk Report: Vicki Bozen

a. Approval of Minutes

- i. Motion to approve November 18, 2024 Monthly Township Board Meeting Minutes.
1st Shake 2nd Clausen All in Favor Ayes (4) Nay (0)
- ii. Motion to approve November 25, 2024 Special Township Board Meeting Minutes.
1st Bonomo 2nd Clausen All in Favor Ayes (4) Nay (0)
- iii. Motion to approve and to release or not release November 23, 2021 Executive Minutes. Not Release
1st Shake 2nd Bonomo All in Favor Ayes (4) Nay (0)
- iv. Motion to approve and to release or not release May 19, 2022 Executive Minutes. Not Release
1st Clausen 2nd Shake All in Favor Ayes (4) Nay (0)
- v. Motion to approve and to release or not release October 17, 2022 Executive Minutes. Not Release
1st Shake 2nd Bonomo All in Favor Ayes (4) Nay (0)
- vi. Motion to approve and to release or not release May 13, 2024 Executive Minutes. Not Release
1st Bonomo 2nd Shake All in Favor Ayes (4) Nay (0)
- vii. Motion to approve and to release or not release December 11, 2023 Executive Minutes Not Release
1st Clausen 2nd Shake All in Favor Ayes (4) Nay (0)

b. Tax Abatement

- i. Motion to approve Tax Abatement for the Township's General Obligation Bonds Series 2021 in the sum equal to the levy.
1st Shake 2nd Bonomo
Roll Call Ayes (4) Clausen, Bonomo, Shake, Balich Nay (0)

6. Supervisor Report: Stephen J Balich

- a. Discussion of Civic Center and 143rd Street.

¹ Homer Township does not endorse religious faith. The prayer is intended to lend solemnity to the public meeting and invite an attitude of respect and consideration.

7. Transfer

- a. Motion to approve a line-item transfer of the amount of \$1,000.00 from 749 Miscellaneous in the Open Space Budget, Open Space Fund to 721 Bank Service Fees in the Open Space Budget, Open Space Fund
1st Shake 2nd Bonomo Roll Call Ayes (4) Bonomo, Shake, Clausen, Balich Nay (0)

8. Highway Commissioner Report: Brent Porfilio

- a. **Smith Road/Long Run Creek Bridge Replacement** The Phase I Report has been submitted to IDOT and Phase II Design is anticipated to start upon approval of the Phase I Report and selection of a Design consultant in the Spring of 2025. Construction is anticipated to begin in the late 2025/2026 construction season. The project is being funded 80% by IDOT, and HTRD is only paying 7% of the costs due to participation in a 3-way IGA with the City of Lockport and the Lockport Township Road District for the remaining 20% project expenditure – saving HT taxpayers tens of thousands of dollars.
- b. **2025 HTRD Solar Lights Program** We are evaluating our pilot solar light installation throughout the short daylight winter season on whether to move forward with them in 2025. This program will save HTRD taxpayer's money by using solar power rather than power supplied locally by COMED.
- c. **2024 HTRD Crack Sealing Program** We have completed our new 2024 Roadway Crack Sealing Program which was developed to further reduce our annual maintenance budget and taxpayer levy and allow us to reduce our long-term annual Capital Improvement Program budget. This will be instituted as an annual tax saving program moving forward.
- d. **2024 HTRD Signing Program** We have started a new signing program throughout all of the HTRD ROW including assessing all existing signage (regulatory signs, warning signs, guide signs, street name signs, etc.). Signage locations, conditions, mounting heights, and reflectivity are being assessed throughout the winter as required to conform to the new 2023 MUTCD Standards in keeping all of our roadways and traveling public safe. Doing the assessment in-house is saving HT taxpayer's money from hiring an engineering firm to perform this service.
- e. **Annual HTRD Roadway and Infrastructure Assessment** The annual HTRD Roadway Assessment was performed last month - it is used as a tool to plan for annual expenditures for our Capital Improvements Program, as well as for tax levy purposes. I personally performed the assessment with my staff - saving taxpayers thousands of dollars in place of retaining an engineering firm to perform this work as was done by my predecessors.
- f. **Winter Plowing and Salt** We have 4 trucks equipped with salt spreaders and plows to best serve you and take on the worst of winter storms, including having trucks on reserve for breakdowns. As was the case last year, for any heavy snows, or staff sicknesses, God forbid, we have a standby snowplow driver from our Township Parks Department ready to go. We have over 200 tons of treated salt in our storage dome ready for spreading in below zero temperatures for the travelling public's safety, as well as an additional 300+ Tons on reserve. We operate on a 2.5-3 hour salt and plow cycle, and prioritize arterials roadways first – we typically make our first rounds at 4-5AM well before rush hour and as required throughout the day as the snow continues to accumulate. If there are ever any issues with our salting and plowing operations, please contact us at 708-301-0246. We ask that you please avoid parking in the street during snow events so we have a clear path to salt and remove snow, and always watch out for black ice. And as a reminder when driving on snow and ice days, please leave yourself plenty of room to stop when approaching intersections and for sudden stops by traffic in front of you.
- g. **2025 Tax Levy For the 4th year in a row, we are reducing your HTRD tax levy** – the average resident with a home value of \$350k is only paying an annual HTRD tax of ~\$45 (less than \$4/month which is the price of a cup of coffee) to operate the Road District and perform all of the maintenance and improvements required for all HTRD infrastructure.
- h. **Homer Township Christmas Party / Touch a Truck Event** The Road District will be hosting the 2024 HT Christmas Event which includes Mr. and Mrs. Claus, cookies and hot chocolate, activities and of course touch-a-truck while waiting for Santa. The event will be held tentatively on Saturday, December 21 - details will be posted on the Township and Road District websites.

9. Assessor Report: Carmen J Maurella III

- a. In Illinois, various property tax exemptions are available to qualified homeowners to reduce their property tax burden. Below is a general checklist for the most common property tax exemptions. Ensure you verify specific requirements with your local county assessor's office, as they may vary slightly.

General Checklist for Illinois Property Tax Exemptions

1. General Homestead Exemption

- You must own and occupy the property as your principal residence as of January 1 of the tax year.
- Apply through your local county assessor's office.
- Documentation typically needed:
 - Proof of ownership (deed or tax bill).
 - Proof of residence (utility bill or driver's license).

2. Senior Citizens Homestead Exemption

- Be 65 years or older as of January 1 of the tax year.
- Own and occupy the property as your principal residence.

- Apply with proof of age (e.g., birth certificate, ID).
- May require annual renewal depending on the county.

3. Senior Citizens Assessment Freeze Exemption

- Be 65 years or older.
- Have a household income of \$65,000 or less (as of 2023; check for updates).
- Own and occupy the property as your principal residence for at least the last two years.
- Submit proof of income and residency.

4. Persons with Disabilities Exemption

- Provide proof of disability (Social Security Administration, Veterans Affairs, or licensed physician certification).
- Own and occupy the property as your principal residence.
- Apply through the county assessor's office.

5. Disabled Veterans' Exemption

- Must be a qualifying veteran with a service-connected disability certified by the U.S. Department of Veterans Affairs.
- The amount of exemption depends on the percentage of the disability (e.g., 30%, 50%, or more).
- Own and occupy the property as your principal residence.

6. Returning Veterans' Exemption

- Applies to veterans returning from active duty in the armed forces.
- Provides a reduction for the year of return and the following year.
- Proof of active-duty service and honorable discharge is required.

7. Homestead Improvement Exemption

- Applies to properties with qualified improvements (e.g., additions, renovations).
- Exempts up to \$75,000 of the improved value for four years.
- Submit details of the improvement and required permits.

Steps to Apply

1. Contact your **local county assessor's office** for forms and deadlines.
2. Gather necessary documentation based on the exemption type.
3. Complete and submit the application before the deadline.
4. Monitor approval or renewal requirements yearly.

For additional details or to find your county assessor's contact information, visit the [Illinois Department of Revenue](#) or your county's official website.

10. Collector: Rose Fialko

11. Homer Township Committee & Trustee Reports

- Senior Task Force: Trustee Michael Bonomo Chair, Cindy La Ha Vice-Chair
- Special Needs Task Force: Trustee Angel Shake Chair and Highway Commissioner Brent Porfilio Co-Chair
- Land Use Committee: Assessor Maurella, Supervisor Balich, Highway Commissioner Porfilio, Clerk Bozen, Trustees Bonomo, Rivera, Shake, and Clausen, and Collector Rose Fialko
- Founders Crossing Task Force: Trustees Angel Shake and Michael Clausen
- Trustee Reports

12. Accounting

- A motion to approve all payment of bills for November 2024: Certificate of Deposit, Equipment & Building, Founders Crossing Bond, Founders Crossing General, General Assistance, Open Space, Park Developer, Park, Road & Bridge, and Town.

1st Bonomo 2nd Clausen Roll Call Ayes (4) Clausen, Shake, Bonomo, Balich Nay (0)

13. New Business

- Supervisor Balich commented on how we are saving money for the residents of Homer Township.

14. Old Business

- Micro Pantry for people & pets

15. Roll Call Vote to Enter Closed Session (If Necessary)

- Approval to convene into Closed Session of the Homer Township Board to consider one or more of the following subjects approved under the Open Meetings Act
 - Call Closed Session to Order
 - Roll Call
 - Discussion
 - Motion to Adjourn Closed Session and return to regular meeting

16. Return to Open Session

17. Action Following Closed Session (if any)

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18. Adjournment

Meeting was adjourned at 7:21pm

1st Clausen 2nd Shake All In Favor Ayes (4) Nay (0)

NOTICE UNDER THE AMERICANS WITH DISABILITIES ACT

Persons with disabilities requiring reasonable accommodations in this meeting should contact the Township Supervisor's Office, 14350 W. 151st Street, Homer Glen, IL 708-301-4534. Office hours are Monday through Friday from 8:30 a.m. until 4:00 p.m. Please give at least 48 hours notice prior to the meeting. Request for ASL interpreters require five (5) working days advance notice.