

Village of Homer Glen

**14933 S. Founders Crossing
Homer Glen, Illinois 60491**

Phone (708) 301-0632 • Fax (708) 301-8407

PLAN COMMISSION REGULAR MEETING

**Thursday, January 21, 2016
7:00 PM**

**Village Board Room
14917 S. Founders Crossing
Homer Glen, Illinois 60491**

A. Call the Plan Commission to Order

The meeting of the Homer Glen Plan Commission was called to order by Chairman Maska at 7:00 P.M.

B. Pledge of Allegiance to the Flag**C. Roll Call; Establish Quorum**

Present were Chairman Joe Maska, Members Kevin O'Donnell, Broque Backal, Eileen Crement and Chris Locacius. Present on behalf of the Village of Homer Glen was the Director of Planning and Zoning, Michael J. Schwarz. The minutes were recorded and transcribed by Candace Rose.

D. Approval of Minutes

None

Chairman Maska asked Michael J. Schwarz to swear in anyone wishing to speak at the meeting.

E. Agenda Items

- 1. HG-1518-S Parkview Christian Church (*Public Hearing – Tabled from January 7, 2016*): Consideration of a request for a Major Change to a Planned Development (Section 9.3-3 of the Zoning Ordinance), to amend the conditions of Ordinance No. 06-082, which granted a Special Use Permit for a Planned Development to permit the development of a place of worship (former Eagle Rock Community Church), and also to approve an amended Preliminary/Final Development Plan, for the purpose of constructing additional parking spaces, a new access road, and a future building addition, including possible variation from the Village of Homer Glen Zoning Ordinance. The subject property is generally located at the southeast corner of 159th Street (IL Rt. 7) and Messenger Circle, and is commonly known as 14367 W. 159th Street, Homer Glen, Illinois.**

A motion to open the Public Hearing in Case No. HG-1518-S was made by Member Locacius, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Mike Schwarz explains that on December 19, 2006, the Village Board passed Ordinance No. 06-082, an ordinance granting a Special Use Permit for a Planned Development to permit the development of a place of worship for Eagle Rock Community Church. That ordinance includes eleven (11) conditions of approval. Most of the conditions address the initial development of the property, but some of the conditions remain relevant to the currently-proposed development. Several key conditions include Condition No. 4(c) which requires the detention pond(s) to be planted with native and wetland species, and Condition No. 4(e) which requires the construction of an east-west cross-access road to connect Messenger Circle with the yet-undeveloped property to the east, and Condition No. 9, which requires that all exterior lighting and other decorative illumination on the subject property to be fully-shielded and directed downward, with no light pole exceeding 20 feet in height. The submitted plans comply with these key conditions.

The applicant, Parkview Community Church (Parkview), recently purchased the Eagle Rock Community Church building and property located at 14367 W. 159th Street (immediately east of DiNolfo's Banquets) in the Village of Homer Glen, and closed its church located in Lockport at 1463 S. Farrell Road. Parkview continues to have one other church located in Orland Park at 11100 Orland Parkway.

Parkview is requesting an amendment to the existing Special Use Permit (Ord. No. 06-082), for a Major Change to the Planned Development, including an Amended and Restated Final Development Plan. The purpose of the request is to update the approved Final Development Plan to construct a future 8,974-square-foot building addition to add adult and youth ministry (classroom) space and other ancillary space, and to expand the existing parking lots and build a new rear parking lot. Per the submitted plans, the existing front and side parking lots contain 110 spaces and would be expanded by 56 new spaces. A new rear parking lot would be constructed to add 58 new spaces, for a grand total of 224 spaces. A new detention basin and an east-west cross-access road would be constructed behind the existing church building. The existing parking lots were built to comply with the minimum requirements of the Zoning Ordinance, and accommodated the parking demand for Eagle Rock, but Parkview desires to accommodate its projected parking demand based on the observed parking usage at its other church locations. Parkview does not have plans to add any new seating in the sanctuary of the church, which has approximately 605 seats. As part of the amendment to the existing Special Use Permit, Parkview has submitted a new/updated Site Plan, Landscape Plan, Building Elevations, and Lighting/Photometric Plan, all of which will become the governing Amended and Re-stated Final Development Plan for the property.

Present for the applicant is Patrick McCarty and the Pastor for Parkview Wayne Krahn. Mr. McCarty states that they have always tried to be good neighbors where ever they are located and in this case they are asking for more parking in order to be good neighbors. They have an agreement with DiNolfo's that they can use some of their parking lot until the proposed lot is completed. As Mr. Schwarz has already stated they are looking to build an approximately 9,000-sq ft building for

class room space and they are adding to the detention area in addition to the requested new parking spaces. They would be happy to answer any questions.

Member Backal states that he is concerned for the residents living near the new proposed parking. Will there be lighting that may affect them. Mr. McCarty states that they have done a lighting plan and study and all of the light emitted by the street lights will remain on the property. There will be no negative effect for the residents.

Member Backal asks if all the residents were notified as to the request. Mr. McCarty states that they did send out the required mailing, there was a sign posted on the site and an ad was placed. He has returned the green cards to Mr. Schwarz.

Member Locacius asks how many members they have in the church. Pastor Krahn states that they have approximately 400 members and will be holding two services on Sunday morning at 9:00 and 11:00 am.

Member Locacius asks if they will be holding classes throughout the week. Pastor Krahn states that they will have classes but no services. Member Locacius asks if they have any plans for fund raisers at this site. Pastor Krahn states they have no such plans. Mr. Schwarz points out that if they did decide to have a fund raiser they would be required to get a special events approval from the Village first.

Member Locacius asks if there is any traffic plan for big holidays like Christmas eve or Easter. Pastor Krahn states that the Will County Sheriff's department assists them when services begin and end and they are expecting to light the intersection.

Member Crement asks about the landscape plan for the new detention area. Mr. McCarty states that it will be a naturalized landscaping with wetland plantings. Member Crement asks if there will be handicap parking in the new lot. Yes, it is required by the State to have 8 spaces. She asks if the new addition will be used for weddings, showers, funerals, etc. Pastor Krahn states the space will be class rooms for meeting, classes and some storage only.

Member Locacius asks what their time frame is for completion. Mr. McCarty states that they need immediate parking so that will be done by spring and about 3 to 4 months for the addition.

Mr. Schwarz asks if the classes will be held during the services. Pastor Krahn states that they will be, they are classes for the children of the Members attending the services.

Chairman Maska calls for any questions or comments from the audience.

Kathy O'Sullivan asks if there is any truth to the rumor that they may get a traffic light. Mr. McCarty states that they would love a light but IDOT said no light would be approved. Mr. Schwarz states that over time IDOT does look at traffic patterns and will re-evaluate, so maybe some time in the future they could be approved for a traffic signal.

Raymond Cordonous from 16061 Messenger Circle asks how the wetland will be affected. Mr. Carty states that the wetland has been delineated and there will be no construction in the wetland area. There should be no affect.

Chairman Maska calls for any further questions or comments from the audience. Hearing none he asks for a motion to close the public hearing.

A motion to close the Public Hearing in Case No. HG-1518-S was made by Member Locacius, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion Carried.*

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of an Amendment to the Special Use Permit for a Major Change to a Planned Development (Section 9.3-3 of the Zoning Ordinance), to amend the conditions of Ordinance No. 06-082, which granted a Special Use Permit for a Planned Development to permit the development of a place of worship (former Eagle Rock Community Church), and also to approve an amended Final Development Plan, for the purpose of constructing additional parking spaces, a new access road, and a future building addition, including possible variations from the Village of Homer Glen Zoning Ordinance, for certain real property generally located at the southeast corner of 159th Street (IL Rt. 7) and Messenger Circle, and commonly known as 14367 W. 159th Street, Homer Glen, Illinois, subject to the following conditions:

1. Subject to Village staff's technical review and approval of all required plans prior to Village Board consideration;

was made by Member Locacius, seconded by Member Crement. Roll call vote taken. In favor (5) Locacius, Crement, Backal, O'Donnell, Maska. Opposed (0) none. Absent (2) McGary, Mitchell. Abstained (0) none. *Motion Carried.*

- 2. HG-1519-S Rising Lotus Yoga, Inc. (*Public Hearing*): Consideration of a request for a Special Use Permit for a yoga studio, which is similar to an indoor recreation and entertainment use, which is an allowable special use in the C-2 Local Business District (Table 2A of the Zoning Ordinance), for certain real property located at 14911-14913 S. Founders Crossing, Homer Glen, Illinois, 60491.**

Michael Schwarz explains that the petitioner Rising Lotus Yoga, Inc. is requesting a Special Use Permit for a yoga studio that will host a variety of yoga classes. The applicant has indicated that the business will also have a small retail component for the sales of yoga-related clothing and merchandise. The proposed business would occupy two (2) adjoining tenant spaces (14911 and 14913 S. Founders Crossing) which comprise approximately 2,400 gross leasable area in the Founders Crossing South commercial center. It should be noted that some of the 2,400 gross leasable area is ancillary backroom space that the applicant would not be utilizing for the yoga business at this time. The applicant has not determined any future plans for the use of that additional space. The applicant would be the only full-time on-site employee, although each yoga class would have one (1) instructor who would arrive at the start of each class. Each yoga class size varies, but the applicant estimates that there could be approximately 7-12 attendees for each yoga class. The yoga classes would be held seven days per week. The earliest classes typically would start at 7:30 a.m., and the last class on weekdays typically would start at 9:00 p.m. and typically would end around 10:30 p.m. The business typically would have shorter evening hours on Saturdays and Sundays.

Vita Sireikis is present to answer any questions or address any issues tonight.

A motion to open the Public Hearing in Case No. HG-1519-S was made by Member Locacius, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Chairman Maska calls for questions or comments from the audience. Hearing none he asks for a motion to close the public hearing.

A motion to close the Public Hearing in Case No. HG-1519-S was made by Member Backal, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Member Crement asks if there are any plans to have retail sales on the site, such as a health drinks or a clothing shop. There are no such plans.

A motion to adopt staff's findings as the findings of the Plan Commission, and to recommend the approval of a Special Use Permit for a yoga studio, which is similar to an indoor recreation and entertainment use, which is an allowable special use in the C-2 Local Business District (Table 2A of the Zoning Ordinance), for certain real property located at 14911-14913 S. Founders Crossing, Homer Glen, Illinois, 60491 was made by Member Backal, seconded by Member O'Donnell. Rollcall vote taken. In favor (5) Locacius, Crement, Backal, O'Donnell, Maska. Opposed (0) none. Absent (2) McGary, Mitchell. Abstained (0) none. *Motion Carried.*

A. Other/New Business

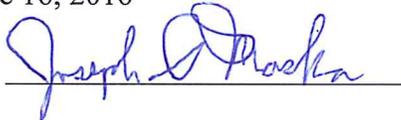
Mike Schwarz states that before the new calendar of meetings was approved changing the meeting nights from Mondays to Thursdays he had arrange for a class to be presented for the Plan Commissioners on Monday February 1, 2016. He asks if that date was still okay with all of the Commissioners. They are all okay with the date. He states that he will confirm the date for the second training session.

B. Adjournment

A motion to adjourn at 8:40 pm was made by Member Locacius, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved on June 16, 2016

Chairman Maska

A handwritten signature in blue ink, reading "Joseph A. Maska", written over a horizontal line.