

Village of Homer Glen

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

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PLAN COMMISSION REGULAR MEETING

**Monday, April 7, 2016
7:00 PM**

**Village Council Chamber
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**

Present for the Plan Commission were Chairman Joe Maska, Members Lynn McGary, Eileen Crement, Don Mitchell, Kevin O'Donnell and Broque Backal. 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. Public Comment

None

E. Minutes

None

Chairman Maska states that there is no public hearing tonight therefore no need to be sworn in by Mike Schwarz.

F. Agenda Items

- 1. HG-1607-PA Kiem Viet Vo (Lily Garden Restaurant): Consideration of a request for a parking adjustment for a reduction of 22 required parking spaces, attributable to shared parking within the Bell Plaza Shopping Center, for the proposed Lily Garden Restaurant, for certain real property located at 14407 S. Bell Road, Homer Glen, Illinois.**

Mr. Schwarz explains several provisions under Section 10.5 of the Zoning Ordinance:

10.5 ADJUSTMENTS TO REQUIRED PARKING

10.5-1 Purpose The purpose of this section is to allow adjustments to the minimum number of parking spaces required to avoid construction of unnecessary and excessive off-street parking facilities. Reducing the requirements for off-street parking facilities is intended to provide for more cost-efficient site development, to minimize impervious surface, to minimize storm water runoff, to avoid construction of unnecessarily large storm water management facilities, and to provide more landscape areas and open space on business and industrial sites. To achieve these purposes, the Village Board, upon recommendation of the Zoning Officer, may reduce the minimum number of required off-street parking spaces in specific cases.

10.5-2 Adjustments In all non-residential districts, the minimum number of required parking spaces may be adjusted by the Village Board on a case-by-case basis. The petitioner for such an adjustment shall show that adequate parking will be provided for customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements:

a. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements The petitioner shall submit written documentation and data to the Zoning Officer that the operation will require less parking than the Ordinance requires.

b. Availability of Joint, Shared or Off-Site Parking The petitioner shall submit written documentation to the Zoning Officer that joint, shared or off-site parking spaces are available to satisfy the parking demand.

(1) Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)

(2) Off-site parking lots may account for not more than 50-percent of the required parking and shall be located not more than three-hundred (300) feet from the principal use that it is intended to serve.

(3) When a reduction of parking spaces attributable to shared parking or off-site parking is requested, the petitioner shall submit written verification that such parking is available and shall include copies of any contracts, joint lease agreements, purchase agreements, and other such documentation to show that shared parking can be accomplished. Off-site shared parking spaces shall be clearly posted for the joint use of employees, and/or tenants, or customers of each respective use sharing those spaces.

c. Banked Parking Spaces *As a condition of a reduction in parking requirements, the Village Board may require banked parking spaces. In such cases, the site plan for the business or industrial use shall provide sufficient open space on the subject site to accommodate the additional parking space otherwise required by this Ordinance. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas. Sufficient open space shall be provided which, if converted to parking spaces, would provide off-street parking to meet the full requirements of this Ordinance at the time of application.*

Mr. Schwarz further explains that on behalf the applicant, the owner of the Bell Plaza Shopping Center has submitted weekend hourly parking counts that were conducted for Sunday, March 13; Saturday, March 19; and Saturday, March 26

The petitioner's data satisfies the requirement that written documentation shall be submitted to the Zoning Officer that joint, shared or off-site parking spaces are available to satisfy the parking demand. Village staff concurs with the findings of this data.

The petitioner shall submit written documentation to the Zoning Officer that joint, shared or off-site parking spaces are available to satisfy the parking demand.

Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours).

The owner of the Bell Plaza Shopping Center has ownership and control over all 130 existing parking spaces which are shared among the tenants of both buildings (Bell Plaza I and Bell Plaza II). Parking spaces will be shared among all of the existing tenants and the proposed Lily Garden Restaurant.

In this case the applicant is requesting a parking adjustment for Lily Garden Restaurant, for a full-service Vietnamese restaurant which is proposed to be located in a 1,651 square-foot vacant tenant space located immediately south of AQ Nails Spa. The proposed restaurant would be open six days per week (closed on one weekday to be determined) and would be open from 10:00 a.m. to 9:00 p.m. The parking adjustment is a reduction of 22 required parking spaces, attributable to shared parking within the Bell Plaza Shopping Center.

For a full-service restaurant, Section 10.3-10(f)(4) of the Village of Homer Glen Zoning Ordinance requires one (1) parking space per three (3) seats of total seating capacity; plus one (1) space per employee for the work shift with the largest number of employees. The proposed restaurant would have 48 seats per the buildout plans which have been submitted for a Building Permit, which would

require 16 seats per the Zoning Ordinance. According to the applicant, there would be approximately 6 employees on during the busiest shift, which would require 6 parking spaces. A total of 22 spaces are required for Lily Garden Restaurant per the Zoning Ordinance.

Based on Village staff's own observations, parking during weekdays should not be an issue for the shopping center if the requested parking adjustment is approved for Lily Garden Restaurant, for a reduction of 22 required parking spaces, attributable to shared parking within the Bell Plaza Shopping Center. At most times during weekdays, much of the parking lot is unoccupied. Blueberry Hill Breakfast Café is a restaurant use that tends to generate higher parking demand than the other retail and office spaces and is open seven days per week from 6:00 a.m. to 3:00 p.m. The proposed Lily Garden Restaurant would be open from 10:00 a.m. to 9:00 p.m. six days per week (closed on one weekday to be determined). Therefore, the primary concern is the overlapping weekend lunch period from approximately 11:00 a.m. to around 1:00 p.m. On behalf the applicant, the owner of the Bell Plaza Shopping Center has submitted weekend hourly parking counts that were conducted on Sunday, March 13; Saturday, March 19; and Saturday, March 26.

The applicant is present tonight to answer any questions or address any issues.

Member Crement asks if his intent is to be open at 10:00 a.m. to the public or to just the employees. Mr. Vo states that the 10:00 a.m. opening will be for the employees and he will open at 11:00 a.m. for customers.

Member O'Donnell asked what is the recourse if this adjustment is approved and there is a parking problem? Mr. Schwarz replied that parking tends to be self-regulating. In other words, customers will not visit during certain times. If parking becomes a problem, it would be in the best interest of the owner of the shopping center to try to work with an adjoining property owner to provide additional off-site parking if possible. Also, parking would not be permitted along Bell Road.

Member McGary states that there are spaces marked and saved for the Physical Therapy place next door. Are they planning on doing that for this business? Mr. Schwarz states that is a question for the plaza owner and the renter to discuss. Sometimes a business will ask the landlord to mark certain storefront spaces for that business. But such tenant-landlord agreements are not a matter that the Village could or would enforce. Unless people started to park on the roadway the Village has no jurisdiction.

Member Backal states that based on the data supplied by the applicant there seems to be enough spaces to accommodate this business with everything else in the plaza.

Member McGary questions whether he is expecting mostly dinner or lunch crowds. Mr. Vo states that he believes his business will be mostly dinner. He used

to own a restaurant in Chicago back in 2003 and he currently owns the nail salon next to the La Crepe Bistro Restaurant in the Village.

Member McGary states that she does not want customers to be discouraged if they have to park in back.

Member Mitchell states that he wishes the owner of the plaza had been present tonight to support this request and to be able to ask him questions. Mr. Schwarz

Member Backal asks if he expects to do a lot of carry out business similar to Chinese Restaurants. Mr. Vo explains that he expects about 40% of his business to be carry out.

A motion to adopt staff's findings as the findings of the Plan Commission, and to recommend the approval of the request for a parking adjustment, for a reduction of 22 required parking spaces, attributable to shared parking within the Bell Plaza Shopping Center, for Kiem Tiet Vo, for the proposed Lily Garden Restaurant, for certain real property located at 14407 S. Bell Road, Homer Glen, Illinois. [Case No. HG-1607-PA; Kiem Tiet Vo, Applicant] was made by Member McGary, seconded Backal. Roll call vote taken. In favor (6) McGary, Crement, Mitchell, Backal, O'Donnell, Maska. Opposed (0) none. Absent (1) Locacius. Abstained (0) none.
Motion Carried.

G. Other/New Business

None. Mr. Schwarz announced that the tentative date for the next Plan Commission training workshop will be Monday, May 2. The topic will be Conservation Design Subdivisions and will include an exercise in reviewing a hypothetical residential development proposal in the Village of Homer Glen.

H. Adjournment

A motion to adjourn at 7:45 pm was made by Member Mitchell, seconded by Member O'Donnell. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved on April 21, 2016

Chairman Maska

