

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, June 16, 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, Chris Locacius, and Braque Backal. Present on behalf of the Village of Homer Glen was the Director of Planning and Zoning, Michael J. Schwarz and Assistant Planner, Caron Bricks. The minutes were recorded and transcribed by Candace Rose.

Mr. Schwarz welcomes the new Assistant Planner Caron Bricks and states that she has been of great help to him already.

D. Public Comment

Chairman Maska calls for anyone wanting to make a public comment on any items not on the agenda for tonight's meeting. No public comments were made.

E. Minutes**January 21, 2016**

A motion to approve the minutes as amended from January 21, 2016 was made by Member Locacius, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion Carried.*

April 21, 2016

A motion to approve the minutes as amended from April 21, 2016 was made by Member McGary, seconded by Member Crement. Voice vote taken, all in favor, none opposed, one abstained. *Motion Carried.*

Chairman Maska states that anyone wishing to speak at a public hearing tonight needs to be sworn in by Mike Schwarz. Mr. Schwarz swears in the audience.

F. Agenda Items

- 1. HG-1608-S Kiem Tiet Vo dba Lily Garden Restaurant (Public Hearing – advertised for 6/2/16 cancelled meeting): Consideration of a request for approval of a Special Use Permit for the sale of alcoholic beverages as an ancillary use to a permitted restaurant (Section 220, Attachment 2, Table 2A of the Homer Glen Code), for certain real property located at 14407 S. Bell Road, Homer Glen, Illinois.**

Caron Bricks states the petitioner appeared before the Plan Commission on April 7, 2016 to receive approval for a parking adjustment for the proposed Lily Garden Restaurant at the Bell Plaza Shopping Center. The proposed Lily Garden Restaurant required a reduction of 22 parking spaces attributable to shared parking within the Bell Plaza Shopping Center. The Village Board granted their approval of the requested parking adjustment on April 13, 2016 by a vote of 5-0. The petitioner, as he has begun the building permit process for the build-out of Lily Garden restaurant, is requesting a Special Use Permit to sell alcoholic beverages as an ancillary use to a permitted restaurant.

There are currently no businesses within the Bell Plaza Shopping Center that have a liquor license. However, several businesses in the vicinity of the proposed Lily Garden Restaurant that have obtained liquor licenses from the Village, including Mullet's, Pelican Harry's, and Pepe's, which are all located in Founder's Crossing.

Mr. Kiem Tiet Vo is present tonight to answer any questions or address any issues but has nothing to add to staff's summary.

A motion to open the public hearing in Case No. HG-1608-S was made by Member Locacius, seconded by Member McGary. Voice vote taken, all in favor, none opposed. Motion Carried.

Member McGary asks if he has an opening date yet. Mr. Vo states that he does not but that he just got his permits to begin this week so he hopes it will be soon.

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-1608-S was made by Member Locacius, seconded by Member McGary. Voice vote taken, all in favor, none opposed. Motion Carried.

Member Locacius asks what the hours of operation will be for the restaurant. Mr. Vo states 11:00 am until 9:00 pm six days a week. Member Locacius asks if the liquor service will be for sit down diners only. Yes, Mr. Vo states that it will be beer and wine table service only.

A motion to approve a Special Use Permit for the sale of alcoholic beverages as an ancillary use to a permitted restaurant, for Kiem Tiet Vo, d.b.a. Lily Garden Restaurant, for certain real property located at 14407 S. Bell Road was made by Member Crement, seconded by Member Locacius. Roll call vote taken. In favor (4) McGary, Locacius, Crement, Backal. Opposed (0) none. Absent (2) Mitchell, O'Donnell. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

2. **HG-1609-SV Verizon Wireless represented by In-Site RE, Inc. (*Public Hearing –advertised for 6/2/16 cancelled meeting*): Consideration of requests for approval of: (1) An Amendment to an existing Special Use Permit for a Planned Development in a C-3 General Business District; (2) An Amendment to an existing Special Use Permit for the co-location and operation of a wireless communication facility (for proposed new antenna and associated ground equipment), including a proposed increase in the overall height of the existing wireless communication facility (tower) from 105 feet to 120 feet (Section 220-831(F) of the Homer Glen Code); (3) A Variance for the existing tower setback from 120 feet (required) to 26 feet (existing from the north property line), and to approximately 34'-6" (existing from the east property line) (as an exception to Section 220-831(E)(6) of the Homer Glen Code in conjunction with the Special Use Permits); and (4) A Variance for the proposed ground equipment setback from 30 feet (required) to 28 feet (proposed from the north property line) (as an exception to Section 220-831(E)(6) of the Homer Glen Code in conjunction with the Special Use Permits); for certain real property located 12602 W. 159th Street (north of 12608 W. 159th Street), Homer Glen, Illinois (Parcel Identification Number 16-05-13-301-004-0000).**

Caron Bricks states that The applicant, Cellco Partnership, doing business as Verizon Wireless, and represented by InSite RE, is requesting approval of (1) An Amendment to an existing Special Use Permit for a Planned Development in a C-3 General Business District; (2) An Amendment to an existing Special Use Permit for the co-location and operation of a wireless communication facility (for proposed new antennas and associated ground equipment), including a proposed increase in the overall height of the existing wireless communication facility (tower) from 105 feet to 120 feet (Section 220-831(F) of the Homer Glen Code); including exceptions to the Planned Development for (3) A Variance for the existing tower setback from 120 feet (required) to 26 feet (existing from the north property line), and to approximately 34'-6" (existing from the east property line) (Section 220-831(E)(6) of the Homer Glen Code); and (4) A Variance for the proposed ground equipment setback from 30 feet (required) to 28 feet (proposed) (Section 220-831(E)(6) of the Homer Glen Code), for certain real property located 12602 W. 159th Street (north of 12608 W. 159th Street), Homer Glen, Illinois (Parcel Identification Number 16-05-13-301-004-0000). Circle W. Properties, LP, is the owner of the Circle Tractor parent property. The property owner leases the existing ground lease area to American Tower Corporation, which is the owner of

the existing cell tower. In turn, American Tower Corporation subleases space on the tower and within the ground lease area to various wireless communication providers.

Caron Bricks states that the aforementioned requests are related to an existing cell tower which is located within a ground lease area behind the Circle Tractor business located at 12608 W. 159th Street. The applicant is proposing to increase the height of the tower by 15 feet to accommodate a new Verizon antenna array. Even with the proposed height increase to 120 feet, the tower will be less than the maximum allowable tower height of 150 under the Zoning Ordinance. The requested setback variance for the existing tower is due to the fact that the Zoning Ordinance requires a setback which is equal to the height of the tower (in this case 120 feet) based on the proposed height increase. The requested setback variance from 30' (required) to 28' (proposed) from the northern property line, for the new ground equipment, is due to the Verizon's design standards in terms of achieving sufficient separation between the proposed new generator and the proposed new equipment platform.

The cell tower overall ground lease area is located in the northeast corner of property and is approximately 3,360 square feet. As proposed, the existing ground lease area would be expanded to the west by approximately 360 square feet to accommodate the proposed Verizon ground equipment, which includes a generator to be placed on a 4-ft x 10-ft concrete foundation, and a 12-ft x 11.5-ft equipment platform to be placed on a concrete foundation, which would accommodate 3 equipment cabinets.

The existing cell tower was constructed prior to the incorporation of the Village. It is staff's understanding that there were two wireless communication providers which were collocated on the tower prior at that time.

In July 2009, the Village Board approved Ordinance No. 09-049, which granted approval of a Special Use Permit for a Planned Development and for the operation of a Wireless Communication Facility to Cricket Communications, allowing Cricket to collocate on the existing tower. As part of the Planned Development approval, Cricket was granted an exception for the side and rear yard setbacks to bring the existing tower into compliance with Village Zoning Ordinance based on the height of the tower at that time.

In November 2011, the Village Board approved Ordinance No. 11-038, which granted approval of a Special Use Permit for the operation of a Wireless Communication Facility to T-Mobile, allowing T-Mobile to collocate on the existing tower. As part of that approval, T-Mobile was permitted to increase the height of the tower by 15-ft from 90-ft to 105-ft. T-Mobile was also approved to construct a 105 square-foot concrete pad to house two 3-ft by 8-ft equipment cabinets. The Special Use Permit which was granted by Ordinance No. 11-038 expired on November 22, 2012. Around that time, Village staff made several

attempts to contact the petitioner via Certified Mail and e-mail but the project never moved forward.

In November 2013, the Village Board approved Ordinance No. 13-062, which granted approval of a Special Use Permit to amend the Planned Development and for the operation of a Wireless Communication Facility to T-Mobile Central, LLC, allowing T-Mobile Central, LLC, to collocate on the existing tower. As part of the Planned Development approval, AT&T Wireless was granted an exception for the setback of the equipment cabinet from the north lot line, from 30-ft to 15-ft.

In February 2015, the Village Board approved Ordinance No. 15-009, which granted approval of a Special Use Permit for the operation of a Wireless Communication Facility to T-Mobile Central, LLC, allowing T-Mobile Central, LLC, to collocate on the existing tower. As part of that approval, T-Mobile Central, LLC, was permitted to increase the height of the tower by 15' from 90' to 105'. T-Mobile was also approved to construct an 80 square-foot concrete pad to house at least one equipment cabinet. As part of the Planned Development approval, T-Mobile Central, LLC, was granted an exception for the setback of the equipment cabinet from, from 30-ft to 26-ft.

The existing tower is located approximately 26-ft from the rear (north) property line and approximately 34-ft-6-inches from the side (east) property line. The Zoning Ordinance requires "no tower located in a nonresidential zoning district shall be closer to any lot line in any zoning district than that distance equal to the height of the tower." The tower was granted an exception to the setback requirements as part of the Cricket PUD approval in 2009. As part of the current application, the applicant is requesting an exception to Section 220-831(E)(6) of the Homer Glen Code, for a Variance for the existing tower setback from 120 feet (required) to 26 feet (existing from the north property line), and to approximately 34-ft-6-inches (existing from the east property line).

Section 220-831(E)(6) of the Homer Glen Code states that "no portion of any WCF shall be located less than thirty feet from any lot line." Due to Verizon's design standards in terms of achieving sufficient separation between the proposed new generator and the proposed new equipment platform. As part of the current application, the applicant is requesting an exception to Section 220-831(E)(6) of the Homer Glen Code for a Variance for the proposed ground equipment setback from 30 feet (required) to 28 feet (proposed).

Mr. Matt Grant is present representing Verizon tonight and will answer any questions or address any issues. He states that Verizon is looking to increase their coverage in the area and help the reception of other nearby towers by taking some of the load off of them.

Motion to open the public hearing in Case No. HG-1609-SV was made by Member

McGary, 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-1609-SV was made by Member Locacius, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Member McGary states that she thinks this is in a good location and she hopes it will help increase her cell phone coverage.

Member Crement asks how high these towers have to get before they overwhelm the base that was built to hold them. Mr. Grant states that their engineers look at all the data before they propose adding to an existing tower. He is not sure of what the exact dimensions need to be but before they begin the process they are assured by the engineers that the tower can hold the additional equipment.

Member Locacius asks who owns the tower. Mr. Grant states that American Tower Corp. owns the tower and Circle Tractor owns the land. Member Locacius asks what the lighting requirements are for the tower. Mr. Grant states that they are not required to light anything under 200-ft by the FAA and that Homer Glen does not want lights unless it is required by FAA. Member Locacius is also hoping for improved service because of the additional antennae.

Chairman Maska asks who has the liability should the tower fail. Mr. Grant states that the tower company would be responsible but it is his understanding that the towers are designed to collapse onto themselves limiting any serious damages to other properties.

Motion to adopt Village staff's findings as the findings of the Plan Commission, and to recommend to the Village Board approval of:

1. An Amendment to the existing Special Use Permit for a Planned Development in a C-3 General Business District; and,
2. An Amendment to the existing Special Use Permit for the co-location and operation of a wireless communication facility (for proposed new antennas and associated ground equipment), including a proposed increase in the overall height of the existing wireless communication facility (tower) from 105 feet to 120 feet (Section 220-831(F) of the Homer Glen Code); and,
3. A Variance for the existing tower setback from 120 feet (required) to 26 feet (existing from the north property line), and to approximately 34'-6" (existing from the east property line) (As an exception to Section 220-831(E)(6) of the Homer Glen Code in conjunction with the Special Use Permits); and,

4. A Variance for the proposed ground equipment setback from 30 feet (required) to 28 feet (proposed from the north property line) (As an exception to Section 220-831(E)(6) of the Homer Glen Code in conjunction with the Special Use Permits);

for certain real property located 12602 W. 159th Street (north of 12608 W. 159th Street), Homer Glen, Illinois (Parcel Identification Number 16-05-13-301-004-0000) was made by Member Backal, seconded by Member McGary. Roll call vote taken. In favor (4) McGary, Locacius, Crement, Backal. Opposed (0) none. Absent (2) Mitchell, O'Donnell. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

3. **HG-1610-SP H & V, LLC (*Public Hearing – to be Tabled to 6/20/16*):** Consideration of requests for (1) An Amendment to the Special Use Permit to grant a Major Change to the Homer Town Square Planned Development which was approved under Village of Homer Glen Ordinance No. 03-003, including approval of a Final Development Plan for Lot 3 in the Homer Town Square Subdivision (Section 220-903(C)(1) of the Homer Glen Code; (2) A Special Use Permit for a Drive-Through Establishment associated with a permitted use (Section 220, Attachment 2, Table 2A of the Homer Glen Code); and (3) A Special Use Permit for Outdoor Seating associated with permitted restaurants (Section 220, Attachment 2, Table 2A of the Homer Glen Code). In conjunction with the aforementioned requests, the Plan Commission will also consider the request for approval of a proposed Plat of Re-subdivision to reconfigure the size and shape of the four existing lots in the Homer Town Square Subdivision (Chapter 138, Article 1 of the Homer Glen Code). The subject property is zoned C-3 General Business District, and is generally located on the west side of Bell Road, north of 143rd Street, in Homer Glen, Illinois.

A motion to table Case No. HG1610-SP/H until the June 20, 2016 Special Meeting was made by Member Locacius, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

4. **HG-1611-TA Village of Homer Glen (*Public Hearing – advertised for 6/2/16 cancelled meeting*):** Consideration of a request for approval of amendments to Section 220-303 (Definitions), and to Section 220, Attachment 2, Table 2A (Table of Permitted and Special Uses in Non-Residential Districts) of the Homer Glen Code, for the purpose of adding definitions, including but not limited to Smoke Shop, Smoking Lounge, Hookah Lounge, and related terms; and, for the purpose of adding some or all of these terms to Table 2A, in order to clarify the permissibility of these types of uses.

Mr. Schwarz states that the Village's current Zoning Ordinance does not specifically regulate uses that are primarily based in the sale or on-site use of tobacco and/or electronic cigarettes and related products, often referred to as tobacco shops, smoke shops, smoking lounges, head shops, vape shops, or hookah bars. Since these types of uses are not specifically contemplated, the Zoning Ordinance does not define these uses, nor does it adequately address performance or locational criteria. Currently, stores that sell primarily tobacco are considered retail stores and are considered permitted uses in the C-1, C-2, C-3, and C-4 Districts, and are considered special uses in the C-5 and C-6 Districts.

In recent months, the Village has received a zoning inquiry for a proposed “vape” (“vape” is slang for vapor) shop which would sell non-tobacco electronic cigarette products and devices, and a proposed “Hookah bar”.

On November 15, 2015, the Village Board approved Ordinance No. 15-045, an Ordinance establishing a temporary 120-day moratorium on the establishment and operation of smoke shops and smoking lounges. The moratorium was intended to allow Village staff time to update the Village’s Zoning Ordinance, as well as review the Tobacco Licensing Ordinance (Ord. No. 05-063), and Tobacco Possession Ordinance (Ord. No. 08-012) to potentially expand the scope of those ordinances to regulate electronic cigarette devices and products. Currently, those ordinances only regulate tobacco-related products.

On March 9, 2016, the Village Board approved Ordinance No. 16-006, an Ordinance amending Ordinance No. 15-045, by extending the temporary moratorium on the establishment and operation of smoke shops and smoking lounges from an additional 120 days from March 10, 2016 until July 8, 2016.

During the temporary moratorium, Village staff researched Zoning Ordinances from other communities and we continue to monitor possible changes in State laws related to electronic cigarettes. Village staff contacted multiple communities in the area with a survey asking how these uses are regulated and defined in their communities. Staff also researched other municipalities in the Chicagoland area that have recently passed Ordinances regarding the sales and use of these products. A spreadsheet containing the results from the surveys and research are attached for review. Research has shown that many communities in the surrounding area have not yet drafted or approved an Ordinance that regulates these uses. However, Lemont and New Lenox have the most clearly defined regulations for smoke shops and smoking lounges. New Lenox strictly regulates which Zoning Districts allow the sale of e-cigarettes and vaping. Lemont strictly regulates the sampling of the devices in retail and smoking lounges as both uses are prohibited.

On April 11, 2016, Village staff presented our findings with the Administration and Finance Committee, and there was consensus that Village staff should prepare Text Amendments for Plan Commission and Village Board consideration.

Mr. Schwarz states that Staff has drafted the following Text Amendments to the Homer Glen Code for Plan Commission and Village Board consideration:

Section 220-303 shall be amended to add the following definitions:

***Smoke** - the gases, particles or vapors released into the air as a result of combustion, electrical ignition or vaporization when the apparent or usual purpose of the combustion, electrical ignition or vaporization is human inhalation of the byproducts, but excluding incense or similar products inhaled solely for olfactory purpose so long as the products do not contain nicotine or tobacco. The term "Smoke" includes but is not limited to tobacco smoke, electronic cigarette vapors and marijuana smoke. The term "Smoke" does not include the product of combustion of incense or similar products which do not contain tobacco or nicotine, when used solely for olfactory purposes.*

***Smoke Shop** - a retail establishment that devotes 15% or more of its total floor space to pre-packaged products intended or designed for use in ingesting, inhaling or otherwise introducing tobacco or controlled substances into the human body, including but not limited to tobacco products, smoking oils and extracts, electronic cigarettes which contain nicotine and emit smoke or vapor, and smoking accessories, excluding all of those items which are defined as drug paraphernalia in Ordinance No. 05-022. Herbal and nicotine containing products which do not generate smoke and incense used solely for olfactory purposes and not containing tobacco or nicotine are not included in this definition. A smoke shop shall not include the on-site mixing and/or manufacturing of tobacco, smoking oils and extracts, or any similar component substances. A smoke shop shall not include any on-site sampling of any tobacco, smoking oils and extracts, or any similar component substances, without being deemed a smoking lounge.*

***Smoking Lounge** - a business establishment that is dedicated, in whole or in part, to the smoking of tobacco or other substances, including but not limited to establishments known variously as cigar lounges, tobacco clubs, tobacco bars, etc. (Collectively referred to as "smoking lounge(s). Hookah cafes and hookah bars are not included in this definition as hookah pipes are related devices are defined as drug paraphernalia in Ordinance No. 05-022.)*

Section 220, Attachment 2, Table 2A (Table of Permitted and Special Uses in Non-Residential Districts) shall be amended to as follows:

***Smoke Shop** shall be listed as a permitted use in the C-1, C-2, C-3 and C-4 Districts.*

***Smoking Lounge** shall be listed as a special use in the C-1, C-2, C-3, and C-4 Districts.*

A motion to open the public hearing in Case No. HG-1611-TA was made by Member Locacius, seconded by Member McGary. 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 Case No. HG-1611-TA was made by Member Locacius, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Member Locacius points out that there is no definition of Hookah Lounge. Mr. Schwarz states that a definition can be added.

Member McGary asks if the tobacco shops that are currently in the village allow smoking. Mr. Schwarz states that if the business was established before the Smoke Free Illinois Act (2008), under the Village of Homer Glen Indoor Clean Air Policy then they can allow smoking. Homer Glen adopted an Ordinance Establishing a Village Indoor Clean Air Policy (Ord. 08-004) smoke free Homer Glen and any future establishments must be self-standing in order to allow smoking.

Member Crement asks what does Narquil mean. Mr. Schwarz states that it means hookah.

A motion to recommend the approval of the request for Text Amendments to the Homer Glen Code, to amend Section 220-303 (Definitions), and Section 220, Attachment 2, Table 2A (Table of Permitted and Special Uses in Non-Residential Districts), for the purpose of adding definitions, including but not limited to Smoke Shop, Smoking Lounge, Hookah Lounge, and related terms; and, for the purpose of adding some or all of these terms to Table 2A, in order to clarify the permissibility of these types of uses, per the draft document which is included in the Plan Commission packet, subject to staff providing a definition of Hookah Lounge, forwarding to the Village Board for approval and striking “on-Site from the definition of smoke shop was made by Member Locacius, seconded by Member McGary. Roll call vote taken. In favor (4) McGary, Locacius, Crement, Backal. Opposed (0) none. Absent (2) Mitchell, O’Donnell. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

5. **HG-1612-S Michael and Sherri Roppo dba Steamers Hot Dogs (*Public Hearing – advertised for 6/2/16 cancelled meeting*): Consideration of a request for approval of a Special Use Permit for the sale of alcoholic beverages as an ancillary use to a permitted restaurant (Section 220, Attachment 2, Table 2A of the Homer Glen Code), for certain real property located at 15761 S. Bell Road, Homer Glen, Illinois, 60491.**

The petitioners purchased and re-opened Steamers restaurant in November 2015. As they have taken over the business, they believe that the addition of selling bottled wine and beer could help to increase their sales. They are requesting a Special Use Permit to sell alcoholic beverages as an ancillary use to a permitted restaurant in order to potentially increase their revenue and continue to operate in Homer Glen.

There are no businesses within the Grove Valley Shopping Center that sell alcohol. However, there are several businesses in the general vicinity of Steamers that have obtained liquor licenses from the Village, including Nick's BBQ, Chesdan's Pizzeria and Grille, Rubi Agave, and Bonfire.

Per Table 2A, the Table of Special and Permitted Uses in Non-Residential Districts, the sale of alcoholic beverages requires a Special Use Permit in the C-2, Local Business District. The petitioner will apply, contingent on approval of the Special Use Permit, for the pertinent liquor license with our Village Clerk. The liquor license requires that the petitioner has an establishment that is over 1,500 sf in size. Steamers Restaurant is approximately 1,919 sf, which makes them in compliance with this requirement (see Attachment B). The license also requires that a petitioner have dining facilities which include a place where meals are cooked and prepared in an adequate and sanitary kitchen located on the premise using stoves, ovens, fryers and related kitchen requirement. Steamers has a full restaurant style kitchen. The sale of alcoholic beverage requires a Special Use Permit per the Village Zoning Ordinance.

Michael and Sherri Roppo are present tonight to answer any questions and address any comments.

A motion to open the public hearing in Case No. HG-1611-TA was made by Member McGary, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Chairman Maska calls for questions or comments from the audience.

Bob Schmidt states that he has no problem with the idea of beer and a hot dog but he is concerned about someone coming in and buying a beer and a hot dog and then driving away.

Mike Roppo states that running this restaurant has been a real learning experience for him and his wife. Their lunch hour is really good but they have been hurting at the dinner hour. They plan on increasing their dinner menu in hopes of appealing to the 30 to 40 year old demographics. In answer to Bob's comment he wants to say that his wife is there continuously and will be there to prevent that from happening. The purpose is to allow people to come in, sit down, have dinner and enjoy a beer. The liquor sales will be for on-site consumption only.

Chairman Maska calls for 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-1611-TA was made by Member Locacius, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Member McGary asks how it works with the kids that take the orders for alcohol. Sherri Roppo states that all her employees are 18-yrs or older and they only need to be 18 to take the orders.

Member Locacius asks what the hours of operation will be for the restaurant. Mr. Roppo states they are open 11 am until 9 pm everyday but Sunday. On Sunday they will be open from 12 until 8 pm.

Member Locacius thinks it is a good idea. Members Crement and McGary and Chairman Maska also think it is a good idea.

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 the sale of alcoholic beverages as an ancillary use to a permitted restaurant for Michael & Sherri Roppo, d.b.a. Steamers Restaurant, for certain real property located 15761 S. Bell Road, Homer Glen, Illinois was made by Member McGary, seconded by Member Locacius. Roll call vote taken. In favor (4) McGary, Locacius, Crement, Backal. Opposed (0) none. Absent (2) Mitchell, O'Donnell. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

A. Other/New Business

Mr. Schwarz reminds the Plan commissioners that they has one more training workshop to schedule and would like feedback from the Members as to what topics would interest them. Member McGary suggests another session on conservation design of subdivisions would be valuable but thinks the Village should invite the builders so they could provide input.

Member Locacius asks if when the Village Staff moves to the new location would it be possible to get a large copy of the zoning map from the comprehensive plan to have to work with during the meetings. Mr. Schwarz states that he will have one made.

B. Adjournment

A motion to adjourn at 9:05 pm was made by Member Backal, seconded by Member Locacius. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved on September 15, 2016

Chairman Maska  _____