

# **Village of Homer Glen**

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

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

## **PLAN COMMISSION SPECIAL MEETING**

**Thursday, June 20, 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 Eileen Crement, Kevin O'Donnell, Lynn McGary and Don Mitchell. 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.

**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**

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-1610-SP H & V, LLC (Public Hearing – Tabled from 6/16/16):**  
**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). The subject property is zoned C-3 General Business District, and is generally located on the west side of Bell Road, north of 143<sup>rd</sup> Street, in Homer Glen, Illinois.**

Mr. Schwartz states The Homer Town Square Shopping Center is located at the northwest corner of 143<sup>rd</sup> Street and Bell Road. The shopping center includes the Jewel/Osco Stores and numerous smaller retail shops and restaurants, including two existing outlot buildings and one undeveloped outlot (Lot 3 which is the subject of this current application). The shopping center was developed in unincorporated Will County prior to the incorporation of the Village. The Homer Town Square Subdivision was recorded on May 3, 2000, prior to the incorporation of the Village, which occurred in April 2001. The original subdivision consisted of four lots. On March 11, 2014, the Village Board passed Ordinance No. 04-013, an Ordinance approving a Final Plat of Subdivision for Homer Town Square Re-subdivision No. 1, which divided the original Lot 1 in the Homer Town Square Subdivision into two new lots for the purpose of conveying ownership of the McDonald's parcel, which is pending recording as Lot 2 in the Homer Town Square Re-subdivision of Lot 1. That plat has not yet been recorded as the owner of the McDonalds parcel is in the process of obtaining signatures on the plat.

The Village of Homer Glen annexed the shopping center in 2002, and has an annexation agreement with the property owner which will expire in September, 2022. Under the terms of the annexation agreement (Article IX, B), the Village agreed to pre-approve a fueling center with a separate drive-through car wash facility on Lot 3 if ever so requested by the property owner.

Pursuant to the terms of the annexation agreement, on February 18, 2003, the Village Board passed Ordinance No. 03-003, an Ordinance granting a Map Amendment (rezoning to C-3 General Business District) and a Special Use Permit for a Planned Unit Development for the Homer Town Square Shopping Center.

As part of this current application, the applicant is requesting approval of an Amendment to the Special Use Permit which was approved under Village of Homer Glen Ordinance No. 03-003 (Section 220-903(C)(1) of the Code, to grant a Major Change to the Homer Town Square Planned Development (Section 220-1209(D) of the Code), including approval of a Preliminary/Final Development Plan for Lot 3 in the Homer Town Square Subdivision (Section 220-902(C) and Section 220-902(D) of the Code, including certain variations which are listed later in this memorandum. The application also includes requests for approval of a Special Use Permit for a Drive-Through Establishment associated with a permitted use, and a Special Use Permit for Outdoor Seating associated with two permitted restaurants.

The purpose of the current requests is to permit the construction of a 4,207-square-foot, 2-unit commercial building on Lot 3. The south tenant space is intended for a Starbuck's with a drive-through facility, and the north tenant space is intended for a Chipotle Restaurant. Each tenant space would have its own outdoor seating area (3 small bistro tables and 6 seats) along the front (east) side of the building facing Bell Road.

As part of the current requests the applicant has submitted a Site Plan, Sign Site Plan, Landscape Plan, Building Elevations, Photometric Plan, and other design details, all of which will become the governing Preliminary/Final Development Plan for Lot 3. For reference, refer to the attached photos of Lot 3.

A motion to open the public hearing in Case No. HG-1610-SP was made by Member Mitchell, seconded by Member O'Donnell. 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-1610-SP was made by Member Crement, seconded by Member McGary. Voice vote taken, all in favor none opposed. *Motion Carried.*

Chairman Maska states that initially there was a problem with this type of material because there were issues with mold but this problem has been solved. He believes that this material and proposed look fits the area where they plan on building.

Member Mitchell states that he was recently looking at homes that were built with this material and they were very high end homes. His concern is whether this is provisional or proposed, without a final plan they could do this and do a bad job. He would approve conditioned on an elevation being provided.

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval to the Village Board approval of an Amendment to the Special Use Permit which was approved under Village of Homer Glen Ordinance No. 03-003 (Section 220-903(C)(1) of the Code), to grant a Major Change to the Homer Town Square Planned Development (Section 220-1209(D) of the Code), including approval of a Preliminary/Final Development Plan for Lot 3 in the Homer Town Square Subdivision (Section 220-902(C) and Section 220-902(D) of the Code), including certain variations, subject to the following conditions:

1. Subject to Village staff's technical review and approval of all required plans; and,
2. Subject to the property owner's submittal of a Plat of Resubdivision for the Homer Town Square Subdivision prior to the Village issuing the first Occupancy Permit for the proposed commercial building on Lot 3; for certain real property which 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. (Case No. HG-1610-SP; H & V, LLC)

was made by Member Mitchell, seconded McGary. Roll call vote taken. In favor (4) McGary, Crement, Mitchell, O'Donnell. Opposed (0) none. Absent (2) Locacius, Backal. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend to the Village Board approval of a Special Use Permit for a Drive-Through Establishment associated with a permitted use for Lot 3 in the Homer Town Square Subdivision (Section 220, Attachment 2, Table 2A of the Code), for certain real property which 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. (Case No. HG-1610-SP; H & V, LLC) was made by Member McGary, seconded by Member Crement. Roll call vote taken. In favor (4) McGary, Crement, Mitchell, O'Donnell. Opposed (0) none. Absent (2) Locacius, Backal. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend to the Village Board approval of a Special Use Permit for Outdoor Seating associated with two permitted restaurants (Section 220, Attachment 2, Table 2A of the Code), for certain real property which 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. (Case No. HG-1610-SP; H & V, LLC) was made by Member Mitchell, seconded by Member O'Donnell. Roll call vote taken. In favor (4) McGary, Crement, Mitchell, O'Donnell. Opposed (0) none. Absent (2) Locacius, Backal. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

#### **G. Other/New Business**

Member Mitchell recommends that the packets are made available at the front desk by at least Tuesday so the Plan Commissioners can pick them up.

Member Crement suggests that if they have other cases that were heard previously that the minutes from those previous hearing be made available to the Plan Commissioners.

#### **H. Adjournment**

A motion to adjourn at 8:45 pm was made by Member McGary, seconded by Member O'Donnell. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved on September 15, 2016

Chairman Maska

