

Community & Economic Development Committee

Minutes of the Meeting on
October 11, 2016

**Village of Homer Glen
14240 151st Street, Homer Glen, IL 60491
Village Board Room**

1. Call to Order.

The meeting was called to order at 7:05 p.m. by Mayor Yukich.

2. Pledge of Allegiance to the Flag.

3. Roll Call.

Members present were Mayor George Yukich, Chairman Brian Burian, Dan Fleming, Keith Gray, Dan Kenney, Bob Kman, Jim Orban, Bob Schmidt and Jerry Young. Jodi Adelman was absent. Also Present: Village Manager Mike Mertens, Economic Development Director Janie Patch, Planning & Zoning Director Mike Schwarz, Trustee Sharon Sweas, Paul Swanson, Bonnie Willis, Joe Reposh, Margaret Sabo, Joe Turrise and Marvin Pickering. A quorum was established.

4. Minutes.

Bob Kman made a motion to approve the Committee minutes of September 13, 2016, seconded by Bob Schmidt. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Proposed Comprehensive Plan Amendment/Jensen Property Concept Plan.

Mayor Yukich advised moving to the Comprehensive Plan discussion next as there were several members of the public in attendance for this item. Chairman Burian made a motion to amend the agenda and open the discussion on the proposed Comprehensive Plan amendment, seconded by Jim Orban. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Director Schwarz and Director Patch provided background for the discussion topic. Paul Swanson, a developer and contract purchaser for the 40-acre Jensen property, is proposing residential use. Mr. Swanson is requesting feedback on a consideration to amend the Comprehensive Plan for the Jensen property and the adjacent area of about 119 acres total from Business Park to Residential. Manager Mertens indicated that feedback from the Village is requested before the developer invests considerable funds to bring a complete proposal forward for consideration.

Keith Gray indicated a preference for commercial use fronting 159th Street for tax base contribution with residential use located behind. Bob Kman noted the value of the area and commented that he is open for a mix of uses. Bob Schmidt agreed that commercial frontage with residential behind is appropriate.

Chairman Burian invited members of the audience to participate in the discussion. Joe Reposh, vice president for Coldwell Banker Honig-Bell, commented that the residential component will help with retailer attraction by creating demand.

Jim Orban remarked that the plans for water and sewer extensions have changed the dynamics making this area more valuable for commercial development. He hesitates to see housing at this location. Jim Orban commented further that more entry level starter homes

are needed in Homer Glen. Joe Reposh noted that the market demand has shifted for smaller homes on smaller lots following the recession.

Marvin Pickering stated his concern about any additional stormwater into Fidgeymint Creek from development. He also advised checking the agreement with the Forest Preserve District regarding possible limitations.

Chairman Burian stated that 159th Street has been envisioned all along as a commercial corridor to support the tax base. The proximity of the subject property to the tollway makes it less appropriate to designate the entire area for residential use. The discussion so far is to consider a mix of uses in the subject area. A balance is needed. Commercial development needs rooftops but there is uncertainty about this being the right location. Jerry Young agreed with the opportunity to develop commercial on the 159th Street frontage and did not have an issue with residential development behind. Mayor Yukich noted that homes would need to be clustered in keeping with Conservation Design.

Paul Swanson commented that what drew him to Homer Glen is the attractive housing. Mr. Swanson also recognizes that the community needs a variety of housing types. Mr. Swanson briefly described his extensive development background in the commercial sector and said that he does not believe that office park development will be attracted to Homer Glen for a long time given the market. High vacancy in existing office campuses and the recent relocations of corporate headquarters from the suburbs into the city of Chicago are factors. It is unrealistic to expect that the entire 119 acre area (Jensen and adjacent properties) will become a business park. Mr. Swanson sees an opportunity for commercial nodes located at lighted intersections along 159th Street and said that inline parcels between lighted intersections will be less attractive for commercial users given the planned barrier median. Mr. Swanson noted that more rooftops will be needed to attract commercial uses. He also noted that the adjacent forest preserve is a great amenity for residential use.

Marvin Pickering stated a concern about potential flooding of Fidgeymint Creek resulting from County and Forest Preserve District bike path plans.

Dan Kenney suggested that there be openness to the idea of residential use in the area as commercial follows housing. Backing residential use up to 159th Street is less desirable. Commercial use along the frontage in this area would be good.

Manager Mertens agrees that the office market is overly saturated. Manager Mertens suggested that the back portion could be developed first with a residential concept reserving the frontage for commercial development later. The A&F Committee was generally open to commercial use on the frontage and residential behind. The depth of commercial use was not discussed. The Swanson concept plan is not consistent with Conservation Design; however, the current focus is on the policy question regarding the use of this area.

Jerry Young stated that about 60 acres in the rear portion of the area could be available for residential use saving the frontage for commercial. Residential use would flow with the

adjacent existing housing (Cedar Glen). Smaller houses on smaller lots would improve housing diversity.

Dan Fleming indicated that he likes the combination of uses.

Manager Mertens noted the need to think about retailer distribution in the greater area, identifying the retail gap as uses not present in Homer Glen and also not present nearby. Mayor Yukich commented about the desire for specialty retailers over strip centers and the competition posed by Orland Park and New Lenox.

Director Schwarz commented on the development pattern along Route 59 in Plainfield that has concentrated big box commercial use in nodes at the lighted intersections occurring each 1-mile segment at 119th, 127th and 135th Streets. The community has done a nice job of molding detention and open space into areas around the commercial nodes and the Route 59 frontage as buffers for the housing that is located between the lighted intersections. Pedestrian access from the housing to the commercial nodes is also accommodated.

Dan Kenney noted that lots in the Hidden Valley subdivision that are adjacent to commercially-zoned vacant frontage are difficult to sell. He stated that it will be important to inform new residents about the future commercial plans for the frontage in the Jensen area. Manager Mertens indicated that this information could be part of the sales documents for new residents.

Paul Swanson noted some of the realities regarding commercial attraction to include competition with LaGrange Road in Orland Park, the fact that a lot of commercial attraction is accomplished through the involvement of incentives and the difficulty of attracting commercial uses in locations that do not have signalized access. Homer Glen has a great reputation as a residential community and there is an opportunity to build on this perception.

Chairman Burian summarized that there is a consensus for commercial frontage with residential behind for the Jensen property and adjacent area. Manager Mertens stated that this feedback helps provide direction to work with the developer to revise the concept and bring it back for further consideration. Chairman Burian noted the present threat of cuts in tax sharing from the state elevates the importance of sales tax to the community. Mayor Yukich stated that Homer Glen wants what Orland Park does not have in regard to commercial uses and we need to get moving.

6. Old Business.

a) CED Committee Scope.

Manager Mertens indicated that the Standing Committee Ordinance will need to be amended to add the CED Committee and the Committee scope in addition to amending SOP #1. There were no issues raised with the wording of the proposed scope by CED Committee members. The proposed scope for the CED Committee will move forward for Village Board consideration.

b) AEDs (Automated External Defibrillators).

Manager Mertens summarized the draft ordinance that was reviewed by the Public Services & Safety Committee recommending a requirement for AEDs in businesses exceeding 100,000 square feet. Director Patch noted that the Village's fee ordinance would need to be amended to incorporate the higher penalty fees included in the draft AED ordinance. Keith Gray asked if it made any sense to tie compliance with business licensing. Manager Mertens indicated that the Village requires only business registration instead of a license. The draft ordinance provides a substantial time period before compliance is required. There were no concerns raised with the wording of the proposed AED ordinance by CED Committee members.

c) Video Gaming.

Manager Mertens reported that the A&F Committee reached consensus on several enhancements to the gaming ordinance and a corresponding proposal to amend the liquor control ordinance in regard to video gaming. Keith Gray inquired how the proposed minimum space requirement of 2,250 square feet was identified. Manager Mertens indicated that the proposed minimum square foot space was selected to avoid creating a lot of non-conforming uses. There were no other comments or concerns raised by CED Committee members. This item will go to the Village Board for consideration in November.

7. New Business.

a) Business Survey.

Manager Mertens recommended that the Village plan and budget for a national survey rather than pursuing an automated poll that will not yield scientific results. Survey results should feed into strategic planning and future budgeting to improve municipal effectiveness. Sophisticated communities redo their survey every year and tie the results into strategic planning and the budget. This strategy helps to focus the budget and staff time on community priorities and needs. Another benefit of using a national survey is that survey results are comparable with peer communities. Funding for a national survey can be worked into the next budget year. The ballpark funding estimate for a national survey is \$15,000-\$20,000.

Keith Gray asked about the current draft business survey instrument. Chairman Burian stated that an automated survey released through Survey Monkey at this time would only confuse businesses and residents if the intended approach is to plan for a national survey. Automated surveys are not the appropriate data resource for making significant resource decisions. Bob Kman inquired if it is possible to undertake a national survey before the next budget year. Manager Mertens replied that it may be possible to identify funding resources in the near term but it is more important to do surveying the right way. Manager Mertens will share examples from other communities using a national survey with the CED Committee members.

b) Process Improvements – Public Notice Mailings.

Manager Mertens reviewed issues with the current requirement that applicants perform certified mailings as part of the public notice process. The recommendation is to bring public notice mailings in-house to be performed by Village staff using regular mail instead of certified mail. This proposed change will make the process more efficient, reducing inconvenience to applicants and notice recipients.

Keith Gray suggested increasing the number of notices to two mailings. Director Schwarz noted that the state-required public notice period is only 15 days. Director Schwarz suggested another option could be to use delivery confirmation as the cost is less than certified mail and does not inconvenience recipients that are not home at the time of delivery. Jerry Young noted that most residents become informed through the sign that is placed on an applicant's property and that one mailing is appropriate. The practice of mailing notices to properties within 250 feet also seems overdone. Director Schwarz indicated that the code only requires notice to adjacent property owners. Chairman Burian indicated that this proposal is an attempt to streamline the process and it can be revised again if it is deemed to be not working.

8. Public Comment.

Margaret Sabo commented on the proposed Comprehensive Plan amendment and the Jensen property concept plan. She reminded the Committee that incorporation was successful based on the support to control community "destiny and density" and taxes and to preserve community and nature in harmony. Lockport has grown its density and population but has yet to attract desired retailers. The Jensen concept plan with 10,000 square foot lots would not create much open space. The concept plan is not consistent with surrounding R-2 zoned land and existing subdivisions (Mallard Lakes and Cedar Glen). More density will trigger the need for another school that will raise taxes. Margaret Sabo suggested that zoning the subject property R-2 then reducing each lot by a half acre to go into open space could be workable. Homer Glen is unique for its housing.

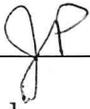
Manager Mertens noted the focus on the larger Comprehensive Plan discussion at this time in order to provide the developer with feedback. A staff analysis of the proposed concept plan is premature and has not been performed. The developer will likely need to consider a wider project involving acreage adjacent to the Jensen property in order to accommodate the feedback received from the A&F and CED Committees.

Marvin Pickering commented on his concerns regarding the potential impact on drainage and flooding from bike trail plans near Fiddeymint Creek. Mayor Yukich indicated that he would communicate with the Forest Preserve District on the topic.

9. Adjournment.

Motion by Bob Schmidt, seconded by Bob Kman to adjourn. *Motion carried.* The meeting was adjourned at 9:26 p.m.

Respectfully Submitted:



Janie Patch
Economic Development Director