

Village of Homer Glen

**14240 West 151st Street
Homer Glen, Illinois 60491**

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

PLAN COMMISSION REGULAR MEETING

**Thursday, October 20, 2016
7:00 PM**

**Village Council Chamber
14240 West 151st Street
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, 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

None

F. Agenda Items

- 1. HG-1626-MSP Illinois American Water Company (*Public Hearing*):**
Consideration of (1) A Map Amendment (rezoning) from the A-1 Agricultural District and C-1 Neighborhood Commercial District to the P-1 Public District [Chapter 220-710 of the Code of the Village of Homer Glen]; and (2) A Special Use Permit for an essential service (sewage treatment plant) in the P-1 Governmental Buildings and Public Schools District [Pending a text amendment to Chapter 220 (Zoning), Attachment 2, Table 2A (Permitted and Special Uses for Nonresidential Districts) of the Code of the Village of Homer Glen]. In conjunction with the aforementioned requests, the Plan Commission will also consider the request for approval of a proposed Plat of Subdivision to consolidate three tax parcels into a single lot of record [Chapter 138 (Land Use), Article 1 (Subdivision of Land) of the Code of the Village of Homer Glen] for certain real property located at 13835 S. Parker Road, Homer Glen, Illinois and located on the east side of Parker Road, north of 143rd Street.

Mike Schwarz explains that the Illinois American Water Company Chickasaw Hills Water Reclamation Facility is located on the east side of Parker Road, north of 143rd Street, and is commonly known as 13835 S. Parker Road. The applicant has indicated that the facility was constructed sometime between 1965 and 1970 in unincorporated Will County (historical zoning documents indicate the facility may

have been constructed in 1967). The property includes three separate tax parcels which were included in the incorporation of the Village in 2001.

Illinois American Water Company is proposing to make upgrades to the current facility, including removal of several tanks and other ancillary structures, construction of a new one-story chemical building on the west side of the facility, construction of an aeration basin on the south side of the facility, and re-grading of the east side of the site for floodplain encroachment compensatory storage. Other than the re-grading of the east side of the site, the proposed changes to the facility will be located within the existing fence line.

According to records provided by the Will County Land Use Department, a subdivision layout plan prepared by Brashler and Kall Construction Co, and dated November 15, 1971, reflects a series of small retail shops and commercial offices wrapped around what is today the green space which makes up the perimeter of the Illinois American Water Company Chickasaw Hills Water Reclamation Facility. The commercial portion of that plan was never implemented, but may explain why the current Village of Homer Glen Zoning Map reflects a combination of C-1 and A-1 zoning on the subject property.

According to records provided by the Will County Land Use Department, on May 16, 1979, the Will County Board, in a zoning objection entitled "Chickasaw Hills Zoning Objection No. 2", approved the request of the appellant Brashler and Kall Construction Co., for a reclassification from an A-1 District to a C-1 District for a certain intended parcel of property that was located in part of the Southwest quarter of the Northwest quarter of Section 2, in Homer Township, lying at the Northwest corner of Seminole Trail and Parker Road. The central 1.44 acre portion of that property was the site of an existing sewage treatment plant. At the time that the zoning objection was signed and submitted, it contained an erroneous legal description which was completely unrelated to the subject property. Accordingly, the Will County Zoning Board of Appeals recommended that the Official Will County Zoning Map be amended so as to reflect:

- a) Re-designate from an A-1 District to a C-1 District, the property actually intended to be covered the said zoning objection; and in conjunction therewith, re-designate from A-1 to A-1 with a special use for a sewage treatment plant the aforesaid 1.44-acre portion which is the site of an existing sewage treatment plant; and,
- b) Re-designate from a C-1 District, with a special use for a sewage treatment plant, to an A-1 District, that parcel of property that was erroneously contained in the amending ordinance for the said zoning objection.

Additional documents provided by the Will County Land Use Department indicate that the Will County Board granted the aforementioned Zoning Map reclassifications and a Special Use Permit for a Sewage Treatment Plant on November 28, 1980. In a letter from Brashler and Kall Construction Co. to the

Will County Administrator and Plat Officer dated January 18, 1982, it is stated that the Chickasaw Hills Sewage Treatment Plant has been in constant and continuous operation for the last fifteen years providing service for the residents in the area. If this statement is accurate, the construction date of the facility would be sometime in 1967.

The Village's Consulting Engineer has reviewed the initial submittal of the engineering plans that have been submitted for the proposed upgrades to the existing facility. Both the Village staff and the Village's Consulting Engineer continue to work with the applicant to address any required plan revisions either prior Village Board consideration or as a condition of approval by the Village Board.

The submitted consolidation plat currently only includes two existing tax parcels, and must be revised to include one additional tax parcel located to the east (PIN 16-05-02-100-011-0000), as all three parcels that are part of the subject property are listed in the upper left corner on the face of the plat. Also, the submitted plat reflects a 50' right-of-way dedication from the centerline of Parker Road. The plat must be revised to indicate that a 30' right-of-way dedication already exists along Parker Road, and that a 20' additional right-of-way dedication is proposed. Finally, the plat must be revised to include the most current plat certificates as required by the Village's Subdivision Ordinance.

The Tree Preservation Ordinance does apply to this request as it involves a lot preliminary plat application, and the property is more than 5 acres in size. The Tree Preservation ordinance states that no person causing or performing development in non-residential zoning districts shall remove or disturb more than seventy-five percent (75%) of the total inches in diameter of Significant Trees. Any removal or disturbance beyond this threshold shall require reforestation or restitution. A "Significant Tree" is defined as any healthy tree measuring six (6) inches or larger in diameter at a height of fifty-four (54) inches ("diameter breast height (DBH)") above existing grade at the base of the tree for deciduous trees and measuring four (4) inches or larger in diameter at a height of fifty-four (54) inches ("diameter breast height (DBH)") above existing grade at the base of the tree for all other trees. According to the submitted Site Plan, a grouping of existing Significant Trees is located along the inside of the south fence line of the property. An aeration basin is proposed in the location of these existing trees. Village staff is recommending a condition of approval of the Special Use Permit, which would require submittal of a Tree Survey/Tree Preservation Plan for review and approval by Village staff prior to issuance of any necessary building permits. Through this process, Village staff would identify any need for tree replacement on the site and/or compensation to the Village in lieu of tree replacement.

The Village's Consulting Engineer is in the process of reviewing the submitted final engineering plans for compliance with the Water Resource Management Ordinance. As shown on the submitted Site Plan, the proposed near-term

improvements to the facility will comply with the required 75-foot setback from the ordinary high water mark. Some existing tanks and structures, as well as a future aerobic digester is shown encroaching the 75-foot stream setback. The existing encroachments may be considered as legal non-conforming, since they predate the Ordinance. However, any future encroachment would require a request for a variance from the requirement.

Member McGary asks if the rezoning of this property will affect the taxes on the property. Mr. Schwartz states that he does not know how the property taxes will be affected by the new zoning.

Mr. Joe Pisula from Donohue is the engineer of record for the project and is present tonight to explain the project. Mr. Harold Smith from Illinois American is also present to answer any questions and address any issues. Mr. Pisula explains that there are two (2) National Pollution Discharge Elimination System (NPDES) permitted Wastewater Treatment Plant (WWTP) discharges to Long Run Creek. This facility has a designed average flow of 0.70 million gallons per day (MGD) and a design maximum flow of 1.75 MGD. It is a two-stage activated sludge, chlorine disinfection, post aeration, excess flow treatment, aerobic digestion and gravity sludge thickening process.

Mr. Pisula stated that the facility is currently running above capacity and coupled with expect growth Illinois American is faced with the need to up-grade the facility. In addition, Illinois EPA has reduced (by a factor of 10) the allowable discharge concentrations for ammonia nitrogen and phosphorous also making up-grades necessary. The proposed expansion will include discharge 1.27 MGD with a designed maximum of 4.37 MGD. It will include nitrifying treatment removal system that will use ultra-violet radiation disinfection and will use screening, activated sludge, final clarifiers, phosphorous removal, post aeration, excess flow treatment, aerobic digestion, and gravity sludge thickening. This will great reduce the discharge of ammonia nitrogen and phosphorous and eliminate the chlorine from entering Long Run Creek.

Chairman Maska asks if there is another plant located on the east side of the Village. Mr. Pisula states that there is a facility in Derby Meadows.

Member Crement asks if this new upgrade will absorb the function of the other facility. Mr. Pisula states that they expect it will, the plan is that this site will take over the wastewater processed at Derby Meadows and instead process it here.

Chairman Maska asks when the project is expected to begin. Mr. Pisula states that they really only have a firm completion date of November 28, 2019 that is being imposed by the Illinois EPA. The project is expected to take 2 years to complete. All of the upgrades will be within the current fence line but they will be using their property directly east of the facility as a staging area for equipment and such.

Chairman Maska states that there is not construction proposed for outside the current fence line so he does not see a problem with the request. Member Crement states that they plan to stage all there equipment outside the fence for up to 2 years.

Member Crement asks what are the projected costs for this proposal. Mr. Pisula states that this project is coming in around 18 million dollars.

Member McGary asks if this facility will be similar to the facility on Bell Road that has already been upgraded. Mr. Pisula states that it will be similar, which is the standard they would like to achieve. Member McGary states that she has had a tour of that facility and it is great. They did a wonderful job and vastly improved the facility, including minimizing odor from the facility.

Chairman Maska asks if they could provide screening of the area that will stage the equipment so that it is not so offensive to the neighbors. Mr. Pisula states that maybe they could but the idea was to minimize any disruption to the area.

A motion to open the public hearing in Case No. HG-1626-MSP was made by Member McGary, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion carried.*

Chairman Maska calls for question from the audience.

Mr. Bob Musselman from 13830 S. Arapaho objects and states that they keep taking more and more space why don't they consider building a big plant further away on farmland away from people's homes. He states that Homer Glen has an ordinance that states they cannot start work in neighborhoods before 7:00 am yet he hears trucks coming and going at 2 and 3:00 am. Why not do this right now by making big enough for future growth somewhere else where there is more space. This will have a negative impact on the value of our homes.

Member Crement asks what would happen if nothing was done here. Mr. Pisula states that doing nothing is not an option; this is driven by the Illinois EPA. Member Crement asks if there is a less invasive way to come up to standards. Mr. Pisula states the Mr. Musselman has a good idea about moving to a larger site but something has to be done. Member Crement asks what would happen if the Plan Commission does not recommend approval and the Village Board does not approve the plans. Mr. Pisula does not know, but after November 28, 2019, this facility would not be able to operate as it is now.

Ms. Patricia Krasnodebski from 13458 Hiawatha states that she has a direct view into Illinois American's treatment plant and there are a lot of people affected by this facility. There has been a tremendous amount of erosion to the creek over the years and there is a lot of water back there. There is horrible smells and the noise is a problem as well. Currently there is a lot of construction being done in Chickasaw with in the new water line and even trying to come into or exit the subdivision is hazardous. There are a lot of new and young families with children and pets, this is very dangerous now and they are proposing another 2 years. This is unacceptable.

Mary Beth Hipke from 13850 Parker Road states that she lives across the street from the facility and they have been there since before Illinois American owned the site. There is noise all night long with trucks entering and leaving the site at all hours. They are constantly disturbed by the lights from the vehicles entering and leaving.

Mr. John Agostino from 13900 Arapaho Trail asks how often the new tanks will run and how much noise they will create. Mr. Pisula states that they blowers will be inside a building with sound proofing so there should not be much noise at all. Mr. Agostino states that there will be noise, smells, and a mess and it will have a negative impact on all the housing prices.

Chairman Maska states that the area is marked as flood plain and as such it needs to be left open. Mr. Pisula states that it is compensatory water storage and as such the area east of the facility does not need to stay open.

Bob Musselman asks that if they are expecting to build out to capacity in 2019 how they are going to bring Derby Meadows on line and not go over capacity. The build out will include projected growth and bringing Derby Meadows on line.

John Agostino asks why they are not up-grading the other plant. Mr. Harold Smith states that they were originally going to up-grade all three facilities, the one on Bell, this one and the Derby Meadows plant. They did a study and by making the improvements proposed here to the Chickasaw plant they can close Derby Meadows. And as far as using the Derby Meadows facility, it is too small to handle the needs. They do not own the land surrounding it so they have no place to add on to it.

Bob Musselman asks what they are going to do when we grow. They should build a bigger facility now that will accommodate future growth. They need to put the 18 million into a new state of the art facility.

Attorney Sylvia Michas points out that any future extension to the facility or other major changes would require the applicant to return to the Village for approval. She states that the applicants cannot make changes to this proposal without returning and asking for approval to anything that deviates from the plan.

Mr. Schwarz states that the Plan Commission and the Village Board can put special conditions on the approval of this Special Use permit that would require that in order to build anything else on the site they need to return to the Village to ask permission.

Member McGary asks if the Bell Road plant could be expanded. Mr. Smith states no, they have flood plain issues at that site and cannot build any further. Member McGary asks what they plan on doing when Gallagher & Henry starts to build again and puts in several hundred new homes. Mr. Smith states that they have projected growth out until 2040. They believe these new improvements will handle any growth and needs of the facility until 2040.

Member Crement asks what the extended projection is for this site. Mr. Smith states that this fix should carry Illinois American until 2050 and after that, they would likely need a whole new facility.

John Agostino states that in 2019 when these improvements are completed they may need more improvements. Mr. Pisula states that they are projecting that these changes, required to meet the IEPA standards for discharge, are predicted to be affective until 2040 including future growth.

Chairman Maska asks if both the air quality and odor issues will be improved with these proposed changes. Mr. Smith states that there will be cover material for the beds and the filters will be much better than the ones currently used at the site so yes, both the air quality and odor issues should be resolved. In addition, the positive displacement blowers will be gone and new blowers will be housed in a building so the noise levels should also be vastly improved.

Ms. Patricia Krasnodebski wants to point out that not one resident here is in favor of this proposal, that we live in Homer Glen and own property all around this site and that it is Illinois American and they have the money needed to move somewhere else!

Mr. Bob Schmidt from 14339 Independence Way states that you have no idea of what it was like out here 48 years ago. The water coming out of our taps was brown and after Illinois American came in our water quality improved significantly.

Chairman Maska asks 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-1626-MSP was made by Member McGary, seconded by Member Mitchell. Voice vote taken, all in favor, none opposed. *Motion carried.*

Member Mitchell states that he has no positive bias for Illinois American himself but he has been studying the issues and believes that it is not economically viable to ask Illinois American to spend the kind of money it would require to move from this location, to build the kind of facility that may, or may not be needed in 40 or 50 years knowing they will not see a return for their money for many years. There is no really good option. There are no other viable alternatives but to accept this proposal.

Member McGary agrees with Member Mitchell.

Member Crement states that she would like to see conditions added to this approval that would protect the neighbors, like a fence, tree line added, a sound barrier wall, or something.

Mr. Schwarz points out that a fence might provide some visual barrier for the neighbors but the dust and noise would not be reduced and there is quite a lot of property to cover with a fence. He also points out that a new tree line would not even be grown enough in 2 years to offer any help and by then the project would be

completed. Clearly a fence will not address most of the concerns brought up here tonight.

Member Mitchell agrees that nothing suggested will be truly effective and dirt and dust will be big issues.

Mr. Schwarz states that Mr. Mike Salamowicz, the Development Services Director, will sit down with them and discuss construction fences when the plans cross his desk.

Chairman Maska suggests that a condition can be added that all measures will be taken to minimize impacts on the residents.

Mr. Pisula states that they are committed to working with the residents and assuring them that the impacts will be minimized however, they have no Home Owner Association to work with so it will make it very difficult. Mr. Musselman states that he would be willing to put together a committee of residents to work with them on this project. Mr. Schwarz states that the Village would also post information about meeting prior to construction to help keep the lines of communication open. He states that the Village Staff will be responsible for keeping communications open between the applicants and the residents.

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend to the Village Board approval of a Map Amendment (Rezoning) from the A-1 Agricultural District and C-1 Neighborhood Commercial District to the P-1 Public District [Chapter 220-710 of the Code of the Village of Homer Glen], for certain real property located on the east side of Parker Road, north of 143rd Street, and commonly known as 13835 S. Parker Road, Homer Glen, Illinois. [Illinois American Water Company; Case No. HG-1626-MSP] was made by Member McGary, seconded by Member Mitchell. Roll call vote taken. In favor (4) McGary, Crement, Mitchell, Maska. Opposed (0) none. Absent (3) Locacius, Backal, O'Donnell. Abstained (0) none. *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 an Essential Service (Wastewater Reclamation Facility) in the P-1 Governmental Buildings and Public Schools District [Pending a text amendment to Chapter 220 (Zoning), Attachment 2, Table 2A (Permitted and Special Uses for Nonresidential Districts) of the Code of the Village of Homer Glen], for certain real property located on the east side of Parker Road, north of 143rd Street, and commonly known as 13835 S. Parker Road, Homer Glen, Illinois, subject to the following conditions:

1. Subject to the Village's approval of the final engineering plans prior to issuance of any necessary building permits; and,
2. Submittal of a Tree Survey/Tree Preservation Plan for review and approval by Village staff prior to issuance of any necessary building permits.

3. All measures be taken to minimize impacts on the residents.

[Illinois American Water Company; Case No. HG-1626-MSP] was made by Member McGary, seconded by Member Mitchell. Roll call vote taken. In favor (4) McGary, Crement, Mitchell, Maska. Opposed (0) none. Absent (3) Locacius, Backal, O'Donnell. Abstained (0) none. *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 Preliminary and Final Plat of Subdivision of Chickasaw Hills WRF Subdivision, for certain real property located on the east side of Parker Road, north of 143rd Street, and commonly known as 13835 S. Parker Road, Homer Glen, Illinois, subject to Village staff's technical review and approval prior to recording, subject to the following condition:

1. Subject to Village staff's review and approval of the plat prior to recording.

[Illinois American Water Company; Case No. HG-1626-MSP] was made by Member McGary, seconded by Member Mitchell. Roll call vote taken. In favor (4) McGary, Crement, Mitchell, Maska. Opposed (0) none. Absent (3) Locacius, Backal, O'Donnell. Abstained (0) none. *Motion Carried.*

2. **HG-1627-SV Peerless Enterprises d.b.a. Tru-Link Fence (*Public Hearing*):**
Consideration of a request for (1) A Special Use Permit for Outdoor Sales for fence displays [Table 2A (Permitted and Special Uses for Nonresidential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen]; (2) A Variance to reduce the required front yard setback from forty-five feet (45') to ten feet (10') from 159th Street, to allow a fence display which would otherwise be a prohibited obstruction in the required front yard [Table 2B (Site and Structure Bulk Requirements for Nonresidential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen, and Chapter 220-807 (Permitted Obstructions in Required Yards) of the Code of the Village of Homer Glen]; and (3) A Variance to reduce the required corner yard setback from forty-five feet (45') to twenty feet (20') from Parker Road, to allow a fence display which would otherwise be a prohibited obstruction in the required corner side yard [Table 2B (Site and Structure Bulk Requirements for Nonresidential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen, and Chapter 220-807 (Permitted Obstructions in Required Yards) of the Code of the Village of Homer Glen] for certain real property located at 15901 S. Parker Road, Homer Glen, Illinois.

Caron Bricks explains the subject property is located at 15901 S. Parker Road. The business located at the property appeared before the Plan Commission on March 16, 2015 with several requests. The Plan Commission recommended approval of the following, which was approved by the Village Board by Ordinance No. 15-017:

1. A Special Use Permit to Permit Outdoor Storage (specifically for the approximately 10,000 square feet south of the existing building).

2. A Variance to Permit Outdoor Storage in a Corner Side Yard.
3. A Variance to Permit an Outdoor Storage Area in a Side Yard.
4. A Variance to Permit a Fence in a Corner Side Yard in a Commercial District.
5. A Variance to Permit a Fence over 4feet in Height in a Corner Side Yard and Opacity Exceeding 50%.
6. A Variance to Permit a Reduction in the Number of Off-Street Parking Spaces (From 12 spaces to 5 spaces).
7. A Variance to Permit Off-Street Parking in the Required Front Yard.
8. A Variance from the Minimum Landscape Corner Side Yard.

Staff, at the time, recommended that the petitioner also include a fence display in the request for the Special Use Permit for Outdoor Storage. However, the petitioner decided to wait and is now requesting a Special Use Permit for Outdoor Storage to permit a Fence Display and two necessary variances to reduce the setbacks to allow such a display.

The display area will be used to show the different types of fences available for purchase. It will be located along 159th Street, just north of the existing building. The display area will be approximately 60 feet by 18 feet. The display area will be 24 feet from the west property line along S. Parker Road (corner side yard) and 18 feet from the north property line along W. 159th Street (front yard).

The applicant states that business is better than they anticipated. They are getting a lot of “walk ins” and many of these people want to see and touch the product so we thought it would be good to have a display of the available options for our customers.

Member Crement asks if these proposed displays will be permanent. The applicant states that they will be permanent.

Member Mitchell states that packet states that the area will be fenced in order to screen it from street view. Caron Bricks states that she stated that in error, the area will not be fenced. Member Mitchell then states that he does not see the height of the display identified in the report. The applicant states that they will put the 6-foot fence samples up against the building and stagger the sample down until they get to the 3-foot fences in front.

A motion to open the public hearing in Case No. HG-1627-SV was made by Member McGary, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion carried.*

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

A motion to close the public hearing in Case No. HG-1627-SV was made by Member Mitchell, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion carried.*

Chairman Maska asks what frontage the display will face. The applicant states that the display will face 159th Street.

Member Mitchell states that he pulled in to the site to take a look around and found the parking a problem. There were 5-spaces approved but none striped and there was a truck blocking the area. The applicant states that they have been have much trouble with the construction traffic and trucks using their lot. They originally had more spaces in front but were asked to make that area green space, They will be striping the spaces soon and it should help.

Member Mitchell is also concerned that there will be a line of site problem with the building on this site at such a busy intersection. Mike Schwarz explains that the intention is to expand that intersection significantly during the construction so line of sight relative to the current structures on the site will not be a problem.

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of

- (1) A Special Use Permit for Outdoor Sales for fence displays [Table 2A (Permitted and Special Uses for Nonresidential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen].
- (2) A Variance to reduce the required front yard setback from forty-five feet (45 feet) to ten feet (10 feet) from 159th Street, to allow a fence display which would otherwise be a prohibited obstruction in the required front yard [Table 2B (Site and Structure Bulk Requirements for Nonresidential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen, and Chapter 220-807 (Permitted Obstructions in Required Yards) of the Code of the Village of Homer Glen].
- (3) A Variance to reduce the required corner yard setback from forty-five feet (45 feet) to twenty feet (20 feet) from Parker Road, to allow a fence display which would otherwise be a prohibited obstruction in the required corner side yard [Table 2B (Site and Structure Bulk Requirements for Nonresidential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen, and Chapter 220-807 (Permitted Obstructions in Required Yards) of the Code of the Village of Homer Glen].

[Peerless Enterprises d.b.a. Tru-Link Fence; Case No. HG-1627-SV] was made by Member McGary, seconded by Member Crement. Roll call vote taken. In favor (4) McGary, Crement, Maska, Mitchell. Opposed (0) none. Absent (3) Locacius, Backal, O'Donnell. Abstained (0) none. *Motion Carried.*

G. Other/New Business

No new business is present tonight.

Mike Schwarz states that the next meeting will be on November 3, 2016 and it will be the last CMAP training seminar.

Caron Bricks states that up-coming cases for the next few meetings include a plat of consolidation, a re-zoning, and a special use permit for a kennel.

Mr. Schwarz also states that he has not heard back about setting up password protected e-mail accounts for the Commissioners and he is waiting on news about having business cards for the Commissioners instead of the photo ID cards.

Mike Schwarz states that he is leaving to take on the Planning and Zoning in Joliet October 21, 2016. He will be missed.

H. Adjournment

A motion to adjourn at 9:40 pm was made by Member McGary, seconded by Member Mitchell. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved on December 1, 2016

Chairman Maska


