

Community & Economic Development Committee

Minutes of the Meeting on
January 9, 2018

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

1. Call to Order.

The meeting was called to order at 7:00 p.m. by Mayor Yukich.

2. Roll Call.

Members present at 7:00 p.m. were Jodi Adelman, Dan Fleming, Dan Kenney, Bob Kman, Jim Orban, Chairman Brian Burian and Mayor George Yukich. A quorum was established.

Members Absent: Bob Schmidt.

Also Present: Village Manager Mike Mertens, Economic Development Director Janie Patch and Planning and Zoning Director Vijay Gadde.

3. Approval of Amendments to the Agenda.

There were no amendments to the agenda.

4. Minutes.

Jim Orban made a motion to approve the Committee minutes of December 12, 2017, seconded by Jodi Adelman. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

a) Development Project Updates.

i. 143rd/Bell Site.

Director Patch reported that the developer under contract closed on the property purchase on December 21. A formal development review application is anticipated in the near future for commercial development.

ii. Dunn Property.

M/I Homes currently has a portion of the Dunn property under contract. Manager Mertens shared a concept plan comprising 4 residential nodes located behind the commercial frontage. Each node features a different product type including single family, front- and rear-loaded townhomes and age-marketed (active adult) single family products. The commercial frontage would be developed by others and is not part of the M/I Homes purchase contract. For M/I Homes to move forward, the next step would likely involve concept approval through the Plan Commission then on to the Village Board to determine if a development agreement can be achieved before detailed engineering plans are prepared. A Village Board workshop is also possible.

Dan Kenney remarked that the concept plan addresses gaps in our housing market with the townhomes and active adult products. The active adult homes

will be attractive to seniors who want to downsize and still want their independence.

Jim Orban noted that the concept would address his own housing needs ten years from now.

Bob Kman inquired about where to visit existing M/I Homes subdivisions with similar housing products. Two nearby M/I Homes subdivisions are located at 131st/Parker in Lemont (Kettering Estates) and south of 163th in Lockport (Sagebrook). The different street layouts of these two subdivisions is apparent.

Mayor Yukich stated that the deed-restricted conservation area is meant to belong to the Village. Staff will verify the status to clarify restrictions and opportunities within the deed-restricted area.

Dan Kenney inquired about the challenges of the concept plan. Manager Mertens summarized that the concept plan does not meet the requirement for 90% of the lots to abut open space or the minimum 12,000 SF lot size of the Conservation Design Ordinance. The developer likely would pursue fee payment in lieu of parkland contribution within the site. However, there are 2 community parks (Stonebridge and Evlyn's Gate) flanking the Dunn property. The ability to relocate IDOT detention needs to be determined and would improve the future highest and best use prospects for the commercial frontage. Exterior materials and density differ from Village standards.

Mayor Yukich noted that density/lot square footage is not a deal-breaker as long as the quality and price point are right. Evlyn's Gate North is an example.

Dan Kenney noted that Hardie Board would create a consistent character. Eighty-nine (89) percent of the current housing stock in Homer Glen is detached single family and there are not a lot of options for downsizing.

The Village Board is just becoming familiar with the M/I Homes concept plan through the current CED agenda packet. Committee feedback is encouraged at this preliminary stage and further discussion can take place at the next meeting.

b) New Business Update.

i. VIP Nails.

The ribbon cutting is scheduled for January 24 and Committee members are invited.

c) Strategic Planning Process.

Manager Mertens reviewed the next steps and scheduled dates in the Strategic Planning Process.

d) Code Update: Permitted and Special Uses Schedule (Non-Residential) and Rezoning of Annico Business Park

Director Gadde presented proposed updates to the subject schedule for discussion and feedback. Staff reorganized the list by grouping similar land uses rather than by alpha order. During this process, staff noticed that some of the uses listed in the current Code are randomly specific. Staff added additional uses to make the list more inclusive and consistent.

One of the goals of this update is to allow Annico Business Park a more diversified set of uses and fully designate it as an I-1 Light Industrial Park. Annico Business Park has been home to a variety of commercial and light industrial-type businesses. In some cases, new business must seek a Special Use permit, requiring additional time and expense to go through the zoning process. Staff is recommending, as a second step in this process, to rezone the entire park to I-1 Industrial, recognizing the uniqueness of this park and the fact that the *2005 Comprehensive Plan* designated this area as a Business Park. As a part of recommended changes, staff included relevant commercial uses in the I-1 district to make this park a hub for thriving commercial and light industrial businesses.

Chairman Burian noted that the proposed enhancements will make the schedule more user friendly and will contribute to improving Homer Glen's image with the business community while still maintaining proper control.

Manager Mertens invited Committee members to contact staff with any suggestions as they continue to consider the proposed Code update. The refinement process will continue and the final draft will then be presented to the Plan Commission for a text amendment before going on the Village Board possibly the first meeting in March. Manager Mertens requested Committee members to consider what conditions should be in place for a Special Use as they review the schedule. If no conditions are needed then perhaps that particular use could be a Permitted Use instead of a Special Use. For example, Enterprise Rent-A-Car was required to go through the Special Use process in order to open a small office with rental fleet in Annico Business Park. There were no special conditions attached to the car rental agency's approval. Mayor Yukich stated that this is a good time for this Code update.

e) Lemont Boundary Agreement.

Although not an express condition of the draft agreement, it is intended that Lemont zone the Shared Tax Area for commercial use and not zone it for an industrial, warehousing or manufacturing use. The draft agreement would share 50/50 any future sales tax revenue generated from the Shared Tax Area. Manager Mertens indicated that Lemont has proposed a revision to the draft agreement that would address the Shared Tax Area in regard to any future non-retail use. Lemont would share 50/50 of the municipal property tax collected from the property in the event Lemont zones the property in the Shared Tax Area for a use other than commercial. The proposed boundary agreement will likely go to the Village Board in February. Lemont will consider the agreement for approval after Homer Glen's approval process to formalize the agreement.

Jim Orban commented that there could be unintended consequences by adding another municipality into Homer Township and Will County. Manager Mertens noted that Lemont would provide services to areas it annexes at no cost to Homer Glen under the terms of the agreement.

6. New Business.

a) Enterprise Rent-A-Car.

The Village Board approved a Special Use permit for the new car rental agency office to open in Annico Business Park on December 27.

b) Bump & Grind Auto Body Exterior Improvements.

Site review and approval through the Plan Commission and Village Board is all that is necessary given that no variances are sought. Bump & Grind is benefiting from a simpler entitlement process enabled by the recent streamlining of the PUD process.

7. Public Comment.

There was no public comment.

8. Adjournment.

Motion by Bob Kman, seconded by Chairman Burian to adjourn. *Motion carried.* The meeting was adjourned at 8:12 p.m.

Respectfully Submitted:



Janie Patch
Economic Development Director