

Community & Economic Development Committee

Minutes of the Meeting on
February 13, 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 7:06 p.m. by Mayor Yukich.

2. Roll Call.

Members present at 7:06 p.m. were Jodi Adelman, Dan Fleming, Dan Kenney, Jim Orban, Chairman Brian Burian and Mayor George Yukich. A quorum was established. Bob Kman arrived at 7:39 p.m.

Members Absent: Bob Schmidt.

Also Present: Village Manager Mike Mertens, Economic Development Director Janie Patch, Chris Plouzek, Mike Prodehl, Lynn McGary, John McGary, Dawn Allen and Jett Velligan.

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 January 9, 2018, seconded by Chairman Burian. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

a) Feedback Discussion on Draft Code Update: Permitted and Special Uses Schedule (Non-Residential) and Rezoning of Annico Business Park

The Committee consensus was to move forward to the Village Board with the proposed schedule update for permitted and special uses. Manager Mertens explained that Annico Business Park would proceed separately allowing the opportunity to meet with property owners to obtain their feedback on the rezoning proposal before scheduling this item for the Village Board.

i. Off Track Betting

Director Patch reported that a new restaurant prospect who has video gaming and off track betting (OTB) associated with his existing restaurant is interested in Homer Glen to possibly open a second location. OTB facilities are licensed by the state and municipalities do not have authority to create a local license requirement as with video gaming. However, municipalities can specify additional conditions for OTB facilities through zoning. Feedback from the CED Committee is sought regarding a staff proposal to include OTB facilities with the ongoing consideration to update the table of permitted and special uses in the Zoning Code. The staff proposal is to list OTB facilities associated with a permitted restaurant as a special use in the C-2, C-3, C-4, C-5, C-6 and I-1 districts on the schedule.

A new revenue stream would be created for the Village if a new OTB facility opened in Homer Glen under a state license. The Village would receive 1% of

the “handle” (OTB revenue intake); the County would also receive 1% of the handle.

Mayor Yukich concurred with the staff proposal and further specified that the restaurant definition used to regulate video gaming operations (in Chapter 83 of the Village Code) should apply to OTB. The minimum restaurant size of 1,500 square feet should apply similar to video gaming. The OTB facility should operate from additional square footage beyond the space used by the restaurant. Chairman Burian indicated from a use (zoning) standpoint that adding OTB as a special use to the schedule is appropriate. There was consensus among Committee members to treat OTB as an ancillary use to a permitted restaurant.

Chairman Burian estimated annual revenue of \$75,000 to \$100,000 to the Village based on the intake (handle) report on the state’s website for the prospective restaurant.

Mayor Yukich indicated he would support a further specification that only Class A and Class B liquor licenses should be associated with a restaurant that has an ancillary OTB facility. Manager Mertens suggested that the type of liquor license issued can be controlled by the Mayor as liquor commissioner. Liquor control should remain separate from zoning.

Mayor Yukich mentioned that the Waterfall Place developer continues to move ahead with his intent to eventually develop the 159th Street site. The developer has received approval for additional 159th Street access through the neighboring property to the east.

Chairman Burian wrapped up the discussion of the uses schedule noting that the proposed updates would streamline and bring the schedule more in line with other towns and make it easier to open new businesses.

Bob Kman joined the meeting in progress.

b) Development Projects Update

i. 143rd/Bell Site (Aetna Development)

Director Patch reviewed the site plan, renderings and building elevations and noted the requested variances (primarily setback). The plan includes 8 buildings with nearly 45,000 square feet of new commercial space. The public hearing for the proposed PUD is scheduled for March 1.

Chairman Burian commented that the awnings shown on the elevations add a higher quality look.

Jodi Adelman inquired about any health issues with the proximity to the ComEd substation. Dan Kenney responded that his research indicates that there is misinformation about health concerns and public awareness needs to be improved.

As a related topic, Manager Mertens announced that Will County has scheduled a public open house meeting on March 7 for the proposed 143rd Street improvements from Bell Road to Lemont Road. Meeting notices were distributed.

ii. Dunn Property (M/I Homes)

Manager Mertens reviewed the proposed concept plan comprised of 4 residential nodes located behind commercial frontage as presented at the January meeting. As an update, the developer is open to brick-wrapping the exteriors of key lots but is not intending to fully brick-wrap the first floor for all units. The developer provides home buyers the flexibility to select from a variety of upgrades including architectural treatment options. The developer will also identify built lots in other locations with similarities to the age-targeted product to help with visualization. In terms of density, the overall site density is about 5.8 units per acre excluding an estimate of 10% for roads. Density is higher within the separate townhome and age-targeted pods. The developer is open to talking about density so the question is what is the right amount?

Some other notable features of the concept plan include sidewalks throughout the site, curved streets (as opposed to a grid pattern), the conservation easement and the bike path that would connect the overall development with two area public parks (Stonebridge and Evelyn's Gate North). The concept plan does not designate a park area so a fee in lieu of land contribution would come into play.

Mike Prodehl commented that reducing density will affect the developer's ability to upgrade quality. Chairman Burian relayed that the price point would be in the upper \$300s to low \$400s for the age-targeted product according to the representative from M/I Homes. Mike Prodehl noted that this pricing could be an issue when it comes time for resell given that the age-targeted product would be built on slabs.

Dan Kenney indicated that the price point for the age-targeted product is surprising given that there are no basements. Dan Kenney also noted that Homer Glen does not have options for downsizing and overall is losing population.

Lynn McGary remarked that Amberfield is all brick with basements and is priced in the high \$300s.

Chairman Burian stated that housing in Homer Glen is predominately single family detached and the relatively high median age needs to be addressed. Homer Glen has lost 300 in population while New Lenox has added 1,400 new residents since 2010. The Village Board is looking for guidance and expertise from its committees to help shape what we can support so that the community can grow. Chairman Burian believes there is a capacity to be flexible with developers.

Dan Kenney inquired about how we can be more builder-friendly without giving it all away. Chairman Burian suggested that we focus on what we are for and the CED Committee can be important to this process.

Jim Orban stated that we need more neighborhood parks in the community. He questioned the fee in lieu of land contribution for parks option as the default option. Manager Mertens noted that the proposed site is flanked by two subdivisions with public parks. The walking path in the conservation area would connect the proposed development with the existing parks in the area. The fee in lieu option gives the Village the opportunity to fill gaps for park space elsewhere in the community. Jim Orban indicated that Homer Glen needs more housing diversity.

Bob Kman stated that we need to filter through and find clarity for the various questions regarding the proposed development.

Mayor Yukich noted that more renderings will be obtained to help with the evaluation.

c) New Business Update

i. Bump & Grind Auto Body Exterior Improvements

The site plan review went to a public meeting with the Plan Commission and is scheduled for Village Board approval at the February 28 meeting. Bump & Grind is benefiting from a simpler entitlement process enabled by the recent streamlining of the PUD process.

d) Strategic Planning Process Update

The Environmental Scan was presented to the Committee of the Whole meeting on February 12. Two Village Board strategic planning sessions are scheduled for next week.

e) Lemont Boundary Agreement Update

Manager Mertens reported that the Lemont Intergovernmental Agreement is scheduled for consideration at the Village Board meeting on February 28. Homer Glen and Lemont do not currently have a boundary agreement. Lemont has requested the 90-acre triangle area south of 135th Street on the west side of Archer Avenue to be within their planning jurisdiction. Homer Glen has limited ability to service this area with sewer and water. Lemont could annex into this area as they are contiguous to it now. Manager Mertens believes we should focus on other key areas where we have more control and ability to service.

Jodi Adelman expressed concern about Homer Glen giving up land area and inquired about who owns the property in the triangle area. Manager Mertens responded that there are about 15-20 owners in the triangle area, mostly in single family homes and some parcels are undeveloped. Lemont will have a better opportunity to provide utilities to the area for any future development. Chairman Burian indicated that it would be cost prohibitive for Homer Glen to provide

utilities. The proposed agreement would give some benefit to Homer Glen with future development based on revenue-sharing.

Jodi Adelman inquired about an option to maintain the triangle area in Homer Glen and work with Lemont to provide utilities. Chairman Burian stated that Homer Glen is more exposed to encroachment without a boundary agreement. Manager Mertens noted that Homer Glen has little leverage in this area. The revenue-sharing plan would benefit Homer Glen with future development.

Chairman Burian asked the Committee if there is consensus to move forward on the Lemont boundary agreement and all members concurred.

6. New Business

a) Annual Commercial Activity Report.

Director Patch summarized the annual report findings with 12 new businesses opened in 2017. A number of important businesses were also retained through new ownership and new investment in improvements. Three new businesses are preparing to open (with updates covered in the next 3 agenda items).

b) Escape Room, "We Escape" (Special Use Permit).

The public hearing is scheduled for February 15. The business is preparing to open at Bell Tower Plaza.

c) At Ease Pub & Grill (former Steamers).

The parent corporation of the former Steamers restaurant is preparing to open a new craft brew pub and grill concept in the same space.

d) Infuego Furnishings.

A new lease is signed for a unique home décor and furnishings designer to open next to Fannie May at Homer Town Square.

e) Menards Improvements.

Menards is wrapping up a significant investment that expanded their lumber yard and added a merchandise mezzanine and improved special order area.

f) O'Malley Court Subdivision.

An extension of the Windsor Court subdivision to the west is proposed on 7 acres with 11 lots. The builder intends to submit an application requested rezoning and variances.

g) State of the Village.

The proposed date for the SOV address is April 17. The Chamber must make arrangements with DiNolfo's to confirm the date.

7. Public Comment.

Lynn McGary asked if the Village would be open to a breakfast format for the State of the Village event hosted by the Chamber. The Mayor concurred.

Jett Velligan of Boy Scout Troop 63 expressed interest in the Lemont boundary agreement. A copy of the draft agreement will be provided via email.

8. Adjournment.

Motion by Bob Kman, seconded by Jodi Adelman to adjourn. *Motion carried.* The meeting was adjourned at 9:17 p.m.

Respectfully Submitted:



Janie Patch
Economic Development Director