

Community & Economic Development Committee

Minutes of the Meeting on
March 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 7:05 p.m. by Mayor Yukich.

2. Roll Call.

Members present at 7:05 p.m. were Dan Fleming, Dan Kenney, Jim Orban, Chairman Brian Burian and Mayor George Yukich. A quorum was established.

Members Absent: Jodi Adelman, Bob Kman.

Also Present: Village Manager Mike Mertens, Economic Development Director Janie Patch and Chris Plouzek.

3. Approval of Amendments to the Agenda.

There were no amendments to the agenda.

4. Minutes.

Chairman Burian made a motion to approve the Committee minutes of February 13, 2018, seconded by Dan Kenney. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

a) Code Update: Off Track Betting Standards.

Director Patch shared the staff proposal for Off Track Betting standards developed from CED Committee feedback received at the February meeting. The proposed standards will be included with the text amendments to the Zoning Code use table for non-residential districts. The public hearing is scheduled for March 15 with the Plan Commission.

b) Annico Business Park Initiative.

The staff proposal to rezone Annico Business Park to I-1 Light Industrial would proceed separately from the use table update (previous agenda item). Feedback from property owners will be sought as the next step before scheduling this item for Village Board consideration.

c) Development Projects Update.

i. 143rd/Bell Commercial PUD (Aetna).

The current application is for overall PUD approval and site plan approval for Phase I construction of the first three buildings. The Plan Commission recommended unanimous approval at their meeting on March 1. The Village Board will consider the proposed development on March 14. Subsequent construction phases will need to go through the site plan approval process that requires only a Plan Commission meeting rather than a hearing and final consideration by the Village Board.

- ii. O'Malley Court Subdivision (12513 Hadley).
An extension of the Windsor Court subdivision to the west is proposed on 7 acres with 11 lots. The public hearing is scheduled for Marh 15.
- iii. Dunn Property (M/I Homes).
Manager Mertens indicated that conversations with the developer continue to get clarification on materials and the age-targeted pod in order to narrow down the discussion points. If both sides can get comfortable, an application could go through the entitlement process in April. M/I Homes wants to start building this summer.

Chairman Burian stated that the development proposal is very positive and would be a shot in the arm for the Village as there has not been a new residential subdivision proposal in ten years. Higher density in this location could be acceptable and should not equate to changing the overall development standards for Homer Glen. An education process is needed that this project could serve as a catalyst for the community.

Jim Orban asked about the density of the surrounding subdivisions. Manager Mertens pointed out that alot of communities are trying to encourage density. The M/I Homes concept plan is not dense in the grand scheme but it is more dense than Homer Glen has experienced.

Mayor Yukich stated that younger people need to be brought into town to buffer a relatively older median age. Chairman Burian indicated that it would be helpful to have CED Committee members educate others about the proposal. This project along with the commercial development at 143rd/Bell (Aetna) can help demonstrate that Homer Glen is open for business.

Dan Kenney noted that there is a perception in the development community about Homer Glen's reputation that needs to change. The issue with the adjoining Victoria Crossing subdivision in Lockport is the use of lower quality siding. Higher material standards for the Dunn property will make a difference. Chairman Burian indicated that Village Trustees are doing their homework and are visiting subdivisions in other areas.

Dan Fleming asked if push back from neighbors may be anticipated. Mayor Yukich pointed out that the conservation area serves as a buffer for Stonebridge. It will be faster to use 159th Street than to cut through existing subdivisions. Chairman Burian suggested that what matters is what neighbors perceive will happen regarding future traffic impacts to adjacent neighborhoods.

Chairman Burian noted that the concept plan has the single family pod adjacent to other existing single family homes. Most streets in the concept plan have only 5 to 6 units that will be viewable in a row due to the layout. There are alot of rear loaded townhomes but the product is good looking, similar to Sheffield Square in Orland Park by the same developer. Mayor Yukich noted that there is market demand for downsizing. Dan Kenney asked about the price point for the single family product. The developer has indicated a base price in the range of

\$400,000. Dan Kenney noted that Evelyn's Gate sells at \$500,000-\$600,000. Chairman Burian reemphasized the need to maintain standards on materials.

Chris Plouzek inquired if there is any issue with no park area in the concept plan. Manager Mertens indicated that the concept plan shows a walking path connecting to Stonebridge Park. Soil and wetland studies are yet to be done to confirm the precise route. Evelyn's Gate North also has a new park. Chairman Burian noted that the two existing parks are within walking distance. It still needs to be considered whether a fee in lieu of park land can have better use elsewhere in town. Chairman Burian stated that CED Committee feedback has been helpful for the discussions with the developer.

d) New Business Update.

- i. Infuego Furnishings.
The business opened on March 10 and the ribbon cutting with the Mayor is scheduled for March 14.
- ii. Bump & Grind Auto Body Exterior Improvements.
The Village Board approved the site plan on February 28. Bump & Grind is benefiting from a simpler entitlement process enabled by the recent streamlining of the PUD process.
- iii. Escape Room.
The Village Board approved the Special Use on February 28. The business owner is preparing to open.
- iv. At Ease Craft Brew Pub.
The owner is working on opening around the end of March.

Jim Orban asked about business signs in town that are not lit. The unlit signs detract from doing business. Director Patch noted a couple of locations where sign lights are not working. Business owners will be contacted.

Director Patch noted that the monument sign at Grove Valley Center will have to be relocated by the owner due to County ROW acquisition for Bell Road improvements. The sign code does not allow the use of temporary banner signs on a monument sign. However, in the interim while the existing monument sign is in place, the new business owners at the center are at a disadvantage with no sign panels on the monument sign. The new owners do not want to invest in sign panels for the monument sign that will be removed. Is this a special circumstance in which the Village could allow the use of temporary banner signs over the sign panels? Manager Mertens suggested that a better solution could be a Village-sponsored sign improvement program to incentivize the replacement of non-conforming signs. If the CED Committee is interested, staff could look into options for structuring an incentive program for consideration. Dan Kenney commented that the two large monument signs (at Grove Valley Center and Bell Tower Plaza) are egregious at the entry to the Bell Road

corridor from 159th Street. Manager Mertens added that the program should incentivize redesign rather than simply lowering sign height. Director Patch described the existing Village loan program for non-conforming sign replacement. The loan program has been marketed especially to 159th Street property owners but has never seen an application likely due to its structure as a no interest loan rather than a grant. Chairman Burian stated that it may be better to make a one-time offer of assistance to the five or six such non-conforming signs in town that most need to be addressed. Mayor Yukich asked Committee members to help locate appealing signage in other areas for design ideas. Jim Orban commented that the 3 Corners sign is nicely designed. Mayor Yukich indicated that splitting the tenants between two signs with four sign panels each could possibly work. Chairman Burian noted that we should find out the cost of sign panel replacement in this consideration. Manager Mertens indicated that staff will investigate. Mayor Yukich stated that assistance can make sense by driving more traffic into businesses that then benefit the community.

e) Lemont Boundary Agreement Update.

The Village Board approved the Intergovernmental Agreement on February 28. The agreement goes next to Lemont for approval before it is finalized.

f) Strategic Planning Process Update.

The Village Board has had two strategic planning sessions in February. A session to develop strategic initiatives is scheduled for March 29.

6. New Business.

a) ICSC Retail Real Estate Forum.

Director Patch will attend this all-day idea exchange and networking opportunity on March 22.

b) Founders Crossing PUD Amendment.

The shopping center owner proposes to incorporate the undeveloped 0.78 acre parcel to the north into the PUD. Additional plaza parking is envisioned on the parcel along with expansion of the outdoor patio for Pelican Harry's. The public hearing is scheduled for March 15.

Mayor Yukich informed the Committee that Chairman Burian set up a meeting with state Rep. Durkin and Sen. Curran on the issues of 159th Street road construction and water rates. A response is anticipated this week on what can be done to get the 159th Street road project back on track.

The Representative and Senator are working to get representatives from the ICC here for a public meeting. Jim Orban asked if there is any possibility to combine efforts with other communities in regard to sanitation issues. Manager Mertens indicated that the Village partnered with Lockport on a facilities assessment that determined it was less expensive to upgrade the existing facility at Chickasaw and close the Derby facility. New Lenox is getting push back and has not finalized their decision. Some of Homer Glen's planning area south of Konow's falls into the Joliet FPA, while some area is in the Lockport FPA and most

of the area is under IAW jurisdiction. The eminent domain lawsuit for the water transmission line, if won, may help control the exponential growth of future water rates. Chairman Burian noted the reality is that Homer Glen is one vote of five communities in the water agency that has taken up the transmission line lawsuit. Mayor Yukich commented that purchasing the water distribution system in town could cost in the range of \$300-\$500 million and would be a separate acquisition from the transmission line. The condition of the distribution system is uncertain. Manager Mertens noted that towns including Lockport and Joliet have lowering aquifers that are presenting even more difficult water planning issues.


7. Public Comment.

There was no public comment.

8. Adjournment.

Motion by Jim Orban, seconded by Dan Flemming to adjourn. *Motion carried.* The meeting was adjourned at 8:17 p.m.

Respectfully Submitted:



Janie Patch
Economic Development Director