

# Plan Commission

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Minutes of the Meeting on  
May 16, 2019

**Village of Homer Glen**  
**14240 W 151<sup>st</sup> Street, Homer Glen, IL 60491**  
**Village Board Room**

**1. Call to Order.**

The meeting was called to order at 7:00 p.m. by Member Broque Backal.

**2. Pledge of Allegiance to the Flag.****3. Roll Call.**

Members present at 7:00 p.m. were Members Broque Backal, Bryan Kozor, Lynn McGary, Dave Stanly, Beth Verdun and Jerry Young.

Also present were the Director of Planning and Zoning Vijay Gadde, Village Manager Karie Friling, Village Attorney James Murphy and the Plan Commission Secretary Gia Cassin. The minutes were recorded and transcribed by Plan Commission Secretary Christine Camardo.

Members absent: Chairman Don Mitchell.

**4. Public Comment.**

None.

**5. Minutes.**

## a) May 2, 2019

Member Backal stated that the minutes from the May 2, 2019 Plan Commission meeting were being presented for approval. Member Verdun stated she was present at the May 2, 2019 meeting, but she was listed as being both absent and present. Member Young stated he was not in attendance at the May 2, 2019 meeting, however, he was not recorded as being absent. Member Backal asked for a motion to approve the May 2, 2019 Plan Commission meeting minutes with the changes to the attendance to be corrected. Member Verdun made a motion to approve the minutes with corrections; seconded by Member Young. Voice vote taken, all in favor, none opposed. The motion passed unanimously.

Planning Director Gadde swore in persons in attendance who intended to speak during the meeting's public hearing.

Member Backal stated that there would be a three (3) minute time limit for persons in attendance who intended to speak during the meeting's public hearing. Member Backal also asked those who intended to speak not to repeat statements made by other persons.

**6. New Business.**

## 6. New Business.

- a) **HG-1902-PS, 15930 W. 159<sup>th</sup> Street (*Public Hearing*):** Consideration of a request for (1) a Preliminary and Final Plat Application; (2) a Special Use for a Planned Unit Development; (3) Special Use Permits for (a) mini-mart associated with the gas station, (b) car wash, (c) outdoor sales and storage, and (d) twenty-four (24) hours of operation; and (4) Site Plan approval for certain real property located in the C-3 General Business District at 15930 W. 159<sup>th</sup> Street (the northeast corner of 159<sup>th</sup> Street and South Gougar Road), Homer Glen, Illinois.

Planning Director Gadde introduced the case by stating the proposed gas station is approximately 1,000 feet east of the tollway and 700 feet from the neighboring subdivision. The applicant, CIMA Developers plans to subdivide the 18.25-acre parcel to create a 5.01-acre lot for the proposed gas station and car wash facility. Planning Director Gadde provided a brief overview of the 159<sup>th</sup> Street corridor by stating that the study conducted in 2015 showed that the 44-acre site was designated for regional commercial development. The subject property is part of the 44-acre site capable of attracting customers and patrons from the larger region. Situated approximately 700 feet from I-355 access, the site has great visibility and access, and has tremendous potential to serve as a catalyst for development and investment in the 159<sup>th</sup> Street corridor. The proposed gas station is projected to generate over \$211,000 in retail sales, and the projected motor fuel tax for gas and diesel is \$158,913. The general overall site layout will have the mini mart in the center, the car wash to the west towards Gougar Road and truck fueling to the north. Planning Director Gadde referred to the grading and drainage plan and stated it would be explained in greater detail by the applicant. He pointed out that the 159<sup>th</sup> Street access is under review by the Illinois Department of Transportation (IDOT). He also displayed the general landscaping plan, and stated that the staff recommends more landscaping in the front and corner yard space on 159<sup>th</sup> Street and Gougar Road. Planning Director Gadde then displayed the general elevations for the mini mart. The logo sign will be located on the front and side of the building. Staff recommends separating the combined monument sign. The applicant agreed to redesign the sign before the case is presented to the Village Board.

Planning Director Gadde introduced Lieutenant Jim Holuj of the Will County Sheriff's Department to present the traffic enforcement summary on Gougar Road. Planning Director Gadde swore in Lieutenant Holuj and the applicants. Lieutenant Holuj stated he is assigned to the Village of Homer Glen, which consists of approximately 26,000 people and 22 square miles. After hearing concerns regarding truck traffic and speeding on Gougar Road, Lieutenant Holuj spoke to the Mayor and Administration, and they agreed to obtain the Will County Traffic Deputy that is assigned to the Village of Homer Glen to conduct traffic enforcement between 159<sup>th</sup> Street and 151<sup>st</sup> Street on Gougar Road. The unincorporated portion of Gougar Road between 159<sup>th</sup> Street and 151<sup>st</sup> Street was also included in the traffic enforcement. During a 25 month span, which started in February of 2017 and ended in March of 2019, the traffic deputy spent over 141 hours enforcing traffic on Gougar Road. In that time, he wrote 557 tickets and 44 warning tickets. Most tickets were for speeding. The traffic deputy also wrote 44 truck citations and two warnings. During the times the traffic deputy was running traffic enforcement on Gougar Road, he did not let any trucks pass by. Member Verdun asked Lieutenant Holuj about Lockport's statistics that were presented as Attachment 3 in the staff packet. Lieutenant Holuj stated he could not speak for Lockport, however, most of

Lockport's statistics from Gougar Road are north of 151<sup>st</sup> Street. This concluded the staff report.

Member Backal called for a motion to open the public hearing in Case No. HG-1902-PS. Member McGary made a motion to open the public hearing; seconded by Member Young. Voice vote taken, all in favor, none opposed. The motion passed.

Member Backal invited the applicant to the podium to state his case. Dan Soltis with CIMA Developers, Inc. located at 30W180 Butterfield Road in Warrenville came to the podium to speak on behalf of the applicants, the Pride Stores. Mr. Soltis gave a brief summary of the connection between CIMA Developers and Pride Stores. CIMA Developers is the real estate and development arm of the Pride Stores, and they are all part of Parent Petroleum. Parent Petroleum is the wholesale supplier. Parent Petroleum supplies fuel for over 300 gas stations in the Chicagoland area. The family owned and operated Pride Stores have been in business for over 30 years. The home office is located in St. Charles, Illinois. There are 15 locations overall, and 14 of the locations are Pride Stores. Mr. Soltis discussed in further detail the other Pride Stores. In July of 2019, there will be a BP site opening in Palatine. The Palatine site will be similar to what is being proposed for the Homer Glen site. The Homer Glen site will sell the Amoco brand of fuel. Mr. Soltis suggested that anyone who is unfamiliar with the Pride Stores should visit their website at [www.pridestores.com](http://www.pridestores.com). Pride Stores would like to offer alcohol at the Homer Glen site. They would like to sell high end beer and wine on the floor and spirits behind the service counter. Pride Stores offer three different quick service food proprietaries. They are Taco Urbano, Urban Counter Restaurant and Pride Café. The restaurant would have limited hours of operation. Pride Stores has not yet decided which quick service restaurant will be located at the proposed Homer Glen site. They are still conducting market research to find the best suited restaurant for the area. All sites would operate 24 hours a day, 7 days a week. The conveyor type car wash would be self-operating. Two to three cars would be able to go through the car wash every minute. The convenience store would be approximately 4,500 square feet. The canopy, also called a starter gate, would have eight single fuel dispensers on the forecourt portion of the property allowing for a bypass lane for car traffic. There would be four high flow diesel dispensers in the back. The Homer Glen site would not have any truck parking spaces. The applicant feels very confident that they put together a very workable plan that they would like to bring to the Village of Homer Glen.

Project Engineer Richard Vane from MG2A and the Director of Traffic Engineering Steve Corcoran from Eriksson Engineering Associates accompanied Mr. Soltis to the Plan Commission meeting to answer any questions regarding the proposed gas station in Homer Glen.

Member Young asked if the TCBY frozen yogurt store would be a part of the gas station. Mr. Soltis stated that it is a condensed offer. It is a machine. It is not the entire TCBY store. Member Young wanted to clarify that Mr. Soltis was not the owner, but he was representing the owners. Mr. Soltis confirmed this statement. Member Young asked what percentage of revenue is received from diesel, the store and alcohol. Mr. Soltis stated that a little less than fifty percent (50%) of revenue is from diesel, fifty percent (50%) of the revenue is from the store. Ten to fifteen percent (10%-15%) of the store's revenue is from beer and wine sales. Member Young asked Lieutenant Holuj for clarification as to why trucks were being stopped on Gougar Road. Lieutenant Holuj

stated that trucks are pulled over if they violate the seven ton weight limit. Mr. Soltis stated that trucks would not be allowed to turn right onto Gougar Road, and there would be a sign posted.

Member Backal informed the public that all their questions would be answered.

Member Young asked how many trucks, on average, would be fueling in the gas station per hour. Mr. Soltis stated that during peak times, approximately five to eight trucks would fuel per hour. This statistic is based off other Pride Store gas stations that carry diesel fuel.

Member Stanly inquired about the hours and staffing at the car wash. Mr. Soltis stated that the car wash will not be staffed, however, it will operate twenty-four (24) hours a day, seven (7) days a week. Member Stanly also asked if diesel fuel would only be available in the back of the gas station. Mr. Soltis was not sure and needs to confirm if there will be a few "3 plus 1" dispensers in the front forecourt for smaller box trucks.

Member Kozor asked how large the seating area would be inside the convenience store. Mr. Soltis stated the seating area would be approximately 24-30 seats. Member Kozor referred to sheet C4a, the Truck Turning Exhibit, and questioned if the turning radius for trucks was wide enough. Project Engineer Richard Vane stated that although it does not show it on sheet C4a, the turning lane was adjusted and made wider so trucks can easily turn in and out of the gas station without causing a traffic backup.

Member Backal inquired about water and sewer service being available at the proposed gas station. Project Engineer Richard Vane stated that it is his understanding that the Village is bringing water and sewer to the site. Director Gadde clarified that the water and sewer connections are already available at the site.

Member Backal asked Lieutenant Holuj to come to the podium to answer questions from the public. Resident Tim O'Meara asked Lieutenant Holuj what the fine is for trucks that violate the weight restriction. Because Lieutenant Holuj assigns officers to Gougar Road for traffic enforcement and is not there personally, he was unsure of the fine. He later confirmed that the fine is \$120. Resident Mr. Howard from 15607 Forest Court stated that he is aware that 44 truck tickets were written in the 25 month period, however, he asked how many semis traveled on Gougar Road during that time. Lieutenant Holuj was unsure of the answer because no one is assigned to count trucks. Lieutenant Holuj suggested calling either the Will County Department of Transportation or the Homer Highway Department for the answer to his question. Member Verdun pointed out Attachment 3 - Summary of Traffic Enforcement chart in the staff report to view the City of Lockport's truck citation statistics. Lieutenant Holuj stated that Lockport's statistics are north of 151<sup>st</sup> Street, which is not a concern to the public.

Member Backal called Steve Balich to the podium. Mr. Balich lives behind Home Depot at 12259 Derby Lane and is speaking on behalf of himself and Will County Board Member Mike Fricilone who lives near the proposed gas station. Both Mr. Balich and Mr. Fricilone believe that if Homer Glen turns down the proposed gas station that the Village will lose a lot of revenue. Mr. Balich stated that he is happy there is not a property tax in Homer Glen at this time and believes the proposed gas station will help

to keep it that way. Mr. Balich and Mr. Fricilone also believe if the gas station is not built in Homer Glen that the owners of the gas station will build across the street in the City of Lockport. Both Mr. Balich and Mr. Fricilone support the proposed gas station.

Member Backal called Deborah Lopresti to the podium. Ms. Lopresti lives at 15535 Gougar Road. Ms. Lopresti does not oppose the gas station, however, she is opposed to the truck traffic. Ms. Lopresti stated that trucks travel north and south on Gougar Road all day. The trucks disobey the weight restriction signs, and she feels that the Will County Sheriffs are not helpful with their enforcement. She also stated that an empty truck weighs 17.5 tons. Even if the trucks are not scaled, they are over the seven ton weight limit for Gougar Road. Ms. Lopresti's son owns and operates a truck repair business. After her son observed trucks driving on Gougar Road, he determined them to be overweight by their appearance. Ms. Lopresti also asked if the owners of the proposed gas station would be receiving tax abatement. It was stated that there would not be any tax abatement given to the proposed gas station. Ms. Lopresti also wanted to know if there was going to be any restrictions for idling trucks, and if so who would be enforcing the restrictions. She stated that the weight limit signs are not obeyed by the truck drivers, and she feels they will also disobey the "no right turn" sign.

Member Backal called Tim O'Meara to the podium. Mr. O'Meara lives at 15951 W. Shady Lane in a log cabin. His house is on the corner of Gougar Road and Shady Lane. Mr. O'Meara asked for a point of order. He stated that the proposed gas station was on the agenda for the May 2, 2019 Plan Commission meeting and then cancelled and put onto the May 16, 2019 meeting agenda. It was then taken off the May 16 agenda and then again put back on the May 16 agenda. Because the proposed gas station was not going to be discussed at the May 2, 2019 meeting, Mr. O'Meara did not attend. After reading the May 2, 2019 Plan Commission meeting minutes, Mr. O'Meara feels there was discussion regarding the proposed gas station and questioned whether or not this violated the Open Meetings Act (OMA). Director Gadde stated that the discussion regarding the proposed gas station at the May 2, 2019 Plan Commission meeting was to state that it would be on the agenda for the May 16, 2019 meeting. Director Gadde also stated that there were no specifics discussed at the May 2, 2019 Plan Commission meeting. Mr. O'Meara feels there were specifics discussed at the May 2, 2019 meeting, however, Director Gadde assured Mr. O'Meara that no one at the May 2, 2019 Plan Commission meeting had any plans or staff reports for the proposed gas station. Mr. O'Meara was also upset that a few signs that displayed the public hearing blew over from the wind. Member Backal informed Mr. O'Meara that he was over his three minute time limit. Mr. O'Meara asked Member Backal for another three minutes. Member Backal informed Mr. O'Meara that he already used his three minutes. Mr. O'Meara stated that he asked for a point of order and feels the point of order should not have been timed. Member Backal granted Mr. O'Meara another three minutes. Mr. O'Meara feels that the proposed gas station will cause more truck traffic, which will become a safety issue for buses and residents that travel on Gougar Road. He believes that one day there will be an accident involving a truck and a bus. He stated that approximately 25 trucks a day travel on Gougar Road and all of the trucks are driving over the posted speed limit of 30 miles per hour (mph). He is also concerned about trucks parking overnight at the gas station. Mr. O'Meara took pictures of another gas station that prohibits truck idling and truck parking, however, the trucks were parked and idling. He feels the trucks will disobey the "no truck parking or idling" signs at the proposed

gas station and no one will enforce the rules. Mr. O'Meara rejects the truck stop, but does not reject the gas station.

Member Backal called Marvin Pickering to the podium. Mr. Pickering lives at 15525 Gougar Road. Mr. Pickering is concerned that alcohol being sold at the gas station near a public school is not a good idea because children at the bus stops will be at risk of someone driving on Gougar Road under the influence of alcohol. Mr. Pickering is also concerned about the water runoff from the car wash. He believes the runoff will end up in Fiddymont Creek. He also stated that the water from the retention pond may find its way into the basements of the homes on Shady Lane. Lastly, he is concerned about truck traffic.

Member Backal called Tony Drabik to the podium. Mr. Drabik lives at 13958 S. Cherokee Trail. Mr. Drabik thanked everyone on the Plan Commission for volunteering their time on the committee and all their research. He requested that the Plan Commission approve the proposed car wash and pass it onto the Village Board. Mr. Drabik would like to have the proposed gas station become a new business in Homer Glen.

Member Backal called Pam Vaclav to the podium. Ms. Vaclav lives at 15903 W. Shady Lane. Ms. Vaclav is concerned about the safety of school buses with more truck traffic on Gougar Road if the gas station is approved. She recently followed a truck on Gougar Road that was driving fast and clocked his speed at almost 41 mph, which is 11 mph over the posted speed limit. Ms. Vaclav stated that, after researching the internet, a truck driving 40 mph would take half a football field to come to a complete stop. She does not see many police officers enforcing truck traffic violations. Ms. Vaclav is not opposed to the gas station, however, she is opposed to the truck traffic and truck fueling.

Planning Director Gadde swore in persons who arrived late to the meeting and who intended to speak during the meeting's public hearing.

Member Backal called Margaret Sabo to the podium. Ms. Sabo lives at 15340 S. Mallard Lane. Ms. Sabo stated that any development on 159<sup>th</sup> Street and Gougar Road will affect everyone, not just the people that live near the proposed development. She is opposed to overnight truck parking, idling, fueling and truck horns. She is concerned that the increased truck traffic will be a safety issue for the school that is located on Gougar Road. Ms. Sabo is also opposed to outdoor seating for the restaurant that will be located inside the convenience store. She feels this will increase loitering at all times. She objects to the proposed gas station.

Member Backal called Pat Howard to the podium. Mr. Howard lives at 15607 Forest Court. The residents that live in the Shady Hollow subdivision are Homer Township residents, not Homer Glen residents, yet the gas station will affect them the most. Mr. Howard feels the trucks drive too fast on Gougar Road, and he is concerned about the safety of the children who wait at the bus stop on Gougar Road and Shady Lane, which is at the bottom of a hill when heading north on Gougar Road. He does not object to the gas station, however, he does object to the truck traffic. Mr. Howard also added that there are some unanswered questions that should be addressed before the Village gives final approval for the gas station project to proceed.

Member Backal called the applicant, Dan Soltis, to the podium to answer the public's questions from earlier in the evening. Mr. Soltis confirmed that there will be a "3 plus 1" dispenser in the front forecourt of the gas station for smaller box trucks. There are not any parking spots available for trucks to park overnight or idle. Gas station staff would be informed of the "no truck parking or idling" rule. Mr. Soltis does not see overnight truck parking or idling as an issue. Eleven of their sites provide diesel, and the Villa Park, Carol Stream and Kildaire sites can accommodate larger trucks. None of their sites have overnight parking.

Planning Director Gadde called Project Engineer, Richard Vane to come to the podium to explain drainage plans for the proposed gas station. Engineer Vane informed the public of the current main flow of drainage in the area. He stated that there are culverts under 159<sup>th</sup> Street and there is a large flow that comes from the south, goes into the culverts and through the property and exits out down Gougar Road through the pipes that are located underneath the road. The new drainage route would include a detention pond. The large flow from the south would collect in the detention pond and then drain into the culverts that are located under Gougar Road. Will County and the Village of Homer Glen have strict storm water requirements. The applicant has a significant amount of storm water retention that needs to be provided. In addition, the small creek that currently exists will not be eliminated, however, it will be relocated to run along 159<sup>th</sup> Street and discharge out to the Gougar Road culverts, where it currently drains. It is similar to having two detention systems. The detention system relocates the creek, and it will provide detention for the applicant's development.

Planning Director Gadde called the Director of Traffic Engineering Steve Corcoran to the podium to answer the public's question regarding the amount of trucks that the diesel fueling lanes can hold. There are three fueling lanes for the trucks. There is room for 12-13 trucks, approximately four trucks per lane, to be fueling and waiting to get fuel at the same time. There is plenty of area for the trucks to be waiting in line to fuel without disrupting the normal flow of the main portion of the gas station and the car wash. According to the applicant, it is highly unlikely for 13 trucks to be waiting to get fuel at the same time.

Mr. Soltis stated that they are open to installing signs that read "no overnight truck parking", and any other suggestions to deter overnight truck parking. They do not have a problem with overnight parking at any of their other locations. They will inform staff to notify local authorities if there is a truck parked overnight.

Village Manager, Karie Friling, asked the applicant if the water from the car wash would be contained and recycled. Mr. Soltis stated that typically they do not set up a reclaimed system for their car washes, however, they have provided the reclaimed system at some locations.

Lieutenant Holuj informed the public that it is a \$120 fine for trucks violating the seven ton weight limit while driving on Gougar Road. It is also a strike against their Commercial Driver's License (CDL), which is significant. He stated that the officers were writing tickets to every truck driving on Gougar Road because whether the truck was empty or full, it exceeds the seven ton weight limit. The court was throwing out the tickets written by the officers because they did not have a scale, therefore, the officers were writing truck citations for violation of the sign, which would not get thrown out of



court. Lieutenant Holuj stated that the Will County officers that patrol Homer Glen do not carry scales in their cars because they are very heavy. The officers are needed for regular calls and do not have the time to weigh trucks all day. Normally, the Will County Traffic Division is the department that have the truck scales and enforce truck traffic. Lieutenant Holuj reminded the public that the officer, who was enforcing the truck traffic for the 25 month period on Gougar Road, is assigned to patrol the Village of Homer Glen. Because of the resident's concerns about truck traffic on Gougar Road, Lieutenant Holuj assigned the deputy to that area even though there were plenty of areas in the Village of Homer Glen that would have benefitted from the officer's assistance.

Member Backal read two letters. The first letter was addressed to the property owner, Cathy Boo sent by the Lockport Township High School's Director of Business, Stephanie Croix. It read "This letter is in response to your inquiry regarding the benefits to Lockport Township High School District 205 of a gas station potentially going in on the corner of 159<sup>th</sup> and Gougar. Since it would be a commercial property, it would not bring any students to the District. It would be new property equal to the equalized assessed value of the property after it is completed. This brings new tax dollars to the District outside of the tax caps the first year it is added to the tax rolls. It also benefits all other taxpayers of the District in that the additional new EAV is added to the total EAV that the District's tax levy is spread over, so it reduces the share of our levy paid by all other taxpayers." The second letter was addressed to Planning Director Gadde from the Fire Chief, Chris Locacius, of Homer Township Fire Protection District. The letter expressed the fire department's support for the proposed gas station. The Fire Department has been struggling economically since 2008. They were faced with station closures but were able to work with the union to avoid that situation. Projects, such as the proposed gas station, are extremely important for the future of the fire district in delivering fire and EMS service to the residents. They need growth to avoid going back to the tax payers and asking for more money.

Resident Pat Howard reiterated that the residents that live near the proposed fueling station do not mind the proposed gas station, however, they do not want it to be a truck stop.

Member Backal called for a motion to close the public hearing in Case No. HG-1902-PS. Member McGary made a motion to close the public hearing; seconded by Member Stanly. Voice vote taken, all in favor, none opposed. The motion passed.

*At 8:26 p.m., Member Young requested a break. Member Backal granted a five minute break. At 8:33 p.m., the Plan Commission reconvened.*

Member McGary asked Lieutenant Holuj if the officers could concentrate their time during school hours, particularly at the start and end of the school day when the buses would be entering and departing the school. Lieutenant Holuj stated that there are other areas in Homer Glen that have problems of cars speeding past bus stops, and it is hard to cover all areas. However, he will inform the Will County Traffic Division.

Member McGary asked the applicant where a truck driver would park if they wanted to go inside the restaurant. Mr. Soltis stated there is plenty of queuing area for the truckers to temporarily park.

Member Stanly asked Mr. Soltis if Pride Stores had a contract with any major trucking company that would be fueling regularly at the proposed gas station. Mr. Soltis stated that they have an account with Comdata, which is a fleet card type scenario, but they do not have a contract with them.

Member McGary asked if there have been problems at any of the applicants other stations in regards to trucks entering and exiting the gas station on a road that is not meant to accommodate semi trucks. Mr. Soltis stated that he is not aware of any problems at the other gas stations.

Member Backal asked Mr. Soltis if any of their other stations had 12 trucks in the gas station at the same time waiting in line to fill up their gas tanks. Member Backal wanted to know if this is a common issue. The Director of Traffic Engineering, Steve Corcoran, stated it is not common at a typical suburban gas station.

Member Verdun asked Lieutenant Holuj if Homer Glen could be included for a pop up or scheduled Will County truck enforcement event in which trucks would be weighed using portable truck scales. Lieutenant Holuj stated he would bring the request to the Will County Traffic Division.

Member Young asked if there was any signage stating there is a bus stop ahead. It was confirmed that there is one sign that notifies of a bus stop. Resident Tim O'Meara shared his pictures of the sign with Member Young.

Member Stanly inquired where the portable truck scale event would be held if Will County had such an event in Homer Glen. Lieutenant Jim Holuj stated he would talk to the traffic sergeant to find out their suggestions on the location, and if need be, they would work with Lockport.

Member Young suggested a giant, yellow neon sign to be installed warning truck drivers of a bus stop ahead.

Member Backal suggested adding to the motion that no overnight truck idling is allowed. Planning Director Gadde stated it can be added as a condition to the motion.

Member Young asked for clarification on what is considered truck idling. He would like to know if it is considered truck idling if there are 12 trucks waiting in line to get fuel.

Village Attorney James Murphy wrote the wording regarding the overnight truck idling, which will be added as a condition to the motion. Idling being defined as the running of a truck engine while not in line to purchase fuel.

Member Backal asked for a motion. A **motion** to recommend approval with conditions of (1) a Preliminary and Final Plat Application; (2) a Special Use for a Planned Unit Development; (3) Special Use Permits for (a) mini-mart associated with the gas station, (b) car wash, (c) outdoor sales and storage, and (d) twenty-four (24) hours of operation; and (4) Site Plan approval for certain real property located in the C-3 General Business District at 15930 W. 159<sup>th</sup> Street, subject to the following variances and conditions was made by Member Verdun; seconded by Member McGary.

**Variations:**

- a. Reduce the required corner setback from 45' to 30.5' for the car wash facility.
- b. Allow the stand-alone "The Pride" and the "Amoco" logo signs.
- c. Increase the permitted area for the first ground sign from 65 square feet up to 192 square feet and allow more than four sign panels.
- d. Allow the second ground sign, located off-site on the adjacent parcel, subject to the applicant providing signage easement.
- e. Allow the two ground signs at less than 15' from the property line.

**Conditions:**

- a. Submit revised Site Plans and signage details depicting the following, prior to Village Board consideration:
  - Separate the proposed combined monument sign and work with Village staff to finalize the location and design of the new signs.
  - Revise Landscape Plan indicating more ornamental trees such as the Japanese Tree Lilacs and shrubs in the front and corner yard space.
  - Indicate the proposed propane storage cage area.
- b. Work with the Village, as part of final engineering approval, to determine appropriate engineering and location that will allow the Village to construct a pedestrian path along Gougar Road in the future.
- c. Direct to staff and Village Board that the approval be conditioned upon a prohibition of the idling of trucks overnight. Idling being defined as the running of a truck engine while not in line to purchase fuel, and prohibit overnight parking on the property.

A roll call vote was taken. In favor (5) Backal, Kozor, McGary, Stanly, Verdun. Opposed (1) Young. Absent (1) Mitchell. Abstained (0) None. Motion carried.

Planning Director Gadde stated that Case No HG-1902-PS will be presented to the Village Board at the Village Board Meeting on June 26, 2019 provided the applicant submits their revised plans.

**7. Reports of Plan Commissioners and Staff (includes Old Business).**

Planning Director Gadde stated that there will be one Plat of Consolidation application at the next Plan Commission meeting on June 6, 2019. He also stated that the Plan Commission meeting that was scheduled for June 20, 2019 has been cancelled because of Homer Fest.

Member Verdun stated the first Comprehensive Plan Steering Committee meeting was held on May 14, 2019. The meeting went well. It was mostly an introduction of the team that will be working with the Village and also making sure that the staff members and community volunteers met each other. The Steering Committee will be meeting every four weeks. Some things to look for in the upcoming weeks is the launching of the new Village website, myhomerglen.com. The website will be a way to reach out to the community regarding the plan, along with social media and a Q&A booth that will be available to residents at Homer Fest. A special effort is being made to receive the input of the younger members of the community. It is a great opportunity to see where the Village of Homer Glen was in the past, where we are now, and where we will be in the

future. There will be lots of ways the residents can participate if they cannot make the open house at the second Village Board meeting in June, such as the online survey or speaking to someone at one of the pop up sites. Member Verdun will continue to give the Plan Commission informational updates from the Steering Committee as well as inform the Steering Committee of any comments from the Plan Commission.

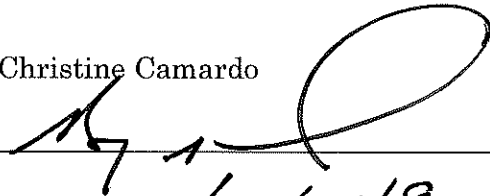
**8. Adjournment.**

Member Backal asked for a motion to adjourn. Motion to adjourn was made by Member Stanly; seconded by Member McGary. The motion was passed. The meeting was adjourned at 8:59 p.m.

Respectfully Submitted: Christine Camardo

*Backal*  
Chairman ~~Mitchell~~: \_\_\_\_\_

Approved (Date): \_\_\_\_\_

  
*6-6-19*