

Community & Economic Development Committee

Minutes of the Meeting on
June 12, 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 7:02 p.m. by Mayor Yukich.

2. Roll Call.

Members present at 7:02 p.m. were Dan Fleming, Dan Kenney, Bob Kman, Jim Orban, Chris Plouzek, Mike Prodehl, Chairman Brian Burian and Mayor George Yukich. A quorum was established. Jodi Adelman arrived at 7:07 p.m.

Members Absent: None.

Also Present: Village Manager Mike Mertens, Economic Development Director Janie Patch and Director of Planning and Zoning 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 May 8, 2018, seconded by Mike Prodehl. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

a) Strategic Planning Process Update.

Staff will seek feedback on proposed action plans at the next Committee of the Whole meeting on June 20 at 6:30 p.m. prior to finalizing the Strategic Plan Report. These action plans are intended to be used by Village staff in implementing the strategic initiatives identified by the Village Board over the next three years (2018-2021). There are a number of triggers where Village Board input will be needed during the three-year period. The action plans are broken down into steps and responsibilities are designated. Overall, action plans will need to be revisited and adjusted on an annual basis.

b) Development Projects Update.

i. Fiddymment Creek Sanitary Sewer Project.

Bid opening is scheduled for June 19. We will look to finalize the Intergovernmental Agreement with Lockport and award the bid on June 27.

ii. IDOT 159th Street Project.

Director Patch is attending the bi-monthly IDOT field management team meetings with the IDOT road contractor. Judlau continues to indicate they will be ready to switch traffic to Stage 2 by the beginning of July. The field management team is concerned about Judlau's ability to meet their stated schedule given past performance and the number of outstanding work items involved that must be accomplished prior to Stage 2. Staff continues to monitor progress closely. Mayor Yukich, Orland Park's Mayor and staff participated in

an opportunity to communicate directly with IDOT officials during the June 8 meeting coordinated by Rep. McDermed's office.

- iii. 143rd/Bell Commercial PUD (Aetna).
Revised building plans for Phase 1 are undergoing Building Department review. Phase 1 consists of 3 buildings of the total of 8 buildings on the approved site plan: Dollar Tree will occupy Retail B (10,000 SF); O'Reilly Auto Parts will occupy Retail C (7,210 SF); and a third building on Lot 5 will be multi-tenant. The developer is finalizing a lease with a national food user for the third building.
 - iv. Dunn Property (M/I Homes).
The developer intends to submit a formal application in time to be scheduled for a public hearing with the Plan Commission on July 19.
 - v. Paraskis Development (12361 159th).
The applicant has scheduled a neighborhood meeting on June 19 at 6:00 p.m. in the Community Room with adjacent property owners in the Country View subdivision. The neighborhood meeting follows initial feedback heard at the May 3 Plan Commission workshop.
 - vi. Goodings Grove Opportunity Site.
The developer under contract is preparing for a formal submittal. The proposed concept plan is rear-loaded townhomes fronted by commercial buildings. Four-sided architecture for the commercial buildings is envisioned to blend in with the residential use on the rear portion of the site.
 - vii. Jensen 159th Property Update.
A certified survey is the final step prior to scheduling a purchase closing date later this month for the 32-acre Jensen property. Staff recently met with the buyers who originally saw the property as an investment opportunity but are now considering self-development. At this stage, the buyers have ideas but are not ready to present an overall concept plan for the specific site. Staff discussed a possible phased approach with commercial development of the frontage as the first phase. More details will be shared as the buyers' plans for the site take shape.
- c) New Business Update.
- i. Escape Room (15738 Bell).
We Escape is preparing to open on June 23.
 - ii. Big Joe's Backyard BBQ (12326 143rd).
The business owners are preparing to install an ANSUL system upgrade.
 - iii. Dialysis Care Center Corporate HQ (15801 Bell).
The building permit review process is ongoing.

iv. Homer Dollar (Orland Oak Center).

The business owners are preparing to submit for building permit.

6. New Business.

a) Code and Process Updates: Comprehensive Housing Market Analysis – Review of Lot Sizes and Density Requirements.

Director Gadde introduced the topic as related to the Village's Strategic Priorities for Economic Development and Growth. A strategic approach could strive to balance the housing market with what the Village wants and provide housing options for all stages of life. Tonight's presentation is intended to start the conversation. Director Gadde referred to a preliminary evaluation of land use and development opportunities displayed on a map.

Manager Mertens indicated that the focus is on housing types from the standpoint of zoning. The zoning code regulates housing density and materials which factor into the variety of housing types built. Opportunity areas we know could use an update can be addressed rather than undertaking a complete Comprehensive Plan update.

Director Gadde provided an overview of lot sizes with comparison to other towns. Density requirements were reviewed including nationally-recognized standards.

New policy questions to consider include:

- Encourage a diversity of residential development types in and near commercial corridors or regional commercial nodes?
- Allow rezoning for new R-4 (12,500 SF) lots?
- Allow rezoning for new R-6 Multi-Family Residential Districts?
- Allow net density up to 9 dwelling units per acre for multi-family and mixed use developments in and near commercial corridors or regional commercial nodes via the PUD process?

Other design considerations for mixed use projects include building design (height, form, style); walkability-related features (building facades along the sidewalks); landscaping; and, parking requirements.

Jim Orban asked about the rationale for no new R-4 zoning? The exclusion occurred during the housing market boom leading up to the recession. Other communities were building too fast and too closely to Homer Glen. The market has changed. Not everyone wants 4,000 SF homes and developers are seeking smaller lots. There is an opportunity to focus on context-sensitive development and encourage smaller starter homes and smaller lot development in certain areas. The goal of staff is to present options to the Committee and the Village Board. There are 3 proposed developments in cue now.

Mike Prodehl stated that we need to be stringent on quality materials if smaller lots are allowed. Dan Kenney remarked that there is a market for Evelyn's Gate North. (Lot sizes in Evelyn's Gate North range from 6,084 SF to 8,211 SF.) Chairman Burian noted that he favors approaching density in particular zones where it makes sense versus anywhere in town. The M/I Homes proposal is in the right location and can

serve as a “shot in the arm” for attracting new economic development. Chairman Burian indicated that he is comfortable exploring higher density in certain zones noting that quality is key and should not be compromised. Dan Kenney stated that existing regulations should be kept in place for other areas of Homer Glen.

Manager Mertens commented that staff is unable to provide good guidance with current restrictions. Different residential development types do not fit with the face brick requirement. For instance, the arts and crafts style is not based on brick. It becomes a necessity for the developer to sell the character of the proposed subdivision. For commercial developments, Manager Mertens feels the need to tighten the materials permitted by code.

Nationally-recognized standards for density range from 6 to 8 dwelling units per acre as the minimum density for mixed-use and transit-oriented areas. Approximately 12 units per acre is an average to ensure that there is sufficient population to support nearby uses and services. Some Chicago area developments exceed 20 dwelling units per acre on the high end. Director Gadde pointed out specific examples including Sheffield Square of Orland Park with a net density of around 8.8 units per acre. Park Place of Geneva has a net density of about 15 units per acre. The M/I Homes Dunn property proposal is 8.9 units per acre. The preliminary concept for the Goodings Grove opportunity site (north of Home Depot) is 9.5 units per acre. Director Gadde asked Committee members for their thoughts on raising the bar from the current multi-family density maximum of 6 units per acre.

Chairman Burian commented that 12 units per acre is too high unless there is another reason to allow this density. Dan Kenney noted that it depends on the location. Next to the Home Depot this density can make sense. Chairman Burian agreed on the possibility. Manager Mertens indicated that higher density could be allowed in certain areas. Mike Prodehl added that the higher density allowance should be tied to quality materials and park amenities. Manager Mertens suggested that definable and measurable criteria could be used to allow higher density. Mike Prodehl asked if there would be any disruption to developers in process. Manager Mertens replied there are no projects that have completed the formal approval process. Jim Orban asked about how neighboring communities are working with density. If higher density is allowed adjacent to Homer Glen by another community, then we could consider allowing higher density as well.

Manager Mertens noted that targeting higher density may be appropriate but the community may not be ready for it. Mayor Yukich stated that the times and wants of people have changed. A density of 12 units per acre may be high given that developers are currently proposing 9 units per acre. Mike Prodehl suggested matching criteria to higher levels of density ranging from 9 units per acre to 15 units per acre.

Chairman Burian stated that the CED Committee is informed about the housing market. Committee members will need to inform others when the policy discussion of lot size and density broadens. We are not trying to become like Orland Park. Materials and amenities like open space remain important. Manager Mertens

suggested that there are communities we might like to model such as Geneva, Burr Ridge and some of the north suburban communities, all of which allow higher densities. Chairman Burian indicated that Homer Glen still needs to maintain a distinct character that sets it apart from the others. Manager Mertens noted that Homer Glen has thousands of acres of open space. We need to remember that we have this amenity and find a balance with future development.

Chairman Burian inquired about what percent of town is on smaller lots. The northeast portion of the Village was developed with smaller lots prior to incorporation.

Director Gadde noted that there is developer interest in larger tracts of land for sale in the southwest portion of the Village.

Manager Mertens asked if staff is focusing in the right direction with a plausible path for a policy discussion on lot sizes and density. The general consensus from the Committee is yes. Dan Kenney stated that communications should be clear that the policy questions for discussion are in regard to the possibility of raising density in commercial areas.

7. Public Comment.

There was no public comment.

8. Adjournment.

Motion by Chairman Burian, seconded by Bob Kman to adjourn. *Motion carried.* The meeting was adjourned at 8:28 p.m.

Respectfully Submitted:



Janie Patch
Economic Development Director