

# Community & Economic Development Committee

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Minutes of the Meeting on  
July 10, 2018

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

1. Call to Order.

The meeting was called to order at 7:01 p.m. by Mayor Yukich.

2. Roll Call.

Members present at 7:01 p.m. were Jodi Adelman, Eileen Crement, Dan Fleming, Dan Kenney, Bob Kman, Jim Orban, Chris Plouzek, Chairman Brian Burian and Mayor George Yukich. A quorum was established. Mike Prodehl arrived at 7:06 p.m.

Members Absent: None.

Also Present: Economic Development Director Janie Patch.

3. Approval of Amendments to the Agenda.

There were no amendments to the agenda.

4. Minutes.

Bob Kman made a motion to approve the Committee minutes of June 12, 2018, seconded by Chris Plouzek. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

a) Development Projects Update.

i. IDOT 159<sup>th</sup> Street Project.

Director Patch reported that the Stage 2 traffic switch is now targeted for August 3. Digital message boards along the corridor will provide motorists with advance notice of the upcoming new traffic pattern. Chairman Burian stated that elected officials have been extremely helpful. Another conference call to coordinate with elected officials is scheduled for tomorrow.

ii. Dunn 159<sup>th</sup> Property (M/I Homes).

The public hearing is scheduled for August 2. Chairman Burian stated that Committee members are well-informed on the market background and the proposed concept. Chairman Burian requested that Committee members attend the public meetings for the process and share their support based on the facts. Mayor Yukich noted that the Village needs to diversify its housing stock if we want to help retain existing residents and welcome new residents. Dan Kenney indicated that the proposed housing product is desperately needed. Inventory is low and homeowners are afraid to list their homes as there is little on the market for sale for their move. Mike Prodehl indicated that interest rates are starting to climb as well. Builders are not going to continue to build this number of units. Chairman Burian noted that this market information is helpful for focusing on the big picture and needs to be communicated.

Eileen Crement asked about the project density. The average density is about 8.9 units/acre. This density is significantly lower in comparison to other towns.

Chairman Burian described the proposed development as a “shot in the arm” that can help attract new economic development activity.

Dan Kenney suggested talking to the builder about providing main floor master bedrooms.

iii. Paraskis Development (12361 159<sup>th</sup>).

The applicant held a neighborhood meeting on June 19 with the adjacent property owners in the Country View subdivision and is preparing to submit a formal application. The discussion at the neighborhood meeting was reviewed with the CED Committee from the minutes. Dan Kenney commented that it makes sense to maintain subdivision access only to the private park within Country View because it runs between the homes and is adjacent to homeowners' backyards.

Carroll Drive was always intended to connect with adjacent development and was stubbed within the Country View subdivision to enable this future connection.

Eileen Crement asked if the townhome development detention pond will be connected with the detention pond for Country View Estates.

iv. Goodings Grove Opportunity Site.

The proposed site plan with 76 rear-loaded townhomes fronted by future commercial development in phase 2 was reviewed. A formal submittal was received and the public hearing is scheduled for August 16. Chairman Burian noted that this proposal involves rezoning from commercial for mixed use next to two big box retailers.

Jim Orban inquired whether projected traffic counts have been shared in our commercial attraction efforts. Director Patch responded in the affirmative. Director Patch reviewed the history of marketing the site for desired commercial development. The site has been in bank possession and has been marketed for commercial development for the past 9 years. The bank has not been successful in attracting commercial development to the site. Last year, there was some hope as the site went under contract with a commercial developer. Over the 6-month due diligence period, the commercial developer was not able to attract commercial users despite their own focused efforts, Village-initiated recruitment outreach and additional marketing pushes at several recruitment conventions. Feedback from site selectors and retailers has been consistent. Retailers view the site as “second row” because it does not have Bell Road frontage; therefore, the site does not meet their location criteria. Additionally, the relative lack of housing density in the area and the slow growth of new housing development is a deterrent for retail attraction. Other uses including townhomes and senior care facilities, both with no commercial component, have been suggested by other developers for this site. The current proposal for phased development of mixed use with townhomes and commercial frontage could help alleviate the concern heard from retailers and draw interest to the frontage of this site.

Dan Kenney commented that the site does not back up to existing subdivisions and it should be easier to approve higher density in this location. Chairman Burian noted that the key issue will be rezoning away from commercial. Dan Kenney indicated it would be good if entertainment/restaurant uses could be attracted to the frontage.

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

The CED Committee expressed openness to a policy discussion on lot sizes and density in commercial corridors at their meeting on June 12. Director Patch provided an update on process. Staff needs to update the inventory of buildable lots, a project that will take some time, and plans to come back in the fall. In the meantime, there are development proposals coming through the process.

Bob Kman suggested that it may be easier to consider the Goodings Grove project first in the process. Chairman Burian indicated that the M/I Homes proposal will have a larger impact and benefits for the Village. Mike Prodehl noted that all other towns around Homer Glen have new subdivisions. Homer Glen is the only community in the area that has had no new subdivision proposals for many years.

Mike Prodehl asked if a requirement can be set with the Goodings Grove project to begin construction on phase 2 commercial development once, say, 70% of the phase 1 residential development is complete. Chairman Burian stated that the conversation can be had.

6. New Business.

There were no new business updates.

7. Public Comment.

There was no public comment.

8. Adjournment.

Chairman Burian welcomed Eileen Crement to the CED Committee.

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

Respectfully Submitted:



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Janie Patch  
Economic Development Director