

Community & Economic Development Committee

Minutes of the Meeting on
August 14, 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 7:00 p.m. by Mayor Yukich.

2. Roll Call.

Members present at 7:00 p.m. were Eileen Crement, Dan Fleming, Bob Kman, Chris Plouzek, Chairman Brian Burian and Mayor George Yukich. A quorum was established.

Members Absent: Jodi Adelman, Dan Kenney, Jim Orban and Mike Prodehl.

Also Present: Economic Development Director Janie Patch, Cathy Boo and David Boo.

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 July 10, 2018, seconded by Eileen Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

5. Old Business.

a) Code Update: Liquor Code (related to Code Update: Use Table for Non-Residential Districts).

Director Patch reviewed the proposed liquor code updates including a summary table showing the relationship with proposed Use Table updates in the zoning code.

Tasting: Eileen Crement wanted to be sure that BASSET training and dram insurance are included for tastings. The code already includes these requirements for all liquor licensees and liquor service.

Delivery: Eileen Crement inquired if a delivery classification would create liability issues. Mayor Yukich stated that the intent is to create regulations for the activity.

Nightclub: Eileen Crement asked about referencing supper club uses which could be a desirable use. Staff will revisit the current definition for Nightclub to make sure that potentially desirable uses such as a supper club are not inadvertently prohibited.

Gas Stations: Chairman Burian asked about the license class used for a convenience store not associated with a gas station. Staff will verify the current license class assigned to the one stand-alone convenience store in town (Will Cook Circle K Store).

Cathy Boo asked if there are any liquor license requirements for homeowners having backyard gatherings and serving liquor. There is no liquor licensing requirement and liability rests with the property owner. Liquor cannot be sold.

Resealing: Bob Kman noted that he has witnessed different ways of resealing bottles at different craft beer establishments. Director Patch shared the state law regarding the proper method for resealing unconsumed portions of open bottles.

Craft Distillery: Chairman Burian commented that a new liquor license classification would open the opportunity to bring in a craft distillery business.

Specialty Business: Bob Kman inquired about allowing the service of distilled spirits along with wine and beer for the proposed Specialty Business liquor license classification.

Chairman Burian asked if there was any aspect of the proposed updates to the liquor code that should not move forward. Mayor Yukich expressed concern about a slippery slope for a business to become a bar when there is no food service. An example could be the cigar lounge becoming more of a bar than a smoking lounge. As a solution, it would be best to allow only BYO for a cigar lounge rather than a Specialty Business liquor license that proposes to allow liquor sales for onsite consumption. Staff can adjust the proposed liquor code updates to incorporate the Committee's feedback. Committee members concurred that the proposed updates could be moved forward for Village Board consideration with the Committee feedback provided.

6. Director's Report and Updates.

a) Development Projects Update.

i. IDOT 159th Street Project.

Director Patch reported facilitating resolution for a number of business owners with access issues following the Stage 2 traffic pattern switch on August 4. Mayor Yukich noted that the Village also approved an earlier start time for lane closures needed to complete the remaining Stage 1 driveways.

ii. Dunn 159th Property (South Pointe by M/I Homes).

The developer intends to incorporate feedback from the hearing on August 2.

iii. The Square at Goodings Grove.

The hearing is scheduled for August 16. Eileen Crement suggested that a sound barrier be considered for the north and south sides of the townhomes site. Chairman Burian noted that the density should be adjusted. The CED Committee consensus recommendation is to allow a maximum of 9 dwelling units per acre for townhome developments.

iv. Boo Property (159th/Gougar).

A purchase contract is executed with Parent Petroleum. The buyer intends to propose a gas station on 5 acres at the hard corner of the Boo property. The buyer is working on a preliminary site plan and will schedule a meeting for staff guidance.

Cathy Boo commented that a project in place at the corner will help attract further development interest in the remaining acres. Cathy Boo noted that car traffic on Gougar Road has increased with the distribution center. She

observed that the intersection with 159th backs up with cars rather than trucks. She also noted that a lot less trucks are using Gougar Road than earlier. Cathy Boo went on to say that it is good to have the sewer and water extension projects lined up to start. The area is changing and the future for farmers is challenging given the danger in maneuvering farm equipment on the busy roadway.

Bob Kman asked if Parent Petroleum is considering diesel fueling. Cathy Boo responded that their concept is not a truck stop. The reason the purchase contract is for 5 acres is because of terms within her annexation agreement that provides for a one-time sale of 5 acres. The land area is also needed to accommodate stormwater management. Cathy Boo also noted that the Village has an opportunity to discuss a gateway sign for the community with the buyer.

- v. 12108 159th (NEC 159th/Twin Lakes Drive).
The former 7 Eleven gas station site is currently marketed for sale by the owners who have Special Use approval to open a gas station.
 - vi. Homer Glen Center (Gatses).
Mr. Gatses informed the Village that he will let the Special Use for PUD approval lapse rather than seek another extension.
- b) New Business Update.
- i. Retention: Artesa Bakery and Will Cook Circle K Store.
Both businesses are in the process of transferring to new ownership.
 - ii. Big Joe's Backyard BBQ (12326 143rd).
The soft opening date is August 15.
 - iii. Dialysis Care Center Corporate HQ (15801 Bell).
The conversion of the former bank drive thru to a conference room for the new corporate headquarters is ongoing.
 - iv. Homer Dollar (Orland Oak Center).
The landlord is making improvements to ready the space for the tenant.
 - v. 15765 Annico.
The property is under contract to sell. The buyer's business is similar to the existing non-conforming business use. The buyer intends to request rezoning from C-3 to I-1 to remove the non-conforming status. Rezoning of the entire Annico Business Park from primarily C-3 to I-1 is an opportunity that has been discussed at earlier CED Committee meetings.

7. New Business.
There were no new business updates.

8. Public Comment.
There was no additional public comment.

9. Adjournment.

Motion by Bob Kman, seconded by Chris Plouzek to adjourn. *Motion carried.* The meeting was adjourned at 8:05 p.m.

Respectfully Submitted:

Janie Patch
Economic Development Director