

PLAN COMMISSION

Minutes of the Special Meeting on
August 21, 2018

Village of Homer Glen
14240 West 151st Street, Homer Glen, IL 60491
Village Council Chamber

1. Call the Plan Commission to Order

The meeting of the Homer Glen Plan Commission was called to order by Chairman Mitchell at 7:00 P.M.

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

Present for the Plan Commission were Chairman Mitchell, Members Lynn McGary, Jerry Young, Beth Verden and Bryan Kozor. Present on behalf of the Village of Homer Glen was Vijay Gadde Director of Planning and Zoning, Kyle McGinnis Assistant Director of Planning and Zoning. The minutes were recorded and transcribed by Candace Rose.

4. Public Comment

There was no one present at the meeting to make public comments

5. New Business

- a) **HG-1821-S, 14140 South Founders Crossing (*Public Hearing*):** Consideration of a Special Use Permit to permit outdoor seating associated with a permitted restaurant [§220-835 (Outdoor seating associated with permitted restaurant) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for Pelican Harry's Bar & Grill located in the C-2 Local Business District at 14807 W. Founders Crossing, Homer Glen, Illinois. The applicant has requested the Special Use Permit in order to expand upon an existing outdoor seating area associated with Pelican Harry's Bar & Grill.

Kyle McGinnis explains that in March 2018, JD Founders Crossing, LLC came before the Plan Commission requesting the approval of various changes to the Founder's Crossing Planned Unit Development (PUD). The primary request at the time was to approve major changes to the PUD, including the improvement of existing access drives, the construction of new access drives and the expansion of existing parking facilities. In addition, the applicant requested a Special Use Permit on behalf of Pelican Harry's, which would have expanded upon the bar and grill's existing outdoor seating area. Each of these requests was contingent upon the acquisition of the property by the applicant, and the Village Board's approval of such proposals via Ordinance No. 18-013 became null and void when the sale of Lot 1B, just north of Pelican Harry's, fell through. Despite this, Pelican Harry's has requested to expand upon their existing outdoor seating area through a different proposal from the last.

Pelican Harry's existing outdoor seating area was approved per Ordinance No. 11-020. Refer to Exhibit B of this Ordinance for the existing patio's site plan, which denotes the walkway surrounding the seating area in addition to the parking stalls and landscape island to the south. In its current state, the outdoor seating area is approximately twenty-three (23) feet long by

thirty (30) feet wide, encompassing approximately six hundred seventy-five (675) square feet. This area is protected from the elements by a canopy, is enclosed by an open-design metal fence and is separated from the parking facilities by a three (3) foot pedestrian walkway.

As part of this proposal, the two parking stalls and south landscape island would be removed to make way for the new patio area and expanded pedestrian walkway. This new pedestrian walkway would connect with the existing concrete walkway that runs parallel to the building's south face, thereby maintaining the pedestrian walkway around the entire building. A five and five tenths (5.5) foot walkway will be maintained along part of Pelican Harry's east building frontage, located between the existing building, existing patio and proposed patio. The proposed patio area will be approximately eighteen (18) feet long by twenty-four (24) feet wide, and when combined the two outdoor seating areas would total approximately one thousand ninety-three (1,093) square feet. In addition, the new outdoor patio space will be canopied and fenced according to the existing materials used to shield the existing outdoor seating area today.

Chris Kerry, owner of Founders Crossing, is present tonight to support Pelican Harry's quest to increase his outdoor seating area. He states that he would like to help make this work for Jim and since they lost the chance to increase the space with the land to the north he feels this would be a good compromise.

Chairman Mitchell states that the prime area of concern here is the removal of the landscape island.

Member McGary agrees that the landscape island is a major concern. She asks how wide the sidewalk will be. Mr. Kerry states that it is about 8 to 9-ft.

Member Verdun states that she is very concerned about removing the landscape island. She states that there are tire marks up over the curb on the island that clearly shows vehicles are driving into the area. She also thinks they should mimic the existing cover and extend it to the south. She thinks they can leave the island in and add a smaller sidewalk so the area will look symmetrical and it would still have a barrier (landscape island) to protect the people.

Jim Hoffenkamp states that he wanted to put a sidewalk around the area to connect with the side walk on the other side. He wants the sidewalk to go around the entire patio. He will fence the entire area. Member Verdun believes that the landscape island offers some protection to the people walking in the area from the vehicle traffic and should not be removed unless there is another significant barrier in its place. She states that the canopy could be extended and leave in the island but add a smaller sidewalk. The island will offer a barrier for your customers as well as anyone walking on the sidewalk.

Chairman Mitchell agrees and states that he would still be getting more seating.

Member Kozor states that if he fences the entire area the ADA access will not be met and he would not be compliant for the liquor license.

Member Verdun states that if the landscape area remains untouched and they add a sidewalk similar to the one on the north side she would be okay with the request.

Member Young agrees, it would also look better, symmetrical to the other side.

Member Kozor summarizes that instead of 23-ft patio he would have an 18-ft patio, a 9-ft island and a 5-ft sidewalk. A 6-ft island could also be done with a 3-ft sidewalk giving more space back to the patio.

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of a Special Use Permit for outdoor seating associated with a permitted restaurant [§220-835 (Outdoor seating associated with a permitted restaurant) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for Pelican Harry's Bar & Grill located in the C-2 Local Business District at 14807 W. Founders Crossing, Homer Glen, Illinois, with the condition that a 6-ft landscape barrier remains at the south side and a 3-ft sidewalk is placed adjacent to the proposed outdoor seating area running east to west and that the applicant submit a new annotated site detail with the modifications outlined herein was made by Member Verdun, seconded by Member McGary. Roll call vote taken. In favor (5) McGary, Verdun, Young, Kozor, Mitchell. Opposed (0) none. Absent (2) Backal, O'Donnell. Abstained (0) none. *Motion Carried.*

6. Reports of Plan Commissioners or Staff

Assistant Director McGinnis states that there are currently 4 cases on the agenda for the next meeting. One is the SUP for Mother of Council Church. They want to build a rectory and will need setback variance. The other cases are simple residential variance requests.

7. Adjournment

A motion to adjourn at 7:45 pm was made by Member Young, seconded by Member Verdun. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved 

Chairman Mitchell 10-2-18