

Village of Homer Glen

**14933 S. Founders Crossing
Homer Glen, Illinois 60491**

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PLAN COMMISSION REGULAR MEETING DRAFT

**Monday, August 18, 2008
7:30 PM**

**Village Council Chamber
14917 S. Founders Crossing
Homer Glen, Illinois 60491**

A. Call the Plan Commission to Order

The meeting of the Homer Glen Plan Commission was called to order by Chairman Stevens at 7:30 P.M.

B. Pledge of Allegiance to the Flag**C. Roll Call; Establish Quorum**

Present were Chairman Stevens, Bill Karn, Kathy Hines, Joe Maska, Kevin Hoffmeister and Ted Kagianas. Present on behalf of the Village of Homer Glen were Michael Salamowicz, Maura Rigoni, Dana Ludwig and Lindley Ehlert. The minutes were recorded and transcribed by Candace Rose.

Chairman Stevens asks to delay approval of the minutes tonight until after the agenda items have been addressed.

D. Approval of Minutes

Corrections to the minutes included adding more verbiage on the discussion of the proposed zoning ordinance changes. Member Karn felt more was said concerning the allowed parking of recreational vehicles. Member Hoffmeister asks if step trucks with writing on the sides are covered in the section on RV storage and parking. Something like a semi trailer that could be used as a sign essentially left parked in the driveway or street. Ms. Rigoni states that a truck of that nature would be commercial and would not be allowed parked in residential areas. Member Hines agrees and adds that commercial vehicles are rated as categories and each category states how large they can be and if it is an RV then it will be 48-hrs. Ms. Rigoni states that this issue could also be addressed under commercial zoning in the section on signs.

August 4, 2008

A motion to approve the Minutes from August 4, 2008 as corrected was made by Member Karn, seconded by Member Hoffmeister. Voice vote taken, all in favor, none opposed. *Motion Carried.*

E. Agenda Items

- 1. HG-0813-S Meijer (*workshop*): Consideration of a Map Amendment from E-1 to C-3 upon annexation; Special Uses to Permit a PUD, Gas Station, Outdoor Storage & Sales for the Meijer Store and Gas Station, Drive-up for a Pharmacy, and Ancillary Liquor Sales in the Gas Station.; Preliminary PUD approval located at NEC of Bell Road & 143rd Street.**

Lindley Ehlert explains that this case is a Map Amendment from E-1 to C-3 upon annexation; Special Uses to Permit a PUD, Gas Station, Outdoor Storage & Sales for the Meijer Store and Gas Station, Drive-up for a Pharmacy, and Ancillary Liquor Sales in the Gas Station.; and Preliminary PUD approval for the 20.43 acres located at the northeast corner of Bell Road and 143rd Street.

She states that the subject parcel is currently zoned C-3 in unincorporated Will County. The applicant is automatically rezoned to E-1 as part of the annexation process into the Village, which results in the required rezoning of the parcel to C-3, General Business District. As part of the map amendment to the C-3 district it will be required that the parcel be developed by the standards and procedures for a planned unit development per our Zoning Ordinance, Section 7.0-1, and per Section 9.1, which requires all commercial developments within the Village be developed as planned unit developments.

Ms. Ehlert also explains that per section 10.3-10 business establishments require 4 spaces per 1,000 square feet of gross floor area. The applicant is currently providing 629 parking which is in compliance with the required regulations. Additional landscaped islands will need to be placed on the parking stalls just east of the extended landscape island/traffic calming island and the employee parking aisles at the north and southeast ends of the property. The building setbacks for this proposal are within the required setbacks for the C-3 district, per section 7.3-7. The height of the building is approximately 40-ft high, which complies with the 45-ft height requirement per section 7.3-7 of the zoning ordinance. The lot coverage is at 69.8 percent, per section 7.3-7 the maximum lot coverage allowable is 80 percent; therefore the proposed plan complies with the regulations. There will be a 1.38 acre outlot that will remain undeveloped at this time.

Ms. Ehlert states that the applicant will also have temporary seasonal garden center area is designated on the site plans in the parking lot. The applicant will have to apply for a temporary use permit per section 8.31-3 of the zoning ordinance for a seasonal sales lot. Staff has asked for clarification as to how many times a year and for how long the seasonal sales lot will be in use.

The proposed monument signs will need to be modified so that they meet the setback requirements of 15-ft; they are currently shown with a setback of 10-ft. Further discussion in regards to the location of the monument sign within the 143rd ROW will need to occur per section 10.6-3 which stipulates that no sign shall be located in a public ROW except as establish and authorized by the public entity having jurisdiction over the ROW.

Ms. Ehlert states that the applicant was in the process of revising the gas station site plans and making revisions to the design to meet the requirements of the C-3 district so she and staff have not worked with the applicant on that section. The applicant has revised the plan by adding landscaped end caps and islands to break up the parking fields, added a traffic calming island to the entrance of the parking lot for the distribution of traffic, reduced the size of the building/increased the green space, and significantly improved the architectural design of the proposed building.

Present tonight to speak for the applicant, Meijer's, and answer any questions is Jason Hill from Woolpert, Inc.

Member Hines asks what kind of merchandise is expected to be sold in the outdoor sales area. Mr. Hill states that it will likely be large bulk items associated with the garden area. The thinking is to make it convenient for the customer to drive up and be able to get the merchandise. Member Hines asks if he means things like gravel, garden dirt, mulch and the like. Mr. Hill states yes, that is the type of material that will be located in the outdoor sales area. Member Hines has reservations concerning the location of the outdoor sales area for the site with the proposed drive thru Pharmacy window and the foot traffic possible. She thinks it could be dangerous for the customers in the area.

Member Hoffmeister asks if they will fence the area off in question. Mr. Hill states that there are no plans to have a fence at this time but they could add one if the Village wanted one. Member Kagianas asks for clarification if the outdoor sales area is located between the Pharmacy drive thru window and the building to the right. Mr. Hill indicates that it is between the two items.

Member Hoffmeister asks if the area is cordoned off in any way. Mr. Hill states that people can access the area directly from the garden center or the parking area. Member Hoffmeister asks if they would consider a fence of some nature in order to protect people from walking into the traffic from the drive thru pharmacy. Mr. Hill states that putting in a fence should be no problem.

Member Kagianas is concerned about the turning ratio around the outdoor sales area from the pharmacy. He feels it is a perfect opportunity for an accident because there will be a blind spot for the cars making that hard right turn.

Member Hines agrees. She is concerned about the foot traffic that the garden center and outdoor sales area will generate, especially in spring, and the auto traffic from the pharmacy. She loves the plans over all but this is a safety issue. Ms. Ehlert states that she will work with the developer to find a better option for the outdoor sales area and the location of the drive thru for the pharmacy.

Member Maska asks how high they will be stacking merchandise in the area. Mr. Hill is not sure what the plans are for stacking of merchandise. Member Maska states that if they stack too high it could obstruct the view of both a pedestrian and a driver in the area and be very dangerous. Mr. Hill states that Meijer's will work with the Village on a maximum height allowed.

Member Maska wants to be certain that the outdoor areas around the gas station do not become storage areas for things like pop, mulch, oil or other items they may want to merchandise. Mr. Hill states that they always confine their merchandising areas next to the store, along the front. Ms. Ehlert states that they just received the drawings for the gas station so the staff has not had time to review or work with the developer in this area.

Member Kagianas asks what the residents behind the store will be looking at. Mr. Hill states that there is commercial property between Meijer's and the residents. He states that the majority of the site is bound by commercial.

Member Karn asks if there is landscaping along the eastern boundary? Mr. Hill states that yes, the area along that eastern side will be a berm with landscaping.

Member Karn asks what the hours of operation will be. Mr. Hill states 24-hrs a days 364-days a year. Member Kagianas asks what the delivery hours will be. Mr. Hill does not know. Member Kagianas asks if the delivery will be drop and go trailers. Mr. Hill states that it will. Member Kagianas asks how many trailers will be left at one time. Mr. Hill is not sure but presumes that 1 or 2 trailers may be parked there over night.

Member Maska asks if they have reviewed the Village lighting ordinance. Mr. Hill states that they have and will comply with all requirements. All lighting will be under the canopy. It will be shoe box style with flat lens and downward shielded.

Member Karn asks about the canopy sign. Mr. Hill states that it will be internally lit. The entire canopy will be light not just the logo. Member Karn asks if the gas station will be open 24-hrs also. Mr. Hill states that it will. Member Karn asks if they are planning on sell beer and wine only at the convenience store. Mr. Hill is not certain what Meijer's intentions are for the liquor sales.

Member Hoffmeister asks what the time frame for construction will be. Mr. Hill states that this project does not have a construction schedule yet but generally it takes about 6-mos to design and 12 to 15-mos to build.

Chairman Stevens states that he also feels that the outdoor sales area and the location of the drive thru window for the pharmacy is a safety issue. He recommends that the developer work with Village staff to fix the problem. It is an important safety issue and they should look at all possible solutions to protect the shoppers.

Member Maska suggests that the area labeled as outdoor sales could be made additional parking and the parking area next to the garden center on the south side could be made the out door sales section. Chairman Stevens suggests that there are several different ways to improve the design and the developer should work with Staff to find a better approach.

Chairman Stevens asks about the gas station and the convenience store. Ms. Ehlert states that they just brought the plans for that portion of the development in tonight so staff has not had the opportunity to review them yet. Chairman Stevens states that the entrances to the gas station could be a problem for people coming in off Bell Road. He points out that the one entrance would require a left turn which could back traffic up out onto Bell Road. Mr. Hill explains that the entrances are needed to accommodate the truck traffic needed to fill the tanks. The trucks could not make the two hard lefts to get around to the fill area. The anticipated truck route will be off 143rd Street around the interior road left at

the stop sign and then right into the fill area. Chairman Stevens states that there is a similar design used for the Jewel gas station and convenient store at 179th Street and Wolf Road. They have a corridor road that must be used in order to gain access to the area. It seems to keep the flow of traffic moving and still allows ample access for their trucks. Member Hines suggests that they could also look at having the trucks use the north entrance down by the light at Menards. It has very little traffic and would allow the trucks to use a right into the fill area.

Chairman Stevens states that the Village is very excited to have Meijer interested in building here but he would encourage them to work diligently with Staff to address the safety issues.

2. Champion Lawn Maintenance (1.5 Mile Review): Consideration of a Special Use to permit a landscape business, storage of outdoor bulk material, floodplain development, variance to stream and wetland protection ordinance located at 14220 Chicago Bloomington Trail.

Lindley Ehlert states that this case is a request for a Special Use to permit a landscape business, storage of outdoor bulk material, floodplain development, variance to stream and wetland protection ordinance. Champion Lawn Maintenance is before the Plan Commission for a 1.5 mile review because the subject parcel is located within the Village's boundary agreements. The parcel is not contiguous to the Village's current boundary lines, but has the option to enter into a pre-annexation agreement so when it becomes contiguous it may be annexed into the Village.

She explains that the petitioner is before the Plan Commission and Village Board for recommendation based upon their 1.5 mile review. They must receive their approval from Will County since it is currently under their jurisdiction. Surrounding municipalities will give their recommendation to the County based on their review. To date, New Lenox has been the only municipality to complete their 1.5 mile review which was an approval of the proposed development.

Ms. Ehlert explains that the petitioner is proposing a lawn maintenance business on a 10.7 acre parcel zoned A-1 in Will County. There is currently an existing residence, detached garage and a metal barn on the property. The petitioner is not proposing any new buildings on the property nor are they proposing any retail sales on the property. The majority of the property is located within a 100-year floodplain but the petitioner is working with the U. S. Corp of Engineers, IDNR, as well as Will County to make changes to the property to decrease the size of the floodplain. The petitioner is proposing to make changes to the floodplain and alter the flow of the Creek and propose a pond on this neighbor's property to the west.

The petitioner is proposing a 55 gallon oil disposal bin in the pole barn and two 500 gallon storage tanks for gas and diesel on the property which will be in secondary containment.

The building setbacks meet all required setbacks for the A-1 district, per section 5.1-6.

The location of the outdoor storage of bulk materials is proposed at the northwest rear corner of the property for wood mulch and aggregate materials. The outdoor storage bins are shown at a setback of 10' from the western property line, with an existing tree line between the properties. Per section 8.29-1 the materials must be setback at least 15-ft from the property line.

The petitioner has indicated that the site plan is evolving as he works with the IDNR and USACE. Staff has asked for updated information as we are concerned about how any changes to the creek will affect the flow pattern and flooding of the subject parcel and surrounding parcels.

Further discussion should occur as to the truck traffic on Chicago-Bloomington Road. Currently Teerling Nurseries resides across the street from the proposed development. With the added truck traffic from Champion Lawn Maintenance, will Chicago Bloomington Road need to be improved as a result of this development? (Chicago Bloomington Road has a 7 ton weight limit).

Staff has asked for confirmation of the lot coverage to ensure that it does not exceed the 20 percent lot coverage allowed, per section 5.1-6.

Mr. John Coty from Sandman, Inc. is present tonight to speak for Champion and answer questions and address any issues.

Chairman Stevens asks if this will be an expansion on the 163rd Street and Cougar Road facility. Mr. Coty states that unfortunately that current glocation is limited and too constrained. It does not allow for any further expansion.

Member Karn asks if they have talk with the forestry department about the property yet. Mr. Coty states that they have not but are planning a discussion. Member Karn states that there is a group called the Springcreek assessment Committee that has studied the flooding issues in this area. There are big flooding issues on and around the entire site.

Mr. Coty states that they are well aware of the fact that this is a very difficult piece of property to develop. They know about the flooding issues and are only trying to supply a plan. They have had engineers and surveyors at the site studying the situation. What seems to happen is when there is a storm event, after about 1-hr the flow begins. It fills the main channel and then will spill over into the secondary channel. The secondary channel has basically be carved out over time from the over flowing of the original channel. Each bit of development that came along taxed the system more and more with the storm water until it spilled into a new channel. The water flows out at 1200 cu ft/sec. This flow rate is the limiting factor. He states that they would like to broaden the main channel to provide more capacity and eliminate the secondary channel. The plans they are proposing will likely not solve all of the problems in the area and the US Army Corp

of Engineers (USACE) need to provide their feed back before they can really do anything with the property.

Mr. Coty states that they are representing the neighboring property as well. They will be a co-applicant and their interest is having a pond. They would also like some fill in order to allow the flood waters to recede back into the channel. Currently the land topography does not allow the water to recede into the creek. Chairman Stevens asks if it will be an inline pond or off line. Mr. Coty states that they would ideally like an inline pond but again, this would all be up to the USACE to define. Right now it is designed off line but the idea would be to have it inline so after the pond fills it can slowly recede into the creek and move with the natural flow.

Chairman Stevens asks Mike Salamowicz if he has had a chance to review the plans. Mr. Salamowicz states that he has not received any plans to review but they have been in touch with everyone concerned on the site and will review the plans when they receive them.

Member Maska asks if the creek flows northeast. Mr. Coty states that it flows southwest. Member Maska asks where the pond would be located. Mr. Coty states that it will be between the two properties, the western edge of the Champion's property and the eastern edger of the neighboring property.

Member Hoffmeister asks if all the calculations down for these plans are based on the current flow situation or are they using projected numbers. Mr. Coty states that they are using current numbers but they will see what numbers will be required after the USACE responds.

Member Hines asks if they have received comment from the other neighbors along the creek. Mr. Coty states that they have talked to everyone and have received comments. We have letters from them welcoming us but also expressing their concerns about the flooding issues. There is a lot of work to be done and this is a very difficult property. Member Hoffmeister asks if this will be a retail facility. Mr. Coty explains that it will not be open to the public.

Member Maska asked if the township is also reviewing this document. Mr. Coty states that the township has tabled the issue for now. They do not have an official plan and the township wants that before they proceed with us on the agenda. Ms. Ehlert asks if they will send the plans as soon as they are completed. Mr. Coty states that they will.

Member Karn asks if New Lenox has approved anything yet and if so, what. Mr. Coty states that they approved SUP portion and deferred to USACE for everything else.

F. Adjournment

A motion to adjourn at 8:45 was made by Member Karn, seconded by Member Hines. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Next Meeting
September 8, 2008

Approved on _____

Chairmen Brian Stevens _____